

**Application No :** 09/02388/FUL

**Approval No :** 09/02388/FUL

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

REASON: In accordance with Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004, to prevent the accumulation of unimplemented planning permissions.

- 2 No development shall take place until there has been submitted to and approved by the Local Planning Authority a scheme of landscape works, which shall include details of the following:-
- a) A survey of existing trees, shrubs and hedges giving their species, location, height, spread and condition and indicating those which are to be retained and those to be removed.
  - b) Planting proposals giving location, species, number, density and planting size.
  - c) The relationship of new planting to buildings, roads, footpaths, drains and locations of all underground and overground services.
  - d) Areas of grass turfing or seeding and other surface materials.
  - e) Depth of topsoil to be provided where necessary and the measures to be taken to maintain the new planting for the required period.
  - f) Details of all hardworks and paving materials.

REASON: To enhance the appearance of the proposed development and in accordance with Policies BE30, BE38 and NE4 of the Bedford Borough Local Plan 2002.

- 3 Within one month of the felling hereby permitted being carried out, a scheme of replacement tree planting shall be submitted to and approved in writing by the Local Planning Authority. The planting thereby approved shall be carried out in the first full planting season following the felling. For the purpose of this condition a full planting season shall mean the period from November to February inclusive. If, within a period of two years from the date of planting, the tree (or any other tree planted in replacement for it) is removed, uprooted or destroyed or dies, another tree of the same size and species shall be planted at the same place, or in accordance with any variation for which the Local Planning Authority give their written consent.

REASON: To ensure the continued visual amenity of the area and in accordance with Policy NE4 of the Bedford Borough Local Plan 2002.

- 4 All planting, seeding or turfing comprised in the approved details of landscape works shall be carried out in the first planting and seeding seasons following completion of the development. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. For the purpose of this condition a planting season shall mean the period from November to February inclusive.

REASON: To enhance the appearance of the proposed development and in accordance with Policies BE30, BE38 and NE4 of the Bedford Borough Local Plan 2002.

- 5 The proposed vehicular access shall be surfaced in tarmacadam or other similar durable material as may be approved in writing by the Local Planning Authority for a distance of 5m into the site, measured from the highway boundary, before the premises are occupied. Arrangements shall be made for surface water drainage from the site to be intercepted and disposed of separately so that it does not discharge into the highway.