

## **Appendix 1 – Recommended Conditions of approval for FULL/2020/1417**

1. All development authorised by this permission must be carried out and must be completed in every detail in accordance with the written application, plans and drawings referred to above. No variations to such development amounting to development may be made without the permission of the Authority under the Law.

Reason - To ensure that it is clear that permission is only granted for the development to which the application relates.

2. The development hereby permitted shall be begun within 3 years from the date of grant of this permission.

Reason - This condition reflects section 18(1) of the Land Planning and Development (Guernsey) Law, 2005 which states that planning permission ceases to have effect unless development is commenced within 3 years of the date of grant (or such shorter period as may be specified in the permission).

3. The development hereby permitted and all the operations which constitute or are incidental to that development must be carried out in compliance with all such requirements of The Building (Guernsey) Regulations, 2012 as are applicable to them, and no operation to which such a requirement applies may be commenced or continued unless (i) plans relating to that operation have been approved by the Authority and (ii) it is commenced or, as the case may be, continued, in accordance with that requirement and any further requirements imposed by the Authority when approving those plans, for the purpose of securing that the building regulations are complied with.

Reason - Any planning permission granted under the Law is subject to this condition as stated in section 17(2) of the Land Planning and Development (Guernsey) Law, 2005.

4. No development, including site works, shall begin on site until each tree shown to be retained on the approved plan has been protected in accordance with the details shown on Sexton Green Dwg. No. SGL032-01D. Each tree shall be protected in the agreed manner for the duration of building operations on the application site. Within the areas agreed to be protected, and with the exception of mulching to the base of the retained trees which shall be carried out to the same specification as set out in the proposed landscaping scheme, the existing ground level shall be neither raised nor lowered, and no materials or temporary building or surplus soil of any kind shall be placed or stored thereon. If any trenches for services are required in the protected areas, they shall be excavated and back-filled by hand and any tree roots encountered with a diameter of 5cm or more shall be left unsevered. All building operations shall be carried out in accordance with the measures and oversight specified in the Tree Dimensions Arboricultural Advisory & Consultancy report dated 05 October 2020.

Reason - The trees on this site are the subject of an Area Tree Protection Order, and this condition is imposed to make sure that they are properly protected while building works take place on the site.

5. Within four weeks of the new access being brought into use, the existing access shall be closed permanently with a dry stone wall to match the Les Mares Pellees roadside boundary and the land within the highway reinstated.

Reason - To minimise the number of points of access, in the interests of highway safety and the character of the locality.

6. Precise details of the design, geometry and levels of the new vehicular access hereby permitted shall be submitted to and agreed in writing by the Authority before any development, including site works, takes place. Those details shall specify how the work is to be carried out so as not to cause harm to the adjacent protected trees. The vehicular access shall thereafter be completed in accordance with the agreed details before the first occupation of any part of the development.

Reason - In the interests of protected trees within the site and the character of the locality.

7. Site preparation and construction works associated with the development hereby permitted shall be carried out in accordance with the recommendations set out in the Ecological Assessment submitted as part of this application.

Reason - To minimise adverse impacts on biodiversity.

8. No development, including site works, shall begin on site until such time as full details of the proposed permeable hard surfacing to ensure that all surface water is disposed of within the site have been submitted to and agreed in writing by the Authority. All hard surfaces shall be completed in accordance with the details so agreed before the first occupation of any part of the development.

Reason - In the interests of sustainable development and to mitigate against the risk of flooding outside the site.

9. The landscaping scheme shall be fully completed, in accordance with the details prepared by Sexton Green and submitted as part of this application, in the first planting season following the first occupation of any part of the development or completion of development whichever is the sooner, or in accordance with a programme previously agreed in writing by the Authority. The landscaping scheme shall be maintained in accordance with the Sexton Green maintenance programme, and any trees or plants removed, dying, being severely damaged or becoming seriously diseased, within 5 years of planting shall be replaced in the following planting season by trees or plants of a size and species similar to those originally required to be planted.

Reason - To make sure that the appearance of the completed development is satisfactory and to help assimilate the development into its surroundings.

10. No materials to be used on the exterior of the buildings or hard surfaced areas shall be placed on the site until such time as a written schedule and samples of those materials have been submitted to the Authority. Only materials agreed in writing by the Authority shall be used in carrying out the development.

Reason - To secure the satisfactory appearance of the completed development, in the interests of the character of the locality and setting of adjacent protected buildings.

11. No development shall begin on site until details at 1:10 scale of the following features have been submitted to and agreed in writing by the Authority:

- i) Windows and doors;
- ii) Eaves and verges; and
- iii) Junctions between different materials.

The development shall be carried out only in accordance with the agreed details.

Reason - The information provided with the application does not include full details of the proposed feature(s). This condition is imposed to make sure that the building is of a particularly high standard of design and does not have any adverse impact on the character of the area.

12. No part of the development hereby permitted shall be occupied until details of two sheds each capable of storing a minimum of 2 bicycles and to be located within the garden of each dwelling, have been submitted to and agreed in writing by the Authority, and no part of the building or development hereby permitted shall be used or occupied until the agreed sheds have been provided.

Reason - To encourage the use of bicycles as an alternative to the car.

13. Precise details of the solar thermal/PV panels to be installed as part of the development hereby permitted shall be submitted to and agreed in writing by the Authority before development progresses beyond DPC level. The solar thermal/PV panels so agreed shall be installed before the first occupation of any part of the development.

Reason - In the interests of sustainable development.

14. No development, including site works, shall be carried out until details of existing ground and proposed finished floor levels have been submitted to and agreed in writing by the Authority. The development shall thereafter be completed in accordance with the details so agreed.

Reason - In the interests of the character of the locality.

15. Before the first occupation of any part of the development hereby permitted, bat, bird and hedgehog boxes shall be installed in accordance with recommendations set out in the Ecological Assessment submitted as part of this application. The bat, bird and hedgehog boxes shall thereafter be so maintained.

Reason - To ensure that the development makes a positive contribution towards biodiversity.

16. Improvements to the junction of Les Mares Pellees with La Route Du Braye, the construction of a section of new granite wall containing the Parish crest (or equivalent public art), and any repairs/rebuilding of the boundary walls/banks shall be completed before the first occupation of the development hereby permitted, in accordance with details which shall first have been submitted to and agreed in writing by the Authority. In respect of the new section of wall and repairs to the existing walls/banks, those details shall specify how the work is to be carried out so as not to cause harm to the adjacent protected trees.

Reason - In the interests of highway safety, public amenity and the health of protected trees on the site.

08/10/2020