

APPENDIX 1

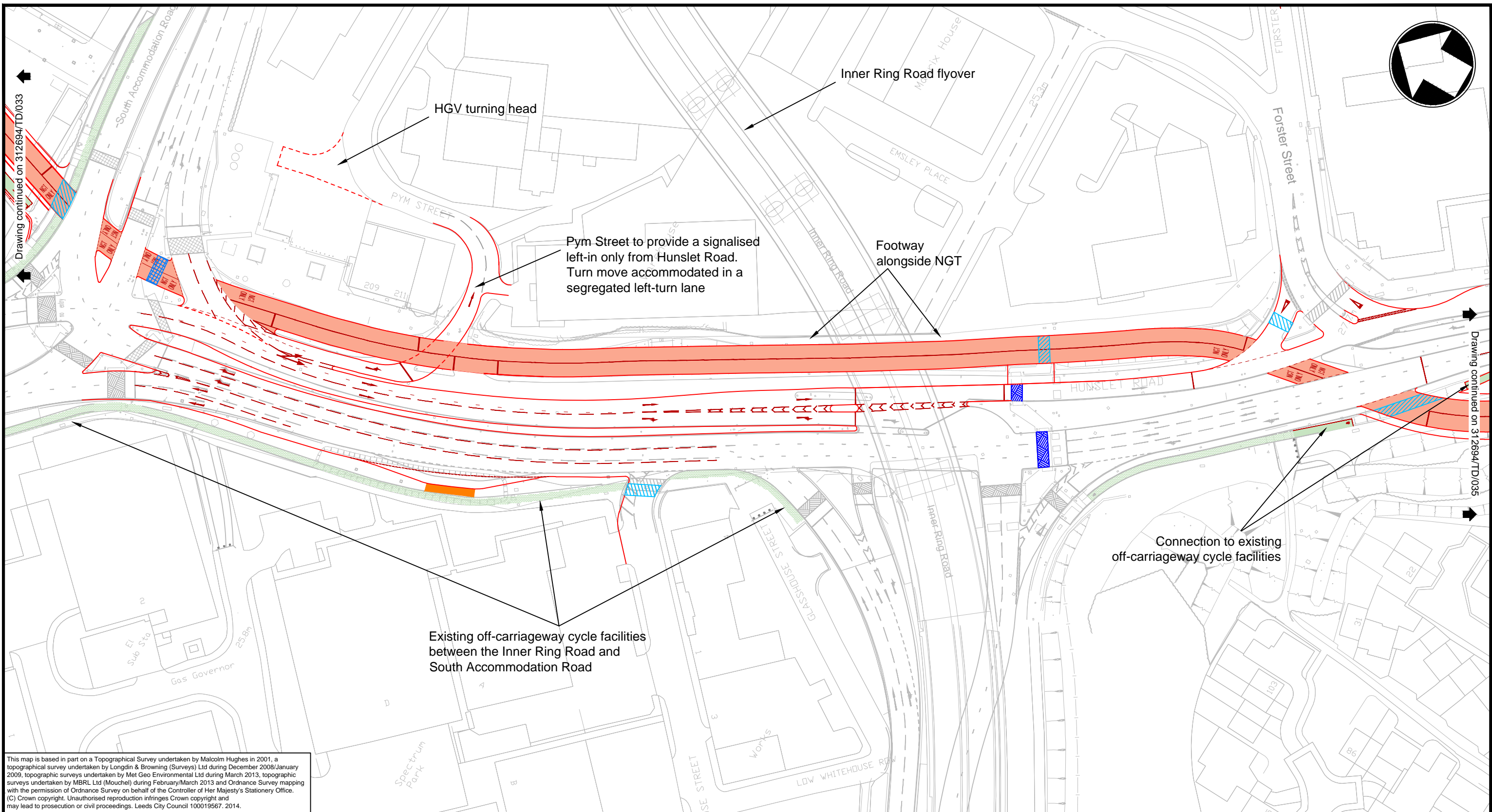
Previous proposals -
back of footway

Revised proposals -
back of footway

Area Previously
Removed Now
Retained (No Impact)

