

REQUEST TO ADOPT A NEW ROAD

PROPOSED SECTION 38 AGREEMENT (HIGHWAYS ACT 1980)

PURBECK CLOSE MERSTHAM

Planning Application Reference:	13/01500/F
Developer	RAVEN HOUSING TRUST
Site Address:	LAND PARCEL 1 PURBECK CLOSE MERSTHAM SURREY
Brief Description of Works (including the number of units which are to be served):	ERECTION OF 40 MIXED TENURE RESIDENTIAL DWELLINGS WITH ASSOCIATED PARKING, WITH STOPPING UP ORDER AND PROPOSED REPLACEMENT HIGHWAY
Total Length of Road to be adopted:	APPROX 300M
List of Attached Documents:	- Decision Notice - Section 38 Layout - Site Location Plan - Stopping up plan

Other Comments:

.....

Based on the information provided, as Cabinet Member, I *give consent/ I do not give consent* for the highway layout to be adopted in line with Surrey County Council’s current Road Adoption Policy. Transportation Development Planning *may/ may not* instruct Legal Services to prepare a Section 38 Agreement on behalf of Surrey County Council and the Developer.

Signed :

Date:

NOTES TO BE OBSERVED:

1. This drawing is a part of the project and should not be used in isolation.
2. All dimensions are in millimeters unless otherwise stated.
3. All work shall be in accordance with the relevant standards and specifications.
4. The contractor shall be responsible for obtaining all necessary permits and approvals.
5. The contractor shall ensure that all work is completed in accordance with the approved drawings and specifications.
6. The contractor shall maintain access to all services and structures at all times.
7. The contractor shall ensure that all work is completed in a timely and efficient manner.
8. The contractor shall ensure that all work is completed in a safe and sound manner.
9. The contractor shall ensure that all work is completed in a professional and courteous manner.
10. The contractor shall ensure that all work is completed in a clean and tidy manner.

ASPHALT SURFACE DRAIN CHANNEL SCHEDULE

Channel	Length (m)	Width (mm)	Depth (mm)	Flow Rate (l/s)	Flow Velocity (m/s)	Flow Capacity (l/s)
1	100	100	50	1.0	0.5	1.0
2	150	150	75	1.5	0.7	1.5
3	200	200	100	2.0	1.0	2.0
4	250	250	125	2.5	1.2	2.5
5	300	300	150	3.0	1.5	3.0
6	350	350	175	3.5	1.7	3.5
7	400	400	200	4.0	2.0	4.0
8	450	450	225	4.5	2.2	4.5
9	500	500	250	5.0	2.5	5.0
10	550	550	275	5.5	2.7	5.5
11	600	600	300	6.0	3.0	6.0
12	650	650	325	6.5	3.2	6.5
13	700	700	350	7.0	3.5	7.0
14	750	750	375	7.5	3.7	7.5
15	800	800	400	8.0	4.0	8.0
16	850	850	425	8.5	4.2	8.5
17	900	900	450	9.0	4.5	9.0
18	950	950	475	9.5	4.7	9.5
19	1000	1000	500	10.0	5.0	10.0

SECTION 18 ROAD AND DRAINAGE

This section details the proposed road and drainage works for the project. The works include the construction of a new road, the widening of existing roads, and the installation of drainage systems. The drainage systems consist of surface drains, gullies, and underground pipes. The proposed works are shown on the plan view and the section view. The plan view shows the layout of the roads and drainage systems, and the section view shows the cross-section of the roads and drainage systems. The proposed works are shown in orange on the plan view and in blue on the section view. The proposed works are shown in accordance with the relevant standards and specifications.

LEGEND

- Proposed Road
- Proposed Drainage
- Existing Road
- Existing Drainage
- Proposed Footpath
- Proposed Cycleway
- Proposed Greenway
- Proposed Utility
- Proposed Structure
- Proposed Planting
- Proposed Lighting
- Proposed Signage
- Proposed Furniture
- Proposed Street Art
- Proposed Public Art
- Proposed Public Space
- Proposed Public Facility
- Proposed Public Service
- Proposed Public Transport
- Proposed Public Building
- Proposed Public Open Space
- Proposed Public Green Space
- Proposed Public Water Space
- Proposed Public Air Space
- Proposed Public Light Space
- Proposed Public Sound Space
- Proposed Public Vibration Space
- Proposed Public Odour Space
- Proposed Public Temperature Space
- Proposed Public Humidity Space
- Proposed Public Air Quality Space
- Proposed Public Noise Space
- Proposed Public Vibration Space
- Proposed Public Odour Space
- Proposed Public Temperature Space
- Proposed Public Humidity Space
- Proposed Public Air Quality Space
- Proposed Public Noise Space



