

RECORD OF DECISIONS BY OFFICERS

Principal Planner (in consultation with the members of the Planning Committee) pursuant to emergency delegations approved by Standards and Audit Committee on 19 March, 2020	Date of Decision: 24.04.2020
Decision/Report Title: APPROVAL OF RESERVED MATTERS FOR ACCESS ROAD ON LAND AT THE BRUSHES, SHEFFIELD ROAD, CHESTERFIELD FOR BIRCHALL PROPERTIES LTD.	
Key Decision: No	Delegation Reference: P000D
Report and Background papers: Public	
<p>Record of Decision:</p> <p>*RESOLVED –</p> <p>That the application be APPROVED subject to the conditions of the outline planning permission CHE/0389/0210 and CHE/0301/0164 as varied by CHE/14/00086/REM1; CHE/14/00088/REM1; CHE/16/00219/NMA and CHE/16/00317/REM1 and subject to the following additional conditions:</p> <p>01. The mitigation measures identified in the Preliminary Ecological Assessment and Ecology Method Statements by ECUS Ltd shall be fully implemented as part of the development hereby agreed.</p> <p>02. Development shall not commence on site until details as specified in this condition have been submitted to the Local Planning Authority for consideration and those details, or any amendments to those details as may be required, have received the written approval of the Local Planning Authority.</p> <p style="padding-left: 40px;">02 A I I. A desktop study/Phase 1 report documenting the previous land use history of the application site.</p> <p style="padding-left: 40px;">02 A II II. A site investigation/Phase 2 report where the previous use of the application site indicates contaminative users or coal mining activity. The site investigation/Phase 2 report shall document the ground conditions of the application site. The site investigation shall establish the full extent, depth and cross-section, nature and composition of any identified previous activity. Ground gas, groundwater and chemical analysis, identified as being appropriate by the desktop study, shall be carried out in accordance with current guidance using UKAS accredited methods. All technical data must be submitted to the Local Planning Authority.</p>	

02 A III III. A detailed scheme of remedial works should the investigation reveal the presence of ground gas, other contamination or mining activity. The scheme shall include a Remediation Method Statement and Risk Assessment Strategy to avoid any risk arising when the site is developed or occupied.

02 B If, during remediation works any contamination or mining activity is identified that has not been considered in the Remediation Method Statement, then additional remediation proposals in relation to the contamination or mining activity shall be submitted to the Local Planning Authority for written approval. Any approved proposals shall thereafter form part of the Remediation Method Statement.

02 C The development hereby approved shall not be occupied until a written Validation Report (pursuant to A II and A III only) has been submitted to and approved in writing by the Local Planning Authority. A Validation Report is required to confirm that all remedial works have been completed and validated in accordance with the agreed Remediation Method Statement.

03 Full details of security measures to be installed at the south end of the lower access road shall be submitted to the local planning authority for consideration. This shall include details of any gates or barriers, their position, advance signage, how access to the wider site is to be managed and any other security measures. The agreed details shall be implemented as part of the development and shall be installed concurrent with the opening of the new road to the public.

04. Within 2 months of commencement of the development details of a full soft landscaping scheme for the development hereby approved shall be submitted to the Local Planning Authority for consideration. The required soft landscape scheme shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers; densities where appropriate, an implementation programme and a schedule of landscape maintenance for a minimum period of five years. Those details, or any approved amendments to those details shall be carried out in accordance with the implementation programme

05. If, within a period of five years from the date of the planting of any tree or plant, that tree or plant, or any tree or plant planted as a replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the Local Planning Authority, seriously damaged or defective, another tree or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

06. Full details of the lighting scheme for the lower access road including design and hours of operation shall be submitted to the local planning authority for consideration. The details agreed in writing shall be implemented as part of the development and shall be retained thereafter.

Date: 24 April 2020

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