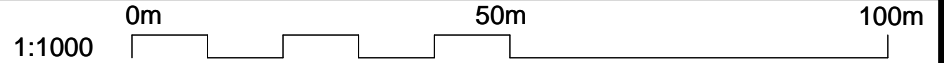


APPENDIX 2



This map is based in part on a Topographical Survey undertaken by Malcolm Hughes in 2001, a topographical survey undertaken by Longdin & Browning (Surveys) Ltd during December 2008/January 2009, topographic surveys undertaken by Met Geo Environmental Ltd during March 2013, topographic surveys undertaken by MBRL Ltd (Mouchel) during February/March 2013 and Ordnance Survey mapping with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. (C) Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Leeds City Council 100019567. 2014.

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METRO

LEEDS CITY COUNCIL

Functionality	
	Shared Space / Simplified Streetscape (cycles, pedestrians, access and others)
	NGT Only (and cyclists where indicated)
	Public Transport Only (and cyclists where indicated)
	Public Transport / Access Only (and cyclists where indicated)
	NGT with General Traffic
	Uncontrolled Pedestrian Crossing
	Zebra Pedestrian Crossing
	Signalised Pedestrian Crossing
	Signalised Cycle/Pedestrian Crossing
	Existing Bus Stop (Retained)
	New or Relocated Bus Stop
	Bus Stop to be Relocated / Removed

Note: Colours are not representative of those to be implemented on the ground but are intended to help convey functionality and proposed infrastructure

Infrastructure	
	NGT Stop Area (showing ramps and plaza surround)
	Modified / New Kerbline
	30 / 50mm High Kerb / Dropped Kerb
	Vertical traffic calming feature
	New Road Markings
	Structures
	NGT Substation
	Embankment
	Proposed Cycleway or Lane
	Unsegregated shared use path (pedestrians and cyclists)
	Cycle Lockers
	Cycle Stands
	Existing Cycle Interfaces / Connections
	Third Party Developments
	Building to be Demolished

Design Freeze Seven Low Road

Drawn	K Montagu	KM
Checked	M Calvert	MAC
Approved	J A Smith	JAS
Scale at A3	1:1000	
Drawing Number	312694/TD/034	
Security	Status	Rev
-	PRE	P4

APPENDIX 3

THE LEEDS TROLLEY VEHICLE SYSTEM ORDER**REVISION OF DRAFT PLANNING, LBC & CAC CONDITIONS****A. CONDITIONS PROPOSED TO BE ATTACHED TO THE DIRECTION BEING SOUGHT FOR DEEMED PLANNING PERMISSION****Preamble****In these conditions:**

"authorised trolley vehicle system" means the system of transport by vehicles constructed or adapted for use on roads without rails under electric power transmitted to them by overhead wires (whether or not there is an additional source of power on board the vehicles) authorised by the Order;

"the development" means the works authorised by the Order;

"Design Statement" means the Urban Design and Access Statement submitted with the application for the Order under document number A-08k;

"the Environmental Statement" means the set of documents of that description submitted with the application for the Order under document number A-08

"the local planning authority" means Leeds City Council

"the Order" means the Leeds Trolley Vehicle System Order 201[4]

1 Time limit for commencement of development

The development hereby permitted shall be begun before the expiration of 10 years from the date that the Order comes into force.

Reason: To ensure that the development is commenced within a reasonable period of time.

2 Construction programme

Prior to the commencement of any works comprised in the development, details of the proposed phasing for the implementation of the authorised trolley vehicle system and the appropriate part of the development to which such phasing relates shall be submitted to and approved by the local planning authority.

Reason: To ensure the orderly execution of the development.

3 Construction management process

Prior to the commencement of any phase of the authorised trolley vehicle system ~~referred to in Condition 2,~~ details of the construction management process including the routing and timing of deliveries, contractor parking facilities, the location of all site compounds and structures and the proposed hours of construction work through the week shall be submitted to and approved by the local planning authority.

Reason: In the interests of public amenity and highway safety.

4 Design Statement

Prior to commencement of any phase of the authorised trolley vehicle system ~~referred to in Condition 2,~~ a Design Statement shall be submitted to and approved by the local planning authority.

