

National Grid Electricity Transmission
c/o Mr Tom Cramond
AECOM
One Trinity Gardens
Broad Chare
Newcastle Upon Tyne
NE1 2HF

**NOTICE OF DECISION OF PLANNING AUTHORITY ON APPLICATION FOR
PERMISSION TO CARRY OUT DEVELOPMENT**

This decision does **not** constitute approval under the Building Regulations

Please read notes at the end of this notice

The above named council being the Local Planning Authority for the purposes of your application dated 12 August 2022 in respect of the following:

Proposal: Hybrid Planning Application comprising two parts: (Part 1) Outline planning application (all matters reserved) for the construction of a converter station at Drax, Selby; (Part 2) full planning application for the installation of high voltage direct current (HVDC) underground cables from the River Ouse to the converter station and high voltage alternating current (HVAC) underground cables from the converter station to the existing Drax Substation as well as all associated temporary works including compounds, accesses and bellmouths as part of the construction of Scotland-England Green Link 2 (SEGL2), a two gigawatt (GW) reinforcement of the electricity transmission system between Peterhead, Scotland and Drax, England. [Installation of underground HVDC cables from Mean Low Water Springs (MLWS) at Fraisthorpe, East Riding to the River Ouse and associated temporary works relating to land in an adjoining authority]

Location: Land to the East of New Road, Drax

have considered your application and have determined to GRANT outline planning permission for Part 1 and full planning permission for Part 2 in accordance with the application drawings and particulars subject to the following conditions and reasons:

01. The development for which full planning permission is hereby granted, being the installation of high voltage direct current (HVDC) underground cables from the River Ouse to the converter station (referred to in this permission as the "HVDC Cable Development") and high voltage alternating current (HVAC) underground cables from the converter station to the existing Drax Substation (referred to in this permission as the "HVAC Cable Development") as well as all associated temporary works including compounds, accesses and bellmouths shall begin no later than three years from the date of this decision.

Reason: To comply with the requirements of section 91 of the Town and Country Planning Act 1990 as amended.

02. Approval of the details of the (a) appearance, (b) landscaping, (c) layout, (d) scale and (e) the means of access to the site (hereinafter called 'the reserved matters') for the development hereby granted outline planning permission, being the Converter Station buildings, (referred to in this permission as the "Converter Station Development") as well as all associated temporary works including compounds, accesses and bellmouths shall be obtained from the Local Planning Authority in writing before any development is commenced.

Reason: This is an outline planning permission and these matters have been reserved for the subsequent approval of the Local Planning Authority, and as required by Section 92 of the Town and Country Planning Act 1990.

03. Applications for the approval of the reserved matters referred to in Condition 02 shall be made within a period of three years from the grant of this outline planning permission and the development to which this permission relates shall be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: In order to comply with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.

04. The development for which full planning permission is hereby granted shall be carried out in accordance with the following approved plans/drawings:

- SEGL2_T_PA_3_v2_20220628 - Site Location Plan
- SEGL2_T_PA_5b_v1_20220628 Block Plan (Sheet Number 38 of 39)
- SEGL2_T_PA_5b_v1_20220628 Block Plan (Sheet Number 39 of 39)

Reason: To ensure that the development hereby granted full planning permission is undertaken in accordance with the approved plans/drawings.

05. The development for which outline planning permission is hereby granted shall be carried out in accordance with the following approved plans/drawings:

- SEGL2_T_PA_3_v2_20220628 - Site Location Plan
- SEGL2_T_PA_5b_v1_20220628 Block Plan (Sheet Number 39 of 39)

Reason: To ensure that future reserved matters applications are in accordance with the outline planning permission hereby granted.

06. The development for which outline and full planning permission has been granted (other than survey work) shall not be commenced until a Biodiversity Net Gain Plan (BNGP) has been submitted to and approved in writing by the Local Planning Authority. The Biodiversity Net Gain Plan (BNGP) should include details of:

- how biodiversity impacts have been minimised,
- the pre-development biodiversity value of the onsite habitat;
- the post-development biodiversity value of the onsite habitat;
- the biodiversity value of any offsite habitat provided in relation to the development
- with the aim of securing a minimum 10% net gain for biodiversity

- an implementation timetable for onsite and offsite provisions.

Reason: In order to secure biodiversity enhancement in accordance with Policy SP18 of the Core Strategy.

07. The development for which outline and full planning permission has been granted (other than survey work) shall not be commenced until an Ecological Management Plan shall be submitted to and approved in writing by the Local Planning Authority. Once approved, the Ecological Management Plan shall be implemented in accordance with the approved details for the lifetime of the development.

The Plan must include, but not be limited, to arrangements for the following:

- description and evaluation of features to be managed;
- ecological trends and constraints on site that might influence management;
- aims and objectives of management;
- appropriate management options for achieving aims and objectives;
- prescriptions for management actions;
- preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period);
- details of the body or organization responsible for implementation of the plan;
- ongoing monitoring and remedial measures;
- details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body responsible for its delivery;
- how contingencies and/or remedial action will be identified, agreed and implemented so that the development delivers the fully functioning biodiversity objectives of the approved scheme (where the results from monitoring show that conservation aims and objectives of the Plan are not being met).

Reason: In the interests of ecology and in order to comply with saved Policy ENV1 of the Selby District Local Plan, Policy SP18 of the Selby District Core Strategy Local Plan and national planning policy contained within the NPPF.

Converter Station Development

08. The Converter Station Development hereby granted shall not be commenced until full details of existing and proposed ground levels and finished floor levels of the buildings, outdoor electrical infrastructure, areas of hardstanding and associated access roads for the Converter Station Development have been submitted to and approved in writing by the Local Planning Authority. The Converter Station Development shall thereafter be carried out in accordance with the approved details.

Reason: In the interest of visual amenity and in order to comply with Policies SP17, SP18 and SP19 of the Core Strategy and Policy ENV1 of the Selby District Local Plan.

09. The Converter Station Development hereby granted shall be carried out in accordance with the following design parameters:
- the converter station platform shall cover an area no greater than 50,000m² excluding earthwork batter/slope;
 - the finished converter station platform level shall be no higher than 6.48m AOD;
 - up to 55% of the converter station platform (forming a continuous zone) can contain buildings up to a maximum height of 28.5 metres above the finished

- platform level (excluding lightning protection);
- the remainder of the converter station platform (forming a continuous zone) can contain buildings or outdoor electrical equipment up to a maximum height of 20 metres above the finished platform level (excluding lightning protection).

