

List of conditions - DC/23/68928

- i) The development must conform with the terms of and the plans accompanying the application for permission and must remain in conformity with such terms and plans, save as may be otherwise required by (any of) the following condition(s), or approved amendment(s).
- ii) The development must be begun not later than the expiration of 3 years from the date of this permission.
- iii) No construction above slab level shall commence before details of the materials to be used for the external surfaces of the development shall be submitted to and approved in writing by the local planning authority.

The development shall be constructed in accordance with the approved schedule of materials.

- iv) Before the development is commenced details of drainage works (including SUDs) for the disposal of both surface water and foul sewage shall be submitted to and approved in writing by the local planning authority.

The approved drainage works shall be implemented before the development is brought into use and thereafter retained as such.

- v) Before the development is commenced, including any works of demolition or site preparation, a detailed construction method statement shall be submitted to, and approved in writing by the local planning authority. The statement shall provide for the parking of vehicles of site operatives and visitors; loading and unloading of plant and materials; storage of plant and materials used in constructing the development; the erection and maintenance of security hoarding; wheel washing facilities;

measures to control the emission of dust, dirt and emissions arising from any demolition, construction and/or refurbishment works; a scheme for recycling/disposing of waste resulting from demolition and construction works; delivery, demolition and construction working hours.

The approved construction method statement shall be adhered to throughout the construction period for the development.

- vi) In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the local planning authority. An investigation and risk assessment must be undertaken, and where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the local planning authority.

Where remediation works have been carried out in pursuance with the preceding conditions, a post remediation report shall be submitted in writing to and approved by the local planning authority before the development is first occupied. The post remediation verification report should detail the remedial works undertaken and demonstrate their compliance. The report should be produced in accordance with Land Contamination Risk Management (LCRM) 2020 (EA, 2020).

- vii) Before the development is brought into use a scheme showing details of the height, type and position of all site and plot boundary walls or fences to be erected on the site shall be submitted in writing to and approved by the local planning authority.

The approved boundary walls or fences shall be erected before each flat is first occupied.

- viii) Before the development is brought into use a detailed refuse management plan and details of refuse storage associated with

the application site shall be submitted in writing to and approved by the local planning authority.

The approved details shall be implemented before the development is first occupied and thereafter retained as such.

- ix) The approved first floor window in the western side elevation shall be obscurely glazed and top opening only and shall be retained as such thereafter.
- x) Construction works and all activities associated with the development of the site shall be between 0730 to 1800 hours on Monday to Friday, 0730 to 1400 hours on Saturday, with no work at any other time including Sundays and public holidays.
- xi) There shall be no burning of waste materials during construction works.
- xii) Before the development is brought into use a detailed secure cycle storage associated with the application site shall be submitted in writing to and approved by the local planning authority.

The approved details shall be implemented before the development is first occupied and thereafter retained as such.