

**Town and Country Planning Act 1990
North York Moors National Park Authority**

**Notice of Decision of Planning Authority on Application for
Permission to Carry out Development**

To: University of Hull
fao: Mr Carl Thomas
11 Prospect Park
Scarborough
North Yorkshire
YO12 6ET

The above named Authority being the Planning Authority for the purposes of your application validated 19 December 2014, in respect of proposed development for the purposes of **creation of wetland ponds and channels at Silhowe, Goathland (grid ref 484034 502749)** has considered your said application and has **granted** permission for the proposed development subject to the following conditions:

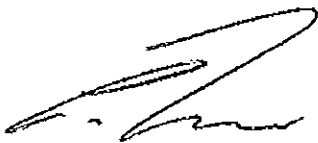
1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
2. The development hereby permitted shall not be carried out other than in strict accordance with the following documents:

Document Description	Document No.	Date Received
Red/blue line site boundary	1:8000	21 January 2015
Site boundary	1:2,000	21 January 2015
Phase 1 Plan	Figure 3	21 January 2015
Wetland proposal plan	Figure 4	21 January 2015

or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.

3. All access routes shall avoid any wet or other sensitive areas so as to minimise impacts upon the sensitive habitats in the area.
4. No work shall commence to clear the site in preparation for the development hereby permitted until full details of the access route for construction vehicles and any temporary surfacing/matting etc (where required) has been submitted to and approved in writing by the Local Planning Authority. The access route shall then be implemented in accordance with the approved details and any damage should be repaired by the contractor and the land shall, so far as is practicable, be restored to its condition before development took place.
5. Where dwarf shrub vegetation is likely to be temporarily disturbed, the turves shall be carefully lifted so that they can be reinstated following the completion of works.
6. If possible, all major work should be undertaken before the bird breeding season.

Continued/Conditions



Mr C M France
Director of Planning

13 FEB 2015
Date

TOWN AND COUNTRY PLANNING ACT 1990

Continuation of Decision No. NYM/2014/0828/FL

Conditions (Continued)

7. All hard and soft landscape works comprised in the approved details of landscaping shall be carried out no later than the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner, or in accordance with a programme agreed by the Local Planning Authority. Any trees or plants planted in accordance with this condition which, within a period of five years from the completion of the development, die, are removed or become seriously damaged or diseased shall be replaced in the current or next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

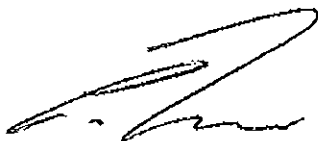
Informatives

1. The proposed development lies within a coal mining area which may contain unrecorded mining related hazards. If any coal mining feature is encountered during development, this should be reported to The Coal Authority. Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires the prior written permission of The Coal Authority. Property specific summary information on coal mining can be obtained from The Coal Authority's Property Search Service on 08457626848 or at www.groundstability.com
2. Under Section 1 of the Wildlife and Countryside Act 1981 (as amended), wild birds are protected from being killed, injured or captured, while their nests and eggs are protected from being damaged, destroyed or taken. In addition, certain species such as the Barn Owl are included in Schedule 1 of the Act and are protected against disturbance while nesting and when they have dependent young. Offences against birds listed in Schedule 1 of the Wildlife and Countryside Act are subject to special penalties. An up-to-date list of the species in Schedule 1 is available from Natural England
<http://www.naturalengland.org.uk/ourwork/regulation/wildlife/species/speciallyprotectedbirds.aspx>. Further information on wildlife legislation relating to birds can be found at www.rspb.org.uk/images/WBATL_tcm9-132998.pdf. If advice is needed please contact the National Park Authority's Conservation Department on 01439 772700 or conservation@northyorkmoors.org.uk.

Reasons for Conditions

1. To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2. For the avoidance of doubt and to ensure that the details of the development comply with the provisions of NYM Core Policy A and NYM Development Policy 3, which seek to conserve and enhance the special qualities of the NYM National Park.
- 3 – 6. In order to comply with the provisions of NYM Core Policy C which seeks to conserve and enhance the quality and diversity of the natural environment.
7. In order to comply with the provisions of NYM Development Policy 3 which seeks to ensure that new development incorporates a landscaping scheme which is appropriate to the character of the locality and retains important existing features.

Continued/ Explanation of how the Authority has Worked Positively with the Applicant/Agent



Mr C M France
Director of Planning

03 FEB 2015

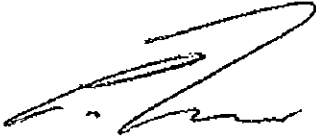
Date

TOWN AND COUNTRY PLANNING ACT 1990

Continuation of Decision No. NYM/2014/0828/FL

Explanation of how the Authority has Worked Positively with the Applicant/Agent

The Authority's Officers have appraised the scheme against the Development Plan and other material considerations and confirmed to the applicant/agent that the development is likely to improve the economic, social and environmental conditions of the area.



Mr C M France
Director of Planning

Date .. 3 FEB 2015 ..