

Appendix 5

Proposed Conditions - 19/348/PIP

01. Within three years of the date of this permission, a written application and plans in respect of the following matters shall be submitted to, and approved in writing by, the Planning Authority:

- The siting, design and external appearance (including details of materials) of all buildings and other structures including sections showing ground levels of the site and how the dwelling will be dug into any slope. Sections shall be from the boundaries through the east and west facing, and the north and south facing walls of the house and any other buildings, showing the buildings in relation to the existing and proposed ground levels of the site.
- Access to the site (including any surface water drainage scheme for the access).
- The layout of the site, including roads, footways, turning areas and parking areas, noting that the combined area of buildings shall not exceed one third of the site area.
- The design and location of all boundary walls and fences (including materials, colours and heights).
- Landscaping, including details of species, sizes, number, and type of any planting.
- Details of management of surface water drainage.
- The disposal of sewage, noting that the dwelling shall connect to the public sewer.

Reason: The approval is in principle only.

Note: The management of surface water drainage shall be consistent with the principles of Sustainable Urban Drainage Systems (SuDS) compliant with the guidance set out in CIRIA's SuDS Manual C753. The requisite surface water drainage shall be operational prior to the development being brought into use and shall be maintained as such thereafter.

All surface water shall be contained within the development site and there shall be no surface water drainage run-off onto the road or adjacent land.

02. Any damage caused to the existing road infrastructure during construction of the development shall be repaired prior to first occupation of the development, to the satisfaction of the Planning Authority, in conjunction with Roads Services.

Reason: In the interests of road safety.

03. Hours of work during the construction of the development hereby approved in principle, involving the use of machinery and powered tools, or any other operation, for example hammering, that would generate noise audible beyond the boundary of the site, shall be restricted to 07:30 to 18:00 Monday to Friday and 08:00 to 13:00

Saturdays, not at all on Sundays, Christmas or New Year Public Holidays, unless otherwise agreed, in writing, with the Planning Authority.

Reason: In the interest of residential amenity of the area and in order to reduce any possible nuisance arising to nearby residents during the demolition and construction of this development.