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**CASE NUMBER: 04/01135/FUL**  
**GRID REF: EAST 439706 NORTH 466600**

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**APPLICATION NO.:** 6.64.595.B.FUL

**LOCATION:**

Buildings Adjacent To The Malt Shovel St James Square Boroughbridge York North  
Yorkshire YO51 9BA

**PROPOSAL:**

Erection of one pair of semi detached dwellings with new vehicular access, site area  
0.019 ha.

**APPLICANT:** City Wall Estates

DEFERRED and the HOPS be authorised to APPROVE the application subject to the  
following conditions and such other conditions HOPS considers to be  
necessary. REASON FOR DEFERRAL:

0 Subject to receipt of a Unilateral Undertaking.

**PROPOSED CONDITIONS:**

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED
- 3 CD03 SAMPLES OF MATERIALS TO BE APPROVED
- 4 CD13 WINDOW FRAME MATERIALS ... timber
- 5 HW17 PROV'N OF APP'VD ACCESS/TURNING/PARKING
- 6 HW20 PARKING FOR DWELLINGS (MORE THAN ONE)
- 7 HW26 PRECAUTIONS TO PREVENT MUD ON HIGHWAY
- 8 HW29 DOORS/WINDOWS OPENING OVER THE HIGHWAY
- 9 No builders vehicles, plant, materials, stockpiles, or accommodation shall be  
parked or placed on the public highway adjacent to the site.
- 10 CB05A BUNDING OF TANKS
- 11 CB11 SEPARATE SYSTEM FOUL AND SURFACE WATER
- 12 No development approved by this permission shall be commenced until a scheme  
for the disposal of foul and surface waters, including details of any balancing works  
and off site works, have been submitted to and approved by the Local Planning  
Authority.
- 13 CB26X NO SW/FOUL DISCHG UNTIL APP WRK COMPLETE
- 14 CP02 ARCHAEOLOGICAL INVESTIGATION REQUIRED ... in the application  
area

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC01R ACCORDANCE WITH DRAWINGS
- 3 CD03R MATERIALS TO CONFORM TO AMENITY REQR'MTS
- 4 CD13R VISUAL AMENITY
- 5 HW17R ROAD SAFETY REQUIREMENTS
- 6 HW20R ROAD SAFETY REQUIREMENTS
- 7 HW26 PRECAUTIONS TO PREVENT MUD ON HIGHWAY
- 8 HW29R ROAD SAFETY REQUIREMENTS
- 9 In the interests of highway safety and to prevent damage occurring to the footway.
- 10 CB05R IN THE INTERESTS OF POLLUTION PREVENTION
- 11 CB11R TO PREVENT POLLUTION OF WATER ENVIRONMNT
- 12 CB26R TO ENSURE DEV CAN BE PROPERLY DRAINED
- 13 CB26XR TO ENSURE PROPER PROVISION IS MADE
- 14 CP02R THE SITE IS OF ARCHAEOLOGICAL IMPORTANCE