

**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 (Drawing H/30390/020 Rev A) received by the CPA on 14 April 2020.

- b) Site Plan (Drawing H/30390/18 Rev C) received by the CPA on 14 April 2020.

- c) General Arrangement Plan (Drawing H/30390/16 Rev D) received by the CPA on 14 April 2020.

- d) Drainage Design (Drawing H/30390/16 Rev 0) received by the CPA on 14 April 2020.

- e) Long Section (Drawing H/30390/25 Rev 0) received by the CPA on 14 April 2020.

- f) Cross Section (Drawing H/30390/24 Rev 0) received by the CPA on 14 April 2020.

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

4. The proposed highway works as shown for indicative purposes only on Drawing H/30390/16 Rev D shall be constructed in accordance with Nottinghamshire County Council's Highway Design Guide (or as may be subsequently amended) to the satisfaction of the County Planning Authority.

*Reason: To ensure the access is constructed to a satisfactory specification, in the interest of highway safety.*

5. Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 Schedule 2 Part 2 Minor operations Class A – gates, fences, walls etc. A. *The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure*, no development outside of the limits of public highway within the visibility splay shown on Drawing H/30390/16 Rev D shall be erected other than with the express consent of the County Planning Authority.

*Reason: To ensure that a satisfactory visibility splay is retained for the new highway junction in the interest of highway safety.*

6. The sycamore tree (*existing tree* shown on Drawing H/30390/28 Rev 0) shall only be removed during the months of March to August inclusive after having been inspected by a suitably qualified ecologist and written confirmation provided to the CPA that confirms the absence of nesting birds. The approved junction on Walker Street shall not be brought into use until the sycamore tree has been removed.

*Reason: To safeguard ecology and in the interest of highway safety.*

#### **Informatives/notes to applicants**

1. The new junction and visibility splays (where not already within the adopted highway) will need to form part of a s38 (adoption) agreement under the provisions of the Highways Act 1980. Adoption of the visibility splay currently outside of existing highway limits will supersede the relevance of Condition 5.
2. Gas apparatus has been identified in the vicinity of the proposed works. The consultation response from Cadent (Gas) received by the CPA on 20 April 2020 is enclosed.