



SCHEDULE OF PLANNING CONDITIONS FOR:	Project: CORBRIDGE ROAD	Date	17/12/2019
		By	OC
		Rev	
	Schedule No:	LPA	Northumberland National Park
Date of Planning Permission: 2nd AUGUST 2019			
Original Planning Ref: 19NP0022		Planning Officer: COLIN GODFREY	

CONDITION REFERENCE	DESCRIPTION OF PLANNING CONDITION	PHASE			ACTION REQUIRED BY:	DATE FOR:		APP SUB	COMMENTS / ACTION		COMPLETE
		PRE-COMMENCEMENT	GENERAL COMPLIANCE	PRE-OCCUPATION		CLIENT APPROVAL	SUBMISSION		YES / NO	DRAWING OR DOCUMENT REFERENCE	
1	The development hereby permitted shall be begun before the expiration of three years from the date of this permission.		GENERAL COMPLIANCE							Client to Note	
2	The development hereby approved shall be carried out in complete accordance with the approved plans. These plans are: - Site Plan as Existing, Drawing no. 1139 E 101 - Site Plan and Site Section as proposed, Drawing no. 1139 L (9) 01 -Boundary Treatments as Proposed; Drawing no. 1139 L (9) 02 - Proposed Plans, Drawing no. 1139(0) -Proposed Elevations Drawing no. 1139 L (0) 21. - Garage as Proposed, Drawing no 1139 L (0) 31. - Proposed Roof Plan, Drawing no 1139 I (01) 02. - Proposed Dwelling with Garage and Access, Land North of Greenhaugh, Site Drainage Strategy, Drawing MD1357/0100 - Design and Access Statement. - Extended Phase 1 Survey, Land at Greenhaugh Northumberland, Report No 1 Final, August 2012, E3 Ecology Ltd. - Field North of Greenhaugh Farm, Greenhaugh, Northumberland, Archaeological Assessment, August 2012, The Archaeological Practice Ltd. - Contamination Assessment Screening Assessment Form.		GENERAL COMPLIANCE							Developer / Contractor to Note - to advise Architects and Design Team is any changes are required	
3	The development shall not be occupied until the car parking area has been implemented in accordance with the approved plans. Thereafter the car parking area shall be retained in accordance with the approved plans and shall not be used for any purpose other than the parking area of vehicles associated with the development.			PRE OCCUPATION						Client / Contractor to Note	
4	The development shall not be occupied until a means of vehicular access has been constructed in accordance with the approved plans.		GENERAL COMPLIANCE							Client / Contractor to Note	

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5	Development shall not commence until a Construction Method Statement, together with supporting plan has been submitted to and approved in writing by the Local Planning Authority. The approved Construction Method Statement shall be adhered to throughout the construction period. The Construction Method Statement and plan shall, where applicable, provide for: Details of temporary traffic management measures, temporary access, routes and vehicles. Vehicle cleaning facilities. The parking of site operatives and vehicles. Storage of plant and materials used in constructing the development		PRE START		33 / Contractor		17/12/2019	YES	1139 Condition 5 - CMP [9] 01 - Construction Method Plan 1139 Condition 5 - Construction Method Statement	29/01/2020	
6	There shall be no development of the dwelling and detached garage hereby approved above damp course level until samples and details of the following materials have been submitted to and approved in writing by the Local Planning Authority:		PRE DAMP COURSE LEVEL (PRE START)		33		17/12/2019	YES	1139 Condition 6 - L [0] 31 Proposed Materials	29/01/2020	
7	Prior to the occupation of the dwelling hereby approved, the location of and design of the following, including samples and/or specific product details, shall be submitted to and approved in writing by the Local Planning Authority; The hard surfacing materials to be used in the construction of the access/driveway, pedestrian access, decking and patio paving areas and any other hard surfaced areas;		PRE OCCUPATION		33						
8	Prior to the fixing of any external lighting associated with the development hereby approved, details of the external lighting shall be submitted to and agreed in writing with the Local Planning Authority. Details should include: The specific location of all external lighting units; - Design of all lighting units; - Details of beam orientation and lux levels; and - Any proposed measures such as motion sensors and timers that will be used on lighting units.		PRE OCCUPATION		33 / Contractor						
9	Any site clearance, ground disturbance or tree or shrub removal should not be undertaken in the bird breeding season (March-August), unless a checking survey has first been undertaken by a suitably qualified ecologist and any birds that are found to be nesting being allowed to finish nesting before such work commences.		GENERAL COMPLIANCE		33				Client / Contractor to Note		

