

SCHEDULE OF CONDITIONS

1. The use hereby permitted shall be carried on only by Mr Jim Smith and/or Mrs Martina Smith, and their resident dependants, and shall be for a limited period of 5 years from the date of this permission, or the period during which the land is occupied by them, whichever is the shorter.
2. Either when the land ceases to be occupied by Mr Jim Smith and/or Mrs Martina Smith and their dependent children, or at the end of the specified 5 years, whichever occurs first, then the use hereby permitted shall cease and all structures, caravans, equipment and materials brought onto the land in connection with the use hereby permitted shall be removed. Following cessation of the use, within 6 months the land shall be restored in accordance with a scheme previously submitted to and agreed in writing by the Local Planning Authority.
3. The development hereby permitted shall be carried out in accordance with the following plans:

Location Plan 1/1250 - un-numbered
Proposed Floor Plans and Elevations – GP/02/22
Proposed Two Bedroom Mobile Home – GP/03/22 Rev B
Proposed Block Plan - drawing number GP/04/22
Proposed 5 Bar Field Timber Gate – GP/05/22
4. No development shall take place until a scheme for the protection of existing trees and landscape features shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.
5. No development shall take place until full details of the drainage system for the site have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to first occupation of the development and shall be thereafter maintained for the lifetime of the development.
6. Prior to the occupation of the site for residential purposes, the vehicle parking spaces shall be provided in accordance with the approved plans. The spaces shall be maintained and remain available for the parking of vehicles for the lifetime of the development.
7. Prior to the occupation of the site for residential purposes, the vehicular access shall be surfaced with a permeable and bonded material across the entire width of the access for a distance of 10 metres measured from the carriageway edge.
8. Prior to the occupation of the site for residential purposes, the gate shown on drawing number GP/05/22 shall be erected across the site access. It shall open away from the highway and be positioned to ensure that vehicles waiting for the gate to open do not obstruct the highway.

9. Within 3 months of the date of the implementation of this permission, there shall be submitted to and approved in writing by the Local Planning Authority a scheme of landscaping to include both hard and soft landscaping. This shall specify species, planting sizes, spacing and numbers of trees/shrubs to be planted and all existing landscape saplings to be retained.

Planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following approval. Any trees or plants which within the period of the consent, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

10. There shall be no more than 1 (one) pitch on the site. No more than 2 (two) caravans, as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968 as amended (of which no more than 1 [one] shall be a static caravan) shall be stationed on the pitch at any time.
11. No additional external lighting shall be installed on the site without the prior written consent of the Local Planning Authority.
12. No commercial activities shall take place on the land, including the storage of materials and no vehicle over 3.5 tonnes shall be stationed, parked or stored on the site.

END.