Reason: To ensure the satisfactory design of the development.

5 Submissions for approval of all reserved matters for each phase of the authorised trolley vehicle system ~~referred to in Condition 2~~ shall be in accordance with the approved Design Statement, unless otherwise agreed by the local planning authority.

Reason: To ensure the design concepts for the development hereby agreed are carried forward in the detailed planning of the development.

6 Reserved matters

Approval of the details of the following matters shall be obtained from the local planning authority before any development to which such details are relevant is commenced:-

- (a) details of the proposed surface materials to be used for the authorised trolley vehicle system and for any highway surfacing works, and details of the layout and re-instatement of the highway consequent on those works (but not the siting of any part of the authorised trolley vehicle system);

- (b) all new and replacement walls and/or fences or permanent boundary treatment including siting, height and material;
- (c) the design, external appearance and landscaping of the trolley vehicle stops;
- (d) the formation, laying out or alteration of a means of access to any highway used by vehicular traffic;
- (e) the formation, laying out of any new and the alteration of any existing pedestrian route;
- (f) the siting and landscaping of any off-highway vehicle parking areas;
- (g) the laying out, drainage and landscaping of the proposed park and ride sites;
- (h) the landscaping of land disturbed by construction works;
- (i) the siting, design and colour of the authorised trolley vehicle system poles and associated overhead electrical equipment;
- (j) the extent of all building demolition works and any necessary alteration works;
- (k) the proposed reinstatement works on the alignments between Alma Road and Headingley Lane;
- (l) the siting, design and external appearance of any bridge;
- (m) the siting, design and external appearance of any buildings or structures which are not mentioned above, including sub-stations and buildings and structures within the park and ride sites;
- (n) details of the proposed mitigation measures included in the Environmental Statement;
- (o) details of the overhead line equipment including the siting and design of pole supports;
- (p) following consultation with Sport England, details of the design and layout of the proposed new sports facilities (artificial turf pitches, sports pavilion and cricket pitches) at Lawnswood, Bodington and Weetwood playing field sites. The named sports facilities shall not be constructed other than substantially in accordance with Sport England and National Governing Body Technical Design Guidance Notes except where doing so would result in a breach of the terms of the Order.

Reason: To enable reasonable and proper control to be exercised by the local planning authority over aspects of the details of the development.

Informative: The applicant is advised that the design and layout of the sports facilities should comply with the relevant industry Technical Design Guidance, including guidance published by Sport England, National Governing Bodies for Sport. Particular attention is drawn to: Sport England Artificial surfaces for Outdoor Sport (2012), The FA Guide to Artificial Grass Pitches (January 2010) RFU Artificial Grass Pitches for Rugby and Association Football Guidance Document, RFU IRB Comparison of Performance Specification for

[Artificial Surfaces, ECB TS6 - Technical Requirements and Performance Specification for non-Turf Cricket Pitches and ECB Recommended Guidelines for the construction, preparation and maintenance of cricket pitches and outfield at all levels of the game. Sport England Pavilions and Clubhouses](#)

7 Landscaping scheme

No development shall be commenced in any of the following areas until full details of both hard and soft landscaping of that area have been submitted to and approved by the local planning authority:-

- (a) Holt Park terminus;
- (b) Bodington Park and Ride site;
- (c) Weetwood Lane / Otley Road junction (area in front of Three Horseshoes PH);
- (d) the off-highway section at Headingley (from Alma Road to Headingley Lane);
- (e) Hyde Park Corner (from the realigned Victoria Road junction to Cliff Road);
- (f) Woodhouse Moor (from Cliff Road to Clarendon Road);
- (g) University of Leeds/Parkinson Building (from the junction with Blenheim Walk to Cavendish Road);
- (h) Cookridge Street (from Woodhouse Land to St Ann Street);
- (i) Whitfield Way section (from the St Joseph's stop to Church Street);
- (j) Stourton Park & Ride site.;
- (k) [Headingley Lane new public open space.](#)

Hard landscape details shall include, as appropriate, proposed finished levels and/or contours including comparison to existing levels, means of enclosure of open areas, alterations to water courses, car parking layouts, other vehicle and pedestrian access and circulation areas, hard surfacing materials and artefacts and structures (including lighting, furniture, refuse or other storage units, signage, lighting, external services, drainage, manholes, etc). Soft landscape details shall include planting plans, tree pit design and specifications (including load bearing rooting zones, cultivation and other operations associated with plan establishment), schedules of plants noting species, planting sizes and proposed densities where appropriate and a proposed timetable for planting and laying out of hard surfaces. The plans submitted in accordance with this condition shall indicate the location of all trees and/or hedges on the land, together with the species of each tree.