For Approval

PROJECT INFORMATION

Project Name: Section 18 Road and Drainage Scheme

Client: [Name]

Contract No: 1305383/206

Scale: 1:200

Sheet No: B

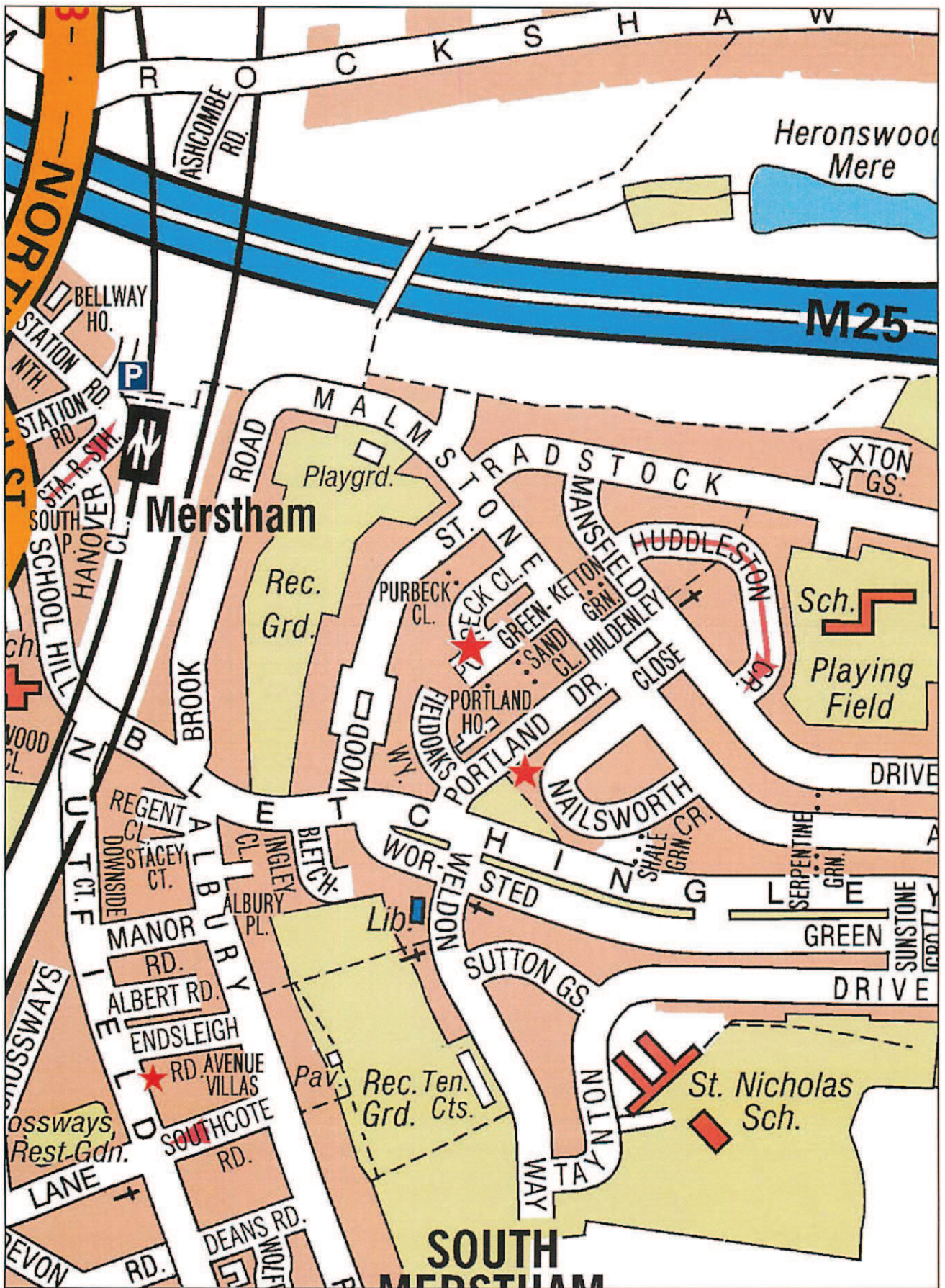
Drawn by: [Name]



