

RECOMMENDED PLANNING CONDITIONS

Commencement/notification

1. The development hereby permitted shall be begun within three 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 at least 7 days, but not more than 14 days, prior of the date of the following:
 - a) The commencement of the development hereby permitted.
 - b) The date of completion of works.

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

Approved plans

3. The development hereby permitted shall only be carried out in accordance with the following plans and documents, except where amendments are made pursuant to other conditions below or through the approval of a non-material amendment to the permission:
 - i) Completed application form and certificates received by the CPA on 08/12/17.
 - ii) Dwg EMD/HW10182/R4/PA01 Rev B 'Route 4 Maun Valley Context Plan' dated Nov 17 and received by the CPA on 14/12/17.
 - iii) Dwg EMD/HW10182/R4/PA07 'Route 4 Maun Valley Location Plan' dated Nov 17 and received by the CPA on 14/12/17.
 - iv) Extended Phase 1 Habitat Survey dated February 2018 and received by the CPA on 06/02/18.

The following drawings received by the CPA on 01/12/17:

- v) EMD/HW10182/R4/01 'Site Clearance Drawing New Mill Lane to Old Mill Lane Sheet 1';
- vi) EMD/HW10182/R4/02 'Site Clearance Drawing New Mill Lane to Old Mill Lane Sheet 2';
- vii) EMD/HW10182/R4/03 'Site Clearance Drawing Old Mill Lane to Ravensdale Road Sheet 1';
- viii) EMD/HW10182/R4/04 'Site Clearance Drawing Old Mill Lane to Ravensdale Road Sheet 2';

- ix) EMD/HW10182/R4/05 'Site Clearance Drawing–Vegetation New Mill Lane to Old Mill Lane Sheet 1';
- x) EMD/HW10182/R4/06 'Site Clearance Drawing–Vegetation New Mill Lane to Old Mill Lane Sheet 2';
- xi) EMD/HW10182/R4/07 'Site Clearance Drawing–Vegetation Old Mill Lane to Ravensdale Road Sheet 1';
- xii) EMD/HW10182/R4/08 'Site Clearance Drawing–Vegetation Old Mill Lane to Ravensdale Road Sheet 2';
- xiii) EMD/HW10182/R4/09 'Proposals Drawing New Mill Lane to Old Mill Lane Sheet 1';
- xiv) EMD/HW10182/R4/10 'Proposals Drawing New Mill Lane to Old Mill Lane Sheet 2';
- xv) EMD/HW10182/R4/11 'Proposals Drawing Old Mill Lane to Ravensdale Road Sheet 1';
- xvi) EMD/HW10182/R4/12 'Proposals Drawing Old Mill Lane to Ravensdale Road Sheet 2';
- xvii) EMD/HW10182/R4/13 'Path Construction Detail A-A';
- xviii) EMD/HW10182/R4/14 'Path Construction Detail B-B';
- xix) EMD/HW10182/R4/15 'Path Construction Detail C-C';
- xx) EMD/HW10182/R4/16 'Path Construction Detail D-D';
- xxi) EMD/HW10182/R4/17 'Path Construction Detail E-E';
- xxii) EMD/HW10182/R4/18 'Site Furniture Installation New Mill Lane to Old Mill Lane Sheet 1';
- xxiii) EMD/HW10182/R4/19 'Site Furniture Installation New Mill Lane to Old Mill Lane Sheet 2';
- xxiv) EMD/HW10182/R4/20 'Site Furniture Installation Old Mill Lane to Ravensdale Road Sheet 1';
- xxv) EMD/HW10182/R4/21 'Site Furniture Installation Old Mill Lane to Ravensdale Road Sheet 2';
- xxvi) EMD/HW10182/R4/22 'Cycle Restraint System Type 1';
- xxvii) EMD/HW10182/R4/23 'Cycle Restraint System';
- xxviii) EMD/HW10182/R4/24 'Bollard and Fencing Detail'; Dwg SD-F-004 'Timber Post and Rail Fencing'.

The following received by the CPA on 08/12/17:

- xxix) EMD/HW10182/R4/PA02 Rev A 'Route 4- Maun Valley Planning Application Boundary' dated Nov 17.
- xxx) EMD/HW10182/R4/PA03 Rev A 'Route 4- Maun Valley Land Ownership' dated Nov 17.
- xxxi) Design and Access Statement.

The following received by the CPA on 12/12/17:

- xxxii) EMD/HW10182/R4/PA05 'Boundary between Mansfield District Council and Elgincrest Land Ownership-Existing Situation' dated Dec 17
- xxxiii) EMD/HW10182/R4/PA06 'Boundary between Mansfield District Council and Elgincrest Land Ownership-Proposed Situation' dated Dec 17

Reason: For the avoidance of doubt and to define the permission.

Construction management

4. Prior to the commencement of the development an Ecological Method Statement shall be submitted to the CPA for its written approval. The approved Statement shall follow the recommendations made in section 6.2 of the Extended Phase 1 Habitat Survey dated February 2018 and shall thereafter be followed by contractors in undertaking the approved works.

Reason: The Ecological Method Statement is required prior to the commencement of works in the interests of avoiding and mitigating impacts to any protected or notable species/habitats that may be present in accordance with Policy NE13 of the Mansfield District Local Plan.

