

Appendix C



Model Conditions

Site Access

Access

The development hereby permitted shall not be occupied until the vehicular access, (including any dropped kerbs) has been laid out and constructed in accordance with the details shown on the approved plans.

Reason: In the interests of highway safety

Junction completion

No works shall commence on site (other than those required by this condition) on the development hereby permitted until the first [#m] of the proposed access road, including the junction with the existing public road and associated visibility splays, has been completed to at least binder course level.

Reason: To reduce potential highway impact by ensuring that there is a satisfactory access at the commencement of construction works and for the duration of the development.

Visibility

Visibility (Vehicular)

The vehicular access hereby permitted shall not be brought into use until the existing roadside frontage boundaries have been [set back/lowered] to provide visibility splays extending from a point [##m] back along the centre of the access (measured from the public road carriageway edge) to a point on the nearer carriageway edge of the public road [##m] distant in both directions, and the area between those splays and the carriageway shall be reduced in level and thereafter maintained so as to provide clear visibility between those points at a height of between 0.6m and 2.1m above the adjacent carriageway level.

Reason: To reduce potential highway impact by ensuring that adequate visibility is provided and maintained.

Visibility (Vehicular)

The development hereby permitted shall not be [brought into use /commenced] until visibility splays for the site access have been provided in accord with the approved details and thereafter maintained so as to provide clear visibility between those points at a height of between 0.6m and 2.1m above the adjacent carriageway level.

Reason: In the interests of highway safety.

Parking/Turning/Loading and Unloading/ Electric Car Charging/Cycle Parking

Parking (full permission)

The development hereby permitted shall not be brought into use until the areas for the manoeuvring, parking, loading and unloading of vehicles have been made available, surfaced and marked out, and the areas shall subsequently be maintained for these purposes at all times.

Reason: To reduce potential highway impact by ensuring that adequate parking and manoeuvring facilities are available within the site.

Electric car charging – paragraph 35 NPPF details required

Prior to the development being brought into use, details of electric car charging points shall be submitted to and approved in writing by the Local Planning Authority and no occupation of the development shall occur until the approved details have been completed and thereafter maintained.

Reason: To ensure that the opportunities for sustainable transport modes have been taken up.

Cycle Parking – details required (Use on flats or non-residential).

The [dwelling(s)/building(s)/development] hereby permitted shall not be occupied until secure and sheltered cycle storage facilities for a minimum of [#] bicycles has been made available in accordance with details to be submitted to and approved in writing by the LPA in accordance with SBCs Parking Standards, and thereafter maintained.

Reason: To promote and encourage sustainable transport and travel.

Motorcycle Parking

The [dwelling(s)/building(s)/development] hereby permitted shall not be occupied until an area of parking for a minimum of [#] motorcycles has been made available in accordance with details to be submitted to and approved in writing by the LPA in accordance with SBCs Parking Standards, and thereafter maintained.

Reason: To ensure adequate parking for motorcycles.

Construction

Construction Method Statement

No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall:

- i. specify the type and number of vehicles;
- ii. specify access route to the site;
- iii. provide for the parking of vehicles of site operatives and visitors;
- iv. provide for the loading and unloading of plant and materials;
- v. provide for the storage of plant and materials used in constructing the development;
- vi. provide for wheel washing facilities;
- vii. specify the intended hours of construction operations;
- viii. measures to control the emission of dust and dirt during construction

Reason: To reduce the potential impact on the public highway during the site preparation and construction phase(s) of development.

Estate Road Layout

Estate Road Layout (outline)

The development shall be served by an access road(s) laid out and constructed in accordance with the approved reserved matters details and no [dwelling/building] on the development shall be occupied until the road (including vehicular turning head(s), street lighting, drainage and footways where proposed) providing access from the nearest public road to that [dwelling/building] has been completed to at least binder course and footways to surface course level in accordance with the details so approved.

Reason: To ensure a satisfactory means of access for occupants of the development.

Estate Road Layout (full)

No dwelling on the development hereby approved shall be occupied until the carriageway(s) (including surface water drainage/disposal, vehicular turning head(s) and street lighting) providing access from the nearest public highway to that dwelling have been completed to at least binder course level and the footway(s) to surface course level.

Reason: To ensure a satisfactory means of access for occupants of the development.

Estate Road Maintenance (and note)

No development shall be commenced until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved in writing by the Local Planning Authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as either a dedication agreement has been entered into or a private management and maintenance company has been established.

Reason: In the interest of highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the approved development; and to safeguard the visual amenities of the locality and users of the highway.

