

**DC/24/69509**

**List of conditions**

- i) Before the development is commenced (excluding site investigation, remediation or construction foundations) 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.
- ii) No development shall commence until details of swift nest bricks to be incorporated into the approved building have been submitted in writing and approved in writing by the local planning authority. When approved the swift nest bricks shall be implemented as such.
- iii) Before the development is commenced a desktop study will be undertaken to assess the risk of the potential for on-site contamination. If the desktop study identifies potential contamination, a further detailed site investigation will be carried out to establish the degree and nature of the contamination and its potential to pollute the environment or cause harm to human health. Where necessary, details of remediation measures shall be provided. Details of the desktop study, site investigation and remediation measures shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. All works must conform to Land Contamination Risk Management (LCRM) 2020 (EA, 2020) methods and protocols and be carried out by a competent person:(<https://www.gov.uk/government/publications/land-contamination-risk-management-lcrm>). 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 and shall be submitted to and approved in writing by the local planning authority. Where remediation works have been carried out

in pursuance with the preceding conditions, a post remediation report shall be submitted to and approved in writing 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).

- iv) Glazing and ventilation systems shall be designed to ensure that sound levels within the apartments meet the recommended indoor ambient noise levels for dwellings set out in Table 4 of BS8233:2014 – “Guidance on sound insulation and noise reduction for buildings”. Detailed specifications of the proposed glazing and ventilation scheme shall be submitted for approval before the building work begins.
- v) Before the development is commenced details of the finished floor levels of the proposed dwelling(s), including their relationship to the levels of the highway and existing development(s), shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.
- vi) No development shall begin until the detailed surface water drainage design has been submitted to and approved by the Local Planning Authority in consultation with the Lead Local Flood Authority. The design must demonstrate:
  - a) Catchment area plan of the proposed site.
  - b) Provide drainage details including permeable paving and check dam system.
  - c) Provide mitigation measures to prevent Union Street and Albion Street from exceedance flooding by installing channel drains at the entrances.

The development shall thereafter proceed in accordance with the approved details.

- vii) Before the development hereby approved is commenced, a Construction Surface Water Management Plan to demonstrate how flood risk will be managed prior to the completion of the approved

drainage strategy shall be submitted to the Local Planning Authority for approval in writing. The development shall be carried out in accordance with the approved details. The developer must ensure that satisfactory arrangements for the control of surface water are in place as part of any temporary works associated with the permanent development, to ensure that flood risk is not increased prior to the completion of the approved drainage strategy.

- viii) Before the development is brought into use (excluding site investigation, remediation or construction foundations) details of the renewable energy details offsetting 10% of residual energy demand of the development on completion shall be submitted in writing and approved by the local planning authority. The development shall not be occupied unless and until the renewable energy sources have been implemented.
- ix) Before the development is occupied or brought into use an external lighting scheme shall be submitted to and approved in writing by the local planning authority. The approved lighting scheme shall be implemented before the development is first occupied or brought into use and shall be thereafter retained.
- x) Before the development is brought into use details of waste storage to serve the development shall be submitted to and approved in writing by the local planning authority. The approved waste storage shall be implemented before the development is first occupied or brought into use and thereafter retained.
- xi) The approved secure cycle parking shall be implemented before the development is first occupied or brought into use and thereafter retained.
- xii) Before the development is commenced, including any works of demolition or site preparation, a construction environmental management plan shall be submitted to and approved in writing by the local planning authority. The statement shall provide for: the erection and maintenance of security hoarding; wheel washing facilities; measures to control the emission of dust and dirt during demolition and construction; 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.

- xiii) Before development is commenced (excluding site investigation and remediation) an employment and skills plan detailing out job and apprenticeship opportunities which may arise during the construction of the development and/or when the development is brought into use, shall be submitted to and approved in writing by the local planning authority. The approved employment and skills plan shall thereafter be implemented.
- xiv) 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 the development is first occupied or brought into use.
- xv) The approved hard and soft landscaping and planting scheme shall be implemented within eight months of the development being occupied. Any tree, hedge or shrub planted as part of a soft landscaping scheme (or replacement tree/hedge) on the site, and which dies or is lost through any cause during a period of 3 years from the date of first planting shall be replaced in the next planting season.
- xvi) The development shall not be occupied or brought into use until the space shown on the submitted plan for the parking and manoeuvring of vehicles has been provided. When provided the space for the parking and manoeuvring of vehicles shall be thereafter retained.
- xvii) Before development commences unless and until, a Biodiversity Gain Plan shall be submitted and approved in writing. The Biodiversity Gain Plan shall be prepared in accordance with the Biodiversity Net Gain Assessment dated 14<sup>th</sup> June 2024 and prepared by Arbtech Consulting Ltd. The developer must provide any of the following that apply to their application: -
  - compensation plan if the development impacts irreplaceable habitats

- site's reference numbers from the [biodiversity gain sites register](#)
  - proof that they need statutory credits
  - statutory biodiversity credits proof of purchase
  - habitat management and monitoring plan (HMMP)
- xviii) When a habitat management and monitoring plan (HMMP) is detailed in the condition above, the development shall not commence until the HMMP, prepared in accordance with the approved Biodiversity Gain Plan includes the following:
- a. a non-technical summary;
  - b. the roles and responsibilities of the people or organisation(s) delivering the [HMMP];
  - c. the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;
  - d. the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and
  - e. the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority.
- xix) Notice in writing shall be given to the Council when the:
- (a) [HMMP] has been implemented; and
  - (b) habitat creation and enhancement works as set out in the [HMMP] have been completed.
- xx) The created and/or enhanced habitat specified in the approved [HMMP] shall be managed and maintained in accordance with the approved [HMMP].

xxi) Monitoring reports shall be submitted to local planning authority in writing in accordance with the methodology and frequency specified in the approved [HMMP].