

Land North of Wilderness Lane, Great Barr - APP/G4620/W/24/3341688

Proposed Conditions following round table discussion

1. Prior to the commencement of development details of the following matters (in respect of which approval is expressly reserved) shall be submitted to, and approved in writing by, the Local Planning Authority:

- (a) the scale of the development;
- (b) the layout of the development;
- (c) the external appearance of the development;
- (d) the landscaping of the site;

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

Reason: In pursuance of Section 92(2) of the Town and Country Planning Act 1990.

2. In the case of any reserved matters application for approval shall be made not later than the expiration of 18 months beginning with the date of this permission.

Reason: Pursuant to section 92 of the Town & Country Planning Act 1990.

3. The development hereby permitted shall be begun not later than whichever is the later of the following dates: -

the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: Pursuant to section 92 of the Town & Country Planning Act 1990.

4. For those matters not reserved for later approval, the development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan J000 100D

Access Plan General 07381 CI A 0001 Rev P02

Reason: To ensure that any development undertaken complies with the approved plans.

5. The implemented development shall be undertaken in broad accordance with the following approved plans save as may be otherwise required by any of the following conditions or amendments:

Development Framework Plan 09364-FPCR-XX- ZZ-DR-L-0010 P11

Building Height Parameters 09364-FPCR-XX-ZZ-DR-L-0013 P01

Reason: To ensure that any development undertaken under this permission shall not be otherwise than in accordance with the terms of the application, on the basis of which permission is being granted, except in so far as other conditions may so require.

6. a) Prior to the commencement of the development, a desktop study will be undertaken to assess the risk of the potential for on-site contamination. If the desktop study identifies potential contamination, a further detailed site investigation will be carried out to establish the degree and nature of the contamination and its potential to pollute the environment or cause harm to human health.

Where necessary, details of remediation measures shall be provided. Details of the desktop study, site investigation and remediation measures shall be submitted in writing and approved in writing by the local planning authority prior to the commencement of development. All works must conform to Land Contamination Risk Management (LCRM) 2020 (EA, 2020) methods and protocols (or equivalent if replaced) and be carried out by a competent person.

b) In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the local planning authority. An investigation and risk assessment must be undertaken, and where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the local planning authority.

c) Where remediation works have been carried out in pursuance with the preceding conditions, a post remediation report shall be submitted in writing to and approved by the local planning authority before the development is first occupied. The post remediation verification report should detail the remedial works undertaken and demonstrate their compliance. The report should be produced in accordance with Land Contamination Risk Management (LCRM) 2020 (EA, 2020).

Reason: To ensure a safe form of development that poses no unacceptable risk of pollution or harm to persons or the environment in or around buildings and in the interests of public safety and environmental management.

7. a) Prior to the commencement of the development (excluding site preparation, investigation and remediation) details of drainage works (including SUDs) for the disposal of

both surface water and foul sewage shall be submitted to and approved in writing by the local planning authority.

b) The approved drainage works shall be implemented before the development is brought into use and thereafter retained as such.

Reason: To ensure that satisfactory drainage is provided, to reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution in accordance with the National Planning Policy Framework and Policy ENV5 'Flood Risk, Sustainable Drainage Systems and Urban Heat Island' of the Black Country Core Strategy.

8. a) Prior to the commencement of the development (excluding site preparation, investigation and remediation) a detailed method statement setting out job and apprenticeship opportunities which may arise during the construction of the development and/or when the development is brought into use, shall be submitted to and approved in writing by the local planning authority.

b) The approved method statement shall thereafter be implemented.

Reason: In accordance with policy EMP5 of the Black Country Core Strategy, and policy SAD EMP 2 of the Site Allocations and Delivery Development Plan Document.

9. Prior to commencement of any development a Construction (and demolition) Management Plan (CMP) shall be submitted to and approved in writing by the Local Planning Authority. The CMP shall include (but is not limited to):

a) Site ingress/egress including parking areas;

b) Staff/contractor facilities and travel arrangements;

c) Dust mitigation including wheel cleaning measures;

d) Noise and vibration mitigation;

e) Mitigation of the impacts of lighting proposed for the construction phase;

f) Mitigation of impacts of noise and odour proposed for the construction phase;

g) Measures for controlling leaks and spillages, managing silt and pollutants;

h) Plans for the disposal and recycling of waste;

i) Plans for the areas to store materials and

j) Hours of operation

Development shall take place only in accordance with the approved CMP.

Reason: To safeguard nearby residential property from undue noise and disturbance.

10. Prior to commencement, full engineering details of the proposed vehicular access as shown on Drawing 07381-CI-A-0001Rev PO2 shall be submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in accordance with the approved details and open to the public before the occupation of the first dwelling.

Reason: To ensure a satisfactory means of access to the highway.

