

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 (as amended), documents and recommendations of reports, and the following plans:

- a) Location Plan (Drawing HW10181/R4/P/07) received by the CPA on 10 October 2018;
- b) Site Plan - Arno Vale Link Proposed Paths and Contours Sheet 1 of 5 (Drawing HW10181/R4/P/13) received by the CPA on 16 October 2018;
- c) Site Plan - Arno Vale Link Proposed Paths and Contours Sheet 2 of 5 (Drawing HW10181/R4/P/14) received by the CPA on 16 October 2018;
- d) Site Plan - Arno Vale Link Proposed Paths and Contours Sheet 3 of 5 (Drawing HW10181/R4/P/15) received by the CPA on 16 October 2018;
- e) Site Plan - Arno Vale Link Proposed Paths and Contours Sheet 4 of 5 (Drawing HW10181/R4/P/16) received by the CPA on 16 October 2018;
- f) Site Plan - Arno Vale Link Proposed Paths and Contours Sheet 5 of 5 (Drawing HW10181/R4/P/17) received by the CPA on 16 October 2018;
- g) Route 4 Arno Vale Link Cross Sections (Drawing HW10181/R4/P/09) received by the CPA on 10 October 2018;
- h) Route 4 Arno Vale Link Longitudinal Sections (Drawing HW10181/R4/P/10) received by the CPA on 10 October 2018;
- i) Barriers (Drawing HW10181/R4/P/11) received by the CPA on 10 October 2018;

- j) Path Construction Detail (Drawing HW10181/R4/P/08) received by the CPA on 10 October 2018;
- k) Proposed Cycleway Lighting Lux Contours (Lanterns at Full Light Output) (Drawing H08630/3302/01 Rev A) received by the CPA on 10 December 2018;
- l) Proposed Cycleway Lighting Lux Contours (Lanterns at 50% Dimmed) (Drawing H08630/3302/02) received by the CPA on 10 December 2018;
- m) Proposed Cycleway Lighting Lux Contours (Lighting Impact at First Floor Level) (Drawing H08630/3302/03) received by the CPA on 10 December 2018;
- n) Tree Pit Detail (Drawing HW10181/R4/P/12) received by the CPA on 10 October 2018.

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

- 4. Tree clearance works that are to be carried out between the months of March to August inclusive shall only be undertaken in accordance with a methodology which shall be first be submitted to and approved in writing by the CPA. Works to be carried out in accordance with the approved methodology shall only be undertaken following inspection by a suitably qualified ecologist and written confirmation from the ecologist first being submitted to the CPA that breeding birds would not be adversely impacted by the proposed tree removal.

Reason: To avoid disturbance to birds during the breeding season.

- 5. Within two months of the commencement of development a schedule of maintenance including a Landscape Management Plan to guide ongoing management of areas of grass seeding and tree planting shall be submitted to and approved in writing by the CPA. The approved tree planting and seeding of grassed areas detailed in the application shall be completed not later than the first planting or seeding season following the development first being brought in to use. Any tree planting or grass seeding that fails to become established within 5 years of the completion of the landscaping works shall be replaced to the satisfaction of the CPA.

Reason: In the interest of visual amenity.

Informatives/notes to applicants

- 1. The proposal has the potential to impact public footpaths within or crossing the application site. The applicant is advised to contact Via Rights of Way Team (Helen Spencer 0115 9772059) to discuss the need for temporary closure or diversion of public footpaths during site construction works.

2. Western Power Distribution advises that electrical apparatus will be affected that will need to be diverted. A copy of the consultation response from Western Power Distribution received by the CPA on 24 October 2018 is enclosed.
3. Gas apparatus has been identified in the vicinity of the proposed works. The consultation response from Cadent (Gas) received by the CPA on 30 October 2018 is enclosed. In addition, *Cadent has identified operational gas apparatus within the application site boundary. This may include a legal interest (easements or wayleaves) in the land which restricts activity in proximity to Cadent assets in private land. The applicant must ensure that proposed works do not infringe on Cadent's legal rights and any details of such restrictions should be obtained from the landowner in the first instance.*

If buildings or structures are proposed directly above the gas apparatus then development should only take place following a diversion of this apparatus. The Applicant should contact Cadent's Plant Protection Team at the earliest opportunity to discuss proposed diversions of apparatus to avoid any unnecessary delays.

If any construction traffic is likely to cross a Cadent pipeline then the Applicant must contact Cadent's Plant Protection Team to see if any protection measures are required.

All developers are required to contact Cadent's Plant Protection Team for approval before carrying out any works on site and ensuring requirements are adhered to.

Email: plantprotection@cadentgas.com Tel: 0800 688 588

4. *DETR Guidance on the use of Tactile Paving Surfaces and Inclusive Mobility* provide guidance on the use of tactile surfaces. In addition, *Nottinghamshire County Council Cycling Design Guide 2006* and *DfT Local Transport Note 1/12 - Shared Use Routes for Pedestrians and Cyclists* give guidance on tactile surfaces and cycle routes.