Reason: To ensure that appropriate landscaping mitigation is provided.

8 Trees

No development likely to affect any trees in any phase of the [authorised](#) trolley vehicle system ~~referred to in Condition 2~~ shall take place until:

- (a) any trees having a stem diameter of 100mm or greater intended to be lopped, pruned or felled in connection with the carrying out of development in relation to that phase have been identified in writing to the local planning authority; and that authority has confirmed that the works to be carried out are in conformity with BS5837:2012;
- (b) where trees having a stem diameter of 100mm or greater are to be felled in relation to that phase, a scheme for their replacement has been submitted to and approved by the local planning authority, including provision for the replanting of any trees which require replacement in consequence of accidental damage during the construction period;
- (c) a scheme for the protection, during the period of construction, of all retained mature trees in the vicinity of the development in relation to that phase identifying their location and species and conforming with BS5837:2012, and a method statement including particulars relating to working methods, temporary protective fencing, location of hoardings and areas prohibited for use by contractors, has been submitted to and approved by the local planning authority.

The developer shall subsequently comply with the schemes approved under the requirements of this condition.

Reason: To ensure adequate protection of existing trees and the replacement of trees to be lost.

9 Tree maintenance

If within a period of five years from the date of the planting of any tree, hedge or shrub that tree, hedge or shrub, or any replacement, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree, hedge or shrub of the same species and size as that originally planted shall be planted in the same location as soon as reasonably possible and no later than the first available planting season, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure maintenance of a healthy landscape scheme, in accordance with policies GP5 and LD1 of the Leeds Unitary Development Plan Review 2006.

10 Walls, fences and boundaries

All walls and fences referred to in Condition 6 shall be erected before the phase of the authorised trolley vehicle system ~~referred to in Condition 2~~ to which they relate is brought into use and shall thereafter be retained and shall not be altered or removed without the consent of the local planning authority.

Reason: To ensure that appropriate boundaries are maintained whilst the authorised trolley vehicle system is in operation.

11 Stonework in Conservation Areas

For those phases of the authorised trolley vehicle system ~~referred to in Condition 2~~ passing through the Far Headingley, Headingley and Woodhouse Lane-University Precinct

Conservation Areas, no stonework forming part of the relevant phase of the development shall be commenced until a sample panel of the stonework to be used has been approved by the local planning authority. The panel shall be erected and examined on site to establish the details of bonding, coursing and colour and type of jointing material. The stonework shall be constructed in accordance with the sample panel(s), which shall not be demolished prior to the completion of the development.

Reason: To ensure compatibility with stonework in the conservation areas.

12 Topsoil

Prior to any work commencing (except works to protect trees referred to in Condition 8) on any phase of the authorised trolley vehicle system ~~referred to in Condition 2~~ which includes:-

- (a) the Holt Park, Bodington and Stourton Park and Ride sites and termini;
- (b) the off highway section between Alma Road and Headingley Lane,

the whole of the topsoil shall be stripped off those parts of the sites to be developed, and either removed or retained on site for re-use in a secure position where it will not be damaged or contaminated by construction activities at the sites. Details of the 'secure position' including the location within the sites and maximum height of mounds shall be submitted to and approved by local planning authority prior to commencement of the works on site on that phase.

Reason: To ensure the protection and re-use of topsoil.

13 Lighting system

Details of the lighting system proposed at all trolley vehicle stops and highway and trolley vehicle route intersections along the route (including immediately to the rear of the Arndale Centre) the and to new and replacement footpaths shall be submitted to and approved by the local planning authority and implemented before ~~these parts~~ each such part of the ~~developments are~~ development is brought into operation.