11. Prior to the commencement of the development (excluding site preparation, investigation and remediation) an Air Quality Assessment will be prepared as part of any future Reserved Matters application, utilising the latest SMBC and DEFRA background data at the time the assessment is being prepared. If suitable Air Quality Mitigation measures are recommended, these must be complied with.

Reason: To ensure suitable air quality mitigation measures are required to make residential development acceptable in this location.

12. As part of the reserved matters submitted pursuant to condition 1 details of how the development will enhance biodiversity (demonstrating a minimum of 20% biodiversity net gain in habitats) shall be submitted to and approved in writing by the local planning authority.

The details shall include:

- updated Metric calculations based on the detailed site layout and landscape scheme and calculated using the Version 4.0 of the DEFRA metric and the baseline condition of the site submitted to the inspector as part of the appeals process;
- a Biodiversity Gain Plan; and
- A timetable for implementation. The development shall be carried out in accordance with the approved details.

Reason: To ensure a net biodiversity gain and to enhance the nature conservation value of the site itself, and as part of the wider landscape in accordance with the NPPF.

13. Prior to the commencement of development, a written scheme of investigation (WSI) for a phased programme of archaeological work shall be submitted to and approved in writing by the local planning authority.

The WSI shall then be implemented as approved, and its findings reported and agreed with the local planning authority prior to the commencement of any ground works associated with the development hereby approved.

Reason: In order to ensure any remains of archaeological importance, which help to increase our understanding of the Metropolitan Borough's historical development are recorded, preserved and protected where applicable, before development commences.

14. Prior to the commencement of development (including demolition, ground works, vegetation clearance) a construction environmental management plan (CEMP: Biodiversity) shall be submitted to and approved in writing by the local planning authority.

The CEMP (Biodiversity) shall be written in accordance with BS42020, including mitigation details on bats, birds, great crested newt, reptiles, hedgehog and badger, as well as any pollution prevention measures. The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.

Reason: To ensure that habitat (including trees, shrubs and hedgerows) together with protected species are not harmed by the development in accordance with the NPPF.

15. Notwithstanding the submitted Framework Travel Plan, before the 50th residential dwelling is occupied, details of a detailed Travel Plan for the development including an implementation timetable shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Local Authority Travel Plan Co-ordinator. The Travel Plan shall set out proposals to promote travel by sustainable modes which are acceptable to the Local Planning Authority. The Travel Plan shall be implemented in accordance with the approved details and timetable unless the Local Planning Authority has previously provided written approval for proposed changes to the plan. The approved Travel Plan shall be monitored and reviewed in accordance with the agreed Travel Plan.

Reason: To promote sustainable modes of transport in line with both local and national objectives.

16. Prior to the commencement of development engineering details for the following highway improvements/offsite works and a timetable for implementation must have been submitted and approved in writing by the Local Planning authority:

- Upgrade of existing pedestrian crossing on A34 to a Toucan crossing
- Provision of a facility to transition cyclists into the northbound and southbound bus lanes;
- Upgrade of pedestrian crossing on A34 to the north of Chapel Lane to be LTN 1/20 compliant; and
- Implementation of a series of dropped kerb with tactile paving at existing junctions along Wilderness Lane.

No dwelling shall be occupied until it is provided with access constructed in accordance with such approved details to the established highway network.

Reason: To ensure the safe and free flow of traffic onto the highway.

17. No site clearance works or development shall take place until there has been submitted to the Local Planning Authority for their written approval a scheme showing the type, height and position of protective fencing to be erected around each tree or hedgerow to be retained. The scheme shall comply with BS 5837:2012.

The area surrounding each tree or hedgerow within the protective fencing shall remain undisturbed during the course of the works, and in particular in these areas:

- a) There shall be no changes in ground levels;
- b) No material or plant shall be stored;
- c) No buildings or temporary buildings shall be erected or stationed;
- d) No materials or waste shall be burnt within 20 meters of any retained tree or hedgerow; and
- e) No drain runs or other trenches shall be dug or otherwise created; without the prior written consent of the Local Planning Authority.

Reason: In the interests of the appearance of the area

18. As part of any future Reserved Matters submission details of bat and bird boxes to be erected on site shall be submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall include details of the number to be provided, design location and timetable for implementation. The approved scheme shall be implemented in accordance with the approved timetable.

Reason: To ensure that habitat (including trees, shrubs and hedgerows) together with protected species are not harmed by the development and to enhance the nature conservation value of the site itself, and as part of the wider landscape in accordance with the NPPF.

19. As part of any future Reserved Matters Submission details of a hedgehog highway shall be submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall include details of the design and location of gaps no less than 13cm x 13cm within the boundary treatments of the hereby approved dwellings and a timetable for implementation. The approved scheme shall be implemented in accordance with the approved timetable.

Reason: To ensure that habitat (including trees, shrubs and hedgerows) together with protected species are not harmed by the development and to enhance the nature conservation value of the site itself, and as part of the wider landscape in accordance with the NPPF.