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# TOWN AND COUNTRY PLANNING ACT 1990

In pursuance of the powers vested in the Amber Valley Borough Council under the above Act and Orders and taking into account Government policy and guidance and the saved policies of the Adopted Amber Valley Borough Local Plan 2006, and with reference to your application (**Office Code: AVA/2022/0900**) which was valid on the 23 November 2022 for permission for **Variation of condition 2 (approved plans) of AVA/2018/0025 to amend approved design drawings at Primrose Wood Crich Lane Belper**

In the manner described in the application and shown on the accompanying plan(s) and drawing(s) **NOTICE IS HEREBY GIVEN** that permission for the proposed development is **GRANTED subject to the following conditions:**

**Conditions/Reasons**

1. The development shall be carried out in accordance with the details contained in the submitted plans and documents listed below:

   Revised Block plan, Drawing no 19-109-08-05-Rev K
   Received on 28th October 2024

   Proposed Floor Plans - Plot 1 drawing no. 19-109-08-12-Rev J
   Proposed Elevations - Plot 1 drawing no. 19-109-08-20 Rev J

   Proposed Floor Plans - Plot 2 drawing no. 19-109-08-13-Rev J
   Proposed Elevations - Plot 2 drawing no. 19-109--08-21 Rev J

   Proposed Floor Plans - Plot 3 drawing no. 19-109-08-14-Rev J
   Proposed Elevations - Plot 3 drawing no. 19-109-08-22-Rev J

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Proposed Floor Plans - Plot 4 drawing no. 19-109-08-15-Rev J
Proposed Elevations - Plot 4 drawing no. 19-109-08-23-Rev J

Proposed Floor Plans - Plot 5 drawing no. 19-109-08-16-Rev J
Proposed Elevations - Plot 5 drawing no. 19-109-08-24 -Rev J

Proposed Floor Plans - Plot 6 drawing no. 19-109-08-17-Rev J
Proposed Elevations - Plot 6 drawing no. 19-109-08-25-Rev J

Proposed Section through Plots, Drawing no 19-109-21-01 Rev A

All Received on 26th September 2024

Tree protection plan - Drawing no: 19-109-08-05 Rev K
Received on 6th July 2024

**Reason**: In order to define the permission.

2. No above ground development shall take place until details of the finishes of the external walls, roofs, doors and windows and garage doors of the dwellings, including finished colours shall be submitted and approved in writing by the Local Planning Authority. Once approved, the development shall be carried out with those materials.

   **Reason**: To ensure the works are carried out in a way which respects the special appearance and character of the locality in accordance with saved policies LS3 and EN29 of the Adopted Amber Valley Borough Local Plan 2006.

3. No above ground development shall take place to the dwellings until precise details of the fascia's, eaves condition and details of zinc verge flashing has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out as per the approved details.

   **Reason**: To ensure the works are carried out in a way which respects the special appearance and character of the locality in accordance with saved policies LS3 and EN29 of the Adopted Amber Valley Borough Local Plan 2006.

4. No dwelling shall be occupied until landscaping details including biodiversity enhancements and boundary treatments have been submitted to and approved in writing by the Local Planning Authority. The site shall be landscaped strictly in accordance with the approved details in the first planting season after completion or first occupation of the development, whichever is the sooner. Details shall include:

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a) A scaled plan showing vegetation to be retained and trees and plants to be planted, this shall include planting and maintenance specifications, including cross-section drawings, use of guards or other protective measures and confirmation of location, species and sizes, nursery stock type, supplier and defect period.
b) Proposed hardstanding and boundary treatments to include details of the dry-stone wall to the front of the site:
c) A schedule detailing sizes and numbers of all proposed trees/plants
d) Sufficient specification to ensure successful establishment and survival of new planting.
e) biodiversity enhancements to include bird and bat boxes, insect houses and refugia for hedgehogs and other small mammals.

There shall be no excavation or raising or lowering of levels within the prescribed root protection area of retained trees unless agreed in writing by the Local Planning Authority. Any new tree(s) that die(s), are/is removed, become(s) severely damaged or diseased shall be replaced and any new planting (other than trees) which dies, is removed, becomes severely damaged or diseased within five years of planting shall be replaced. Replacement planting shall be in accordance with the approved details (unless the Local Planning Authority gives its written consent to any variation).