Checked by: [Name]

Approved by: [Name]

Date: [Date]





 <p>GRID NORTH</p>	Date Printed: 17/06/2014	Scale (approx): 1:6010	 <p>SURREY COUNTY COUNCIL</p>
	Printed By:	Page 7	

Crown copyright © Licence No. 100019613, Surrey County Council, 2014
 Except A-Z Street Atlas © Copyright of the Publishers Geographers' A-Z Map Company Ltd.

TOWN AND COUNTRY PLANNING ACT 1990

THE STOPPING UP OF HIGHWAY

(SOUTH EAST) (NO.) ORDER 201

The Secretary of State makes this Order in exercise of powers under section 247 of the Town and Country Planning Act 1990 ("the Act").

1. The Secretary of State authorises the stopping up of the highway described in the Schedule to this Order and shown zebra hatched black on Site Plan 1, in order to enable development to be carried out in accordance with the planning permission granted under Part III of the Act by Reigate & Banstead Borough Council under reference 13/01500/F.

2. No part of the said highways shall be stopped up pursuant to this Order until the Council certify to the developer that the provisions of article 3 (1) of this Order have been complied with.

3. (1) The developer shall to the reasonable satisfaction of the Council provide:-

- (a) new highways which shall be a roads along the routes shown by stipple on site plan 2; and
- ~~(b) a new highway which shall be a Cycle Track along the route shown by stipple on site plan 2 and marked A; and~~
- (c) new highways which shall be Cycle Tracks (with rights of way on Foot) along the routes shown by vertical hatching on site plan 2 and marked B and C; and
- (d) new highways which shall be Footpaths along the routes shown by vertical hatching on site plan 2 and marked ~~D, E, F,~~ G, H, I, J and K. and L.

(2) The new highways shall be highways which for the purposes of the Highways Act 1980 are highways maintainable at the public expense and the Council shall be the highway authority for them.

4. Where immediately before the date of this Order there is any apparatus of statutory undertakers under, in, on, over, along or across any highway authorised to be stopped up pursuant to this Order then, subject to section 261(4) of the Act, those undertakers shall have the same rights as respects that apparatus after that highway is stopped up as they had immediately beforehand.

5. In this Order -

"the Council" means Surrey County Council

"the developer" means Raven Housing Trust Limited

"the plan" means the plan numbered NATTRAN/SE/S247/1340 , marked "Highway at Merstham in the Borough of Reigate & Banstead", signed by authority of the Secretary of State and deposited at the Department for Transport, Deposit Document Service, F Floor, Ashdown House, St Leonards on Sea, Hastings, East Sussex, TN37 7GA.

6. This Order shall come into force on the date on which notice that it has been made is first published in accordance with section 252(10) of the Act, and may be cited as the Stopping Up of Highway (South East) (No.) Order 201.

Signed by authority of
the Secretary of State
201

VICTORIA POINTER
An Official in the
National Transport Casework Team
Department for Transport

THE SCHEDULE

Description of highway to be stopped up

The highway to be stopped up is at Merstham in the Borough of Reigate & Banstead, shown zebra hatched black on site plan 1 as:

1. A length of Purbeck Close commencing 4.5 metres south west of the northern boundary of no 17 Purbeck Close extending in a south westerly direction then a south easterly direction for a distance of 62.5 metres when measured along its centre line (marked 1 on Site Plan 1)
2. The whole of the south eastern cul-de-sac arm of Purbeck Close (marked 2 on Site Plan 1)
3. The whole of the unnamed Footpath leading to Portland Drive, which runs along the south western boundaries of nos 25-41 Purbeck Close (marked 3 on Site Plan 1)
4. The whole of the unnamed Footpath leading to Portland Drive, which runs along the south eastern boundaries of nos 66-80 Purbeck Close (marked 4 on Site Plan 1)
5. The whole of the unnamed Footpath leading to Portland Drive commencing from its junction with the unnamed footpath described at stopping up no 3 above extending in a south westerly direction to its junction with the unnamed Footpath described at 4 above (marked 5 on Site Plan 1)
6. The whole of the unnamed Footpath connecting Purbeck Close and Portland Drive (marked 6 on Site Plan 1)
7. A length of the unnamed Footpath commencing from its junction with the south eastern cul-de-sac arm of Purbeck Close extending in a north westerly direction then a north easterly direction for a distance of 87.5 metres (marked 7 on Site Plan 1)
- ~~8. The whole of the unnamed Footpath commencing from its junction with Purbeck Close~~
carriageway extending in a south westerly direction to its junction with the unnamed Footpath described at 7 above (marked 8 on Site Plan 1)

