

- c. measures to encourage the use of alternative modes of transport other than the private car by persons associated with the site
- d. provision of up-to-date details of public transport services
- e. continual appraisal of travel patterns and measures provided through the travel plan
- f. improved safety for vulnerable road users
- g. a reduction in all vehicle trips and mileage
- h. a programme for the implementation of such measures and any proposed physical works
- i. procedures for monitoring the uptake of such modes of transport and for providing evidence of compliance.

Reason: To establish measures to encourage more sustainable non-car modes of transport.

11. The development hereby permitted must be carried out in strict accordance with the Traffic Management Plan (Ref. F08.01 Rev. 7) dated 19 March 2019. The approved Statement shall be adhered to throughout the construction period for the phase.

Reason: To provide for appropriate on-site vehicle parking and storage facilities, in the interests of highway safety and the general amenity of the area.

12. The development hereby approved, must, at all times, be carried out in accordance with the recommendations set out in section 5.1 of the Ecological Impact Assessment (Naturally Wild Consultants Limited, ref. APP-18-17, dated November 2018).

Reason: In the interests of protecting wildlife and their habitats.

13. Any excavation works adjacent to any trees and hedges within the site must utilise hand dig methods to avoid excessive damage to the tree and hedge roots.

Reason: To ensure that the trees and hedges within the area of proposed development are not damaged during construction works in order to ensure that the character and visual amenity of the area is not impaired.

14. Any tree removals, pruning or crown lifting works must be carried out prior to works commencing and shall be carried out in accordance with BS 3998 (2010): British Standard Recommendations for Tree Work, using a suitably qualified and insured arboricultural contractor.

Reason: To ensure protection during construction works of trees which are to be retained on and near the site and in the interests of visual amenity.

15. No retained tree must be cut down, uprooted or destroyed, nor must any retained tree to be topped or lopped other than in accordance with the approved plans and particulars. Any topping or lopping approved must be carried out in accordance with British Standard [3998 (Tree Work)]. If any retained tree is removed, uprooted or destroyed or dies, another tree must be planted at the same place and that tree must be of such size and species, and must be planted at such time, as may be specified in writing by the County Planning Authority.

Reason: To ensure that the retained trees within the area of proposed development are not damaged and in the interests of visual amenity.

Informatives:

1. Any trees, shrubbery or other dense vegetation should be removed outside the bird nesting season (March to August inclusive for most species), or after a competent person has confirmed that no nesting birds are present. If an occupied nest is found, work will need to be delayed until after young have fledged.

Explanation: Conservation of wildlife and to ensure compliance with the Wildlife & Countryside Act 1981 (as amended).
2. The external lighting scheme should comply with the Institution of Lighting Professionals Guidance Note for the reduction of obtrusive light 2011 (or later versions). It should be designed so that it is the minimum needed for security and operational processes and be installed to minimise potential pollution caused by glare and spillage.
3. You are advised that a separate licence will be required from the Highway Authority in order to allow any works in the adopted highway to be carried out. The 'Specification for Housing and Industrial Estate Roads and Private Street Works' published by North Yorkshire County Council, the Highway Authority, is available at the County Council's offices. The local office of the Highway Authority will also be pleased to provide the details constructional specification referred to Condition 8.

Statement of Compliance with Article 35(2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015

In determining this planning application, the County Planning Authority has worked with the applicant adopting a positive and proactive manner. The County Council offers the opportunity for pre-application discussion on applications and the applicant, in this case, chose not to take up this service. Proposals are assessed against the National Planning Policy Framework, Replacement Local Plan policies and Supplementary Planning Documents, which have been subject to proactive publicity and consultation prior to their adoption. During the course of the determination of this application, the applicant has been informed of the existence of all consultation responses and representations made in a timely manner which provided the applicant/agent with the opportunity to respond to any matters raised. The County Planning Authority has sought solutions to problems arising by liaising with consultees, considering other representations received and liaising with the applicant as necessary. Where appropriate, changes to the proposal were sought when the statutory determination timescale allowed.

DAVID BOWE
Corporate Director, Business and Environmental Services

Author of report: Sukaina Devraj

Background Documents to this Report:

1. Planning Application Ref Number: C6/19/03583/CMA (NY/2019/0141/73A) registered as valid on 21 August 2019. Application documents can be found on the County Council's Online Planning Register by using the following web link:
<https://onlineplanningregister.northyorks.gov.uk/register/PlanAppDisp.aspx?recno=10880>
2. Consultation responses received.
3. Representations received.

Appendix A – Committee Plan