**Reason** : To safeguard and enhance the character and amenity of the area, to provide ecological, environmental and biodiversity benefits and to maximise the quality and usability of open spaces within the development, and to enhance its setting within the immediate locality in accordance with saved policy EN8 of the Adopted Amber Valley Borough Local Plan 2006.

5. No part of the hereby approved development shall be commenced (including demolition and all preparatory work) until, a scheme for the protection of the retained trees, in accordance with BS 5837:2012, including a tree protection plan(s) (TPP) and an arboricultural method statement (AMS) shall be submitted to and approved in writing by the Local Planning Authority.

Specific issues to be dealt with in the TPP and AMS:

a) Location and installation of services/ utilities/ drainage.
c) Details of construction within the RPA or that may impact on the retained trees.
d) A full specification for the installation of boundary treatment works.
e) A full specification for the construction of any roads, parking areas and driveways, including details of the no-dig specification and extent of the areas of the roads,

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parking areas and driveways to be constructed using a no-dig specification. Details shall include relevant sections through them.
f) Detailed levels and cross-sections to show that the raised levels of surfacing, where the installation of no-dig surfacing within Root Protection Areas is proposed, demonstrating that they can be accommodated where they meet with any adjacent building damp proof courses.
g) A specification for protective fencing to safeguard trees during both demolition and construction phases and a plan indicating the alignment of the protective fencing.
h) A specification for scaffolding and ground protection within tree protection zones.
i) Tree protection during construction indicated on a TPP and construction and construction activities clearly identified as prohibited in this area.
j) Details of site access, temporary parking, on site welfare facilities, loading, unloading and storage of equipment, materials, fuels and waste as well concrete mixing and use of fires
k) Boundary treatments within the RPA
l) Methodology and detailed assessment of root pruning
m) Arboricultural supervision and inspection by a suitably qualified tree specialist
n) Reporting of inspection and supervision
o) Methods to improve the rooting environment for retained and proposed trees and landscaping

The development thereafter shall be implemented in strict accordance with the approved details.

**Reason** : Required prior to commencement of development to satisfy the Local Planning Authority that the trees to be retained will not be damaged during demolition or construction and to protect and enhance the appearance and character of the site and locality, in accordance with saved policy EN8 of the Adopted Amber Valley Borough Local Plan 2006.

6. No above ground development shall take place until:

a) A Remediation Method Statement (the "RMS") to address remediation required by the Geodyne Ltd Environmental Assessment, dated 25th May 2021 (the "Assessment" including a plan for how the remediation methods will be verified, has been submitted and approved in writing by the Local Planning Authority.

b) The development shall be undertaken in strict compliance with the requirements contained within the approved RMS. Any proposed revisions to the RMS must be submitted and approved in writing by the Local Planning Authority prior to any changes in remediation methods.

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c) If during development works, any contamination is encountered which was not previously identified and is derived from a different source and/or of a different type to those already identified, then no further works shall take place until a revised RMS is submitted to and approved in writing by the Local Planning Authority and the works shall then be carried out in accordance with the revised RMS.

d) If during development work, site contamination is found in areas previously expected to be uncontaminated, then the remediation of those areas shall be carried out in accordance with the approved RMS.

e) No building shall be occupied unless and until a Verification Report in accordance with the RMS has been submitted to and approved in writing by the Local Planning Authority.

f) All investigations, assessments and reports must be carried out by a suitably qualified competent person previously agreed in writing by the Local Planning Authority and in accordance with Environment Agency publication Land contamination: risk management (LCRM).

**Reason**: To ensure that adequate information pertaining to risks arising from land contamination is available to inform an assessment that the site is either suitable for its proposed use or appropriate remedial measures could make the site suitable for its proposed use as required by Policy EN18 of the Adopted Amber Valley Borough Local Plan 2006.

7. If any part of the site is to be raised or filled using materials brought from outside the application site, the developer must provide documentary evidence that all such materials are free from levels of contamination that would be in excess of current appropriate standards. In the event that no such evidence is available, the materials must be subjected to chemical or other testing to demonstrate that the materials are suitable for their intended final use. All documentary evidence and/or sampling methodology and testing results shall be submitted to and agreed in writing by the Local Planning Authority prior to any material being brought onto site. No such materials shall be imported without prior approval.