Reason: In the interests of visual amenity and in order to comply with Policies SP17, SP18 and SP19 of the Core Strategy and Policy ENV1 of the Selby District Local Plan.

- Any reserved matters application submitted pursuant to condition 2 in respect of the Converter Station Development shall include a detailed hard and soft landscaping scheme for the site for approval in writing by the Local Planning Authority. The approved scheme shall be implemented in its entirety within the first available planting season following the construction of the Converter Station Development. All trees, shrubs and bushes shall be adequately maintained for the period of five years beginning with the date of completion of the construction of the Converter Station Development and during that period all losses shall be made good as and when necessary. The scheme shall include a detailed long-term landscape maintenance and management plan. The scheme shall be retained and managed in accordance with the approved long-term landscape maintenance and management plan for the lifetime of the Converter Station Development.

Reason: In the interests of visual amenity and in order to comply with Policies SP17, SP18 and SP19 of the Core Strategy and Policy ENV1 of the Selby District Local Plan.

- Prior to the commencement of the Converter Station Development hereby granted (other than survey work), an Arboricultural Method Statement, Tree Survey and Tree Protection Plan, to BS5837:2012, shall be submitted to and approved in writing by the Local Planning Authority. This should demonstrate how all existing trees and hedgerows to be retained will be protected during the construction period for the Converter Station Development. The Converter Station Development shall thereafter be carried out in accordance with the approved details.

Reason: In the interests of visual amenity and in order to comply with Policies SP17, SP18 and SP19 of the Core Strategy and Policy ENV1 of the Selby District Local Plan.

- Prior to installation of any external lighting associated with the Converter Station Development, a Lighting Design Strategy shall be submitted to and approved in writing by the Local Planning Authority. All external lighting within the Converter Station Development (both at the outset and subsequently) shall be in accordance with the approved Lighting Design Strategy. All external lighting associated with the Converter Station Development shall be installed in accordance with the specifications and locations set out in the Strategy and shall be maintained thereafter in accordance with the details set out within the Strategy.

The Strategy must include, but not be limited, to arrangements for the following:

- identify those areas/features on site that are sensitive to lighting;
- show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that sensitive areas/features will not be impacted by lighting;
- demonstrate how night-time visibility has been minimised.

No additional external lighting shall be installed at the Converter Station Development without the prior written approval of the Local Planning Authority.

Reason: In the interests of visual amenity and ecology and in order to comply with Policies SP17, SP18 and SP19 of the Core Strategy and Policy ENV1 of the Selby District Local Plan.

13. The Converter Station Development hereby granted shall not be commenced until a Land Restoration Scheme for the Converter Station Development has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include landscape protection, replacement, and reinstatement, and a timetable for their implementation. On the completion of the construction of the Converter Station Development and following the cessation of use of any associated temporary works compounds, works areas and haul roads, the land shall be reinstated in accordance with the approved scheme.

Reason: In the interests of amenity and in order to comply with saved Policies ENV1 of the Selby District Local Plan and Policies SP17, SP18 and SP19 of the Core Strategy.

14. Prior to the commencement of the Converter Station Development hereby granted (other than survey work), a Construction Environmental Management Plan (CEMP) for the Converter Station Development incorporating the provisions of the submitted Outline CEMP shall be submitted to the Local Planning Authority for approval in writing.

The CEMP shall include in respect of the Converter Station Development:

- An Access Management Plan detailing the management of public highways and public or permissive rights-of-way during the works;
- An External Lighting Plan detailing any temporary external lighting required during the construction period;
- A Noise and Vibration Plan in accordance with British Standard 5228 detailing how noise and vibration will be controlled and mitigated during the works;
- A Dust Management Plan detailing how dust and other airborne emissions will be controlled and mitigated during the works;
- A Soil Management Plan to be informed by pre-construction soil surveys in accordance with Natural England guidelines incorporating the provisions of the submitted Outline Soil Management Plan detailing how soil resources will be protected during the works;
- A Construction Ecological Management Plan incorporating relevant Species Protections Plans (SPPs) to be informed by updated pre-construction surveys detailing how sensitive species and habitats will be protected during the works including where necessary the location and timing of sensitive works to avoid harm to biodiversity features, the times during construction when specialist ecologists need to be present on site to oversee works, responsible persons and lines of communication, the role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person and the use of protective fences, exclusion barriers and warning signs;
- An Invasive and Non-Native Species (INNS) method statement detailing how INNS encountering during the works will be managed.
- A Site Waste Management Plan detailing how waste generated during construction will be managed;
- A Pollution Prevention and Emergency Incident Response Plan setting out measures to prevent pollution and procedures to be followed in the event pollution is encountered or released.

- A Communications Plan including a point of contact for local residents and businesses, and a procedure for all complaints to be reported to the Local Planning Authority.

Thereafter, the Converter Station Development hereby granted, shall be carried out in accordance with the approved CEMP.

Reason: In the interests of highway safety, amenity and ecology and in order to comply with Policies SP17, SP18 and SP19 of the Core Strategy and saved Policies ENV1, ENV2, T1 and T2 of the Selby District Local Plan.

15. Prior to the commencement of the Converter Station Development hereby granted (other than survey work), a Construction Traffic Management Plan (CTMP) incorporating the provisions of the submitted Outline CTMP shall be submitted to and approved in writing by the Local Planning Authority. The Plan must include, but not be limited, to arrangements for the following in respect of the Converter Station Development:

- details of any temporary construction access to the site including measures for removal following completion of construction works;
- wheel and chassis underside washing facilities on site to ensure that mud and debris is not spread onto the adjacent public highway;
- the parking of contractors' site operatives and visitor's vehicles;
- areas for storage of plant and materials used in constructing the development clear of the highway;
- measures to manage the delivery of materials and plant to the site including routing and timing of deliveries and loading and unloading areas;
- details of the routes to be used by HGV construction traffic and highway condition surveys on these routes;
- protection of carriageway and footway users at all times during demolition and construction;
- protection of contractors working adjacent to the highway;
- erection and maintenance of hoardings including decorative displays, security fencing and scaffolding on/over the footway & carriageway and facilities for public viewing where appropriate;
- an undertaking that there must be no burning of materials on site at any time during construction;

The Converter Station Development hereby granted shall be carried out in strict accordance with the approved CTMP.