Reason: In the interests of public amenity and safety and to minimise light pollution.

14 Park and ride sites

The park and ride sites and termini at Holt Park, Bodington and Stourton shall not be brought into use until those parts of these sites shown to be used by vehicles, on the plans approved pursuant to Condition 6, have been laid out, drained, and surfaced, as approved, and that area shall not thereafter be used for any other purpose other than the vehicle -related use approved.

Reason: To ensure that the landscaping and drainage of park and ride sites is satisfactory from their opening and that they are not used for un-related purposes.

15 Archaeological investigations

a) No development shall take place within the ~~area of the off-highway section at Headingley until the applicants, or their agents or successors in title, have secured the implementation of areas marked in red on the document titled 'Known areas of Archaeology affected by the NGT Route – February 2014' until~~ a programme of archaeological work including in accordance with a written scheme of investigation which has been submitted to and approved by the local planning authority. The scheme shall include:

- an assessment of significance and research questions;

- the programme and methodology of site investigation and recording;

- the programme for post investigation assessment;

- provision for analysis of the site investigation and recording;

- provision for publication and dissemination of the analysis and records of the site investigation;

- provision for archive deposition of the analysis and records of the site investigation

- nomination of a competent person or persons/organisation to undertake the works set out within the scheme.

b) No development shall take place within each affected area other than in accordance with the Written Scheme of Investigation approved under condition (a) above.

c) The parts of the development within each affected area shall not be brought into use until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (a) above and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason: To ensure adequate protection and recording of archaeological remains.

16 Prevention of water pollution

In carrying out the development, all reasonable steps shall be taken to prevent the pollution of watercourses and groundwater, including by the following methods:

(a) no contaminated material, or polluting construction or demolition material or refuse shall be deposited within the relevant limits;

(b) no rainwater contaminated with silt or soil from ground disturbed during construction works shall be permitted to drain to any surface watercourse or water sewer without sufficient prior settlement;

(c) no foul drainage or contaminated surface water run-off shall be discharged into any borehole, well, spring soak-away or watercourse, including dry ditches connected to a watercourse;

- (d) all surface water drainage from impermeable parking areas, new roadways and hardstandings for vehicles comprised in the development shall be passed through an oil interceptor or other appropriate device before being discharged into any watercourse, surface water sewer or soak-away system; ~~and~~
- (e) prior approval of the construction details of any storage facilities for oils, fuels or chemicals shall be obtained from the local planning authority before that element of the development is commenced; ~~and-~~
- (f) details of measures designed to mitigate the risk of pollution to controlled waters from electricity transformers along the route shall be submitted to and agreed in writing by the local planning authority in consultation with the Environment Agency prior to installation of the electricity transformers.

Reason: To ensure that all reasonable steps are taken to prevent the pollution of watercourses and groundwaters during and after the construction process.

17 Public address systems

No public address system forming part of the development shall be operated until details of the operation of that system, including hours of operation, have been submitted to and approved by the local planning authority. The public address system shall thereafter only be used in accordance with the approved details.

Reason: To avoid undue disturbance and noise pollution.

18 Cleanliness of public highways

Full details of the methods to be employed for the prevention of mud, grit and dirt being carried onto the public highway from the development hereby approved, shall be submitted to and approved by the local planning authority prior to commencement of works on site on the relevant phase of the authorised trolley vehicle system ~~referred to in Condition 2.~~ The methods thereby approved shall be implemented at or prior to the commencement of work on the relevant phase and shall be thereafter retained and employed until completion of works on that phase.

Reason: To ensure that the public highway is kept clear of mud and other construction debris.