   **Reason** : The importation of contaminated materials may result in the need for remediation works at a later date if the land is subsequently identified as contaminated land under the terms of Part IIA of the Environmental Protection Act 1990 and to ensure the site is suitable for its intended use, to protect the quality of the environment in accordance with Policy EN16 of the Adopted Amber Valley Borough Local Plan 2006.

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8. An updated check for any badger setts on and within 30 metres of the application site shall be carried out immediately prior to the commencement of any work on the site, including ground works and site clearance, with the results and any required mitigation submitted to and approved in writing by the Local Planning Authority. Any required mitigation shall be agreed in writing with the Local Planning Authority and implemented in full prior to the commencement of any work on site.

   **Reason** : This is a pre-commencement condition to ensure the development does not have an adverse impact upon species specifically protected under the schedules of the Wildlife and Countryside Act 1981 and to improve the biodiversity of the local area in accordance with saved policy EN13 of the Adopted Amber Valley Borough Local Plan 2006.

9. The development shall be constructed in accordance with the approved Construction Environmental Method Statement (Swain Architecture). The approved statement shall be adhered to throughout the development period.

   Additionally, all activities should comply with the guidance in British Standard BS 5228-1:2009+A1:2014 'Code of practice for noise and vibration control on construction and open sites - Part 1: Noise' (Section 8 and Annex B),

   **Reason**: To protect the amenity of the residents of adjacent properties in accordance with policy EN16 of the Adopted Amber Valley Borough Local Plan 2006

10. No works which include the creation of trenches or culverts, or the presence of pipes shall commence until measures to protect badgers from being trapped in open excavations and/or pipe and culverts have been implemented and shall remain in place throughout the construction period (see advisory note).

    **Reason**: To ensure the development does not have an adverse impact upon species specifically protected under the schedules of the Wildlife and Countryside Act 1981 and to improve the biodiversity of the local area in accordance with saved policy EN13 of the Adopted Amber Valley Borough Local Plan 2006.

11. Before the first occupation of the dwellings new vehicular accesses shall be created to Crich Lane in accordance with the Revised Block Plan - drawing no: 19-109-08-05 Rev K laid out, constructed in a hard bound material and provided with 2.4m x 43m visibility splays in both directions, the area in advance of the sightlines being maintained throughout the life of the development clear of any object greater than 1m in height (0.6m in the case of vegetation) relative to adjoining nearside carriageway channel level.

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**Reason**: In the interests of the safety of the users of the access and public highway safety in general in accordance with saved policies H12 and TP1 of the Adopted Amber Valley Borough Local Plan 2006.

12. The dwellings shall not be occupied until space has been provided within the application site in accordance with the Revised Block Plan - drawing no: 19-109-08-05 Rev K for the parking of residents' vehicles, laid out, surfaced and maintained throughout the life of the development free from any impediment to its designated use.

    **Reason**: In the interests of the safety of the users of the access and public highway safety in general in accordance with saved policies H12 and TP1 of the Adopted Amber Valley Borough Local Plan 2006.

13. Before the first occupation of the dwellings, a 2m wide footway shall be laid out and fully constructed across the entire site frontage in accordance with details first submitted to and approved in writing by the Highway Authority.

    **Reason**: In the interests of the safety of the users of the access and public highway safety in general in accordance with saved policies H12 and TP1 of the Adopted Amber Valley Borough Local Plan 2006.

14. No above ground works shall commence until drainage plans for the disposal of surface water and foul sewage have been submitted to and approved by the Local Planning Authority in relation to the revised scheme. The scheme shall be implemented in accordance with the approved details before the development is first brought into use.

    **Reason**: To ensure that the development is provided with a satisfactory means of drainage as well as reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution in accordance with saved policy EN15 of the Adopted Amber Valley Borough Local Plan 2006.

15. No work shall commence on the hereby approved dwellings until such time as a scheme indicating proposed floor levels of all buildings, as per the revised plans subject of this permission, has been submitted to and approved by the Local Planning Authority, and the development shall be constructed in accordance with the agreed levels.