Reason: In the interest of highway safety and in order to comply with saved Policies ENV1, T1 and T2 of the Selby District Local Plan.

16. Prior to the commencement of the Converter Station Development hereby granted (other than survey work), a Construction Worker Travel Plan (CWTP) shall be submitted to and approved in writing by the Local Planning Authority. The Converter Station Development hereby granted shall be carried out in strict accordance with the approved CWTP.

Reason: To establish measures to encourage more sustainable non-car modes of travel and in order to comply with saved Policies T1 and T2 of the Selby District Local Plan.

17. The Converter Station Development hereby granted shall be carried out in accordance with the submitted Flood Risk Assessment (Appendix 11B Flood Risk

Assessment, dated May 2022, by Capita) and the supporting technical note (Hydraulic Modelling & Flood Risk Assessment Technical Note, dated April 2023, by WSP) and the following mitigation measures:

- Construction of an elevated platform set no lower than 5.08 metres above Ordnance Datum (AOD)
- Finished floor levels and sensitive flood infrastructure shall be set no lower than 5.08 metres above Ordnance Datum (AOD), plus an appropriate freeboard

These mitigation measures shall be fully implemented prior to the Converter Station Development hereby granted being brought into use and shall be retained and maintained as such for the lifetime of the Converter Station Development.

Reason: To reduce the risk of flooding to the proposed development and future occupants.

18. Prior to the commencement of the Converter Station Development hereby granted (other than survey work), a scheme detailing foul and surface water drainage has been submitted to and approved in writing by the Local Planning Authority. The scheme to be submitted shall demonstrate that the surface water drainage system(s) are designed in accordance with the standards detailed in North Yorkshire County Council SuDS Design Guidance (or any subsequent update or replacement for that document). The scheme shall detail phasing of the Converter Station Development and phasing of drainage provision, where appropriate. Principles of sustainable urban drainage shall be employed wherever possible. The works shall be implemented in accordance with the approved phasing. The Converter Station Development shall not be brought into use until the drainage works have been completed. Note that further restrictions on surface water management may be imposed by Yorkshire Water and the Local Planning Authority.

Reason: To ensure the provision of adequate and sustainable means of drainage in the interests of amenity and flood risk.

19. Prior to the commencement of the Converter Station Development hereby granted (other than survey work), a scheme restricting the rate of development flow runoff from the Converter Station Development shall be submitted to and approved in writing by the Local Planning Authority. The flowrate from the site shall be restricted to a maximum flowrate of 1.4 litres per second per hectare (or the calculated greenfield runoff rate) for up to the 1 in 100 year event. A 30% allowance shall be included for climate change effects and a further 10% for urban creep for the lifetime of the Converter Station Development. Storage shall be provided to accommodate the minimum 1 in 100 year plus climate change critical storm event. The scheme shall include a detailed maintenance and management regime for the storage facility. No part of the Converter Station Development shall be brought into use until the development flow restriction works comprising the approved scheme has been completed. The approved maintenance and management scheme shall be implemented throughout the lifetime of the Converter Station Development.

Reason: To mitigate additional flood impact from the development proposals and ensure that flood risk is not increased elsewhere.

20. Prior to the commencement of the Converter Station Development hereby granted (other than survey work), a suitable maintenance of the proposed SuDS drainage scheme arrangement shall be demonstrated to the local planning authority. Details

with regard to the maintenance and management of the approved scheme to include; drawings showing any surface water assets to be vested with the statutory undertaker/highway authority and subsequently maintained at their expense, and/or any other arrangements to secure the operation of the approved drainage scheme/sustainable urban drainage systems throughout the lifetime of the Converter Station Development.

Reason: To prevent the increased risk of flooding and to ensure the future maintenance of the sustainable drainage system.

21. Prior to the commencement of the Converter Station Development hereby granted (other than survey work), a scheme detailing the treatment of all surface water flows from parking areas and hardstanding through the use of road side gullies, oil interceptors, reedbeds or alternative treatment systems, shall be submitted to and approved in writing by the Local Planning Authority. Use of the parking areas/hardstanding shall not commence until the works comprising the approved treatment scheme have been completed. Roof water shall not pass through the treatment scheme. Treatment shall take place prior to discharge from the treatment scheme. The treatment scheme shall be retained, maintained to ensure efficient working and used throughout the lifetime of the Converter Station Development.

Reason: To prevent pollution of the water environment from the development site.

22. Prior to the commencement of the Converter Station Development hereby granted (other than survey work), an appropriate Exceedance Flow Plan for the site shall be submitted to and approved in writing by the Local Planning Authority. Site design must be such that when SuDS features fail or are exceeded, exceedance flows do not cause flooding of properties on or off site. This is achieved by designing suitable ground exceedance or flood pathways. Runoff must be completely contained within the drainage system (including areas designed to hold or convey water) for all events up to a 1 in 30 year event. The design of the site must ensure that flows resulting from rainfall in excess of a 1 in 100 year rainfall event are managed in exceedance routes that avoid risk to people and property both on and off site.

Reason: To prevent flooding to properties during extreme flood events and to mitigate against the risk of flooding on and off the site.

23. No piped discharge of surface water from the Converter Station Development shall take place until works to provide a satisfactory outfall, other than the existing local public sewerage, for surface water have been completed in accordance with details submitted to and approved by the Local Planning Authority.

Reason: To ensure that the site is properly drained and in order to prevent overloading, surface water is not discharged to the public sewer network.

24. Prior to the commencement of the Converter Station Development hereby granted (other than survey work), an Archaeological Mitigation Strategy shall be submitted to and approved in writing by the Local Planning Authority.

The Archaeological Mitigation Strategy shall include:

- The programme and methodology of site investigation and recording
- Community involvement and/or outreach proposals
- The programme for post investigation assessment

- Provision to be made for analysis of the site investigation and recording
- Provision to be made for publication and dissemination of the analysis and records of the site investigation
- Provision to be made for archive deposition of the analysis and records of the site investigation
- Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

No Converter Station Development shall take place other than in accordance with the approved Archaeological Mitigation Strategy.

Reason: In the interests of ensuring archaeological interests are properly assessed and recorded and in order to comply with saved Policy ENV28 of the Selby District Local Plan.

