

**Agreed draft list of planning Conditions**

1. Application for approval in respect of any matter reserved by this permission must be made not later than the expiration of three years from the date of this decision.  
Reason: In order to comply with the requirements of the Town and Country Planning Act.

2. The development shall not be commenced unless and until full particulars and plans thereof shall have been submitted to the Local Planning Authority and planning approval in respect thereof including details of (a) appearance, (b) landscaping, (c) layout and (d) scale (matters reserved by this permission) shall have been obtained from the Local Planning Authority.

Reason: Until full particulars and plans of the development (including details of the matters hereby reserved) are submitted to and approved by the Local Planning Authority they cannot agree to the development proceeding.

3. The development approved under the first application for approval of reserved matters shall commence not later than 2 years from the date of approval of the last of the reserved matters to be approved under the first application.

Reason: In order to comply with the requirements of the Town and Country Planning Act.

4. Each subsequent application for approval of reserved matters for any phase of the development shall commence not later than 2 years from the date of the approval of the last of the reserved matters to be approved for that phase.

Reason: In order to comply with the requirements of the Town and Country Planning Act.

5. The development must be carried out in complete accordance with the following approved documents:
  - a) Location/Red Line Plan received via email and published on the 5th March 2018.
  - b) Proposed Access Arrangement onto Carr Road (Ref: 3421 SK001 004 Revision B) published on 29 November 2017 and included within the submitted Transport Assessment dated 27 June 2017.

Reason: In order to define the permission.

6. Any reserved matter application shall be designed in general accordance with the following plans and information:
  - Parameter Plan 01 rev B – Uses
  - Parameter Plan 02 rev B – Movement

- Parameter Plan 03 rev B – Storey Heights
- Parameter Plan 04 rev B – Density
- Parameter Plan 05 rev B – Landscape and Open Space
- Parameter Plan 06 rev C – Character Areas
- Design and Access statement

Reason: In order to define the permission and establish appropriate parameters for reserved matters applications

## **PRE-COMMENCEMENT CONDITIONS**

7. No development shall take place until details of the existing site levels, proposed site levels, and proposed finished floor levels have been submitted to and approved in writing by the local planning authority. The development shall be completed strictly in accordance with the approved levels.

Reason: In order to define the permission.

8. No development shall commence until a Landscape and Ecological Management Plan (LEMP), including short, medium and long term aims and objectives, management responsibilities, maintenance schedules for all distinct areas and timeframes for implementation, has been submitted to and approved in writing by the Local Planning Authority. The LEMP shall thereafter be implemented and maintained as approved.

This LEMP shall include:

- a) Details of the mitigation and enhancements described in Section 5.0 and in paragraphs 6.3 and 7.5 of the Ecology: Additional Information Document (rev A) dated October 2018 prepared by FPCR, and Section 6.0 of the Water Framework Directive Assessment dated October 2018 prepared by FPCR.
- b) A plan showing hedgehog highways and hedgehog friendly boundary treatment.
- c) External lighting design within the site including a 'dark corridor' adjacent to the Fox Glen Local Wildlife Site (LWS).
- d) Details of arrangements for sequentially addressing impacts of the proposed drainage outfall from the balancing facility to Clough Dyke during the construction phase, including details of the timeline between works commencing on site and the establishment of a managed surface water input to Clough Dyke.
- e) Measures to secure an overall biodiversity net gain above the baseline value of the site.
- f) Locations and specifications of a minimum of 10 integrated bird and 10 integrated bat boxes to be provided on the new dwellings

- g) A wildlife crossing point comprising the implementation of dropped kerbs at the junction of Carr Road.
- h) A schedule identifying when the measures agreed above will be implemented.

Reason: In the interests of protecting the biodiversity of the site. It is essential that this condition is complied with before any other works on site commence given that damage to existing habitats is irreversible.

9. No development shall commence until full details of measures to protect the existing trees, shrubs, and hedges (within and adjoining the site boundary) to be retained, have been submitted to and approved in writing by the Local Planning Authority and the approved measures have thereafter been implemented. These measures shall include a construction methodology statement and plan showing accurate root protection areas and the location and details of protective fencing and signs. Protection of trees shall be in accordance with BS 5837, 2012 (or its replacement) and the protected areas shall not be disturbed, compacted or used for any type of storage or fire, nor shall the retained trees, shrubs or hedge be damaged in any way. The Local Planning Authority shall be notified in writing when the protection measures are in place and the protection shall not be removed until the completion of the development.

Reason: In the interests of protecting the identified trees on site. It is essential that this condition is complied with before any other works on site commence given that damage to trees is irreversible.

