



IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY

COUNCIL OF THE ISLES OF SCILLY

Town Hall, The Parade, St Mary's TR21 0LW
Telephone: 01720 424455 – Email: planning@scilly.gov.uk

Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) Order 2010

PERMISSION FOR DEVELOPMENT

Application No: P/18/031/FUL

Date Application Registered: 2nd May 2018

Applicant: Mr Nigel Wolstenholme
Tregarthen's Hotel
Garrison Hill
Hugh Town
St Mary's
Isles Of Scilly
TR21 0PP

Agent: Mrs Lisa Jackson
Jackson Planning Ltd
Fox Barn
Hatchet Hill
Lower Chute
Andover
SP11 9DU

Site Address: Tregarthen's Hotel, Garrison Hill, Hugh Town, St Mary's, Isles Of Scilly, TR21 0PP

Proposal: Revised scheme for redevelopment of Tregarthen's Hotel including (1) Erection of a pair of semi-detached dwellings for restricted holiday letting (use class C3) including associated landscaping. (2) Alterations to external facade of hotel lounge and hotel bedrooms including replacement windows/doors, formation of new windows and removal of existing chimney. (3) Formation of a new pedestrian opening in the existing wall adjacent to Garrison Hill. (4) Formation of external seating areas and new balustrades to hotel rooms and hotel lounge. (5) Installation of a package treatment plant for foul drainage. (Amended Plans/Amended Title)

In pursuance of their powers under the above act, the Council hereby **PERMIT** the above development to be carried out in accordance with the following conditions and subject to a section 106 unilateral undertaking restricting the implementation of planning permission P/16/113/ROV :

C1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In accordance with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

C2 The development hereby permitted shall be carried out in accordance with the approved details only including:

- o Location Plan 1:1,250, Drawing No: 1156/P99
- o Proposed Garden Layout Plan, Drawing No: 771-MP-01
- o Proposed elevations 3 of 3, Drawing No: 1156/P112 rev B
- o Proposed elevations 2 of 3, Drawing No: 1156/P111 rev B
- o Proposed elevations 1 of 3, Drawing No: 1156/P110 rev B
- o Proposed roof level, Drawing No: 1156/P104 rev B

- o Proposed first floor level, Drawing No: 1156/P103 rev C
- o Proposed ground floor level, Drawing No: 1156/P102 rev B
- o Proposed lower ground level, Drawing No: 1156/P101 rev A
- o Proposed road level, Drawing No: 1156/P100 rev B
- o Archaeological Desk Based Assessment, CgMs Heritage, dated April 2018
- o Supporting Planning and Design Statement, Jackson Planning, dated April 2018
- o Ecological Appraisal and Bat Surveys, Bright Environmental, dated June 2016
- o EDS Addendum to Design and Planning Statement considering Flood Risk Matters, Ref J-545

These are stamped as APPROVED

Reason: For the clarity and avoidance of doubt and in the interests of the character and appearance of the Listed Building, Scheduled Monument, Conservation Area, Area of Outstanding Natural Beauty and Heritage Coast in accordance with Policy 1 of the Isles of Scilly Local Plan 2005.

- C3 All works involving machinery required in connection with the implementation of this permission shall be restricted to between 0800 and 1800 hours Monday to Saturdays. There shall be no works involving machinery on a Sunday or Public or Bank Holiday.**

Reason: In the interests of protecting the residential amenities of neighbouring properties.

PRE-INSTALLATION CONDITION - DETAILS OF BALUSTRADES

- C4 Prior to the installation of the balustrades, hereby approved, precise details, to include large scale drawings, of the design and materials to be used in their construction shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details and retained as such thereafter.**

Reason: To safeguard the visual amenity and landscape character of the Islands in accordance with policies 1 and 2 the adopted Isles of Scilly Local Plan 2005 and policies SS2 and OE3 of the Publication Draft Isles of Scilly Local Plan 2015-2030.

NO ADDITIONAL EXTERNAL ILLUMINATION

- C5 Notwithstanding the information submitted with the application submission, no artificial external lighting shall be installed within the application site including on the balconies, hereby approved.**

Reason: In the interests of the character and appearance of the landscape and local amenity, and in the interests of the tranquillity and dark sky experience of the Islands in accordance with Policies 1 and 2 of the adopted Isles of Scilly Islands Local Plan 2005 and emerging draft Policy OE4 of the Draft Isles of Scilly Local Plan 2015-2030.

