

**Response to Approved Application Ref: 23/02234/FP - Planning Conditions
LD763 - Land Adjacent To Wymondley Bury Lodge Hertfordshire SG4 7JN**

	North Herts Planning Conditions	Action Required	Agents 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 approved shall be carried out in accordance with the approved plans listed at the end of this Decision Notice.	Note	Noted
3	a) No development approved by this permission shall be commenced prior to the submission to, and agreement of the Local Planning Authority of a written preliminary environmental risk assessment (Phase I) report containing a Conceptual Site Model that indicates sources, pathways and receptors. It should identify the current and past land uses of this site (and adjacent sites) with view to determining the presence of contamination likely to be harmful to human health and the built and natural environment. (b) If the Local Planning Authority is of the opinion that the report which discharges condition (a), above, indicates a reasonable likelihood of harmful contamination then no development approved by this permission shall be commenced until a Site Investigation (Phase II environmental risk assessment) report has been submitted to and approved by the Local Planning Authority which includes: (i) A full identification of the location and concentration of all pollutants on this site and the presence of relevant receptors, and; (ii) The results from the application of an appropriate risk assessment methodology	Pre-Commencement	Lucion Contamination Survey Report Ref: 122194

Response to Approved Application Ref: 23/02234/FP - Planning Conditions
LD763 - Land Adjacent To Wymondley Bury Lodge Hertfordshire SG4 7JN

	North Herts Planning Conditions	Action Required	Agents Response
	(c) No development approved by this permission (other than that necessary for the discharge of this condition) shall be commenced until a Remediation Method Statement report; if required as a result of (b), above; has been submitted to and approved by the Local Planning Authority. (d) This site shall not be occupied, or brought into use, until: (i) All works which form part of the Remediation Method Statement report pursuant to the discharge of condition (c) above have been fully completed and if required a formal agreement is submitted that commits to ongoing monitoring and/or maintenance of the remediation scheme. (ii) A Remediation Verification Report confirming that the site is suitable for use has been submitted to, and agreed by, the Local Planning Authority. (e) Any contamination, other than that reported by virtue of condition (a) and (b), 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.		
4	Prior to commencement of the development (including ground works, vegetation clearance), a Landscape and Ecological Management Plan (LEMP) shall be prepared, detailing how biodiversity	Pre-Commencement	ELMAW LEMP

Response to Approved Application Ref: 23/02234/FP - Planning Conditions
LD763 - Land Adjacent To Wymondley Bury Lodge Hertfordshire SG4 7JN

	North Herts Planning Conditions	Action Required	Agents Response
	will be incorporated within the development scheme to achieve net gain. The plan shall refer to the two ecological reports dated November 2022 and prepared by ELMAW Consulting and include details of native species of tree and hedgerow planting, wildflower seed mixes, and the location of any habitat boxes / structures for protected species to be installed. The plan shall be Creating a cleaner, greener, healthier Hertfordshire submitted to the LPA for written approval and the development shall be carried out in accordance with the approved plan unless otherwise agreed in writing with the LPA.		
5	Details and/or samples of materials to be used on all external elevations and the roof of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced and the approved details shall be implemented on site.	Pre-Commencement	See details on drawing number LD763-P05
6	Prior to the commencement of development, a detailed landscape scheme shall be submitted to and approved in writing by the Local Planning Authority and the approved details shall be implemented on site. The landscape scheme shall include: a) which, if any, of the existing vegetation is to be removed and which is to be retained, including how it will be protected during the construction works; b) what new trees, shrubs, hedges are to be planted and areas grassed, together with the species	Pre-Commencement	See details on drawing number LD763-P02

**Response to Approved Application Ref: 23/02234/FP - Planning Conditions
LD763 - Land Adjacent To Wymondley Bury Lodge Hertfordshire SG4 7JN**

	North Herts Planning Conditions	Action Required	Agents Response
	proposed and the size and density of planting, this includes planting within the car park to provide shade, structure and ameliorate the expanse of hard surfacing; c) the location and type of any new walls, fences or other means of enclosure, and details of any hard surfacing proposed; d) details of any earthworks proposed. e) the location of retained ecological features and location and type of any habitat boxes / structures to be installed f) the areas to be sown or planted with specific seed mixes or specific species for biodiversity value		
7	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 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.	Note	Noted
8	None of the trees to be retained on the application site shall be felled, lopped, topped, uprooted, removed or otherwise destroyed or killed without the prior written agreement of the Local Planning	Note	Noted

Response to Approved Application Ref: 23/02234/FP - Planning Conditions
LD763 - Land Adjacent To Wymondley Bury Lodge Hertfordshire SG4 7JN

	North Herts Planning Conditions	Action Required	Agents Response
	Authority.		
9	Any tree felled, lopped, topped, uprooted, removed or otherwise destroyed or killed contrary to the provisions of the tree retention condition above shall be replaced during the same or next planting season with another tree of a size and species as agreed in writing with the Local Planning Authority, unless the Authority agrees in writing to dispense with this requirement.	Note	Noted
10	Before the commencement of any other works on the site, trees to be retained shall be protected by the erection of temporary chestnut paling or chain link fencing of a minimum height of 1.2 metres on a scaffolding framework, located at the appropriate minimum distance from the tree trunk in accordance with Section 4.6 of BS5837:2012 'Trees in relation to design, demolition and construction - Recommendations, unless in any particular case the Local Planning Authority agrees to dispense with this requirement. The fencing shall be maintained intact for the duration of all engineering and building works. No building materials shall be stacked or mixed within 10 metres of the tree. No fires shall be lit where flames could extend to within 5 metres of the foliage, and no notices shall be attached to trees.	Pre-Commencement	See details on drawing number LD763-E02
11	Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended no development as set out in Classes A, B, C and E of Part 1 of Schedule 2 to	Note	Noted (Permitted Development Rights Revoked)

**Response to Approved Application Ref: 23/02234/FP - Planning Conditions
LD763 - Land Adjacent To Wymondley Bury Lodge Hertfordshire SG4 7JN**

	North Herts Planning Conditions	Action Required	Agents Response
	the Order, (or any subsequent Statutory Instrument which revokes, amends and/or replaces those provisions) shall be carried out without first obtaining a specific planning permission from the Local Planning Authority.		
12	Prior to occupation, the proposed new dwelling shall incorporate an Electric Vehicle (EV) ready domestic charging point.	Pre-Occupation	Noted, See drawing number LD763-P03
13	No development shall commence until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority, including elements of the CLOCS standards as set out in the Highway Authority's Construction Management template. Thereafter the construction of the development shall only be carried out in accordance with the approved Plan: The Construction Management Statement shall include details of: Access arrangements to the site. Traffic management requirements. Construction and storage compounds (including areas designated for car parking, loading / unloading and turning areas). Siting and details of wheel washing facilities. Cleaning of site entrances, site tracks and the adjacent public highway. Timing of construction activities (including delivery times and removal of waste) and to avoid school pick	Pre-Commencement	See CLOCS Report

**Response to Approved Application Ref: 23/02234/FP - Planning Conditions
LD763 - Land Adjacent To Wymondley Bury Lodge Hertfordshire SG4 7JN**

	North Herts Planning Conditions	Action Required	Agents Response
	up/drop off times. Provision of sufficient on-site parking prior to commencement of construction activities. Post construction restoration/reinstatement of the working areas and temporary access to the public highway. 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 which must be kept within the site boundary, pedestrian routes and remaining road width for vehicle movements.		