    **Reason**: To safeguard the privacy and amenities of the occupiers of adjoining properties in accordance with saved policies LS3 and H12 of the Adopted Amber Valley Borough Local Plan 2006.

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16. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any Order revoking and re-enacting that Order) no development relating to Class A -E (inclusive) of Part 1 of Schedule 2 (erection of extensions, alterations or additions to roofs, porches, outbuildings) shall be undertaken without the prior written approval of the Local Planning Authority.

    **Reason**: To protect the character and visual amenities of the locality in accordance with policies LS3 and H12 of the Adopted Amber Valley Borough Local Plan 2006.

**Notes**
**Attention is drawn to the attached notes:**

1 Severn Trent Water advise that although our statutory sewer records do not show any public sewers within the area you have specified, there may be sewers that have been recently adopted under The Transfer of Sewer Regulations 2011. Public sewers have statutory protection and may not be built close to, directly over or be diverted without consent and you are advised to contact Severn Trent Water to discuss your proposals. Severn Trent will seek to assist you obtaining a solution which protects both the public sewer and the building.

2 The proposed development lies within an area which could be subject to current coal mining or hazards resulting from past coal mining. Such hazards may currently exist, be caused as a result of the proposed development, or occur at some time in the future. These hazards include:

o Collapse of shallow coal mine workings.
o Collapse of, or risk of entry into, mine entries (shafts and adits).
o Gas emissions from coal mines including methane and carbon dioxide.
o Spontaneous combustion or ignition of coal which may lead to underground heatings and production of carbon monoxide.
o Transmission of gases into adjacent properties from underground sources through ground fractures.
o Coal mining subsidence.
o Water emissions from coal mine workings.

Applicants must take account of these hazards which could affect stability, health & safety, or cause adverse environmental impacts during the carrying out their proposals and must seek specialist advice where required. Additional hazards

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or stability issues may arise from development on or adjacent to restored opencast sites or quarries and former colliery spoil tips.

Potential hazards or impacts may not necessarily be confined to the development site, and Applicants must take advice and introduce appropriate measures to address risks both within and beyond the development site. As an example, the stabilisation of shallow coal workings by grouting may affect, block or divert underground pathways for water or gas.

In coal mining areas there is the potential for existing property and new development to be affected by mine gases, and this must be considered by each developer. Gas prevention measures must be adopted during construction where there is such a risk. The investigation of sites through drilling alone has the potential to displace underground gases or in certain situations may create carbon monoxide where air flush drilling is adopted.

Any intrusive activities which intersect, disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) require the prior written permission of the Coal Authority. Such activities could include site investigation boreholes, digging of foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes.

Failure to obtain Coal Authority permission for such activities is trespass, with the potential for court action. In the interests of public safety, the Coal Authority is concerned that risks specific to the nature of coal and coal mine workings are identified and mitigated.

The above advice applies to the site of your proposal and the surrounding vicinity. You must obtain property specific summary information on any past, current and proposed surface and underground coal mining activity, and other ground stability information in order to make an assessment of the risks. This can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com.

3 Pursuant to Section 278 of the Highways Act 1980 and the provisions of the Traffic Management Act 2004, no works may commence within the limits of the public highway without the formal written Agreement of the County Council as Highway Authority. It must be ensured that public transport services in the vicinity of the site are not adversely affected by the development works.

Advice regarding the technical, legal, administrative and financial processes involved in Section 278 Agreements may be obtained from Mr Kevin Barton in the Economy

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Transport and Environment Department at County Hall, Matlock, tel: 01629 538658 or email kevin.barton@derbyshire.gov.uk. The applicant is advised to allow approximately 12 weeks in any programme of works to obtain a Section 278 Agreement.

4 The Local Planning Authority and Borough Council has no statutory responsibilities in relation to private drainage issues, they are the responsibility of the developer to resolve. Any issues regarding public drainage should be directed to Severn Trent Water or the Environment Agency for their formal comments and consent as appropriate.

5 No removal of trees, shrubs, brambles or ivy shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority.

6 Regarding condition 10, the measures may include:

a) creation of sloping escape ramps for badgers, which may be achieved by edge profiling of trenches/excavations or by using planks placed into them at the end of each working day; and
b) open pipework greater than 150 mm outside diameter being blanked off at the end of each working day.

