

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: Home Group  
c/o Bramhall Blenkharn  
The Maltings  
Malton  
YO17 7DP

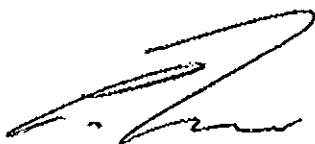
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The above named Authority being the Planning Authority for the purposes of your application validated 20 June 2014, in respect of proposed development for the purposes of **reprofiling of land with spoil from adjoining development site at land off Eskdaleside, Sleights** has considered your said application and has **granted** permission for the proposed development subject to the following condition(s):

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
2. The development hereby approved shall be only carried out in strict accordance with the detailed specifications and plans comprised in the application hereby approved or in accordance with any minor variation thereof that may be approved by the Local Planning Authority.
3. There shall be no access or egress by any vehicles between the highway and the application site until details of the precautions to be taken to prevent the deposit of mud, grit and dirt on public highways by vehicles travelling to and from the site have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. These facilities shall include the provision of wheel washing facilities where considered necessary by the Local Planning Authority in consultation with the Highway Authority. These precautions shall be made available before any excavation or depositing of material in connection with the construction commences on the site and be kept available and in full working order and used until such time as the Local Planning Authority in consultation with the Highway Authority agrees in writing to their withdrawal.
4. Unless approved otherwise in writing by the Local Planning Authority there shall be no establishment of a site compound, site clearance, demolition, excavation or depositing of material in connection with the construction on the site until proposals have been submitted to and approved in writing by the Local Planning Authority for the provision of:
  - i) on-site parking capable of accommodating all staff and sub-contractors vehicles clear of the public highway;
  - ii) on-site materials storage area capable of accommodating all materials required for the operation of the site.

The approved areas shall be kept available for their intended use at all times that construction works are in operation. No vehicles associated with on-site construction works shall be parked on the public highway or outside the application site.

Continued/Conditions



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Mr C M France  
Director of Planning

19 SEP 2014

Date: .....

Town and Country Planning Act 1990

Continuation of Decision No. NYM/2014/0254/FL

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Conditions (Continued)

5. No development shall take place on site until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority. It may be acceptable in this instance to prepare an Archaeological mitigation strategy incorporating a detailed method statement for the proposed works.  
All works on site shall be completed in accordance with the approved details.
6. Prior to the commencement of development a method statement shall be submitted in writing to and approved by the Local Planning authority, detailing the remediation strategy for the development hereby approved. This strategy shall include any new drainage and planting including any seed mix to be used on the site along with any additional planting. The development shall be completed to the satisfaction of the Local Planning Authority in accordance with the approved details, prior to the occupation of the neighbouring affordable housing development.

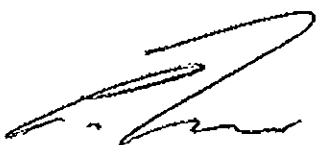
Informative(s)

1. Prior to commencement of development the applicant is advised to contact the Environment Agency with regard to the requirements for waste permits. The applicant is advised to contact the Environment Management team at the Environment Agency's York office on 03708 506 506 or refer to guidance on the Agency's website: <http://environment-agency.gov.uk/subjects/waste>. Excavated material arising from site remediation or land development works can sometimes be classified as waste.
2. 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](http://www.groundstability.com)

Reason(s) for Condition(s)

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. In accordance with NYM Development Policy 23 and to ensure that no mud or other debris is deposited on the carriageway in the interests of highway safety.
4. In accordance with NYM Development Policy 23 and to provide for appropriate on-site vehicle parking and storage facilities in the interests of highway safety and the general amenity of the area.

Continued/Reasons for Conditions



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Mr C M France  
Director of Planning

19 SEP 2014

Date: .....

DecisionApprove

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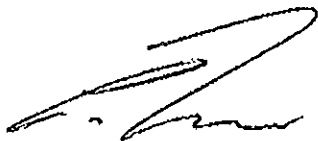
Continuation of Decision No. NYM/2014/0254/FL

Reasons for Conditions (Continued)

5. In order that any remains of archaeological importance can be adequately investigated and recorded before any development takes place on the site and to comply with NYM Core Policy G which seeks to conserve and enhance the historic assets and cultural heritage of the National Park.
6. 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.

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

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.



Mr C M France  
Director of Planning

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19 SEP 2014  
Date .....