PRE-INSTALLATION CONDITION - DETAILS OF NEW GATES ON ACCESS ROAD and GARRISON HILL

- C6 Large scale (1:20) drawings showing details of the timber gates along the vehicular access road to the north side of the site and details of the pedestrian timber gate along Garrison Hill, hereby approved, shall be submitted to and be approved in writing by the Local Planning Authority prior to its installation. The details shall show the materials, size and design. Once approved the timber gate shall be installed in accordance with the approved scheme and thereafter shall be retained as approved.**

Reason: To safeguard the visual amenity and landscape character of the Islands in accordance with policies 1 and 2 the adopted Isles of Scilly Local Plan 2005 and policies SS2 and OE3 of the Publication Draft Isles of Scilly Local Plan 2015-2030.

PRE-INSTALLATION CONDITION - DETAILS OF FENESTRATION

- C7 Large scale (1:20) drawings showing details of the timber window frames and timber doors to be used in the two semi-detached dwellings, hereby approved, and Units 1-3 of Phase 4 of**

P/16/113/ROV shall be submitted to and be approved in writing by the Local Planning Authority prior to their installation. The details shall show the profile of the glazing bars, method of opening, reveal back from the facing render or stone and finished colour and treatment. Once approved the timber window and door details shall be installed in accordance with the approved scheme and thereafter timber windows and timber doors shall be retained.

Reason: To safeguard the visual amenity and landscape character of the Islands in accordance with policies 1 and 2 the adopted Isles of Scilly Local Plan 2005 and policies SS2 and OE3 of the Publication Draft Isles of Scilly Local Plan 2015-2030.

PRE-INSTALLATION CONDITION - DETAILS OF EXTERNAL FINISHES

- C8 Prior to the installation of any external surface material including roofing and walling materials, precise details to include samples or sample panels and colour finishes, of the materials to be used in the construction of the external surfaces of the development, hereby permitted, and Units 1-3 of Phase 4 of P/16/113/ROV shall be submitted to, and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.**

Reason: To safeguard the visual amenity and landscape character of the Islands in accordance with policies 1 and 2 the adopted Isles of Scilly Local Plan 2005 and policies SS2 and OE3 of the Publication Draft Isles of Scilly Local Plan 2015-2030.

OCCUPANCY RESTRICTIONS

- C9 Notwithstanding the provisions of Part C, Class C3 "Dwelling House" to the Schedule of the Town and Country Planning (Use Classes) Order 2007, (or any Order revoking or re-enacting that Order), the premises shall be used for the purpose of holiday accommodation only in connection with Tregarthen's Hotel and for no other purpose, including any other purpose within Class C3 of the Order. The self-catering holiday-lets, hereby approved and Units 1-3 of Phase 4 of P/16/113/ROV, shall be retained in the freehold ownership of the Hotel and shall not be occupied by any persons for a total period exceeding 42 days in any calendar year. The owner shall maintain a register of occupiers for each calendar year including names, addresses and length of stay, and a copy of the register shall be supplied to the Local Planning Authority on request**

Reason: The proposed dwellings form part of the wider hotel complex of Tregarthen's Hotel and are not provided with independent amenities including access or car parking. Separate or independent occupation of the of any self-catering units would require further assessment as this proposal has been justified only on the basis of hotel diversification only. Any separation of the accommodation would require further assessment in accordance with policies 1, 2 and 3 the adopted Isles of Scilly Local Plan 2005 and policies LC1 and LC5 of the Publication Draft Isles of Scilly Local Plan 2015-2030.

PRE-COMMENCEMENT CONDITION - ARCHAEOLOGICAL MONITORING

- C10 (A) No development shall take place until a programme of archaeological work including a Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions, and:**
- 1. The programme and methodology of site investigation and recording;**
 - 2. The programme for post investigation assessment;**
 - 3. Provision to be made for analysis of the site investigation and recording;**
 - 4. Provision to be made for publication and dissemination of the analysis and records of the site investigation;**
 - 5. Provision to be made for archive deposition of the analysis and records of the site investigation;**
 - 6. Nomination of a competent person or persons/organisation to undertake the works set**

out within the Written Scheme of Investigation

(B) No development shall take place other than in accordance with the Written Scheme of Investigation approved under condition (A).

(C) The development shall not be occupied 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) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Note: The archaeological recording condition will normally only be discharged when all elements of the WSI including on site works, analysis, report, publication (where applicable) and archive work has been completed.

