

Response to Planning Conditions – App Ref: 23/01502/FP
Erection of three 2-bed terraced cottages (as amended by plan received 19/12/23)

	North Herts Planning Conditions	Action Required	LD Response
1	The development to which this permission relates shall be begun within a period of three years commencing on the date of this notice.	Note	Noted
2	The development hereby permitted shall be carried out wholly in accordance with the details specified in the application and supporting approved documents and plans listed above	Note	Noted
3	The external materials of the approved dwellings shall be in accordance with those on drawing LD614A P05, unless otherwise agreed in writing with the LPA.	Note	Noted
4	Prior to the commencement of the approved development, the following landscape details shall be submitted: a) which, if any, of the existing vegetation is to be removed and which is to be retained b) what new trees, shrubs, hedges and grassed areas are to be planted, together with the species proposed and the size and density of planting c) the location and type of any new walls, fences or other means of enclosure and any hardscaping proposed The development shall then be completed in accordance with the approved details.	Pre-Commencement	See drawing numbers LD614A-PC4-01 Hard & Soft Landscaping Plan
5	The approved details of landscaping shall be carried out before the end of the first planting season following either the first occupation of any of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which, within a period of 5 years from the completion of the development, die, are removed or become seriously	Note	

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	damaged or diseased, shall be replaced during the next planting season with others of similar size and species, unless the Local Planning Authority agrees in writing to vary or dispense with this requirement.		
6	The garages shall be used only for the accommodation of private motor vehicles or for purposes incidental to the dwellings to which they relate and they shall not be used for or in connection with any form of trade, business or commercial activity.	Note	Noted
7	The first-floor front elevation windows of the dwellings shall be obscure glazed	Note	
8	Prior to occupation, the proposed new development shall incorporate an Electric Vehicle (EV) ready domestic charging point for each of the three dwellings	Pre-Occupation	See drawing number LD614A-PC8-01 EV Charging Points
9	Any contamination encountered during the development of this site shall be brought to the attention of the Local Planning Authority as soon as practically possible; a scheme to render this contamination harmless shall be submitted to and agreed by, the Local Planning Authority and subsequently fully implemented prior to the occupation of this site.	Note	Noted
10	Prior to the commencement of the approved development, details shall be provided demonstrating that a biodiversity net gain shall be provided within the site. The development shall then be completed in accordance with the approved details.	Pre-Commencement	See drawing numbers LD614A-PC10-01 Pre-Commencement Photos Sheet 1 of 3 LD614A-PC10-02 Pre-Commencement Photos Sheet 2 of 3 LD614A-PC10-03 Pre-Commencement Photos Sheet 3 of 3 LD614A-PC10-04 BNG Plan

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11	No development shall commence until detailed technical plans are submitted to and approved in writing by the Local Planning Authority, in consultation with the Highway Authority, which show the detailed design and construction of the footway on both sides of the vehicle access and associated highway works. These works shall be constructed to the specification of the Highway Authority and Local Planning Authority's satisfaction and completed before occupation of the development.	Pre-Commencement	See drawing numbers LD614A-PC11-01 Footpath Markings LD614A-PC11-02 Road Marking Specification
12	Before commencement of the development, a 'Construction Traffic Management Plan' shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. Thereafter the construction of the development shall only be carried out in accordance with the approved Plan. The 'Construction Traffic Management Plan' must set out: o the phasing of construction and proposed construction programme. o the methods for accessing the site, including wider construction vehicle routing. o the numbers of daily construction vehicles including details of their sizes, at each phase of the development. o the hours of operation and construction vehicle movements. o details of any highway works necessary to enable construction to take place. o details of construction vehicle parking, turning and loading/unloading arrangements clear of the public highway.	Pre-Commencement	See CLOCS Construction Traffic Management Plan CLOCS Compliance Checklist LD614A-CMP01 Logistics Plan M1(J10) to Site LD614A-CMP02 Logistics Plan A1M(J8) to Site LD614A-CMP03 Local Approach to Site LD614A-CMP04 Delivery & Site Access Routes LD614A-CMP05 Delivery & Plant Access Photos LD614A-CMP06 Site Operatives Access Photos LD614A-CMP07 Rigid Lorry Access & Egress LD614A-CMP08 Site Set Up Plan

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	- o details of any hoardings and how visibility splays will be maintained. - o management of traffic to reduce congestion. - o control of dirt and dust on the public highway, including details of the location and methods to wash construction vehicle wheels. - o the provision for addressing any abnormal wear and tear to the highway. - o waste management proposals. - o Provision of sufficient on-site parking prior to commencement of construction activities; - o Post construction restoration/reinstatement of the working areas and temporary access to the public highway; - o where works cannot be contained wholly within the site a plan should be submitted showing the site layout on the highway including extent of hoarding and remaining road width for vehicle movements.		