DEPARTMENT FOR TRANSPORT

TOWN AND COUNTRY PLANNING ACT 1990

THE SECRETARY OF STATE hereby gives notice of the proposal to make an Order under section 247 of the above Act to authorise the stopping up of a length of Purbeck Close, the whole of the south eastern cul-de-sac arm of Purbeck Close, the network of Footpaths connecting Purbeck Close and Portland Drive adjacent to no's 17 to 80 Purbeck Close at Merstham, in the Borough of Reigate & Banstead.

IF THE ORDER IS MADE, the stopping up will be authorised only in order to enable development as permitted by Reigate & Banstead Borough Council, under reference 13/01500/F.

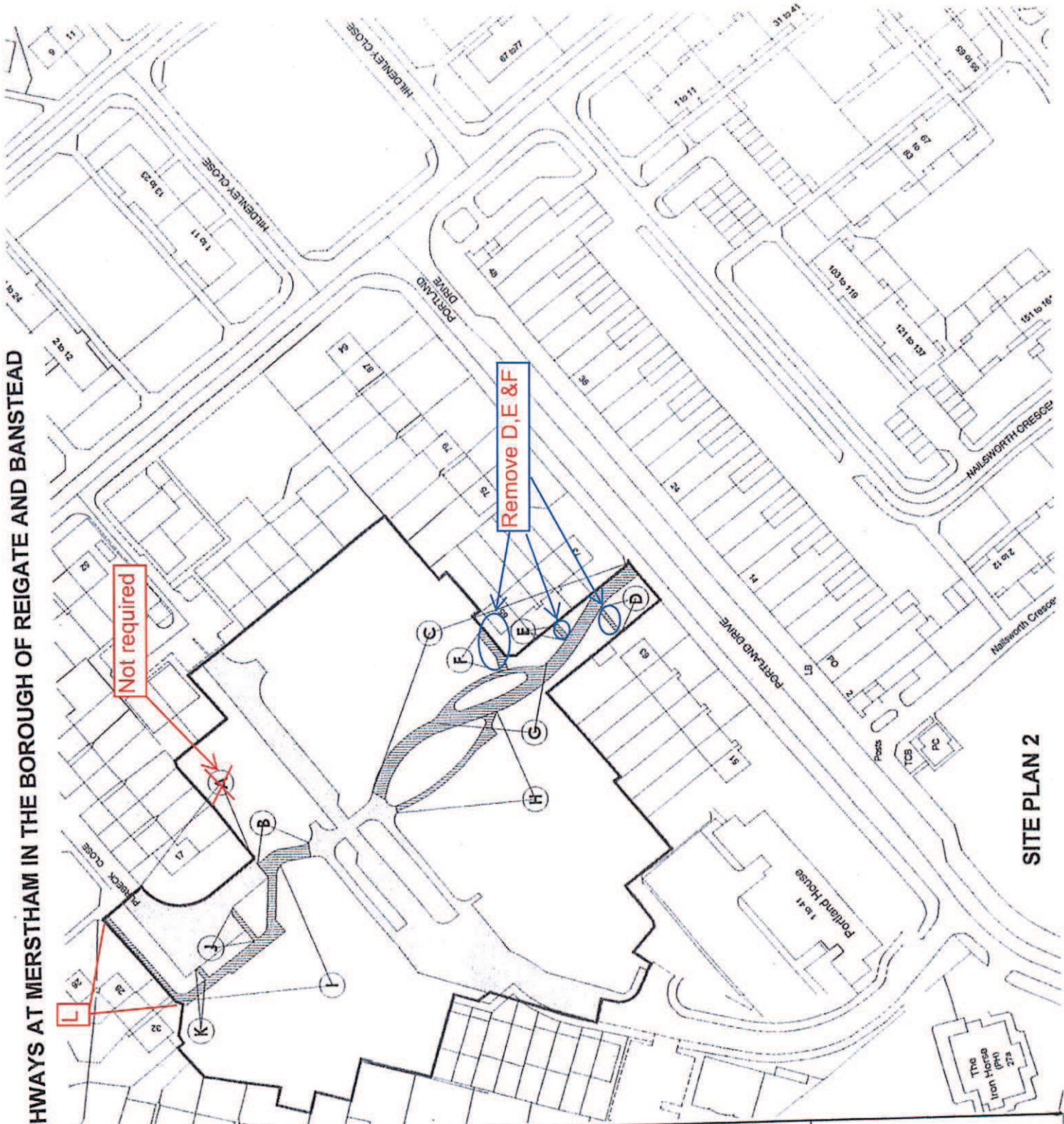
COPIES OF THE DRAFT ORDER AND RELEVANT PLAN will be available for inspection during normal opening hours at South Merstham Post Office, 55 Nutfield Road, Redhill, Surrey, RH1 3ER in the 28 days commencing on 01 May 2014, and may be obtained, free of charge, from the Secretary of State (quoting NATTRAN/SE/S247/1340) at the address stated below.

