

DC/24/69626

List of conditions - amendments

- 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 and before development commences, a Commencement Notice must be submitted.
- iii) Before the development commences (excluding ground investigation works, enabling works, drainage) details of the external materials used in the development hereby permitted shall be submitted to and approved in writing by the local planning authority.
- iv) Before the development is commenced, including any works of 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 parking of vehicles of site operatives and visitors; loading and unloading of plant and materials; hours of construction, 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 and dirt during demolition and construction; a scheme for recycling/disposing of waste resulting construction works. The approved construction method statement shall be adhered to throughout the construction period for the development.
- v) Before the development is brought into use a comprehensive noise impact assessment shall be carried out by a suitably qualified noise consultant and shall be submitted to and approved in writing by the local planning authority, to quantify the impact of noise from road traffic and shall include mitigation measures. The report shall consider whether sound levels meet the indoor ambient noise levels for dwelling set out in table 4 of BS 8233:2014 and also the L_{max} inside threshold value of 45dB given in the WHO Night Noise Guidelines for Europe. If a glazing/ventilation scheme is to form part of any proposed mitigation, then the report should also include a full and marked up set of plans showing the glazing/ventilation specifications for each façade. The approved mitigation measures shall be carried out before the development is brought into use and thereafter retained as such.
- vi) 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).

- vii) 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.
- viii) The approved waste storage shall be implemented before the development is first occupied or brought into use and thereafter retained.
- ix) The approved secure cycle parking shall be implemented before the development is first occupied or brought into use. When provided the secure cycle parking shall be thereafter retained.
- x) Once provided, the communal garden areas shall be retained for the lifetime of the development.
- xi) Before the development is commenced (excluding ground investigation works, enabling works) 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 first occupied or brought into use and thereafter retained.

- xii) The development hereby permitted shall not be occupied until details of security measures associated with the residential accommodation, which include CCTV, controlled access to the building/rooms and security lighting, shall be submitted to and approved in writing by the local planning authority. Before the development is first occupied the approved security measures shall be implemented and retained in that form thereafter.
- xiii) The approved hard and soft landscaping and planting scheme (ADL408) 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.
- xiv) Before development is commenced (excluding site investigation and remediation) a detailed method statement setting 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 method statement shall thereafter be implemented.
- xv) Before the development is commenced (excluding site investigation, remediation and 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.