10. No development shall commence unless the intrusive site investigation works described in the Coal Mining Risk Assessment (Title Stage 1 Geo-Environmental Desk Study Report (Report No. HLT/09r1)) dated June 2016 prepared by ARP Geotechnical Engineers Ltd have been carried out as recommended and a report of the findings arising from the intrusive site investigations is submitted to and approved in writing by the Local Planning Authority. Where the investigations indicate that remedial works are required, a scheme of remedial works shall be submitted to and approved by the Local Planning Authority before the development commences and thereafter the remedial works shall be carried out in accordance with the approved details.

Reason: To ensure the site is safe for the development to proceed and the safety and stability of the proposed development, it is essential that this condition is complied with before the development is commenced.

11. Prior to the submission of any reserved matters application, an archaeological evaluation of the application site shall be undertaken in accordance with a Written Scheme of Investigation (WSI) that has first been submitted to and approved in writing by the Local Planning Authority. The WSI shall set out a strategy for archaeological investigation and shall include:

- i. The programme and method of site investigation and recording;
- ii. The requirement to seek preservation in situ of identified features of importance;
- iii. The programme for post-investigation assessment;
- iv. The provision to be made for analysis and reporting;
- v. The provision to be made for publication and dissemination of the results;
- vi. The provision to be made for deposition of the archive created;
- vii. Nomination of a competent person/persons or organisation to undertake the works; and
- viii. The timetable for completion of all site investigation and post investigation works.

Development shall only take place in accordance with the approved WSI and the development shall not be occupied until the Local Planning Authority has confirmed in writing that the requirements of the WSI have been fulfilled.

Reason: To ensure that the site is archaeologically evaluated in accordance with an approved written scheme and that sufficient information on any archaeological remains is gathered to help determine any reserved matters applications.

12. No development shall commence until full details of the proposed surface water drainage scheme, including a phasing plan, calculations, and appropriate model results, have been submitted to and approved in writing by the Local Planning Authority. This shall include:

- a) Calculations to demonstrate that surface water discharge from the completed development site shall be restricted to a maximum flow rate of QBar based on the area of the development with an allowance for up to 10% urban creep subject to development density. An additional allowance shall be included for climate change effects for the lifetime of the development. Storage shall be provided for the minimum 30 year return period storm with the 100 year return period storm plus climate change retained within the site.
- b) The arrangements and details for surface water infrastructure management for the lifetime of the development.
- c) Details of the connection and discharge of surface water to Clough Dike.
- d) Details of phasing of drainage provision, where appropriate.

The scheme should include source controls whereby the management of water quantity and quality are provided prior to discharging into Clough Dyke. The surface water drainage scheme and its management shall be implemented in accordance with the approved details. No part of a phase shall be brought into use until the drainage works approved for that part have been completed.

Reason: In the interests of securing appropriate drainage arrangements and minimising the impacts of surface water flooding.

13. No development shall commence until a report has been submitted to and approved in writing by the Local Planning Authority, identifying how a minimum of 10% of the predicted energy needs of the completed development will be obtained from decentralised and renewable or low carbon energy, or an alternative fabric first approach to offset an equivalent amount of energy. Any agreed renewable or low carbon energy equipment, connection to decentralised or low carbon energy sources, or agreed measures to achieve the alternative fabric first approach, shall have been installed/incorporated before any part of the development is occupied, and a report shall have been submitted to and approved in writing by the Local Planning Authority to demonstrate that the agreed measures have been installed/incorporated prior to occupation. Thereafter the agreed equipment, connection or measures shall be retained in use and maintained for the lifetime of the development.

Reason: In order to ensure that new development makes energy savings in the interests of mitigating the effects of climate change and given that such works could be one of the first elements of site infrastructure that must be installed it is essential that this condition is complied with before the development commences.

14. No development (including demolition, construction, or other enabling, engineering or preparatory works), shall take place until a Construction Environmental Management Plan (CEMP) has been submitted to and approved by the Local Planning Authority. The CEMP shall assist in ensuring that all such activities are planned and managed so as to prevent nuisance to occupiers and/or users of nearby sensitive uses and damage to key assets/infrastructure within and adjacent to the site. It will document the Contractor's plans to ensure compliance with relevant best practice and guidance in relation to noise, vibration, dust and light nuisance as well as the proposed means of heritage and infrastructure protection.

As a minimum, the CEMP shall include:

1. Strategies to mitigate any residual effects from noise, vibration, and light that cannot be managed to comply with acceptable levels at source;
2. Details relating to the permitted working hours on site;
3. A fugitive dust management plan:  
The works shall thereafter be carried out in accordance with the approved details.

Reason: In the interests of the amenities of the locality and occupiers of adjoining properties, and in the interests of protecting the site's valuable heritage assets.