ANY PERSON MAY OBJECT to the making of the proposed order within the above period by writing to the Secretary of State, National Transport Casework Team, Tyneside House, Skinnerburn Road, Newcastle Business Park, Newcastle upon Tyne, NE4 7AR or nationalcasework@dft.gsi.gov.uk, quoting the above reference. In submitting an objection it should be noted that your personal data and correspondence will be passed to the applicant to enable your objection to be considered. If you do not wish your personal data to be forwarded, please state your reasons when submitting your objection.



S. Zamenzadeh, Department for Transport

HIGHWAYS AT MERSTHAM IN THE BOROUGH OF REIGATE AND BANSTEAD



SITE PLAN 2

<p>Key</p> <p>Scale 1:1250</p> <p>New highways to be provided</p> <p>New Cycle Track to be provided (marked A)</p> <p>New Cycle Tracks (with rights of way on Foot) (marked B and C)</p> <p>New footpaths to be provided (marked D-K)</p> <p>Marked G - L</p>	<p>National Transport Casework Team</p> <p>Department for Transport</p> <p>Plan No: NATTRAN/SE/S247/1340</p> <p>Site Plan 2</p> <p>OS Grid Ref: E:529525, N: 153081</p> <p>Post Code: RH1 3PQ</p> <p>Signed by Authority of the Secretary of State</p> <p>on.....2014</p> <p>Signature.....</p> <p>VICTORIA POINTER An Official in the National Transport Casework Team Department for Transport</p>
---	--

Development Management

KATHY O'LEARY
Head of Service

Reigate & Banstead
BOROUGH COUNCIL
Banstead | Horley | Redhill | Reigate

Mr Paul Harrison
MH Architects Ltd
Ground Floor
Bicentennial Building
Southern Gate
Chichester
West Sussex
PO19 8EZ

Ref: 13/01500/F



TOWN AND COUNTRY PLANNING ACT, 1990 AND LOCAL GOVERNMENT ACT, 1972 THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2010

The Council of the Borough of Reigate and Banstead, as District Planning Authority under the provisions of Part III of the Town and Country Planning Act, 1990, and Part IX of the Local Government Act, 1972 **DO HEREBY GRANT** permission for the development specified in the First Schedule hereto subject to the conditions (if any) specified in the Second Schedule for the reason specified in the Third Schedule hereto.

FIRST SCHEDULE

The development specified in the application for planning permission dated 23rd August 2013

Land Parcel One Purbeck Close Merstham Surrey

Erection of 40 no mixed tenure residential dwellings including 16 no flats and 24 no houses. Associated parking, hard and soft landscaping. As amended by letters dated 18/09/2013 and 4/10/2013

SECOND SCHEDULE

1. The development hereby permitted shall be carried out in accordance with the following approved plans.

Reason: In accordance with "Greater Flexibility for Planning Permissions Guidance" (DCLG) 2010

Note: Should alterations or amendments be required to the approved plans, it will be necessary to apply either under Section 96A of the Town and Country Planning Act 1990 for non-material alterations or Section 73 of the Act for minor material alterations. An application must be made using the standard application forms and you should consult with us, to establish the correct type of application to be made.