25. No construction work associated with the Converter Station Development hereby granted shall take place on any part of the site on any Sunday or Bank Holiday, or on any other day except between the hours of 07.00 - 19.00 on Mondays to Fridays, or 08.00 - 17.00 on Saturdays, except:
- in an emergency;
 - in respect of internal works only to the converter station following the erection of the converter station building(s);
 - by prior notification in writing to the Local Planning Authority and receipt of their written agreement; or
 - where the existing background noise level, at any residential property, is not exceeded. The measurements and assessment of noise levels shall be made in accordance with BS 5228.

Reason: In the interest of amenity and in order to comply with saved Policies ENV1 and ENV2 of the Selby District Local Plan.

26. In the event that work associated with the Converter Station Development hereby granted is carried out outside of the approved hours due to an emergency, the developer shall notify the Local Planning Authority, as soon as practicable, and shall within no more than 7 days of the incident provide a written statement, detailing the nature of the emergency and the reasons why such work was necessary.

Reason: In the interest of amenity and in order to comply with saved Policies ENV1 and ENV2 of the Selby District Local Plan.

27. Prior to commencement of the Converter Station Development hereby granted (other than survey work), a site investigation and risk assessment must be undertaken to assess the nature, scale and extent of any land contamination and the potential risks to human health, groundwater, surface water and other receptors. A written report of the findings must be produced and is subject to approval in writing by the Local Planning Authority. It is strongly recommended that the report is prepared by a suitably qualified and competent person.

Reason: To ensure that the site is suitable for its proposed use taking account of ground conditions and any risks arising from land contamination.

28. Where the site investigation and risk assessment referred to in Condition 27 show remediation works to be necessary, development associated with the Converter

Station Development shall not commence until a detailed remediation strategy for the Converter Station Development has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy must demonstrate how the site will be made suitable for its intended use and must include proposals for the verification of the remediation works. It is strongly recommended that the report is prepared by a suitably qualified and competent person.

Reason: To ensure that the proposed remediation works are appropriate and will remove unacceptable risks to identified receptors.

29. Prior to first operational use (excluding testing) of the Converter Station Development hereby granted, remediation works should be carried out in accordance with the remediation strategy approved under Condition 28. On completion of those works, a verification report (which demonstrates the effectiveness of the remediation carried out) must be submitted to and approved in writing by the Local Planning Authority. It is strongly recommended that the report is prepared by a suitably qualified and competent person.

Reason: To ensure that the agreed remediation works are fully implemented and to demonstrate that the site is suitable for its proposed use with respect to land contamination. After remediation, as a minimum, land should not be capable of being determined as contaminated land under Part 2A of the Environmental Protection Act 1990.

30. In the event that unexpected land contamination is found at any time when carrying out the Converter Station Development hereby granted, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and, if remediation is necessary, a remediation strategy must be prepared, which is subject to approval in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation strategy, a verification report must be submitted to and approved in writing by the Local Planning Authority. It is strongly recommended that all reports are prepared by a suitably qualified and competent person.

Reason: To ensure that the site is suitable for its proposed use taking account of ground conditions and any risks arising from land contamination.

HVDC Cable Development

31. The HVDC Cable Development shall not commence until a Construction Phasing Plan (CPP) has been submitted to and approved in writing by the Local Planning Authority. The CPP shall set out the phases of the works. Thereafter, the HVDC Cable Development shall be carried out in strict accordance with the approved CPP.

Reason: In order to secure the programming and phasing of, and an orderly pattern to, the development.

32. No HVDC Cable Development shall take place until a Construction Method Statement (CMS) for the HVDC Cable Development has been submitted to and approved in writing by the Local Planning Authority. The CMS shall define the construction and installation methods including crossing methods for that phase. The development shall be carried out in strict accordance with the approved CMS.

Reason: In the interests of amenity and in order to comply with saved Policies ENV1 of the Selby District Local Plan and Policies SP17, SP18 and SP19 of the Core Strategy.

33. Prior to the commencement of the HVDC Cable Development hereby granted (other than survey work), an Arboricultural Method Statement, Tree Survey and Tree Protection Plan, to BS5837:2012, shall be submitted to and approved in writing by the Local Planning Authority. This should demonstrate how all existing trees and hedgerows to be retained will be protected during the construction period for the HVDC Cable Development. The HVDC Cable Development shall thereafter be carried out in accordance with the approved details.

Reason: In the interests of visual amenity and in order to comply with Policies SP17, SP18 and SP19 of the Core Strategy and Policy ENV1 of the Selby District Local Plan.

34. No HVDC Cable Development shall take place until a Land Restoration Scheme for the HVDC Cable Development has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include landscape protection, replacement, and reinstatement, and a timetable for their implementation. On the completion of the HVDC cable installation and following the cessation of use of any associated temporary works compounds, works areas and haul roads, the land shall be reinstated in accordance with the approved scheme.

Reason: In the interests of amenity and in order to comply with saved Policies ENV1 of the Selby District Local Plan and Policies SP17, SP18 and SP19 of the Core Strategy.

35. Prior to the commencement of the HVDC Cable Development (other than survey work), a Construction Environmental Management Plan (CEMP) for the HVDC Cable Development incorporating the provisions of the submitted Outline CEMP shall be submitted to the Local Planning Authority and approved in writing.

The CEMP for the HVDC Cable Development shall include:

- An Access Management Plan detailing the management of public highways and public or permissive rights-of-way during the works;
- An External Lighting Plan detailing any temporary external lighting required during the construction period;
- A Noise and Vibration Plan in accordance with British Standard 5228 detailing how noise and vibration will be controlled and mitigated during the works;
- A Dust Management Plan detailing how dust and other airborne emissions will be controlled and mitigated during the works;
- A Soil Management Plan to be informed by pre-construction soil surveys in accordance with Natural England guidelines incorporating the provisions of the submitted Outline Soil Management Plan detailing how soil resources will be protected during the works;
- A Construction Ecological Management Plan incorporating relevant Species Protections Plans (SPPs) to be informed by updated pre-construction surveys detailing how sensitive species and habitats will be protected during the works including where necessary the identification of "biodiversity protection zones", the location and timing of sensitive works to avoid harm to biodiversity features, the times during construction when specialist ecologists need to be present on site to oversee works, responsible persons and lines of communication, the role and responsibilities on site of an ecological clerk of works (ECoW) or similarly

competent person and the use of protective fences, exclusion barriers and warning signs;

- An Invasive and Non-Native Species (INNS) method statement detailing how INNS encountering during the works will be managed.
- A Site Waste Management Plan detailing how waste generated during construction will be managed;
- A Pollution Prevention and Emergency Incident Response Plan setting out measures to prevent pollution and procedures to be followed in the event pollution is encountered or released.
- A Communications Plan including a point of contact for local residents and businesses, and a procedure for all complaints to be reported to the Local Planning Authority.