7 Regarding condition 13, for the avoidance of doubt the developer will be required to enter into an agreement with the Highway Authority under S278 of the 1980 Highways Act in order to carry out any works in the public highway to comply with the requirements of this condition.

8 Air pollution is a significant environmental risk to human health in the UK. Using cleaner fuels in a cleaner appliance installed by a competent person, knowing how to operate it efficiently and ensuring that chimneys are regularly swept by a professional or registered chimney sweep all make a big difference. When considering a solid fuel appliance or wood-burning stove, you should ensure that:

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- you use a HETAS approved retailer, appliance and registered installer (see www.hetas.co.uk/consumer/hetas-advice/)
- the installation will comply with Building Regulations and that your installer will provide you with a 'Certificate of Compliance' on completion
- if you are in a Smoke Control Area (see www.ambervalley.gov.uk/environment-and-planning/pollution/smoke-control-areas.aspx), the appliance is an exempted appliance' or can burn 'authorised smokeless fuels, approved for use in these areas (see www.gov.uk/smoke-control-area-rules) and
- your appliance will be serviced annually by a HETAS approved servicing technician.

Failure to comply with the above could result in enforcement action under environmental health legislation if smoke emissions led to complaints.

9 The applicant is advised that the trees are covered by a Tree Preservation Order (TPO). Please contact the Borough Council prior to carrying out any works on trees within the vicinity of the application site.

10 The council will encourage the developers to help to meet the Government's commitments to achieve net-zero carbon emissions by 2050, and to meet the NPPF's environmental objective of mitigating and adapting to climate change, including moving to a low carbon economy, through the inclusion of on-site renewable energy generation, the de-carbonising of heating systems and enhanced levels of insulation.

11 The site - through unconfirmed historical use - may present significant complicating ground stability factors, which may need further investigation by a geotechnical specialist.

12 Foul is proposed to connect into the public combined water sewer, which would be subject to a formal section 106 sewer connection approval.

Surface Water is proposed to connect into the public combined water sewer, which would be subject to a formal section 106 sewer connection approval.

Under the terms of section H of the Building Regulations 2010, the disposal of surface water by means of soakaways should be considered as the primary method. If this is

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not practical and no watercourse is available as an alternative other sustainable method should also be explored. If these are found unsuitable, satisfactory evidence will need to be submitted, before a discharge to the public sewerage system is considered.

For the use or reuse of sewer connections either direct or indirect to the public sewerage system the applicant will be required to make a formal application to the Company under Section 106 of the Water Industry Act 1991. They may obtain copies of our current guidance notes and application form from either our website (www.stwater.co.uk) or by contacting our Developer Services Team (Tel: 0800 707 6600).

13 Noise control targets.

A health and safety risk management system should be designed and implemented to eliminate or minimise reversing and the use of high-pitched reversing alarms, for example, use of broadband reversing alarms - see Health and Safety Executive (HSE) guidance at: https://www.hse.gov.uk/workplacetransport/information/reversing.htm.

Controlling the spread of noise:

-General measures.
-Distance.
-Screening/Hoarding

Additionally, all activities should comply with the guidance in British Standard BS 5228-1:2009+A1:2014 'Code of practice for noise and vibration control on construction and open sites - Part 2: Vibration' (Section 8), including:

At source:

-General measures.
-Substitution of plant and/or working methods.
-Vibration isolation of plant at source.
Controlling the spread of vibration.
Vibration control targets.

The document: 'London Good Practice Guide: Noise & Vibration Control for Demolition and Construction' (The London Authorities Noise action Forum, July 2016) provides advice on using a risk assessment approach and good practice measures to address noise and vibration impacts.

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The document: 'Guidance on the assessment of dust from demolition and construction' (IAQM, version 1.1, 01 January 2016) provides guidance on assessing, monitoring and site-specific mitigation of emissions of dust during construction.