Plan Type	Reference	Version	Date Received
Block Plan	13-062-04	A	23.09.2013
Detailed Technical Plan	2010/2049986/TG		19.08.2013
Proposed Plans	13-062-15	D	19.08.2013
Elevation Plan	13-062-16	B	19.08.2013
Floor Plan	13-062-08		19.08.2013
Elevation Plan	13-062-09	B	19.08.2013
Proposed Plans	13-062-10	D	19.08.2013
Survey Plan	13-062-02	A	19.08.2013
Survey Plan	13-062-03		19.08.2013
Elevation Plan	13-062-18	C	09.10.2013
Street Scene	13-062-19	A	09.10.2013
Floor Plan	13-062-17	C	09.10.2013
Combined Plan	13/062-14	C	09.10.2013
Combined Plan	13-062-13	C	09.10.2013
Combined Plan	13/062-12	C	09.10.2013
Combined Plan	13-062-11	C	09.10.2013
Block Plan	13-062-07	D	09.10.2013
Site Layout Plan	13-062-05	D	09.10.2013

2. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004

3. No development of a phase shall take place until samples of the materials to be used in the construction of the external surfaces for that phase, including fenestration and roof, have been submitted to and approved in writing by the Local Planning Authority, and on development shall be carried out in accordance with the approved details.

Reason:

To ensure that a satisfactory external appearance is achieved of the development with regard to Reigate and Banstead Borough Local Plan 2005 policy Ho9.

4. No development shall start until a Method of Construction Statement, to include details of:

- (a) parking for vehicles of site personnel, operatives and visitors
- (b) loading and unloading of plant and materials
- (c) storage of plant and materials
- (d) programme of works (including measures for traffic management)
- (e) provision of boundary hoarding behind any visibility zones
- (f) a communications plan

has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction period.

Reason:

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users, with regard to Reigate and Banstead Borough Local Plan 2005 policies Mo7 and Mo13.

5. Prior to the commencement of any development works, including ground preparation and demolition a detailed AMS (arboricultural method statement) and scaled TPP (tree protection plan) shall be submitted to and approved in writing by the local planning authority. The AMS shall contain details of the specification and location of tree protection (barriers and/or ground protection) and any construction activity that may take place within the protected root areas of trees both on and off site shown on the TPP and the supervision and monitoring of these activities along with a reporting process to the Local Planning Authority. The tree protection measures shall be installed prior to any development works and will remain in place for the duration of all construction works and activities. Tree Protection Measures shall only be removed on the completion of all construction activity. All works shall be carried out in strict accord with the approved details.

Reason:

To ensure good arboricultural practice in the interests of the maintenance of the character and appearance of the area and to comply with policy Pc4 of the Reigate and Banstead Borough Local Plan and the recommendations within British Standard 5837.

6. No development of a phase shall commence on site until a scheme for the landscaping and replacement tree planting of that phase has been submitted and approved in writing by the local planning authority. Landscaping schemes shall include details of hard landscaping, planting plans, written specifications (including cultivation and other operations associated with tree, shrub, hedge or grass establishment), schedules of plants, noting species, plant sizes and proposed numbers/densities and an implementation programme.

All hard and soft landscaping work shall be completed in full accordance with the approved scheme, prior to completion of the development hereby approved, or in accordance with a programme agreed with the local planning authority.

All trees shrubs, hedges and plants supplied shall comply with the requirements of British Standard 3936, specification for nursery stock and British Standard 4043:1989 Transplanting root-balled trees. All pre planting site preparation, planting and post-planting maintenance work shall be carried out in accordance with the requirements of British Standard 4428 (1989) Code of Practice for general landscape operations (excluding hard surfaces).

Any trees shrubs or plants planted in accordance with this condition which are removed, die or become damaged or diseased within five years of planting shall be replaced within the next planting season by trees, and shrubs of the same size and species and in the same locations.

Reason:

To ensure good arboricultural practice in the interests of the maintenance of the character and appearance of the area and to comply with policy Pc4 of the Reigate and Banstead Borough Local Plan 2005 and policy NRM7 of the South East Plan 2009 and the recommendations within British Standard 5837.