Thereafter, the HVDC Cable Development hereby granted, shall be carried out in accordance with the approved CEMP.

Reason: In the interests of highway safety, amenity and ecology and in order to comply with Policies SP17, SP18 and SP19 of the Core Strategy and saved Policies ENV1, ENV2, T1 and T2 of the Selby District Local Plan.

36. Prior to the commencement of HVDC Cable Development (other than survey work), a Construction Traffic Management Plan (CTMP) incorporating the provisions of the submitted Outline CTMP shall be submitted to and approved in writing by the Local Planning Authority. The Plan must include, but not be limited, to arrangements for the following in respect of the HVDC Cable Development:
- details of any temporary construction access to the site including measures for removal following completion of construction works;
 - wheel and chassis underside washing facilities on site to ensure that mud and debris is not spread onto the adjacent public highway;
 - the parking of contractors' site operatives and visitor's vehicles;
 - areas for storage of plant and materials used in constructing the development clear of the highway;
 - measures to manage the delivery of materials and plant to the site including routing and timing of deliveries and loading and unloading areas;
 - details of the routes to be used by HGV construction traffic and highway condition surveys on these routes;
 - protection of carriageway and footway users at all times during demolition and construction;
 - protection of contractors working adjacent to the highway;
 - erection and maintenance of hoardings including decorative displays, security fencing and scaffolding on/over the footway & carriageway and facilities for public viewing where appropriate;
 - an undertaking that there must be no burning of materials on site at any time during construction;

The HVDC Cable Development hereby granted shall be carried out in strict accordance with the approved CTMP.

Reason: In the interest of highway safety and in order to comply with saved Policies ENV1, T1 and T2 of the Selby District Local Plan.

37. Prior to the commencement of the HVDC Cable Development (other than survey work), a Construction Worker Travel Plan (CWTP) shall be submitted to and

approved in writing by the Local Planning Authority. The HVDC Cable Development hereby granted shall be carried out in strict accordance with the approved CWTP.

Reason: To establish measures to encourage more sustainable non-car modes of travel and in order to comply with saved Policies T1 and T2 of the Selby District Local Plan.

38. Prior to the commencement of the HVDC Cable Development (other than survey work), a Construction Drainage Scheme showing the method and working of temporary drainage facilities, including surface and foul water drainage on the site associated with the HVDC Cable Development shall be submitted to and approved in writing by the Local Planning Authority. The HVDC Cable Development shall be carried out in accordance with the approved scheme.

Reason: To ensure the provision of adequate and sustainable means of drainage in the interests of amenity and flood risk.

39. Prior to the commencement of the HVDC Cable Development (other than survey work) a scheme to ensure permanent watercourse crossing infrastructure is designed to allow access for construction and maintenance of existing or proposed flood risk infrastructure shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following details in respect of the HVDC Cable Development:

- Ensure access to allow maintenance of existing flood defences, or to improve flood defences;
- Permanent infrastructure must be installed at a minimum depth below the hard bed of any main river watercourse (or flood defences where present).

The scheme shall be fully implemented and subsequently maintained, in accordance with the scheme's timing/phasing arrangements.

Reason: To ensure the structural integrity of the riverbed, banks of river and existing flood defences thereby reducing the risk of flooding. To ensure that any planned future flood infrastructure is considered. To reduce the risk of flooding to the proposed development and future users.

40. Prior to the commencement of the HVDC Cable Development (other than survey work) a construction scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include, but not restricted to, the following in respect of the HVDC Cable Development:

- All main river watercourse crossings shall be carried out using trenchless techniques;
- Confirmation of any reception pits (or similar), including details of proximity to any main river watercourse or its associated flood infrastructure (such as embankment);
- Details of any access or haul roads within flood risk areas, and any mitigation required to ensure no increase in risk elsewhere;
- Ensure Environment Agency is able to access, operate or maintain existing flood infrastructure (including flood defences) associated with any main river watercourse during the construction phase;
- Adhere to all recommendations as set out in the Flood Risk Assessment (ref. Environmental Statement Appendix 11B dated May 2022 by Capita);
- Temporary watercourse crossings and compounds should be removed (or decommissioned) after completion of the construction phase.

The scheme shall be fully implemented and subsequently maintained, in accordance with the scheme's timing/phasing arrangements.

Reason: To ensure that there are no detrimental impacts to flood storage or flood flow routes. To ensure the structural integrity of existing flood defences thereby reducing the risk of flooding. To reduce the risk of flooding to the proposed development and future users.

41. Works to install the HDVC cable below the River Ouse shall not commence until installation details have been submitted to and approved in writing by the Local Planning Authority. Details shall include:

- Detailed methodology for the installation of the cable;
- Cross sections showing the depth of the cable below the River Ouse, including information on the strata at each side of the river;
- The diameter of the duct proposed below the river; and
- The location of the launch pits in relation to the river.

The HVDC Cable Development shall be carried out in strict accordance with the approved details.

Reason: To ensure the works do not damage the river bed and are a suitable depth to avoid the risk of exposure from future erosion or dredging works.

42. Prior to the commencement of the HVDC Cable Development (other than survey work), a written scheme of further archaeological evaluation and an Archaeological Mitigation Strategy shall be submitted to and approved in writing by the Local Planning Authority.

The scheme of further archaeological evaluation shall provide for:

- the proper identification and evaluation of the extent, character and significance of archaeological deposits (e.g. at site AECOMM 16) within the application area where this is not already understood;
- an assessment of the impact of the proposed development on the archaeological significance of the remains.

The Archaeological Mitigation Strategy shall be prepared subsequent to the implementation of the approved scheme of further archaeological evaluation and shall include:

- The programme and methodology of site investigation and recording
- Community involvement and/or outreach proposals
- The programme for post investigation assessment
- Provision to be made for analysis of the site investigation and recording
- Provision to be made for publication and dissemination of the analysis and records of the site investigation
- Provision to be made for archive deposition of the analysis and records of the site investigation
- Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

No HVDC Cable Development shall take place other than in accordance with the approved Archaeological Mitigation Strategy.