Reason: This is a pre-commencement condition that requires details that were not submitted as part of the application, but are required to fully understand the impact upon the Islands archaeological, historic and built environment, to be submitted and agreed in writing by the Local Planning Authority. This is to ensure those characteristics which contribute to the status of the Isles of Scilly as a Conservation Area, Area of Outstanding Natural Beauty and Heritage Coast are preserved or enhanced. In accordance with the requirements of Policy 1 of the Isles of Scilly Local Plan 2005.

PRE-OCCUPATION CONDITION - CONNECTION TO SUITABLE FOUL DRAINAGE

C11 Prior to the first occupation of the semi-detached self-catering dwellings, hereby permitted, they shall be connected to a new sewerage treatment system the details of which shall be agreed in writing with the Local Planning Authority. The sewerage treatment system shall be implemented in strict accordance with the details as agreed.

Reason: To prevent any effluent pollution into the surrounding area and in accordance with Policy 6 of the adopted Isles of Scilly Local Plan 2005 policies SS6 of the Publication Draft Isles of Scilly Local Plan 2015-2030

PRE-COMMENCEMENT CONDITION - CONNECTION TO SEWERAGE AND WATER BREAK TANKS

C12 Prior to the implementation of units 1-3 of Phase 4 of P/16/113/ROV precise details of the make/model and capacity of a foul drainage break tank and potable water break-tank including details and specification of grease traps, the position and finished levels and the control mechanisms (for foul discharge timings) shall be submitted to and approved in writing by the Local Planning Authority. The grease traps and sewage/water break tank solutions shall be installed and connected to the building and the water supply and sewerage network as appropriate, prior to the first use of phase 4 of P/16/0113/ROV (1-3) self-catering dwellings or completion of the development, whichever is the sooner. The water and sewerage connections shall be maintained as approved thereafter.

Reason: To minimise the impact of the development on essential infrastructure in accordance with Policy 6 of the adopted Isles of Scilly Local Plan 2005 policies SS6 of the Publication Draft Isles of Scilly Local Plan 2015-2030.

PRE-COMMENCEMENT CONDITION – Surface Water Management

C13 Prior to the commencement of the development, hereby approved, details of a scheme for surface water management shall be submitted to and approved in writing by the Local Planning Authority.

These details shall include:

- a) details of the drainage during the construction phase;**
- b) details of the final surface water drainage for the site;**

- c) provision for exceedance pathways and overland flow routes;
- d) a timetable of construction;
- e) a construction quality control procedure;
- f) a plan for the future maintenance and management of the system and overland flow routes.

Prior to the first occupation of the self-catering holiday lets, hereby approved, or Units 1-3 of Phase 4 of P/16/113/ROV, whichever are completed first, it shall be demonstrated to the satisfaction of the Local Planning Authority, that relevant parts of the scheme have been completed in accordance with the details and timetable agreed and the final surface water drainage maintained as approved thereafter.

Reason: This is a pre-commencement condition that requires details that were not submitted as part of the original application but are required to ensure the proposal has a satisfactory surface water solution to prevent an increased risk of flooding. These details will minimise the risk of pollution of surface water by ensuring the provision of a satisfactory means of surface water control and disposal during and after development.

REMOVAL OF PERMITTED DEVELOPMENT RIGHTS

- C14** Notwithstanding the provisions of Article 3(1) of the Town and Country Planning (General Permitted Development) Order 2015, (or any Order revoking and re-enacting that Order) no extensions (Part 1 Class A), additions or alterations to the roof (Part 1 Class B and Class C), porches (Part 1 Class D), curtilage buildings (Part 1 Class E), hard surfacing (Part 1, Class F) or means of enclosure (Part 2 Class A) shall be erected/constructed on the two semi-detached dwellings, hereby approved, and Units 1-3 of Phase 4 of P/16/113/ROV without first obtaining planning permission.

Reason: To protect the wider character of the conservation area and Area Of Outstanding Natural Beauty in accordance with Policy 1 of the adopted Isles of Scilly Local Plan 2005 and policies OE1 of the Publication Draft Isles of Scilly Local Plan 2015-2030.