For Information: There are no other legislative means to ensure that estate roads are maintained to a safe and suitable standard, in accordance with paragraph 32 of the NPPF/TR2 of Swindon Borough Local Plan. A section 38 agreement is voluntary, whilst the advanced payments code does not cover on-going maintenance.

Informative Notes

Works in Public Highway

The proposed development will require works to be carried out on the public highway and the Applicant/ Developer is required to enter into a legally binding Highway Works Agreement (including an appropriate bond) with the Local Highway Authority before commencing works on the development.

TransportDevelopment@Swindon.gov.uk

Dropped Kerbs

In addition to this consent, the proposed development will require separate Local Highway Authority approval for the construction of the proposed permanent vehicular crossing over highway land. The Applicant is required to obtain this approval before works commence and is therefore recommended to contact Swindon Borough Council's Street Works Management Department in this respect as soon as possible. The works will be under taken at the applicant's expense.

Streetworks@Swindon.gov.uk

Estate Road Maintenance

The applicant is advised that to fully comply with condition ## above, the local planning authority requires a copy of a completed dedication agreement between the applicant and the local highway authority or the constitution and details of a Private Management and Maintenance Company confirming funding, management and maintenance regimes.

TransportDevelopment@Swindon.gov.uk

APC Bond

The Local Highway Authority will require the developer/landowner to provide a surety under the Advance Payment Code (APC) provisions within the Highways Act 1980 (Sections 219 to 225), to ensure the proper implementation of new private highway which may be offered for adoption to the LHA at a later date, either by way of a Section 38 Agreement, or at the request of the frontagers. Further information in this respect may be obtained by contacting Swindon Borough Council's Transport Development Management team.

TransportDevelopment@Swindon.gov.uk

Street Naming and Numbering

In addition to this consent, under the Town Improvement Clauses Act 1847 the applicant is required to contact SBC's Street Naming & Numbering Officer as soon as possible with regard to registering new or changes to the official address of any properties within this development.

http://www.swindon.gov.uk/info/20031/roads_parking_and_transport/321/apply_for_street_name_or_number

Residential Parking Permits

The applicant should be advised that occupants of the flats, with the exception of disabled persons only, shall not be permitted to obtain from the Council a parking permit to park any vehicle within the local Residents Parking Zones, or any replacement parking scheme established and operated by the Council in the area. The applicant should therefore ensure that all prospective residents are made aware of the lack of parking available to the property prior to occupation, and that parking without a permit is subject to parking regulations and enforcement.

No Surface Water to Drain onto Highway

The applicant is informed that, to conform to the terms of Section 163 of the Highways Act 1980, surface water should not be allowed to drain directly from the site onto any highway, and the Local Highway Authority will require adequate safeguards to be incorporated into the development to ensure that such a situation does not arise.

Public Rights of Way 1

The grant of planning permission does not permit any changes, alterations, obstructions, diversions, closures or additional use by motor vehicles of any public rights of way affected by the proposal, the developer is required to contact the Council's public rights of way team for permission prior to undertaking any works.

Public Rights of Way 2

In addition to this consent, the developer will require Local Highway Authority approval in connection with the Public Right of Way. The Applicant is required to obtain this approval before works commence, and is therefore recommended to contact Swindon Borough Council's Highway Infrastructure Asset Management Department in this respect as soon as possible.

highwayassets@swindon.gov.uk

Retaining Wall

The proposed retaining wall will require the approval of the Local Highway Authority in accordance with Section 167 of the Highways Act 1980 and the applicant is required to submit plans, sections and specifications of the retaining wall for approval prior to construction works commencing.

TransportDevelopment@Swindon.gov.uk

Structures and the Public Highway

In addition to this consent, the developer will require separate Local Highway Authority approval to the construction of the proposed structure adjacent to the public highway in accordance with Sections 167 & 179 of the Highways Act 1980. The Applicant is required to obtain this approval before works commence and is therefore recommended to contact Swindon Borough Council's Highway Infrastructure Asset Management Department in this respect as soon as possible.

highwayassets@swindon.gov.uk

Telecoms and the Public Highway

In addition to this consent, the proposed structure will require a separate structural approval in line with Design Manual for Roads & Bridges BD2 for the erection of a structure in or adjacent to the public highway. The Applicant is required to obtain this approval prior to any works commencing, and is therefore recommended to contact Swindon Borough Council's Highway Infrastructure Asset Management Team (01793-466707 / 466137 or highwayassets@swindon.gov.uk) in this respect as soon as possible.