

**RECOMMENDED PLANNING CONDITIONS**

1. The development hereby permitted shall be begun within 3 years from the date of this permission.

*Reason: To comply with the requirements of Section 91 (as amended) of the Town and Country Planning Act 1990.*

2. The County Planning Authority (CPA) shall be notified in writing of the date of commencement at least 7 days, but not more than 14 days, prior to the commencement of the development hereby permitted.

*Reason: To assist with the monitoring of the conditions attached to the planning permission and for the avoidance of doubt.*

3. Unless otherwise required pursuant to conditions of this permission, the development hereby permitted shall be carried out in accordance with the submitted application, documents and recommendations of reports, and the following plans:

- (a) Location Plan (1:2500) received by the CPA on 25 January 2016;
- (b) Proposed Site Plan (Drawing D117675/700 Rev K) received by the CPA on 19 January 2016;
- (c) Foundation Plan (Drawing L-15-1174-FD) received by the CPA on 11 January 2016;
- (d) Floor Plan (Drawing L-15-1174-PL) received by the CPA on 25 January 2016;
- (e) Elevations (Drawing L-15-1174-EL) received by the CPA on 11 January 2016;
- (f) Shelter Specification received by the CPA on 25 January 2016.

*Reason: For the avoidance of doubt as to the development that is permitted.*

4. Prior to their use on site, samples and/or a schedule of proposed facing materials and finishes shall be submitted to and approved in writing by the CPA. Development shall be carried out in accordance with the approved details.

*Reason: In the interest of visual amenity and in compliance with Newark & Sherwood Allocations & Development Management DPD Policy DM5 - Design.*

5. If during development, contamination not previously identified is found to be present at the site, no further development, unless otherwise first agreed in

writing with the CPA, shall be carried out until a remediation strategy to deal with the unsuspected contamination has been submitted to and approved in writing by the CPA. The contamination shall be remediated in accordance with the approved details.

*Reason: To ensure that the site is remediated to an appropriate standard.*

Informatives/Notes to applicant

1. Severn Trent Water advises that the use or reuse of either direct or indirect sewer connections to the public sewerage system will require an application to be made to Severn Trent Water under S106 of the Water Industry Act 1991. Although statutory sewer records do not show public sewers within the application site there may be sewers that have been recently adopted under The Transfer of Sewer Regulations 2011. Public sewers have statutory protection and cannot be built close to, directly over or be diverted without consent.