PRE-COMMENCEMENT CONDITION - SUSTAINABLE DESIGN MEASURES

- C15** Prior to the commencement of the development hereby permitted a detailed scheme indicating the sustainable design measures to be incorporated into the proposal shall be agreed in writing with the Local Planning Authority. These details should include details for any water and energy saving measures and for the two self-catering semi-detached dwellings, hereby approved, and Units 1-3 of Phase 4 of P/16/113/ROV in particular, these shall be designed and built to meet a water efficiency requirement of 110 litres/person/day. For the rest of the hotel any new fixtures and fittings requiring a connection to the electricity and water supply shall be of a low-use (water and energy) design and the scheme shall include the installation and use of rainwater harvesting for garden use. The sustainable design scheme shall be implemented in strict accordance with the details as agreed prior to the occupation of the development hereby permitted.

Reason: This is a pre-commencement condition that requires details that were not submitted as part of the original application but are required to ensure the development minimises the impact upon the infrastructure of the islands. In accordance with Policy 6 of the adopted Isles of Scilly Local Plan 2005 policies SS1 and SS2 of the Publication Draft Isles of Scilly Local Plan 2015-2030

PRE-COMMENCEMENT CONDITION - LANDSCAPING

- C16** Prior to the commencement of the development hereby approved, a landscaping scheme shall be submitted to and agreed in writing by the Local Planning Authority. The scheme shall include:
- o Details and locations of all existing trees and hedgerows on the land, identify trees and hedges to be retained and outline measures for their protection during the course of the development.

- o Protection of the Garrison Walls through appropriate fencing to protect important lichen species.
- o Methods to remove and destroy invasive non-native plant species from the site, without causing them to spread.
- o The type and source location of plants, shrubs and trees including planting density where these provide screening or boundary features.
- o Details of any hard landscaping areas including the materials such as patio and walls.
- o Details and locations of suitable bat boxes and bird nesting sites.

Once approved, the works required by the landscaping scheme shall be carried out in full during the first planting season (15th September and 15th March inclusive) following the substantial completion of the development hereby approved or during a later season, which has been agreed in writing by the Local Planning Authority. Any tree or hedge found to be dying, damaged or diseased within 10 years from the date on which the scheme has been completed shall be replaced with the same species.

Reason: This is a pre-commencement condition that requires details that were not submitted as part of the application, but are required to fully understand the landscaping and biodiversity enhancements which can assimilate the development into the landscape and to safeguard the appearance and character of this part of the Islands in accordance with policies 1 and 2 the adopted Isles of Scilly Local Plan 2005 and policies OE1 and OE2 of the Publication Draft Isles of Scilly Local Plan 2015-2030

PRE-COMMENCEMENT CONDITION - CAR PARKING

- C17** Prior to the commencement of the development hereby approved, a car parking scheme shall be submitted to and agreed in writing by the Local Planning Authority. The scheme shall include detailed scale drawings of car parking spaces and suitably dimensioned turning space, clear of the parking space suitable for emergency vehicles, deliveries and refuse vehicles. Once approved, the car parking scheme shall be carried out in full during the first construction phase and retained as approved thereafter.

Reason: This is a pre-commencement condition that requires details that were not submitted as part of the application, but are required to fully understand and minimise the impact upon highway safety, as a result of the development and to ensure the site is served by safe means of vehicular access suitable for emergency vehicles in accordance with policies 1 and 2 the adopted Isles of Scilly Local Plan 2005 and policies SS9 of the Publication Draft Isles of Scilly Local Plan 2015-2030

ALL SERVICES UNDERGROUND

- C18** Any new electricity, water, sewage, telephone and cabling services to the building shall be placed underground.

Reason: In the interest of the visual amenities of this Islands area and the character and siting of the building.

RESTRICTION OF CONSTRUCTION WORKS OUTSIDE THE MAIN TOURISM SEASON

- C19** The construction period of the development, hereby permitted shall be scheduled to avoid the main tourist season and be carried out between October and March only on any year. The development shall further be managed and maintained in accordance with considerate constructor scheme practices.

Reason: To minimise the impact on tourism related businesses in the vicinity of the proposal.

Further Information

- 1 The Applicant is reminded of the provisions of the Wildlife and Countryside Act 1981 and the E.C. Conservation (Natural Habitats) Regulations Act 1994, the Habitat and Species Regulations 2012

and our Natural and Environment and Rural Communities biodiversity duty. This planning permission does not absolve the applicant from complying with the relevant law protecting species, including obtaining and complying with the terms and conditions of any licences required, as described in part IV B of Circular 06/2005. Care should be taken during the work and if bats are discovered, they should not be handled, work must stop immediately and a bat warden contacted.