15. No development (including demolition, construction, or other enabling, engineering or preparatory works) shall take place until a Construction Method Statement (CMS) has been submitted to and approved by the Local Planning Authority. The approved CMS shall be adhered to through the construction period and provide for the following matters in respect of the development of that phase:

- a) The parking of vehicles of site operatives/contractors and visitors
- b) Means of access for construction traffic
- c) Loading and unloading of plant and materials
- d) Storage of plant and materials used in constructing the phase of development
- e) The erection and maintenance of security hoarding
- f) Wheel washing facilities
- g) Measures to control the emission of dust and dirt during construction a scheme for recycling/disposing of waste resulting from demolition and construction works
- h) Site compound and welfare facilities

The development shall thereafter be carried out in accordance with the approved details.

Reason: In the interests of the amenities of the locality and occupiers of adjoining properties, and the free and safe flow of traffic on the public highway.

16. Any intrusive investigation recommended in the Phase I Preliminary Risk Assessment Report prepared by ARP Geotechnical LTD and dated June 2016 shall be carried out and be the subject of a Phase II Intrusive Site Investigation Report which shall have been submitted to and approved in writing by the Local Planning Authority prior to construction works commencing. The Report shall be prepared in accordance with Contaminated Land Report CLR 11 (Environment Agency 2004).

Reason: In order to ensure that any contamination of the land is properly dealt with and the site is safe for the development to proceed, it is essential that this condition is complied with before the development is commenced.

17. Any remediation works recommended in the Phase II Intrusive Site Investigation Report shall be the subject of a Remediation Strategy Report which shall have been submitted to and approved in writing by the Local Planning Authority prior to construction works commencing. The Report shall be prepared in accordance with Contaminated Land Report CLR11 (Environment Agency 2004) and Local Planning Authority policies relating to validation of capping measures and validation of gas protection measures.

Reason: In order to ensure that any contamination of the land is properly dealt with and the site is safe for the development to proceed, it is essential that this condition is complied with before the development is commenced.

18. No development shall commence until details of an area (minimum of 1.92 hectares) of species rich grass land, to be provided with the application site, has been submitted to and approved in writing by local planning Authority. Details to include the exact location of the area, planting schedules, mechanisms to secure the areas ongoing maintenance, the exclusion of public access (other than for maintenance purposes) and a timetable for implementation. The species rich grassland shall be implemented before any residential unit is occupied, retained in situ and maintained thereafter in accordance with the approved details.

Reason: In the interests of biodiversity.

19. Prior to the construction of any phase of the development commencing, a detailed Inclusive Employment and Development Plan for that phase, designed to maximise opportunities for employment and training from the construction phase of the development, shall have been developed collaboratively with Talent Sheffield and submitted to and approved in writing by the Local Planning Authority.

The Plan shall include a detailed Implementation Schedule, with provision to review and report back on progress achieved, via Talent Sheffield, to the Local Planning Authority. Thereafter the Plan shall be implemented in accordance with the approved details.

Reason: In the interests of maximising the economic and social benefits for Sheffield from the construction of the development

20. No development shall commence until details of measures to facilitate the provision of a gigabit capable full fibre broadband within the site have been submitted to and approved in writing. The details shall include:
- a) Plans showing the location and specifications of the broadband infrastructure within the site,
  - b) Full details of a connection point at or adjacent to the site boundary to enable the site to be connected to existing or future planned gigabit broadband infrastructure in the locality,
  - c) A timescale for the implementation of the above.

Thereafter the development shall be carried out in accordance with the approved details.

Reason: To ensure that all new major developments have the on-site ability to provide connectivity to the fastest technically available Broadband network as it becomes available in the area in line with Paragraph 112 of the National Planning Policy Framework

21. No development shall commence until a phasing plan giving full details of the on-site open space and equipped play space has been submitted to an approved in writing by the local planning authority. The details shall include:

- a) The delineation and siting of the open space
- b) Type and nature of the equipment to be provided in the play space
- c) Hard and soft landscaping, surfacing and any required boundary treatment and signage.
- d) Phasing and timescales for the delivery of the specified areas.
- e) Arrangements for the long-term management and maintenance of the play and open spaces.

Thereafter the development shall proceed in accordance with the approved details specified in this condition and the open space is to be provided in each relevant phase before any building in that phase is brought into use.

Reason: In the interest of the future amenities of residents and to ensure that appropriate amount of public open space is provided.

### **SPECIFIC STAGE CONDITIONS**

22. Prior to the occupation of any dwelling, details of a scheme to provide 20% of the dwellings hereby permitted with on-plot electric vehicle charging points and a further 30% of the dwellings with infrastructure to facilitate on-plot electric vehicle charging points shall be submitted to and approved in writing by the Local Planning Authority. No dwelling identified in the approved scheme shall be occupied unless and until the relevant provision has been provided in accordance with the approved details. The measures secured pursuant to this condition shall be retained thereafter.

Reason: In the interests of mitigating the effects of climate change and to ensure sustainable development is achieved.