Reason: In the interests of ensuring archaeological interests are properly assessed and recorded and in order to comply with saved Policy ENV28 of the Selby District

Local Plan.

43. No construction work associated the HVDC Cable Development shall take place on any part of the site on any Sunday or Bank Holiday, or on any other day except between the hours of 07.00 - 19.00 on Mondays to Fridays, or 08.00 - 17.00 on Saturdays, except:
- in an emergency;
 - in respect of internal works only to the converter station following the erection of the converter station;
 - by prior notification in writing to the Local Planning Authority and receipt of their written agreement; or
 - where the existing background noise level, at any residential property, is not exceeded. The measurements and assessment of noise levels shall be made in accordance with BS 5228.

Reason: In the interest of amenity and in order to comply with saved Policies ENV1 and ENV2 of the Selby District Local Plan.

44. In the event that work associated with the HVDC Cable Development is carried out outside of the approved hours due to an emergency, the developer shall notify the Local Planning Authority, as soon as practicable, and shall within no more than 7 days of the incident provide a written statement, detailing the nature of the emergency and the reasons why such work was necessary.

Reason: In the interest of amenity and in order to comply with saved Policies ENV1 and ENV2 of the Selby District Local Plan.

45. Prior to commencement of the HVDC Cable Development (other than survey work), a site investigation and risk assessment must be undertaken to assess the nature, scale and extent of any land contamination and the potential risks to human health, groundwater, surface water and other receptors. A written report of the findings must be produced and is subject to approval in writing by the Local Planning Authority. It is strongly recommended that the report is prepared by a suitably qualified and competent person.

Reason: To ensure that the site is suitable for its proposed use taking account of ground conditions and any risks arising from land contamination.

46. Where the site investigation and risk assessment referred to in Condition 45 show remediation works to be necessary, the HVDC Cable Development shall not commence until a detailed remediation strategy has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy must demonstrate how the site will be made suitable for its intended use and must include proposals for the verification of the remediation works. It is strongly recommended that the report is prepared by a suitably qualified and competent person.

Reason: To ensure that the proposed remediation works are appropriate and will remove unacceptable risks to identified receptors.

47. Prior to first operational use (excluding testing) of the HVDC cable, remediation works should be carried out in accordance with the remediation strategy approved under Condition 46. On completion of those works, a verification report (which demonstrates the effectiveness of the remediation carried out) must be submitted to and approved in writing by the Local Planning Authority. It is strongly

recommended that the report is prepared by a suitably qualified and competent person.

Reason: To ensure that the agreed remediation works are fully implemented and to demonstrate that the site is suitable for its proposed use with respect to land contamination. After remediation, as a minimum, land should not be capable of being determined as contaminated land under Part 2A of the Environmental Protection Act 1990.

48. In the event that unexpected land contamination is found at any time when carrying out the HVDC Cable Development, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and, if remediation is necessary, a remediation strategy must be prepared, which is subject to approval in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation strategy, a verification report must be submitted to and approved in writing by the Local Planning Authority. It is strongly recommended that all reports are prepared by a suitably qualified and competent person.

Reason: To ensure that the site is suitable for its proposed use taking account of ground conditions and any risks arising from land contamination.

49. Within 6 months of commissioning of the HVDC cable, the developer shall submit to the Local Planning Authority an 'as-built' plan, showing full details of the cable route's final alignment including the positions of all joint bays.

Reason: In order to confirm the cable routes final alignment.

HVAC Cable Development

50. The HVAC Cable Development shall not commence until a Construction Phasing Plan (CPP) has been submitted to and approved in writing by the Local Planning Authority. The CPP shall set out the phases of the works. Thereafter, the HVAC Cable Development shall be carried out in strict accordance with the approved CPP.

Reason: In order to secure the programming and phasing of, and an orderly pattern to, the development.

51. The HVAC Cable Development shall take place until a Construction Method Statement (CMS) for that phase has been submitted to and approved in writing by the Local Planning Authority. The CMS shall define the construction and installation methods including crossing methods for the HVAC Cable Development. The HVAC Cable Development shall be carried out in strict accordance with the approved CMS.

Reason: In the interests of amenity and in order to comply with saved Policies ENV1 of the Selby District Local Plan and Policies SP17, SP18 and SP19 of the Core Strategy.

52. Prior to the commencement of the HVAC Cable Development hereby granted (other than survey work), an Arboricultural Method Statement, Tree Survey and Tree Protection Plan, to BS5837:2012, shall be submitted to and approved in writing by the Local Planning Authority. This should demonstrate how all existing trees and hedgerows to be retained will be protected during the construction period

for the HVAC Cable Development. The HVAC Cable Development shall thereafter be carried out in accordance with the approved details.

Reason: In the interests of visual amenity and in order to comply with Policies SP17, SP18 and SP19 of the Core Strategy and Policy ENV1 of the Selby District Local Plan.

53. No HVAC Cable Development shall take place until a Land Restoration Scheme for that phase has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include landscape protection, replacement, and reinstatement, and a timetable for their implementation. On the completion of the HVAC Cable Development and following the cessation of use of any associated temporary works compounds, works areas and haul roads, the land shall be reinstated in accordance with the approved scheme.

Reason: In the interests of amenity and in order to comply with saved Policies ENV1 of the Selby District Local Plan and Policies SP17, SP18 and SP19 of the Core Strategy.

54. Prior to the commencement of the HVAC Cable Development (other than survey work), a Construction Environmental Management Plan (CEMP) for the HVAC Cable Development incorporating the provisions of the submitted Outline CEMP has been submitted to the Local Planning Authority and approved in writing.

The CEMP for the HVAC Cable Development shall include:

- An Access Management Plan detailing the management of public highways and public or permissive rights-of-way during the works;
- An External Lighting Plan detailing any temporary external lighting required during the construction period;
- A Noise and Vibration Plan in accordance with British Standard 5228 detailing how noise and vibration will be controlled and mitigated during the works;
- A Dust Management Plan detailing how dust and other airborne emissions will be controlled and mitigated during the works;
- A Soil Management Plan to be informed by pre-construction soil surveys in accordance with Natural England guidelines incorporating the provisions of the submitted Outline Soil Management Plan detailing how soil resources will be protected during the works;
- A Construction Ecological Management Plan incorporating relevant Species Protections Plans (SPPs) to be informed by updated pre-construction surveys detailing how sensitive species and habitats will be protected during the works location and timing of sensitive works to avoid harm to biodiversity features, the times during construction when specialist ecologists need to be present on site to oversee works, responsible persons and lines of communication, the role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person and the use of protective fences, exclusion barriers and warning signs;
- An Invasive and Non-Native Species (INNS) method statement detailing how INNS encountering during the works will be managed.
- A Site Waste Management Plan detailing how waste generated during construction will be managed;
- A Pollution Prevention and Emergency Incident Response Plan setting out measures to prevent pollution and procedures to be followed in the event pollution is encountered or released.
- A Communications Plan including a point of contact for local residents and businesses, and a procedure for all complaints to be reported to the Local

Planning Authority.