7. Before the development of each phase is commenced, the developer shall obtain the Local Planning Authority's written approval of a plan indicating the positions, design, materials and type of boundary treatment to be erected for that phase. The boundary treatment shall be completed before the building(s) for that phase are occupied. The development shall be carried out in accordance with the approved details and thereafter shall be permanently retained to the satisfaction of the Local Planning Authority.

Reason:

In the interests of the visual amenity of the vicinity and with regard to policies Ho9 and Ho13 of the Reigate and Banstead Borough Local Plan 2005.

8. Prior to the commencement of the development hereby permitted, details of the drainage works of the site shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details and retained as such.
Reason:
To ensure that the site can be adequately drained with regard to policy Ut4 of the Borough Local Plan 2005.
9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any Order revoking and re-enacting that Order with or without modification), no first floor windows, dormer windows or roof lights other than those expressly authorised by this permission shall be constructed in the flank elevations of the houses hereby permitted
Reason:
To ensure that the development does not affect the amenity of the neighbouring property by overlooking and to protect the visual amenities of the area in accordance with Reigate and Banstead Borough Local Plan 2005 policy Ho9.
10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order, with or without modification) no extensions or outbuildings, shall be erected (other than those expressly authorised by this permission).
Reason:
To control any subsequent enlargements in the interests of the visual and residential amenities of the locality with regard to Reigate and Banstead Borough Local Plan 2005 policies Ho9 and Ho13.
11. No development of Phase 2 or any subsequent phases shall commence until a plan showing the existing areas of highway to be stopped up ,under S247 of the Town and Country Planning Act (1990), has been submitted and approved in writing by the Local Planning Authority.
Reason:
In order that the development should not prejudice highway safety nor cause inconvenience to other highway users, with regard to Reigate and Banstead Borough Local Plan 2005 policies Mo7 and Mo13.
12. The new access road, including its junction with Fieldoaks Way shall be constructed in accordance with a scheme to be submitted to and approved in writing by the Local planning authority.
Reason:
In order that the development should not prejudice highway safety nor cause inconvenience to other highway users, with regard to Reigate and Banstead Borough Local Plan 2005 policies Mo7 and Mo13.
13. No new development of a phase shall be occupied until space has been laid out within that phase in accordance with the approved plans for cars to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. The parking/turning area shall be used and retained exclusively for its designated purpose.
Reason:
In order that the development should not prejudice highway safety nor cause inconvenience to other highway users, with regard to Planning Policy Guidance Note 13 - Transport with regard to Reigate and Banstead Borough Local Plan 2005 policies Mo7 and Mo13.

14. No development within the Purbeck Close phase shall be occupied until space has been laid out within Purbeck Close for vehicles to turn in accordance with the approved plans. The turning area shall be used exclusively for its designated purpose.
Reason:
In order that the development should not prejudice highway safety nor cause inconvenience to other highway users, with regard to Reigate and Banstead Borough Local Plan 2005 policies Mo7 and Mo13.
15. No new development of a phase shall be occupied until space has been laid out within that phase in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority to provide secure cycle parking and safe pedestrian & cycle routes to the satisfaction of the Local Planning Authority and shall thereafter be permanently maintained.
Reason:
The above condition is required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users, with regard to Planning Policy Guidance Note 13 - Transport with regard to Reigate and Banstead Borough Local Plan 2005 policies Mo7 and Mo13.
16. No development shall be occupied until a permanently maintained physical barrier is erected at the end of Purbeck Close and adjacent to the new access road shared area in accordance with the approved plans to prevent the formation of a through route between Portland Drive and Purbeck Close.
Reason:
In order that the development should not prejudice highway safety nor cause inconvenience to other highway users, with regard to Reigate and Banstead Borough Local Plan 2005 policies Mo7 and Mo13

THIRD SCHEDULE

The development hereby permitted has been assessed against development plan policies Pc4, Pc6, Ho3, Ho9, Ho9a, Ho13, Ho16, Mo7 and material considerations, including third party representations. It has been concluded that the development is in accordance with the development plan and there are no material considerations that justify refusal in the public interest.

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development where possible, as set out within the National Planning Policy Framework.