23. No above ground works shall commence until the highway's improvements (which expression shall include traffic control, pedestrian and cycle safety measures) listed below have either:

- a) been carried out; or
- b) details have been submitted to and approved in writing by the Local Planning Authority of arrangements which have been entered into which will secure that such improvement works will be carried out before the development is brought into use and the dwellings shall not be brought into use until the highway improvements listed below have been carried out.

Highways Improvements:



1. Review/promotion of Traffic Regulation Orders in the vicinity of the development site that are deemed necessary as a consequence of the development (waiting/loading restrictions) entailing advertising, making and implementing the Order in accordance with Traffic Signs Regulations & General Directions 2002 (with provision of signs/lines/lighting columns/street furniture as necessary).
2. Any other accommodation works to traffic signs, road markings, lighting columns, and general street furniture deemed necessary as a consequence of development.
3. Footway improvements from the site access to tie in with those existing on Carr Road.
4. Provision of an uncontrolled pedestrian crossing point on Carr Road.

The above to be in general accordance with the site access plan ref (Ref: 3421 SK001 004 Revision B) published on 29 November 2017 and included within the submitted Transport Assessment dated 27 June 2017.

Reason: To provide improvements to the local highway network to accommodate the increase in traffic, which, in the opinion of the Local Planning Authority, will be generated by the development, and in the interests of protecting the free and safe flow of traffic on the public highway.

24. Prior to the improvement works indicated in condition 23 being carried out, full details of these improvement works shall have been submitted to and approved in writing by the Local Planning Authority.

Reason: To enable the above-mentioned highways to accommodate the increase in traffic, which, in the opinion of the Local Planning Authority, will be generated by the development, and in the interests of protecting the free and safe flow of traffic on the public highway.

25. Any interventions/alterations to the existing dry stone walling within the site not approved as part of the reserved matters application shall have received the prior written approval of the Local Planning Authority.

Reason: To ensure an appropriate quality of development.

26. Upon completion of any measures identified in the approved Remediation Strategy or any approved revised Remediation Strategy a Validation Report shall be submitted to the Local Planning Authority. The development shall not be brought into use until the Validation Report has been approved in writing by the Local Planning Authority. The Validation Report shall be prepared in accordance with Contaminated Land Report CLR11 (Environment Agency 2004) and Sheffield City Council policies relating to validation of capping measures and validation of gas protection measures.

Reason: In order to ensure that any contamination of the land is properly dealt with.

27. No part of the development hereby permitted shall be occupied until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall include, but is not confined to:

- i. Clear objectives and modal split targets;
- ii. A timetable for implementation (which shall include the provision of discounted public transport tickets to be provided to new residents) with arrangements to review and report back on progress being achieved to the Local Planning Authority;
- iii. Provision for the results and findings to be independently verified/validated to the satisfaction of the Local Planning Authority;
- iv. Provisions to ensure that the verified/validated results will be used to further define targets and inform actions proposed to achieve the approved objectives and modal split targets; and
- v. The air quality mitigation measures as set out in the Air Quality Assessment.

The Travel Plan shall be implemented as approved.

Reason: In the interests of delivering sustainable forms of transport, in accordance with Unitary Development Plan for Sheffield the Core Strategy and the NPPF.

28. A detailed hard and soft landscape scheme shall be submitted to and approved in writing by the Local Planning Authority before any above ground works commence, or within an alternative timeframe to be agreed in writing by the Local Planning Authority.

Reason: In the interests of the visual amenities of the locality.

29. The approved landscape works for the relevant phase shall be implemented prior to any building in that phase being brought into use or within an alternative timescale to be first approved by the Local Planning Authority. Thereafter the landscaped areas shall be retained, and they shall be cultivated and maintained for a period of 5 years from the date of implementation and any plant failures within that 5 year period shall be replaced.

Reason: In the interests of the visual amenities of the locality

## **COMPLIANCE CONDITIONS**

30. All development and associated remediation shall proceed in accordance with the recommendations of the approved Remediation Strategy. In the event that remediation is unable to proceed in accordance with the approved Remediation

Strategy, or unexpected contamination is encountered at any stage of the development process, works should cease and the Local Planning Authority and Environmental Protection Service (tel: 0114 273 4651) should be contacted immediately. Revisions to the Remediation Strategy shall be submitted to and approved in writing by the Local Planning Authority. Works shall thereafter be carried out in accordance with the approved revised Remediation Strategy.

Reason: In order to ensure that any contamination of the land is properly dealt with.

31. The development shall be carried out in accordance with the Flood Mitigation measures identified in Section 6.25 within the submitted Flood Risk Assessment and Drainage Strategy prepared by ARP Associates (Report 1265/10r1 dated 19/04/2017).

Reason: In the interests of satisfactory and sustainable drainage.