

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) Red Line Plan (Drawing HW30750/005 Rev 3) received by the CPA on 17 December 2019.
- (b) General Arrangement Sheet 1 (Drawing HW30750/003 Rev 1) received by the CPA on 17 December 2019.
- (c) General Arrangement Sheet 2 (Drawing HW30750/004 Rev 0) received by the CPA on 16 October 2019.
- (d) Proposed Compound and Storage Area (Drawing HW30750/006 Rev 1) received by the CPA on 19 December 2019.
- (e) Hedgerow Removal and Replacement (Drawing Design Sketch HR1 Rev 2) received by the CPA on 19 December 2019.

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

4. Development shall proceed in accordance with the method of working to reduce the likelihood of the accidental killing of reptiles, set out in Sections 2(ii) and 2(iii) of the RammSanderson letter reference RSE_2138_L3_V1 received by the CPA on 17 October 2019.

Reason: For the avoidance of doubt as to the development that is permitted in the interest of ecological fauna that may be encountered.

5. Prior to the construction compounds for the development first being brought into use, fencing in the positions shown on Drawing HW30750/006 Rev 1

(Condition 3d)) shall be erected to the satisfaction of the CPA and shall be so retained for the duration of the highway construction works.

Reason: In order to safeguard the ecology of the site.

6. Prior to the commencement of construction works:

- a) A noise assessment to establish whether noise levels on the boundary of Wighay Wood closest to the application site would increase as a result of construction noise shall be submitted to and approved in writing by the CPA.
- b) If noise levels identified (Condition 6a)) would increase as a result of construction works, an assessment of the suitability of Wighay Wood as breeding habitat for nightjar and woodlark shall be submitted to and approved in writing by the CPA.
- c) In the event of suitable habitat for nightjar and woodlark being identified within areas of Wighay Wood (Condition 6b)) that would experience increased noise levels, measures to mitigate impacts shall be submitted to and approved in writing by the CPA. Development shall be carried out in accordance with the approved details.

Reason: In order to minimise risk to target breeding bird populations and safeguard the ecology of the site.

7. The highway junction and footway/cycleway works as shown for indicative purposes on the approved plans shall be constructed in accordance with the County Council's Highway Design Guidance (or as may be subsequently amended) to the satisfaction of the County Planning Authority.

Reason: To ensure that the junctions are constructed to a satisfactory specification in the interests of highway safety and the free flow of traffic on the highway.

8. Within two months of the commencement of development, a scheme of landscaping for the replanting of the hedge removed to accommodate the signalised junction and grass verge seeding shall be submitted to and approved in writing by the CPA. The hedge and grass verge shall be planted/seeded in the first planting and seeding seasons following the completion of the approved signalised junction highway works in accordance with a specification to include:

- a) location;
- b) species;
- c) planting density/pattern;
- d) planting size; and
- e) a schedule of maintenance for five years until the hedge is established; and

f) a specification for grassed verge seeding.

Development shall be carried out in accordance with the approved details. Any part of the hedge or verge which fail to become established shall be replaced/re-seeded to the satisfaction of the CPA until such time as the land on which the hedge/verge is situated is adopted as highway.

Reason: To ensure the satisfactory replacement of a grass verge and hedgerow in compliance with Linby Neighbourhood Development Plan (March 2019) Policy NE1 – Habitats, Trees and Hedgerows.

9. Within two months of the commencement of development, a scheme of landscaping for the planting of trees to replace those removed to accommodate the roundabout fourth arm and grass verge seeding shall be submitted to and approved in writing by the CPA. The trees and grass verge shall be planted/seeded in the first planting and seeding seasons following the completion of the approved roundabout highway works in accordance with a specification to include:

a) location;

b) species;

c) planting size; and

d) a schedule of maintenance for five years until the trees are established; and

e) a specification for grassed verge seeding.

Development shall be carried out in accordance with the approved details. Any tree or verge which fails to become established within 5 years shall be replaced/re-seeded to the satisfaction of the CPA.

Reason: To ensure the satisfactory replacement of a grass verge and hedgerow in compliance with Linby Neighbourhood Development Plan (March 2019) Policy NE1 – Habitats, Trees and Hedgerows.

Informatives/notes to applicants

1. NCC Highways Development Control advises that carrying out the off-site works required will entail work in the public highway and land to be dedicated as highway, which is land subject to the provisions of the Highways Act 1980 (as amended) and land over which you have no control. In order to undertake the works you will need to enter into an agreement under Section 278 of the Highways Act. Please contact Nottinghamshire County Council Highway Development Control (email: hdc.south@nottscc.gov.uk) for details.

It is strongly recommended that the developer contact the Highway Authority at an early stage to clarify the codes etc. with which compliance will be required in the particular circumstance, and it is essential that design calculations and detailed construction drawings for the proposed works are submitted to and approved by the County Council in writing before any work commences on site.

All correspondence with the Highway Authority should be addressed to:-

NCC Highways (Development Control, Floor 3)
Nottinghamshire County Council
County Hall
Loughborough Road
West Bridgford
Nottingham
NG2 7QP

2. Western Power Distribution advises that there are two 33kv cables and pilot cables affected which may need to be diverted. A copy of the consultation response from Western Power Distribution received by the CPA on 28 October 2019 is enclosed.
3. NCC Nature Conservation advises that Design Manual for Roads and Bridges guidance identifies the distance within which the contribution of traffic emissions to local pollutant concentrations is considered to be more than negligible is 200m, and that an 'affected road' is one where:
 - Road alignment will change by 5 m or more; or
 - Daily traffic flows will change by 1,000 Annual Average Daily Traffic (AADT) or more; or
 - Heavy Duty Vehicle flows will change by 200 AADT or more; or
 - Daily average speed will change by 10 km/hr or more; or
 - Peak hour speed will change by 20 km/hr or more.