19 Contaminated Land

~~Development~~The development shall not commence until a Phase I Desk Study has been submitted to, and approved by, the ~~Local Planning Authority~~local planning authority and:

- (a) Where the approved Phase I Desk Study indicates that intrusive investigation is necessary, development shall not commence until a Phase II Site Investigation Report has been submitted to, and approved by, the ~~Local Planning Authority~~local planning authority,
- (b) Where remediation measures are shown to be necessary in the Phase I/Phase II Reports and/or where soil or soil forming material is being imported to the development site, development shall not commence until a Remediation Statement

demonstrating how the site will be made suitable for the intended use has been submitted to, and approved by, the ~~Local Planning Authority~~local planning authority. The Remediation Statement shall include a programme for all works and for the provision of Verification Reports to provide confirmation that all measures outlined in the Remediation Statement have been successfully completed, including where appropriate, validation testing.

Reason: To ensure that the presence of contamination is identified, risks assessed and proposed remediation works are agreed in order to make the site 'suitable for use' in accordance with Policy GP5 of the Leeds Unitary Development Plan Review 2006 and paragraphs 120 to 122 inclusive of the National Planning Policy Framework.

20 If remediation is unable to proceed in accordance with the approved Remediation Statement, or where significant unexpected contamination is encountered, the ~~Local Planning Authority~~local planning authority shall be notified in writing immediately and operations on the affected part of the site shall cease. An amended or new Remediation Statement shall be submitted to, and approved by, the ~~Local Planning Authority~~local planning authority prior to any further remediation works which shall thereafter be carried out in accordance with the revised approved Remediation Statement.

Reason: To ensure that any necessary remediation works are identified to make the site 'suitable for use' in accordance with Policy GP5 of the Leeds Unitary Development Plan Review 2006 and paragraphs 120 to 122 inclusive of the National Planning Policy Framework.

21 On completion of remediation works required by an approved Remediation Statement, any Verification Reports provided for in that Statement in respect of those works shall be submitted to the local planning authority in accordance with the approved programme. The site or phase of a site shall not be brought into use until such time as all verification information has been approved by the local planning authority.

Reason: To ensure that the remediation works are fully implemented as agreed and the site has been demonstrated to be 'suitable for use' in accordance with Policy GP5 of the Leeds Unitary Development Plan Review 2006 and paragraphs 120 to 122 inclusive of the National Planning Policy Framework.

22 Environmental mitigation measures

No phase of the authorised trolley vehicle system ~~referred to in Condition 2~~ shall be commenced until a scheme for implementation of necessary mitigation measures specified in the Environmental Statement in relation to that phase has been submitted to and approved by the local planning authority. The mitigation measures shall be implemented in accordance with the approved scheme.

Reason: To mitigate anticipated environmental impacts arising from the development.

23 Bodington playing fields

No development in relation to the construction of the Bodington Park and ~~ride~~Ride car park shall commence until a community use scheme relating to the use of replacement playing pitches and changing facilities at the Bodington University campus, as approved under

Condition 6, has been submitted to and approved by the local planning authority (in consultation with Sport England). The scheme shall include details of pricing policy, hours of use for community groups, ~~and~~ access by non-university users/~~non-members~~, management responsibilities and include a mechanism for review. The scheme shall be implemented in accordance with the approved details.

Reason: To secure well managed safe community access to the sports facility, to ensure sufficient benefit to the development of sport and to accord with paragraph 74 of the NPPE.

24 Training and employment opportunities

Prior to the commencement of development an employment and training strategy shall be submitted to and approved by the local planning authority. The strategy shall include details of measures to provide for the recruitment and training of local people and employment of local people in the construction and operation of the authorised trolley vehicle system. The strategy shall be implemented prior to the commencement of development.

Reason: To secure appropriate training and employment opportunities in accordance with policy R5 of the Leeds Unitary Development Plan Review 2006.

~~25 Approval under these conditions~~

~~Where under any of these conditions the approval, agreement or consent of the local planning authority is required, it shall be given in writing.~~

~~**Reason:** To provide certainty in the approvals process.~~

~~26 Implementation~~

~~With respect to any condition ~~set out above~~ that requires the approval of the local planning authority, the works or matters thereby approved shall ~~be carried out in accordance with the approved details and timescales~~, unless otherwise approved by the local planning authority.~~

~~**Reason:** To ensure that any development carried out complies with requisite approvals, and to provide flexibility for the local planning authority to agree amendments to details previously approved.~~

Environment Agency Proposed Conditions

[25] Flood Risk Assessment

The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) prepared by Mott MacDonald dated September 2013.