Extra care should be taken during the work, especially when alterations are carried out to buildings if fascia boards are removed as roosting bats could be found in these areas. If bats are found to be present during work, they must not be handled. Work must stop immediately and advice sought from licensed bat wardens. Call The Bat Conservation Trust's National Bat Helpline on 0845 1300 228 or Natural England (01872 245045) for advice.

- 2 In accordance with the Town and Country Planning (fees for Application and Deemed Applications, Requests and Site Visits) (England) (Amendment) Regulations 2017 a fee is payable to discharge any conditions on this planning permission. The fee is £116 for each request to discharge a condition(s) and is payable for each individual request made to the Local Planning Authority.
- 3 In accordance with the provisions of Section 96A of the Town and Country Planning Act which came into force on 1st October 2009, any amendments to the approved plans will require either a formal application for a non-material amendment (for which a fee of £234 would be required) or the submission of a full planning application for a revised scheme. If the proposal relates to a Listed Building you will not be able to apply for a non-material amendment and a new application for a revised scheme will be required. Please discuss any proposed amendments with the Planning Officer.
- 4 In dealing with this application, the Council of the Isles of Scilly has actively sought to work with the applicants in a positive and proactive manner, in accordance with paragraph 38 the National Planning Policy Framework 2018.

Signed



Senior Manager: Infrastructure and Planning

DATE OF ISSUE: 28th September 2018



COUNCIL OF THE ISLES OF SCILLY

Planning Department
Town Hall, The Parade, St Mary's, Isles of Scilly, TR21 0LW

☎01720 424455

✉planning@scilly.gov.uk

Dear Mr Nigel Wolstenholme,

Please sign and complete this certificate.

This is to certify that decision notice: P/18/031/FUL and the accompanying conditions have been read and understood by the applicant: Mr Nigel Wolstenholme.

I intend to commence the development as approved: Revised scheme for redevelopment of Tregarthen's Hotel including (1) Erection of a pair of semi-detached dwellings for restricted holiday letting (use class C3) including associated landscaping. (2) Alterations to external facade of hotel lounge and hotel bedrooms including replacement windows/doors, formation of new windows and removal of existing chimney. (3) Formation of a new pedestrian opening in the existing wall adjacent to Garrison Hill. (4) Formation of external seating areas and new balustrades to hotel rooms and hotel lounge. (5) Installation of a package treatment plant for foul drainage. (Amended Plans/Amended Title) at: Tregarthen's Hotel, Garrison Hill, Hugh Town, St Mary's, Isles Of Scilly, TR21 0PP

on:

and I am aware of any conditions that need to be discharged before works commence. I will notify the Planning Department in advance of commencement in order that any pre-commencement conditions can be discharged and in advance of installation of specified aspects in order that any pre-installation conditions can be discharged.

Print Name:

Signed:

Date:

Please sign and return to the **above address** as soon as possible.

For the avoidance of doubt you are reminded to address the following condition(s) before you commence the implementation of this permission and address the pre-installation conditions prior to installation of those aspects. Although we will aim to deal with any application to discharge conditions as expeditiously as possible, you are reminded to allow up **to 8 weeks** for the discharge of conditions process.

PRE-COMMENCEMENT CONDITIONS

PRE-COMMENCEMENT CONDITION - ARCHAEOLOGICAL MONITORING

C10 (A) No development shall take place until a programme of archaeological work including a Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research

questions, and:

1. The programme and methodology of site investigation and recording;
2. The programme for post investigation assessment;
3. Provision to be made for analysis of the site investigation and recording;
4. Provision to be made for publication and dissemination of the analysis and records of the site investigation;
5. Provision to be made for archive deposition of the analysis and records of the site investigation;
6. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation

(B) No development shall take place other than in accordance with the Written Scheme of Investigation approved under condition (A).

(C) The development shall not be occupied 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) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Note: The archaeological recording condition will normally only be discharged when all elements of the WSI including on site works, analysis, report, publication (where applicable) and archive work has been completed.

PRE-COMMENCEMENT CONDITION - CONNECTION TO SEWERAGE AND WATER BREAK TANKS

- C12** Prior to the implementation of units 1-3 of Phase 4 of P/16/113/ROV precise details of the make/model and capacity of a foul drainage break tank and potable water break-tank including details and specification of grease traps, the position and finished levels and the control mechanisms (for foul discharge timings) shall be submitted to and approved in writing by the Local Planning Authority. The grease traps and sewage/water break tank solutions shall be installed and connected to the building and the water supply and sewerage network as appropriate, prior to the first use of phase 4 of P/16/0113/ROV (1-3) self-catering dwellings or completion of the development, whichever is the sooner. The water and sewerage connections shall be maintained as approved thereafter.

