



Central Building Design
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Woodland View
Stone Meadow
Butts Lane
Stone
DY10 4BH

Mr A Evans
Land At
Brown Westhead Park
Wolverley Road
Wolverley
Worcestershire
DY10 3PX

APPLICATION REF:

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Continued

5) Unless otherwise agreed by the Local Planning Authority development, other than that required to be carried out as part of an approved scheme of remediation, must not commence until conditions 1 to 6 have been complied with:

Part 1. A preliminary risk assessment must be carried out. This

Continued

(6) In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where necessary a remediation scheme must be prepared, these will be subject to the approval of the Local Planning Authority. Following the completion of any measures identified in the approved remediation scheme a validation report must be prepared, which is subject to the approval in writing of the Local Planning Authority prior to the occupation of any buildings.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

7) The Development hereby approved shall not be occupied until the access and parking facilities shown on Drawing No. 3886 03 have been provided. The gradient of the access driveways shall not exceed 1:13. These areas shall thereafter be retained and kept available for their respective approved uses at all times.

Reason

In the interests of highway safety in accordance with Policy SAL.CC1 of the Adopted Site Allocations and Policies Local Plan.

8) The Development hereby approved shall not be occupied until the visibility splays shown on Drawing No. 3886-03E have been provided. The splays shall at all times be maintained free of level obstruction exceeding a height of 0.6m above adjacent carriageway.

Reason

In the interests of highway safety in accordance with Policy SAL.CC1 of the Adopted Site Allocations and Policies Local Plan.

9) The Development hereby approved shall not be occupied until the first 5 metres of the access into the development, measured from the edge of the carriageway, has been surfaced in a bound material.

Reason

In the interests of highway safety in accordance with Policy SAL.CC1 of the Adopted Site Allocations and Policies Local Plan.

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10) The development hereby permitted shall be implemented in accordance with the Ecological Survey (by Chelmarsh RG) submitted with the application.

Reason: In the interest of the protection of the wildlife value of the site in accordance with Policy SAL.UP5 of the Adopted Site Allocations and Policies Local Plan.

11) The 1.8m high boundary fencing at the top of the embankment as shown on approved drawing number 3886-03D shall remain in situ and at no time shall this fence be replaced with gates to allow access into the rear woodland.

Reason

In order to protect the trees in the woodland to the rear of the site in accordance with Policy SAL.UP9 of the Adopted Site Allocations and Policies Local Plan

12) No development shall take place until a tree protection plan (TPP), in accordance with British standard BS 5837:2012, is submitted and approved by the Council. The TPP shall include details of all trees on the site, including their location, species, size, and condition, and shall also include details of the proposed protection measures for all trees to be retained on the site. The TPP shall also include details of the proposed protection measures for all trees to be retained on the site. The TPP shall also include details of the proposed protection measures for all trees to be retained on the site.

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Informatives

A Severn Trent Water advise that there may be a public sewer located within the application site. Although our statutory sewer records do not show any public sewers within the area you have specified, there may be sewers that have been recently adopted under the Transfer Of Sewer Regulations 2011. Public sewers have statutory protection and may not be

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POSITIVE AND PROACTIVE STATEMENT

In dealing with this application, the Council has sought to work with the applicant in the following ways:-

- providing pre-application advice;
- seeking

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NOTES

PLEASE NOTE ONLY THE APPLICANT POSSESSES THE RIGHT OF APPEAL

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local

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