

DC/26/71442

List of conditions

- i) Before the development commences details of the proposed means of compliance with Black Country Core Strategy Policy HOU3 (Affordable Housing) and Policy SAD H3 (Affordable Housing) and Sandwell's adopted Supplementary Planning Guidance (Planning Obligations) shall be submitted in writing and approved by the Local Planning Authority. No dwelling shall be occupied unless and until the approved means of compliance of this condition has been implemented.
- ii) The development shall be constructed in accordance with the approved schedule of materials.
- 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) 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.

- v) 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.
- vi) Before the development is brought into use a detailed hard and soft landscaping and planting scheme shall be submitted to and approved in writing by the local planning authority. 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 the soft landscaping scheme (or replacement tree/hedge) on the site which dies or is lost through any cause during a period of 5 years from the date of first planting shall be replaced in the next planting season.
- vii) Before the development is commenced details of drainage works for the disposal of 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.
- viii) Before the development is commenced further details of drainage works for the management of surface water shall be submitted to and approved in writing by the local planning authority. The required details relate to [drainage method; hydraulic calculations; exceedance; maintenance; water quality; construction environment management plan outlining how surface water will be managed throughout the construction phase; and finished floor levels]. The approved drainage works shall be implemented before the development is first occupied or brought into use and thereafter retained.
- ix) Before the development is brought into use details of secure cycle parking within the development shall be submitted to and approved in writing by the local planning authority. The approved secure cycle parking shall be implemented before the development is first occupied or brought into use and thereafter retained.
- x) Before the development is brought into use details of waste storage to serve the development and a waste management plan 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) Before the development is brought into use a revised 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 existing commercial operations and 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.

- xii) 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.
- 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 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.
- xv) 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.
- xvi) 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 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 and dirt during demolition and construction; measures to protect the waterway during construction works, cross

sections showing the proposed buildings in relation to the canal, the design, depth and means of foundations of the buildings in relation to the canal, details of any other proposed earth moving and excavation works adjacent to the canal 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.

- xvii) The recommendations contained in the Travel Plan agreed by the local planning authority shall be implemented in accordance with the approved programme when the development is brought into use and retained as such.
- xviii) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that order with or without modification), no enlargements or extensions to the dwelling(s) shall be carried out without the express written consent of the local planning authority.
- xix) Before development is commenced a biodiversity gain plan shall be submitted to and approved in writing by the local planning authority. The biodiversity gain plan shall be prepared in accordance with the Preliminary Ecological Appraisal and Biodiversity Net Gain Calculations dated August 2025) and prepared by Susie Wheeler.
- xx) Before the development is commenced a habitat management and monitoring plan (HMMP) shall be prepared in accordance with the approved biodiversity gain plan and shall include:
 - (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.
- xxi) Notice in writing shall be given to the local planning authority when the:

- (a) HMMP has been implemented; and
- (b) habitat creation and enhancement works as set out in the HMMP have been completed.
- xxii) The created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP.
- xxiii) Monitoring reports shall be submitted to local planning authority in writing in accordance with the methodology and frequency specified in the approved HMMP.
- xxiv) Before the development is commenced (excluding site investigation, remediation or construction foundations), details of canopies to be provided above the entrance doors to the apartment buildings shall be submitted to and approved in writing by the local planning authority. The approved canopies shall thereafter be implemented.
- xxv) Before the development is commenced (excluding site investigation, remediation or construction foundations) details of the window and louvres designs to be used in 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 details.
- xxvi) No demolition, development or preliminary ground investigations of any kind shall commence until the applicant has submitted a desktop-based assessment which examines the potential for underlying archaeological features within the site area. The recommendations of the assessment shall be approved in writing by the local planning authority before development is commenced. The development shall commence in accordance with the recommendations of the approved assessment.
- xxvii) Before the development is brought into use or occupied details of swift nest bricks to be incorporated into the approved building shall be submitted in writing and approved by the local planning authority. The approved swift nest bricks shall be implemented before the building is brought into use and thereafter retained.
- xxviii) Notwithstanding the provisions of The Town and Country Planning (Use Classes) Order 1987 (as amended) and The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), (or any order revoking, replacing or re-enacting that Order with or without modification) no more than 180sqm of the development will be for a use falling within Class E. The unit identified as a Commercial Unit on the

Proposed Site Plan (reference 00-XX0AP(04)-01-P7) will be used for no other use.

- xxix) No amalgamation or sub-division of the unit identified as a Commercial Unit on the Proposed Site Plan (reference 00-XX0AP(04)-01-P7) or installation of mezzanine floors shall take place unless otherwise agreed in writing by the local planning authority.