Thereafter, the HVAC Cable Development is hereby granted, shall be carried out in accordance with the approved CEMP.

Reason: In the interests of highway safety, amenity and ecology and in order to comply with Policies SP17, SP18 and SP19 of the Core Strategy and saved Policies ENV1, ENV2, T1 and T2 of the Selby District Local Plan.

55. Prior to the HVAC Cable Development, a Construction Traffic Management Plan (CTMP) incorporating the provisions of the submitted Outline CTMP shall be submitted to and approved in writing by the Local Planning Authority. The Plan must include, but not be limited, to arrangements for the following in respect of the HVAC Cable Development:

- details of any temporary construction access to the site including measures for removal following completion of construction works;
- wheel and chassis underside washing facilities on site to ensure that mud and debris is not spread onto the adjacent public highway;
- the parking of contractors' site operatives and visitor's vehicles;
- areas for storage of plant and materials used in constructing the development clear of the highway;
- measures to manage the delivery of materials and plant to the site including routing and timing of deliveries and loading and unloading areas;
- details of the routes to be used by HGV construction traffic and highway condition surveys on these routes;
- protection of carriageway and footway users at all times during demolition and construction;
- protection of contractors working adjacent to the highway;
- erection and maintenance of hoardings including decorative displays, security fencing and scaffolding on/over the footway & carriageway and facilities for public viewing where appropriate;
- an undertaking that there must be no burning of materials on site at any time during construction;

The HVAC Cable Development hereby granted shall be carried out in strict accordance with the approved CTMP.

Reason: In the interest of highway safety and in order to comply with saved Policies ENV1, T1 and T2 of the Selby District Local Plan.

56. Prior to the commencement of the HVAC Cable Development (other than survey work), a Construction Worker Travel Plan (CWTP) shall be submitted to and approved in writing by the Local Planning Authority. The HVAC Cable Development hereby granted shall be carried out in strict accordance with the approved CWTP.

Reason: To establish measures to encourage more sustainable non-car modes of travel and in order to comply with saved Policies T1 and T2 of the Selby District Local Plan.

57. Prior to the HVAC Cable Development. a Construction Drainage Scheme showing the method and working of temporary drainage facilities, including surface and foul water drainage on the site associated with the specified phase of the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.

Reason: To ensure the provision of adequate and sustainable means of drainage in the interests of amenity and flood risk.

58. No construction work associated with the HVAC Cable Development shall take place on any part of the site on any Sunday or Bank Holiday, or on any other day except between the hours of 07.00 - 19.00 on Mondays to Fridays, or 08.00 - 17.00 on Saturdays, except:
- in an emergency;
 - in respect of internal works only to the converter station following the erection of the converter station;
 - by prior notification in writing to the Local Planning Authority and receipt of their written agreement; or
 - where the existing background noise level, at any residential property, is not exceeded. The measurements and assessment of noise levels shall be made in accordance with BS 5228.

Reason: In the interest of amenity and in order to comply with saved Policies ENV1 and ENV2 of the Selby District Local Plan.

59. In the event that work associated with the HVAC Cable Development is carried out outside of the approved hours due to an emergency, the developer shall notify the Local Planning Authority, as soon as practicable, and shall within no more than 7 days of the incident provide a written statement, detailing the nature of the emergency and the reasons why such work was necessary.

Reason: In the interest of amenity and in order to comply with saved Policies ENV1 and ENV2 of the Selby District Local Plan.

60. Prior to the HVAC Cable Development, a site investigation and risk assessment must be undertaken to assess the nature, scale and extent of any land contamination and the potential risks to human health, groundwater, surface water and other receptors. A written report of the findings must be produced and is subject to approval in writing by the Local Planning Authority. It is strongly recommended that the report is prepared by a suitably qualified and competent person.

Reason: To ensure that the site is suitable for its proposed use taking account of ground conditions and any risks arising from land contamination.

61. Where the site investigation and risk assessment referred to in Condition 60 show remediation works to be necessary, the HVAC Cable Development shall not commence until a detailed remediation strategy has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy must demonstrate how the site will be made suitable for its intended use and must include proposals for the verification of the remediation works. It is strongly recommended that the report is prepared by a suitably qualified and competent person.

Reason: To ensure that the proposed remediation works are appropriate and will remove unacceptable risks to identified receptors.

62. Prior to first operational use (excluding testing) of the HVAC cable, remediation works should be carried out in accordance with the remediation strategy approved

under Condition 61. On completion of those works, a verification report (which demonstrates the effectiveness of the remediation carried out) must be submitted to and approved in writing by the Local Planning Authority. It is strongly recommended that the report is prepared by a suitably qualified and competent person.

Reason: To ensure that the agreed remediation works are fully implemented and to demonstrate that the site is suitable for its proposed use with respect to land contamination. After remediation, as a minimum, land should not be capable of being determined as contaminated land under Part 2A of the Environmental Protection Act 1990.

63. In the event that unexpected land contamination is found at any time when carrying out the HVAC Cable Development is hereby granted, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and, if remediation is necessary, a remediation strategy must be prepared, which is subject to approval in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation strategy, a verification report must be submitted to and approved in writing by the Local Planning Authority. It is strongly recommended that all reports are prepared by a suitably qualified and competent person.

Reason: To ensure that the site is suitable for its proposed use taking account of ground conditions and any risks arising from land contamination.

64. Within 6 months of commissioning of the HVAC cable, the developer shall submit to the Local Planning Authority an 'as-built' plan, showing full details of the cable route's final alignment including the positions of all joint bays.

Reason: In order to confirm the cable routes final alignment.