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10	No works associated with this development shall commence until the applicant (or their agents or successors in title) has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation submitted by the applicant and approved in writing by the Local Planning Authority. This shall consist of a watching brief of all intrusive groundworks (foundations, services, access and associated landscaping) which may impact upon archaeological remains within the proposal area. The scope of the watching brief need only extend to the top of the archaeological deposits, the natural substrate or the base layer of the development, whichever is observed first.		PRE START		33		17/12/2019	YES		GreenhaughFarm WB - WSI Condition 10	29/01/2020	
11	Prior to any development of the dwelling hereby approved above damp course level, details of renewable energy measures for generating energy from decentralised renewable and/or low carbon sources (as defined in Annex 2 of the National Planning Policy Framework), or justification why it is not feasible or viable to provide these, shall be submitted to and formally approved in writing by the Local Planning Authority. The information submitted should establish accurate details of the predicted energy requirements for the development and demonstrate how the proposals will maximise the embedding of renewable and low carbon energy sources within the development. Any approved renewable energy measures required shall be implemented in full before the first occupation of the development.		PRE DAMP COURSE LEVEL (PRE-START)		33		17/12/2019	YES		1139 Condition 11 - Renewable Energy Statement 1139 Condition 11 -New House-PredictedEPC	29/01/2020	
12	Construction works shall not take place outside of 0800 hours to 1800 hours Mondays to Fridays and 0900 hours to 1700 hours on Saturdays or at any time on Sundays or Bank Holidays.		GENERAL COMPLIANCE		Contractor					Client / Contractor to Note		
13	Prior to the first occupation of the dwelling hereby approved, details of suitable obscure glazing to be applied to the first floor living room window to the north-west elevation of the dwelling shall be submitted to and approved in writing by the Local Planning Authority. The glazing shall be installed in accordance with the submitted details, prior to the first occupation of the property and shall remain as such thereafter		PRE OCCUPATION		33 / Contractor					1139 Condition 13 - Obscure Glazing & Client to provide photographs upon completion		
14	Prior to the first occupation of the dwelling hereby approved, the timber infill to the north-west elevation of the first floor terrace shall be installed in accordance with the submitted details and shall remain as such thereafter.		GENERAL COMPLIANCE		33 / Contractor					Client / Contractor to Note		

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15	Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revising, revoking and re-enacting that Order with or without modification), no windows, doors or other openings other than those expressly authorised by this permission shall be constructed at the first floor level to the north-west elevation.	GENERAL COMPLIANCE			33 / Contractor				Client / Contractor to Note																				
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Notes to Applicant																													

You should note that under the Highway Act 1980 a vehicular access point is required. These works should be carried out before first use of the development. To arrange the installation of a vehicular crossing point (and to make good any damage or other works to the footpath or verge) you should contact the Highways Area Office at: Tynedale westernareahighways@northumberland.gov.uk

Building materials or equipment shall not be stored on the highway unless otherwise agreed. You are advised to contact the Streetworks team on 0345 600 6400 for skips and container licences.

In accordance with the Highways Act 1980 mud, debris or rubbish shall not be deposited on the highway.

In accordance with the mitigation strategy detailed within the Extended Phase 1 Survey, the applicant is encouraged to undertake linear planting along the northern site boundary using a range of locally sourced native species to encourage wildlife.

This planning permission is granted subject to a legal agreement under Section 106 of the Town and Country Planning Act dated 1st August 2019.