Conditions or Reasons for Planning Application - 32/11/00030

Conditions or Reasons:

The decision has taken into account Government policy and the Local Development Framework. The proposal has been assessed as complying with the following policies:

Policy CS9, DM1 and DM4 of the Core Strategy and Development Management Policies DPD

There are no other material considerations which are of significant weight in reaching a decision on this application.

1) The development must be begun not later than the expiration of one year beginning with the date of this permission.

Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

2) The development hereby permitted shall be carried out only in accordance with the details and specifications included on the submitted application form and shown on the submitted drawings, unless otherwise agreed in writing by the District Planning Authority.

Reason: To ensure that the development takes the agreed form envisaged by the District Planning Authority when determining the application.

3) A scheme for tree planting on and landscape treatment, including bunding, of the sites southern boundary, shall be submitted to and agreed in writing by the District Planning Authority before development commences. The agreed scheme shall be fully implemented within nine months of the date when the development hereby permitted is first brought into use. Any trees or shrubs removed, dying, being severely damaged or becoming seriously diseased within five years

of planting shall be replaced by trees or shrubs of a size and species similar to those originally required to be planted.

Reason: To ensure the satisfactory overall appearance of the completed development and to help assimilate the new development into its surroundings.

4) New dirty water tanks should be bunded to ensure a minimum capacity of the tank volume plus 10% is provided.

Reason: To ensure the protection of controlled waters.