Reason: To reduce the risk of flooding to the proposed development and future users, in accordance with the requirements of the National Planning Policy Framework.

[26] Approval of works in flood zone 3

Prior to any works within the development to increase ground levels in an area of flood zone 3 on the Environment Agency Flood Map, details of these works shall be submitted to and approved in writing by the local planning authority in consultation with the Environment Agency. The works shall be carried out in accordance with the approved details.

Reason: To prevent flooding elsewhere by ensuring that compensatory storage of flood water is provided in accordance with the requirements of the National Planning Policy Framework.

[27] Site Waste Management Plan

Prior to the commencement of the development a Site Waste Management Plan (SWMP) shall be submitted to and approved in writing by the local planning authority in consultation with the Environment Agency. The developer shall comply with details of the SWMP approved under the requirements of this condition.

Reason: To ensure the sustainable management of wastes in the construction of the scheme.

Natural England proposed condition

[28] Bats

Prior to the commencement of any phase of the development which may affect bats and/or their habitat, a detailed mitigation and monitoring strategy (in accordance with the measures set out in the Environmental Statement) must be submitted to, and approved in writing by the local planning authority. All works shall be carried out in accordance with the approved strategy.

Sport England proposed conditions

[29] Replacement playing fields

No development in relation to the construction of the Bodington Park and Ride car park shall commence until the replacement artificial sports pitches at Lawnswood (as set out on plan 312694/TD/009B) have been implemented.

Reason: To ensure the satisfactory quantity, quality and accessibility of compensatory provision which secures continuity of use and to accord with Development Plan Policy, and paragraph 74 of the NPPF.

[30] Continuity of sports provision during construction

No development in relation to the construction of the Bodington Park and Ride car park shall commence until a scheme to ensure the continuity of the existing sports use of the playing fields shown on Drawing No. 312694/TD/009B during construction works is submitted to and approved in writing by the local planning authority after consultation with Sport England. The scheme shall ensure that any temporary relocation of pitch users is to a replacement facility or facilities at least as accessible and at least equivalent in terms of usefulness.

attractiveness and quality to the existing playing fields. The approved scheme shall be implemented and complied with in full throughout the carrying out of the development.

Reason: To protect playing fields from damage, loss or availability of use and to accord with Development Plan Policy, and paragraph 74 of the NPPF.

[31] Approval under these conditions

Where under any of these conditions the approval, agreement or consent of the local planning authority is required, it shall be given in writing.

Reason: To provide certainty in the approvals process.

[32] Implementation

With respect to any condition that requires the approval of the local planning authority, the works or matters thereby approved shall be carried out in accordance with that approval, unless otherwise approved in writing by the local planning authority provided that such further approval may only be given in relation to minor or immaterial changes where it has been demonstrated to the satisfaction of the local planning authority that the subject matter of the approval or agreement sought is unlikely to give rise to any materially new or materially different environmental effects from those assessed in the Environmental Statement.

Reason: To ensure that any development carried out complies with requisite approvals, and to provide flexibility for the local planning authority to agree amendments to details previously approved.

B. DRAFT CONDITIONS FOR OLE FIXING LISTED BUILDING CONSENT (LBC003, LBC005, LBC010, LBC011, LBC013-LBC016, LBC018-LBC059, LBC061)

1 Time Limit for Commencement of Development

The works to a listed building hereby permitted shall begin before the expiration of five years from the date of this beginning with the date of this consent.

Reason: To comply with the requirements of section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Section 51 of the Planning and Compulsory Purchase Act 2004.

2 Approval of Details

No overhead line equipment fixings may be placed on a listed building until a written scheme for that building, to minimise any damage and the risk of damage to the fabric of the building, has been submitted to and approved by the local planning authority, in consultation with English Heritage. The written scheme shall include:

- (a) the design, positioning and material of the overhead line equipment fixings;
- (b) survey drawings and photographs of all external parts of the listed building to be affected by the overhead line equipment fixings;
- (c) a report detailing the results of a structural assessment and investigations into the condition of the listed building to confirm the suitability of the proposed overhead line equipment fixing positions;
- (d) a method statement for the works; and
- (e) confirmation that the proposals have been discussed with the building owner.

