

Version 4.0 Land at Cold Law – Suggested Conditions

1	<p>The development hereby permitted shall be begun before the expiration of three years from the date of this permission.</p> <p>Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).</p>
2	<p>The development hereby permitted shall not be carried out otherwise than in accordance with the following plans and documents:</p> <p>18028.901 Rev P1 Proposed General Arrangement dated 11.05.18 18028.902 Rev P1 Foundation Proposal dated 11.05.18 1131_011 Proposed Layout Plan dated 02.01.18 1131_012 Proposed Layout Plan - Construction dated 02.01.18 1131_100 Landscape Strategy dated 02.01.18 1131_101 Landscape Strategy - Car Park Area dated 16.01.19 1131_111 Existing and Proposed Sections -Landmark and Viewing Area dated 18.01.19 1131_110 Existing and Proposed Sections - Site Wide dated 18.01.19 2542C/514 Rev A Indicative Surface Water Drainage Plan dated 16/01/19 2532C-510 REV B Construction Details dated 29 March 2019 JN1784 DWG-0005 Rev C Swept Path Analysis Coach JN1748 DWG-0007 Rev C Swept Path Analysis Refuse Vehicle JN1748 DWG-0009 Site Access Arrangements JN1748 DWG-0010 Rev B Swept Path Analysis Refuse collection Outline Surface Water Drainage Strategy Shadbolt Civil & Structural Issue 1 dated January 2019 Ecological Appraisal E3 Ecology Ltd dated January 2019</p> <p>Reason: To ensure that the approved development is carried out in accordance with the approved plans</p>
3	<p>The development shall be undertaken in accordance with the recommendations and mitigation documented in the report, “Ecological Appraisal, Elizabeth Landmark, Ray Estate, dated January 2019, by E3 Ecology, including the following:</p> <ol style="list-style-type: none"> 1. Vegetation clearance will be undertaken outside of the bird nesting season (March to August inclusive) unless a checking survey by a suitably experienced ornithologist confirms the absence of active nests. 2. Soil stripping will not be undertaken whilst reptiles are hibernating, during November to February.

	<p>3. An ecological clerk of works shall be present on-site to provide advice during site clearance, SuDS construction, construction of areas of temporary and permanent hard standing, and habitat creation post construction.</p> <p>4. Any excavations left open overnight will have a means of escape for mammals that may become trapped in the form of a ramp at least 300mm in width and angled no greater than 45°.</p> <p>Reason: To avoid harm to protected and priority species and habitats.</p>
<p>4</p>	<p>Notwithstanding the details submitted, prior to the commencement of development:</p> <p>(a) details and the specification of the final finish of the sculpture; and</p> <p>(b) samples of all materials, colours and finishes to be used on all external surfaces,</p> <p>shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details.</p> <p>Reason: in the interests of visual amenity of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the area in accordance with policies NE1 and BE1 of the Tynedale LDF Core Strategy.</p>
<p>5</p>	<p>Development shall not commence until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved Construction Method Statement shall be adhered to throughout the construction period. The Construction Method Statement shall, where applicable, provide for:</p> <p>i. details of temporary traffic management measures, temporary access, routes and vehicles;</p> <p>ii. vehicle cleaning facilities;</p> <p>iii. the parking of vehicles of site operatives and visitors;</p> <p>iv. the loading and unloading of plant and materials; and</p> <p>v. storage of plant and materials used in constructing the development</p> <p>Reason: In the interests of highway safety, in accordance with the National Planning Policy Framework.</p>
<p>6</p>	<p>Prior to commencement of development a detailed drainage strategy which includes full details of the swale and SuDS basin shall be submitted and approved by the Local Planning Authority. Any scheme shall include details that are designed to restrict flows to 5l/s. The development shall not be carried out otherwise than in accordance with the approved scheme.</p>

	Reason: To ensure effective disposal of surface water from development in accordance with the National Planning Policy Framework.
7	<p>Prior to the commencement of development, the details of each boardwalk at the point where it crosses a watercourse shall be submitted to and agreed in writing by the Local Planning Authority. Each boardwalk shall be constructed in accordance with the approved details and thereafter maintained for the lifetime of the development.</p> <p>Reason: To ensure that the proposed works do not have an unacceptable impact on land drainage</p>
8	<p>No development shall commence until a method statement to avoid harm to reptiles has been submitted to and approved in writing by the Local Planning Authority.</p> <p>The method statement shall detail measures to be taken to reduce the risk of potential harm to reptiles which may use the area. All areas with a risk of supporting reptiles shall be identified by the project ecologist and shall only be cleared in strict accordance with the approved method statement. Thereafter the development shall be carried out in accordance with the approved method statement.</p> <p>Reason: to reduce the chance of harm to a protected species from the outset of the development.</p>
9	<p>No development shall be undertaken until a construction environmental management plan (CEMP) has been submitted and approved in writing by the Local Planning Authority. The CEMP shall detail the following:</p> <ul style="list-style-type: none"> • Measures to reduce the risk of pollution to the nearby watercourses; • Measures to be taken in the event of a pollution incident; and • Responsible persons and lines of communication. <p>The approved CEMP shall be adhered to and implemented throughout the construction period.</p> <p>Reason: To ensure that a watercourse is not polluted or contaminated during development works.</p>
10	<p>Prior to the commencement of development details of a landscape and biodiversity management plan (LBMP) shall be submitted to and be approved in writing by the Local Planning Authority. The contents of the LBMP shall include details of the following:</p> <ol style="list-style-type: none"> 1. Aims and objectives for the plan. 2. The method of use of rock arisings to create species rich grasslands including whin grassland as a priority.