INFORMATIVES:

01. The Applicant is advised that any reserved matters application submitted pursuant to condition 2 shall include:
- full details of materials to be used for the external surfaces of the buildings, outdoor electrical infrastructure, which should be a suitable recessive colour to reduce overall visibility.
 - full details of boundary treatments and security fencing, which should be weldmesh fencing of a dark green colour, or a suitable recessive colour to reduce overall visibility.
02. The Local Planning Authority worked positively and proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the NPPF.
03. COAL AUTHORITY - LOW RISK AREA
The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered

during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority

Standing Advice valid from 1st January 2023 until 31st December 2024.

04. The applicant is advised to contact the Canal & Rivers Trust's Works Engineering Team at enquiries.TPWNorth@canriverstrust.org.uk or via switchboard at 0303 040 4040 prior to the commencement of any works in proximity to the River Ouse in order to ensure that any necessary consents are obtained prior to the commencement of works.
05. Environmental permit - advice to applicant. The Environmental Permitting (England and Wales) Regulations 2016 require a permit to be obtained for any activities which will take place:
 - on or within 8 metres of a main river (16 metres if tidal)
 - on or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal)
 - on or within 16 metres of a sea defence
 - involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
 - in the floodplain of a main river if the activity could affect flood flow or storage and potential impacts are not controlled by a planning permissionFor further guidance please visit <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> or contact our National Customer Contact Centre on 03708 506 506. The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.
06. Flood mitigation & Finished Floor Levels - advice to applicant. The FRA sets out the minimum Finished Floor Levels to comply with the current Planning Practice Guidance. Additionally, it is understood that the developer will provide mitigation to a higher standard, as set out in the FRA and the additional technical note. The condition requires that a freeboard is included above the estimated flood depths to account for uncertainty. You may wish to refer to this guidance - Accounting for residual uncertainty: an update to the fluvial freeboard guide - GOV.UK (www.gov.uk).
07. Yorkshire Water company records indicate a water main crosses the red line site boundary. The presence of the main may affect the layout of the site. The exact line of the main will have to be determined on site under Yorkshire Water Services supervision. It may be possible for the main to be diverted under s.185 of the Water Industry Act 1991. These works would be carried out at the developer's expense. The cost of these works may be prohibitive.

To provide adequate protection of the public water supply the following guidance will apply for crossings of water mains and construction in the vicinity of water mains:

- a.) The depth of water mains has not historically been recorded therefore the depth of any mains may not be between 750mm and 900mm and must be determined by excavation.
- b.) Yorkshire Water requires a minimum clearance of 150mm where apparatus crosses above or below a water main for main sizes up to 250mm diameter.

c.) Yorkshire Water requires a minimum clearance of 300mm where apparatus crosses above or below a water main for main sizes greater than 250mm diameter.

d.) Where crossings are proposed above or below water mains of diameter greater than 250mm. Yorkshire Water will require each one to be assessed individually by consultation with tech.support.engineer.east@yorkshirewater.co.uk.

Where apparatus is to be installed underneath a water main by open-cut method then a system of support must be provided to prevent any settlement or movement of the main. Any exposed joints must be fully supported.

a.) Any loading from construction traffic above water mains must be distributed so that the water mains are not subjected to loading greater than that of normal traffic.

If site compounds or other structures are proposed above water mains then the mains must be diverted at the applicant's expense so that Yorkshire Water's continual right of unrestricted access is retained in accordance with Section 159 of the Water Industry Act 1991 provides that the water supply undertaker (YW) may "inspect, maintain, adjust, repair or alter" the pipes. These rights are given to enable the water supply undertaker (YW) to perform its statutory duties.

No building may be erected, and no storage of materials take place within the following distances. Alternatively the applicant could request water mains diversions at their expense.

- Mains less than 200mm diameter: 6 metres (ideally 3 metres either side of the pipe centreline)
- Mains 200 - 600 mm diameter: 10 metres (nominally 5 metres either side of the pipe centreline)
- Mains above 600mm diameter: 12 metres (nominally 6 metres either side of the pipe centreline)

08. On the Statutory Sewer Map, there is a 150mm diameter public foul water rising recorded to cross the site. It is essential that the presence of this infrastructure is taken into account in the design of the scheme. It may not be acceptable to raise or lower ground levels over the sewer and we will not accept any inspection chambers on the sewer to be built over. In this instance, a stand-off distance of 3 (three) metres is required at each side of the sewer centre-line and it may not be acceptable to raise or lower ground levels over the sewer, nor to restrict access to the manholes on the sewer. A proposal by the developer to alter/divert a public sewer will be subject to Yorkshire Water's requirements and formal procedure in accordance with Section 185 Water Industry Act 1991.

09. There is a Public Right of Way or a 'claimed' Public Right of Way within or adjoining the application site boundary.

If the proposed development will physically affect the Public Right of Way permanently in any way an application to the Local Planning Authority for a Public Path Order/Diversion Order will need to be made under S.257 of the Town and Country Planning Act 1990 as soon as possible.

If the proposed development will physically affect a Public Right of Way temporarily during the period of development works only, an application to the Highway Authority (North Yorkshire Council) for a Temporary Closure Order is required.

The existing Public Right(s) of Way on the site must be protected and kept clear of any obstruction until such time as an alternative route has been provided by either a temporary or permanent Order.

It is an offence to obstruct a Public Right of Way and enforcement action can be taken by the Highway Authority to remove any obstruction.

If there is a "claimed" Public Right of Way within or adjoining the application site boundary, the route is the subject of a formal application and should be regarded in the same way as a Public Right of Way until such time as the application is resolved.

Where public access is to be retained during the development period, it shall be kept free from obstruction and all persons working on the development site must be made aware that a Public Right of Way exists, and must have regard for the safety of Public Rights of Way users at all times.

Applicants should contact North Yorkshire Council's Countryside Access Service at County Hall, Northallerton via CATO@northyorks.gov.uk to obtain up-to-date information regarding the exact route of the way and to discuss any initial proposals for altering the route.



Trevor Watson
Assistant Director - Planning

DATE 11 August 2023

NOTES

This is an approval under the Town and Country Planning Act only. It does not absolve the applicant from the necessity of obtaining Listed Building consent if necessary or approval under the Building Regulations, or of obtaining approval under any other Bye-laws, Local Acts, Orders, Regulations and Statutory Provisions in force, and no part of the proposed development should be commenced until such further approval has been obtained.

YOUR RIGHTS OF APPEAL ARE AVAILABLE AT www.northyorks.gov.uk/planning

Decision No
2022/0711/EIA