Reason: To enable reasonable and proper control to be exercised over the detail of the works.

3 Invasive surveys

Where an invasive survey is considered necessary to determine the position and design of the fixing, a method statement for that survey shall be submitted to the local planning authority for its written approval, in consultation with English Heritage, before the survey is commenced.

Reason: To ensure that any investigative and mitigation works required are undertaken in an appropriate manner.

4 Removal of overhead line fixings

Prior to the removal of any overhead line equipment installed under this consent is removed, a method statement for making good the fixing holes shall be submitted to the local planning authority for its written approval.

Reason: To ensure that mitigation is carried out and that mitigation works required are undertaken in an appropriate manner.

5 Implementation of works hereby permitted

With respect to any conditions that require the approval of the local planning authority, the works or matters thereby approved shall be carried out in accordance with that approval, unless otherwise approved in writing by the local planning authority provided that such approval may only be given in relation to minor or immaterial changes where it has been demonstrated to the satisfaction of the local planning authority that the subject matter of the approval or agreement sought is unlikely to give rise to any materially new or materially different environmental effects from those assessed in the **environmental statement** [Environmental Statement](#).

Reason: To ensure that any works carried out comply with requisite approvals.

C. DRAFT CONDITIONS FOR NON-OLE FIXING LISTED BUILDING CONSENT (LBC001, LBC002, LBC004, LBC006-LBC009, LBC012, LBC017, LBC060)

1 Time Limit for Commencement of Development

The works to a listed building hereby permitted shall begin before the expiration of five years from the date of this beginning with the date of this consent.

Reason: To comply with the requirements of section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Section 51 of the Planning and Compulsory Purchase Act 2004.

2 Approval of details

The works to a listed building hereby permitted shall not begin until a written scheme for that building, to minimise any damage and the risk of damage to the fabric of the building, has been submitted to and approved by the local planning authority, in consultation with English Heritage. The written scheme shall include:

- (a) survey drawings and photographs of all external parts of the listed building to be affected by the works;
- (b) a report detailing the results of a structural assessment and investigations into the condition of the listed building;
- (c) a method statement for the works; and
- (d) confirmation that the proposals have been discussed with the building owner.

Reason: To enable reasonable and proper control to be exercised over the detail of the works.

3 Implementation of works hereby permitted

With respect to any conditions that require the approval of the local planning authority, the works or matters thereby approved shall be carried out in accordance with that approval, unless otherwise approved in writing by the local planning authority provided that such approval may only be given in relation to minor or immaterial changes where it has been demonstrated to the satisfaction of the local planning authority that the subject matter of the approval or agreement sought is unlikely to give rise to any materially new or materially different environmental effects from those assessed in the **environmental statement**[Environmental Statement](#).

Reason: To ensure that any works carried out comply with requisite approvals.

D. DRAFT CONDITIONS FOR CONSERVATION AREA CONSENT (CAC001 – CAC017)

4 4-Time Limit for Commencement of Development

The works hereby permitted shall begin before the expiration of five years from the date of this beginning with the date of this consent.

Reason: To comply with the requirements of section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Section 51 of the Planning and Compulsory Purchase Act 2004.

5 5-Method Statement

No works hereby permitted shall commence until a method statement for the works ~~related~~relating to a particular conservation area consent has been submitted to and approved in writing by the local planning authority.

Reason: To ensure that any demolition is carried out in accordance with approved details.

6 6-Implementation of works hereby permitted

With respect to any conditions that require the approval of the local planning authority, the works or matters thereby approved shall be carried out in accordance with that approval, unless otherwise approved in writing by the local planning authority provided that such approval may only be given in relation to minor or immaterial changes where it has been demonstrated to the satisfaction of the local planning authority that the subject matter of the approval or agreement sought is unlikely to give rise to any materially new or materially different environmental effects from those assessed in the ~~environmental statement~~Environmental Statement.

Reason: To ensure that any works carried out comply with requisite approvals.