5. Prior to any construction works commencing on the site, details of contractors' access and site working arrangements shall have been submitted to and approved in writing by the CPA. The details shall specify the following:
 - a) The size and location of any temporary works compound(s);
 - b) The location(s) and means of access to the site and routeing for construction traffic;
 - c) Provision for contractors' parking;
 - d) Arrangements for the use/disposal of surplus soil materials including any temporary soil storage arrangements;
 - e) Measures to ensure that dust emissions are minimised;
 - f) Measures to ensure that no vehicles shall leave the site in a condition whereby mud or other deleterious materials are carried onto the public highway;
 - g) Measures to minimise disturbance from noise including confirmation of the section of the cycle path between Rowan Close and Blenheim Close which is to be subject to the restricted hours detailed under condition 6 below.

The development shall be carried out in accordance with the approved details and all temporary compounds and storage areas shall be cleared upon completion of the development.

Reason: Details of site working arrangements are required prior to commencement of works in the interests of minimising disturbance due to construction operations and in the interest of residential amenity.

6. Unless in the event of an emergency, or as otherwise may be previously agreed in writing with the CPA no construction deliveries or works shall take place except between:

07:30-18:00 hours Mondays to Fridays and 08.00 hours – 13:00 hours on Saturdays (excluding Public or Bank Holidays).

08:00-18:00 hours Mondays to Fridays and 08.00 hours – 13:00 hours on Saturdays (excluding Public or Bank Holidays) for the route section between Rowan Close and Blenheim Close.

Reason: In order to minimise disturbance due to construction operations and in the interest of residential amenity.

7. Within that section of the route between Old Mill Lane and New Mill Lane (through the Maun Valley Park), works shall ensure that the newly constructed path will not be raised above existing ground levels and that any additional spoil is removed from the floodplain.

Reason: To ensure flood flows are not affected within the River Maun floodplain so that flood risk is not increased elsewhere and in accordance with paragraph 103 of the National Planning Policy Framework.

Materials

8. Notwithstanding the submitted details, no development shall take place until details of the proposed surface materials to be used for the construction of the cycle path have been submitted to and approved in writing by the CPA. The development shall thereafter be undertaken in accordance with the approved details. For the avoidance of doubt, the permission hereby granted does not include the use of black macadam surface treatment for the section between Old Mill Lane and New Mill Lane.

Reason: In the interests of achieving a sympathetic design which respects the character of the surrounding rural/parkland landscape in accordance with policies BE1, NE1 and NE5(A) of the Mansfield District Local Plan.

Highways

9. No development shall be brought into use on any part of the application site until two signalised toucan crossings have been provided at New Mill Lane and Old Mill Lane as shown for indicative purposes only on the plan ref - EMD/HW10182/R4/PA07 to the satisfaction of the CPA.

Reason: In the interests of highway and pedestrian/cycle safety and to ensure that suitable crossing facilities are in place to serve the new route in accordance with Policy M16 of the Mansfield District Local Plan and paragraphs 32 and 35 of the National Planning Policy Framework.

Reinstatement works

10. Following the completion of construction works any damage or disturbance to the surrounding amenity grass or parklands resulting from the construction works shall be reinstated and as necessary seeded (in the next available sowing season) and otherwise made good.

Reason: In the interests of visual amenity and to restore any damage to the Maun Valley Park LNR and in accordance with Policies BE1 and NE13 of the Mansfield District Local Plan.

Review

11. No later than 12 months following the completion of works as notified under condition 2b, a review of crime/anti-social behaviour issues along the route shall be undertaken in conjunction with the Police with particular focus on unlawful motorised use of the route. A report shall be submitted to the CPA within 3 months of the completion of the review setting out any additional mitigation measures as may be identified by the review, which thereafter shall be implemented as may be agreed by the CPA.

Reason: To provide a review of the effectiveness of measures to deter illegal motorised use of the new cycle route in the interests of creating safe and accessible environments in accordance with Policy M13 of the Mansfield District Local Plan; Paragraphs 58 and 69 of the NPPF and Section 17 of the Crime and Disorder Act 1998.

Notes to applicant

1. The new cycle route affects the minor public highway known as Mansfield Woodhouse public footpath No.19 between Old Mill Lane and Barringer Road recreation ground. In order to legally permit cyclists to use the route it will be necessary to make a Cycle Track Order under the provisions of the Cycle Tracks Act 1984, the effect of which will be to convert the public footpath into a cycle track. The applicant is advised to liaise with the Countryside Access team.
2. In order to carry out the off-site works required the applicant will be undertaking work in the public highway (of whichever status) which is land subject to the provisions of the Highways Act 1980 (as amended) and therefore land over which the applicant has no control. In order to undertake the works the applicant will need to enter into an agreement under Section 278 of the Act.
3. It is an offence under S148 and S151 of the Highways Act 1980 to deposit mud on the public highway and as such the applicant should undertake every effort to prevent it occurring.
4. The applicant must contact Mr Heath Phillips, Principal Co-Ordination Officer (North Via EM), 01159 932547 for road space approval prior to any works commencing.]