**Reasons for Granting Permission**

In granting permission for this development, the Borough Council has taken into account all material planning considerations arising from the views of statutory and other consultees and public representations about the application, Government guidance as detailed in the National Planning Policy Framework and the saved policies of the Adopted Amber Valley Borough Local Plan 2006:

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**In detail:**

The National Planning Policy Framework (NPPF) is a material consideration in planning decisions. In accordance with Paragraph 38 of the NPPF the local planning authority has approached the decision-making process in a positive way to foster the delivery of sustainable development and has worked proactively with the applicant/agent to secure a development to improve the economic, social and environmental conditions of the area.

The development complies with the provisions of the development plan for the locality and raises no unresolved issues in relation to the location of the site, privacy, amenity, sunlight/daylight, character and design, landscape or heritage features and highway safety.

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**NOTES**

1. **If the applicant is aggrieved by the decision of the Local Planning Authority to refuse planning permission or approval for the proposed development or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Section 78/79 of the Town and Country Planning Act 1990, within six months of the date of this notice. The Secretary of State has power to allow a longer period for the giving of a notice but will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission of the proposed development could not have been granted by the Local Planning Authority or could not have been so granted otherwise that subject to the conditions imposed on them, having regard to the statutory requirements, to the provision of the development order, and to any directions given under the order.**
2. **Cadent Gas own and operate the gas infrastructure within the area of your development. Contact Cadent's Plant Protection Team for approval before carrying out any works on site and ensuring requirements are adhered to. Email plantprotection@cadentgas.com. Alternatively, you can register on www.beforeyoudig.nationalgrid.com**
3. **If permission to develop land is refused or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State for the Environment, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council of the County/District in which the land is situated, a purchase notice requiring that council to purchase his interests in the land in accordance with the provisions of Section 180 of the Town and Country Planning Act 1990.**
4. **In certain circumstances a claim may be made against the Local Planning Authority for compensation where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Sections 137 and 138 of the Town and Country Planning Act 1990.**
5. **This permission relates to planning controls only. Any other statutory consent necessary including submission under the building regulations must be obtained from the appropriate Authority.**
6. **If it is intended to give notice of appeal in accordance with Paragraph 1 above, this should be done on the appropriate form obtainable from: -**

   **The Planning Inspectorate**
   **3/23 Hawk Wing, Temple Quay House, 2 The Square Temple Quay Bristol BS1 6PN**
   **(Tel. No. 0117 372 8000) www.planning-inspectorate.gov.uk**

7. **If the condition of consent or reasons for refusal, make reference to a Division of the Department, the appellant may, if he so wishes, require the attendance of a representative from the Department by notification to the Local Planning Authority. Such a representative would not be liable to cross-examination on questions of departmental policy, but only on matters of fact and expert opinion in relation to the appeal site.**
8. **Where a vehicle is habitually drive across a grass verge or kerbed footway to and from premises adjoining a highway, the occupier of the premises may after being given due notice by the appropriate authority, be required to pay the cost of construction of a carriage crossing or the strengthening of a footway, as the authority considers it necessary, or may be required to comply with conditions imposed by the authority.**
9. **In the case of building or premises to which the public are to be admitted whether on payment or otherwise, attention is drawn to Sections 4 and 7 of the Chronically Sick and Disabled Persons Act 1970 and the associated Code of Practice (BS5810:1979). In the case of premises to which the Offices, Shops and Railway Premises Act 1963 or the Factories Act 1962 applies, attention is drawn to Sections 7 and 8A of the Chronically Sick and Disabled Persons Act and to the same code of practice. In the case of Educational Buildings, attention is drawn to Sections 7 and 8 of the Chronically Sick and Disabled Persons Act 1978 and to the Design Note 18 "Access for the Physically Disabled Educational Buildings".**
10. **If the development site is crossed by an electric line or is within 15 metres (50ft) of the nearest part of a line (measure horizontally along the ground) or if there is reason to believe that it may be crossed by an underground electric cable, the applicant should contact the Electricity Board to ascertain if and what special safety precautions are necessary.**
11. **The grant of planning permission does not entitle developers to obstruct a public right of way. Development on so far as it affects a right of way, should not be started, and the right of way should**

**be kept open for public use, until the necessary order under Section 247 and 257 of the Town and Country Planning Act 1990 for the diversion of extinguishment of the right of way has been made and confirmed.**