	<ol style="list-style-type: none"> 3. Native grass seed mixtures and tree/shrub species to be planted. 4. The creation of refugia for reptiles. 5. Details of grazing, not exceeding 0.5 livestock units per hectare and being suspended during May-July where species rich grassland habitats are the target vegetation. 6. Two barn owl boxes to be provided, including type, location, orientation and height. 7. A programme for implementation and a work schedule, including an annual work plan. 8. Methods of drains blocking and maintenance. 9. Information regarding the provision of access for visitors. 10. Details of the body responsible for the implementation of the plan. 11. Details of ongoing ecological monitoring and management measures. <p>Thereafter, the LBMP shall be implemented in accordance with the approved details.</p> <p>Reason: To maintain and protect the landscape value of the area and to enhance the biodiversity value of the site in accordance with the aims of the National Planning Policy Framework.</p>
11	<p>Prior to the commencement of development an ecological enhancement plan (EEP) shall be submitted to and be approved in writing by the local planning authority. The EEP shall include details of the following:</p> <ol style="list-style-type: none"> 1. Aims and objectives for the plan 2. Identification of ditches that are to be blocked 3. Methods of drainage ditch blocking and ongoing maintenance of blocked ditches. 4. Details of conservation grazing. 5. A programme for implementation and a work schedule, including an annual work plan. 6. Provision for review of the EEP every 5 years for the lifetime of the development. 7. Details of the body responsible for the implementation of the plan. 8. Details of ongoing ecological monitoring and management measures. <p>Thereafter, the EEP shall be implemented in accordance with the approved details.</p> <p>Reason: To conserve and enhance the biodiversity of the area in accordance with the aim of the NPPF.</p>
12	<p>Development shall not commence until details of all hard and soft landscaping, including (but not limited to)</p>

	<ul style="list-style-type: none"> • planting, • earthworks, • boundary treatments and means of enclosure, • retaining structures • seating, • interpretation boards, and • waymarkers, <p>are submitted to and agreed in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details and shall be completed prior to the development being brought into use.</p> <p>All approved hard and soft landscaping shall be maintained for the lifetime of the development.</p> <p>Reason: To safeguard the visual amenities of the area and ensure that the proposed development does not have an adverse effect upon the appearance of the area in accordance with policies NE1 and BE1 of the Tynedale LDF Core Strategy.</p>
13	<p>Development shall not commence until a waste management plan for the site is submitted to and agreed in writing by the Local Planning Authority. Thereafter, the waste management plan shall be implemented in accordance with the approved details and maintained for the lifetime of the development.</p> <p>Reason: To safeguard the visual amenities of the area and ensure that the proposed development does not have an adverse effect upon the appearance of the area in accordance with policies NE1 and BE1 of the Tynedale LDF Core Strategy</p>
14	<p>The development shall not be brought into use until the car parking area indicated on the approved plans, including any disabled car parking spaces, has been marked out in parking bays. Thereafter, the car parking area shall be retained in accordance with the approved plans and shall not be used for any purpose other than the parking of vehicles associated with the development.</p> <p>Reason: In the interests of highway safety, in accordance with the National Planning Policy Framework</p>
15	<p>The development shall not be brought into use until a means of vehicular access has been constructed in accordance with the approved plans. Thereafter, the access shall be retained in accordance with the approved plans and shall not be used for any purpose other than as an access associated with the development.</p>

	Reason: In the interests of highway safety, in accordance with the National Planning Policy Framework
16	<p>The development shall not be brought into use until details and specifications of the cycle parking shown on the approved plans have been submitted to and agreed in writing by the Local Planning Authority.</p> <p>Thereafter, the cycle parking shall be implemented and retained in accordance with the approved plans and shall not be used for any purpose other than the parking of cycles associated with the development.</p> <p>Reason: In the interests of highway safety, and sustainable development, in accordance with the National Planning Policy Framework</p>
17	<p>Prior to the development being brought into use, details of surface water drainage to manage run off from private land shall be submitted to and approved by the Local Planning Authority.</p> <p>The approved surface water drainage scheme shall be implemented in accordance with the approved details before the development is brought into use and thereafter maintained in accordance with the approved details.</p> <p>Reason: In order to prevent surface water run off in the interests of the amenity of the area and to ensure suitable drainage has been investigated for the development and implemented, in accordance with the National Planning Policy Framework</p>
18	<p>Prior to the development being brought into use a scheme for the provision of SuDS features shall be submitted to and agreed in writing by the Local Planning Authority. The scheme shall include proposals for the future maintenance and adoption of the SuDs features for the lifetime of the development.</p> <p>The approved scheme shall thereafter be implemented and maintained for the lifetime of the development.</p> <p>Reason: To ensure that the scheme to disposal of surface water operates at its full potential throughout the development lifetime in accordance with the National Planning Policy Framework.</p>
19	<p>MOD-accredited infrared warning lighting with an optimized flash pattern of 60 flashes per minute of 200ms to 500ms duration shall be installed at the highest practicable point on the sculpture. The sculpture shall be erected with this lighting installed and the lighting will remain operational for the lifetime of the development</p> <p>Reason: In the interest of aviation safety.</p>

20	<p>Prior to the fixing of any external lighting within the site, including any illumination of the landmark itself, details of the lighting shall be submitted to and agreed in writing by the Local Planning Authority. Details should include:</p> <ul style="list-style-type: none">• The specific location of all external lighting units;• Design of all lighting units;• Details of beam orientation and lux levels; and• Any proposed measures such as motion sensors and timers that will be used on lighting units <p>The approved lighting scheme shall be installed in accordance with the approved details and shall be maintained as such thereafter, unless all lighting is removed entirely.</p> <p>Reason: In order to ensure that there is no harmful effect upon the tranquillity and intrinsically dark character of the area, including the Northumberland Dark Sky Park through excessive light pollution, in accordance with paragraph 125 of the NPPF.</p>
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