INFORMATIVES

1. Your attention is drawn to the safety benefits of installing sprinkler systems as an integral part of new development. Further information is available at www.firesprinklers.info.
2. The permission hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a licence must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway.
3. The use of landscape/arboricultural consultant is considered essential to provide acceptable submissions in respect of the above relevant conditions. Replacement trees, particularly the identified landmark and structural landscape trees shown on the indicative landscape scheme shall be in keeping with the species, character and

appearance of this and the surrounding locality. It is expected that landmark/structural trees will be on native species or suitable cultivars of native species, or species indigenous to this locality. The opportunity exists to incorporate substantial sized trees into the scheme to provide for future amenity and long term continued tree cover in this area. It is expected that the replacement structural/landmark trees will be of semi-mature size with initial planting heights of not less than 6 metres, with girth measurements at 1 metre above ground level in excess of 30/35 centimetres.

4. The applicant is advised that the Borough Council is the street naming and numbering Authority and you are requested to contact the NPLG Officer, Chief Executive's Department, Town Hall, Reigate, Surrey, RH2 0SH, when construction is about to commence enclosing a site layout plan, in order that official street naming and numbering can be allocated as appropriate.
5. You are advised that the Council will expect the following measures to be taken during any building operations to control noise, pollution and parking:
 - (a) Work that is audible beyond the site boundary should only be carried out between 08:00hrs to 18:00hrs Monday to Friday, 08:00hrs to 13:00hrs Saturday and not at all on Sundays or Bank Holidays;
 - (b) The quietest available items of plant and machinery should be used on site. Where permanently sited equipment such as generators are necessary, they should be enclosed to reduce noise levels;
 - (c) Deliveries should only be received within the hours detailed in (a) above;
 - (d) Adequate steps should be taken to prevent dust-causing nuisance beyond the site boundary. Such uses include the use of hoses to damp down stockpiles of materials, which are likely to generate airborne dust, to damp down during stone/slab cutting; and the use of bowsers and wheel washes;
 - (e) There should be no burning on site;
 - (f) Only minimal security lighting should be used outside the hours stated above; and
 - (g) Building materials and machinery should not be stored on the highway and contractors' vehicles should be parked with care so as not to cause an obstruction or block visibility on the highway.

Further details of these noise and pollution measures can be obtained from the Council's Environmental Health Services Unit.

In order to meet these requirements and to promote good neighbourliness, the Council recommends that this site is registered with the Considerate Constructors Scheme - www.ccscheme.org.uk/index.php/site-registration.

6. The Highway Authority has no objection to the proposed development, subject to the above conditions but, if it is the applicant's intention to offer any of the roadworks included in the application for adoption as maintainable highways, permission under the Town and Country Planning Act should not be construed as approval to the highway engineering details necessary for inclusion in an Agreement under Section 38 of the Highways Act 1980.
7. Notwithstanding any permission granted under the Planning Acts, no signs, devices or other apparatus may be erected within the limits of the highway without the express approval of the Highway Authority. It is not the policy of the Highway Authority to approve the erection of signs or other devices of a non-statutory nature within the limits of the highway.
8. The permission hereby granted shall not be construed as authority to obstruct the public highway by the erection of scaffolding, hoarding or any other device or apparatus for which a licence must be sought from the Highway Authority Local Transportation Service.
9. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any

- expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).
10. The essential requirements for an acceptable communication plan, as required by Condition 04 above, are viewed as:
- (i) how those likely to be affected by the site's activities are identified and how they will be informed about the project, site activities and programme;
 - (ii) how neighbours will be notified prior to any noisy/disruptive work or of any significant changes to site activity that may affect them;
 - (iii) the arrangements that will be in place to ensure a reasonable telephone response during working hours;
 - (iv) the name and contact details of the site manager who will be able to deal with complaints; and
 - (v) how those who are interested in or affected will be routinely advised regarding the progress of the work.
- Registration and operation of the site to the standards set by the Considerate Constructors Scheme (<http://www.ccscheme.org.uk/>) would help fulfil these requirements.
11. The applicant is encouraged to explore and utilise renewable technologies within the development.

Please remove any site notice that was displayed on the site pursuant to the application.

Dated this 21st January 2014

Kathy O'Leary

Head of Policy, Development & Property (duly authorised in this behalf)

Any approval given herein relates only to development under the Town and Country Planning Act, 1990. Consent under the Building Regulations may also be necessary