PRE-COMMENCEMENT CONDITION – Surface Water Management

- C13** Prior to the commencement of the development, hereby approved, details of a scheme for surface water management shall be submitted to and approved in writing by the Local Planning Authority.

These details shall include:

- a) details of the drainage during the construction phase;
- b) details of the final surface water drainage for the site;
- c) provision for exceedance pathways and overland flow routes;
- d) a timetable of construction;
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- f) a plan for the future maintenance and management of the system and overland flow routes.

Prior to the first occupation of the self-catering holiday lets, hereby approved, or Units 1-3 of Phase 4 of P/16/113/ROV, whichever are completed first, it shall be demonstrated to the satisfaction of the Local Planning Authority, that relevant parts of the scheme have been completed in accordance with the details and timetable agreed and the final surface water

drainage maintained as approved thereafter.

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- C15** Prior to the commencement of the development hereby permitted a detailed scheme indicating the sustainable design measures to be incorporated into the proposal shall be agreed in writing with the Local Planning Authority. These details should include details for any water and energy saving measures and for the two self-catering semi-detached dwellings, hereby approved, and Units 1-3 of Phase 4 of P/16/113/ROV in particular, these shall be designed and built to meet a water efficiency requirement of 110 litres/person/day. For the rest of the hotel any new fixtures and fittings requiring a connection to the electricity and water supply shall be of a low-use (water and energy) design and the scheme shall include the installation and use of rainwater harvesting for garden use. The sustainable design scheme shall be implemented in strict accordance with the details as agreed prior to the occupation of the development hereby permitted.

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 - o Methods to remove and destroy invasive non-native plant species from the site, without causing them to spread.
 - o The type and source location of plants, shrubs and trees including planting density where these provide screening or boundary features.
 - o Details of any hard landscaping areas including the materials such as patio and walls.
 - o Details and locations of suitable bat boxes and bird nesting sites.
- Once approved, the works required by the landscaping scheme shall be carried out in full during the first planting season (15th September and 15th March inclusive) following the substantial completion of the development hereby approved or during a later season, which has been agreed in writing by the Local Planning Authority. Any tree or hedge found to be dying, damaged or diseased within 10 years from the date on which the scheme has been completed shall be replaced with the same species.

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PRE-INSTALLATION CONDITIONS

PRE-INSTALLATION CONDITION - DETAILS OF BALUSTRADES

- C4** Prior to the installation of the balustrades, hereby approved, precise details, to include large scale drawings, of the design and materials to be used in their construction shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details and retained as such thereafter.

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- C6 Large scale (1:20) drawings showing details of the timber gates along the vehicular access road to the north side of the site and details of the pedestrian timber gate along Garrison Hill, hereby approved, shall be submitted to and be approved in writing by the Local Planning Authority prior to its installation. The details shall show the materials, size and design. Once approved the timber gate shall be installed in accordance with the approved scheme and thereafter shall be retained as approved.

PRE-INSTALLATION CONDITION - DETAILS OF FENESTRATION

- C7 Large scale (1:20) drawings showing details of the timber window frames and timber doors to be used in the two semi-detached dwellings, hereby approved, and Units 1-3 of Phase 4 of P/16/113/ROV shall be submitted to and be approved in writing by the Local Planning Authority prior to their installation. The details shall show the profile of the glazing bars, method of opening, reveal back from the facing render or stone and finished colour and treatment. Once approved the timber window and door details shall be installed in accordance with the approved scheme and thereafter timber windows and timber doors shall be retained.

PRE-INSTALLATION CONDITION - DETAILS OF EXTERNAL FINISHES

- C8 Prior to the installation of any external surface material including roofing and walling materials, precise details to include samples or sample panels and colour finishes, of the materials to be used in the construction of the external surfaces of the development, hereby permitted, and Units 1-3 of Phase 4 of P/16/113/ROV shall be submitted to, and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

PRE-OCCUPATION CONDITION

PRE-OCCUPATION CONDITION - CONNECTION TO SUITABLE FOUL DRAINAGE

- C11 Prior to the first occupation of the semi-detached self-catering dwellings, hereby permitted, they shall be connected to a new sewerage treatment system the details of which shall be agreed in writing with the Local Planning Authority. The sewerage treatment system shall be implemented in strict accordance with the details as agreed.