

## Conditions and Informatives

Planning conditions and Informatives as set out below, with the final wording of any amendments to these to be agreed in consultation with the Chair and Vice Chair prior to the issuing of planning permission:

### General

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.  
(Reason - To ensure that consideration of any future application for development in the area will not be prejudiced by permissions for development, which have not been acted upon.)
  
2. The development hereby permitted shall be carried out in accordance with the following approved plans:  
  
Site Location Plan PA 000  
Proposed Block Plan PA 002revB  
Proposed Ground Floor Plan PA 003revB  
Proposed First Floor Plan PA 004revB  
Proposed Second Floor Plan PA 005revB  
Proposed Elevations plan PA 006revB  
Proposed Detailed Elevations PA 007revB  
  
(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)
  
3. Except for demolition, no development shall take place above slab level, until details of the materials to be used in the construction of the external surfaces of the buildings hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.  
(Reason - To ensure the appearance of the development is satisfactory in accordance with Policy DP/2 of the adopted Local Development Framework 2007.)

### Landscaping and boundary treatment

4. Except for demolition, no development above slab level shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. The details shall also include specification of all proposed trees, hedges and shrub planting, which shall include details of species, density and size of stock.  
(Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies DP/2 and NE/6 of the adopted Local Development Framework 2007.)
  
5. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority. If within a period of five years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies,

another tree or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

(Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies DP/2 and NE/6 of the adopted Local Development Framework 2007.)

6. Prior to the occupation of the development a plan indicating the positions, design, materials and type of boundary treatment to be erected shall be submitted to and approved in writing by the Local Planning Authority. The boundary treatment for each dwelling shall be completed before that/the dwelling is occupied in accordance with the approved details and shall thereafter be retained.  
(Reason - To ensure that the appearance of the site does not detract from the character of the area in accordance with Policy DP/2 of the adopted Local Development Framework 2007.)

### Ecology

7. Except from demolition, no development above slab level shall commence until a scheme of biodiversity enhancement has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented within an agreed timescale in the scheme unless otherwise agreed in writing. (Reasons - NPPF expects development to provide for biodiversity and this can be achieved at this site through enhancement measures as set out in the Preliminary Ecological Appraisal)

### Highways

8. No demolition or construction works shall commence on site until a traffic management plan has been agreed with the Planning Authority in consultation with the Highway Authority. The principle areas of concern that should be addressed are:
  - i) Movements and control of muck away lorries (all loading and unloading should be undertaken off the adopted public highway).
  - ii) Contractor parking, for both phases all such parking should be within the curtilage of the site and not on street.
  - iii) Movements and control of all deliveries (all loading and unloading should be undertaken off the adopted public highway)
  - iv) Control of dust, mud and debris, in relationship to the functioning of the adopted public highway

(Reason - In the interests of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
9. Prior to the occupation of the development covered and secure cycle parking details shall be submitted to and approved in writing by the local planning authority. The cycle parking shall be installed in accordance with the agreed details prior to the occupation of each unit. (Reason – To ensure the development complies with policy TR/2 of the Local Development Framework 2007).
10. The vehicle parking areas (including the loading bay) shall be laid out in accordance with the proposed block plan PA 002revB prior to the occupation of each use. (Reasons – To ensure there is sufficient parking onsite to limit the impact on the surrounding road network in accordance with DP/3 of the Local Development Framework 2007).

## Drainage

11. Except from demolition, no development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles, shall be submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before development is completed. The scheme shall be based upon the principles within the agreed Sustainable Drainage Statement prepared by MTC (ref: 1990 – DS – Rev B Oct 2017) dated October 2017; and Drainage Strategy drawing number 1990-02 revision B dated September 2017 and Proposed Discharge Rates (mk2) dated 12th December 2017 prepared by MTC and shall also include:
  - a) Full calculations detailing the existing surface water runoff rates for the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events;
  - b) Full results of the proposed drainage system modelling in the above-referenced storm events (as well as 1% AEP plus climate change) , inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with an assessment of system performance;
  - c) Detailed drawings of the entire proposed surface water drainage system, including levels, gradients, dimensions and pipe reference numbers;
  - d) Full details of the proposed attenuation and flow control measures;
  - e) Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants;
  - f) Full details of the maintenance/adoption of the surface water drainage system;
  - g) Measures taken to prevent pollution of the receiving groundwater and/or surface water; (Reason To ensure that the proposed development can be adequately drained and to ensure that there is no flood risk on or off site resulting from the proposed development.)
12. Details of the long-term maintenance arrangements for the surface water drainage system (including SuDs features) to be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any of the dwellings or convenience store hereby permitted. The submitted details should identify run-off sub catchments, SuDS components, control structures, flow routes and outfalls. In addition, the plan must clarify the access that is required to each surface water management component for maintenance purposes. The maintenance plan shall be carried out in full thereafter. (Reasons – To ensure that satisfactory maintenance of unadopted drainage systems in accordance with the requirements of paragraph 103 and 109 of the National Planning Policy Framework).

## Deliveries and running of the convenience store

13. The convenience store, hereby permitted, shall only be open to the public between the hours of 07:00- 22:00 Monday to Saturday and 07:00 – 21:00 hours on Sunday and bank holidays. (Reasons - To protect amenity of residents in accordance with policy DP/3 of the Local Development Framework 2007)
14. The operation of the convenience store, including delivery times and waste disposal should be carried out in accordance with the Delivery and Servicing Plan dated July

2018 (ADL Traffic Highways Engineering). Any variations to the plan shall be first submitted and agreed in writing by the local planning authority. (Reasons – To protect the amenity of residents in accordance with DP/3 of the Local Development Framework 2007).

15. Deliveries to the convenience store shall only take place between the hours of 07:00-19:00 Monday to Friday, 08:00-18:00 Saturdays and no deliveries shall take place on Sunday or bank holidays other than the provision for small deliveries of milk, bread and newspapers. (Reasons – To protect the amenity of residents in accordance with DP/3 of the Local Development Framework 2007).
16. Prior to the occupation of the convenience store, hereby permitted, details of any plant/equipment along with their noise performance details shall be submitted to and approved in writing by the local planning authority. The noise attenuation/insulation scheme shall be implemented and thereafter maintained in strict accordance with the approved details. (Reason - In order to minimise noise disturbance for adjoining residents in accordance with the aims of Policies DP/3 and NE/15 of the adopted Local Development Framework 2007.)

#### Environmental Health – during construction

17. No construction work and/or construction related dispatches from or deliveries to the site shall take place other than between the hours of 08.00 to 18.00 on Monday to Friday, 08.00 to 13.00 hours on Saturdays and no construction works or collection / deliveries shall take place on Sundays, Bank or Public Holidays unless otherwise approved in writing by the local planning authority.  
(Reason - To minimise noise disturbance for adjoining residents in accordance with Policy NE/15 of the adopted Local Development Framework 2007.)
18. Prior to the occupation of the development an artificial lighting scheme, to include details of any external lighting of the site such as street lighting, security / residential lighting and an assessment of impact on any sensitive residential premises on and off site, shall be submitted to and approved in writing by, the Local Planning Authority. The scheme shall include layout plans / elevations with luminaire locations annotated, full isolux contour map / diagrams showing the predicted illuminance in the horizontal and vertical plane (in lux) at critical locations within the site, on the boundary of the site and at adjacent properties, hours and frequency of use, a schedule of equipment in the lighting design (luminaire type / profiles, mounting height, aiming angles / orientation, angle of glare, operational controls) and shall assess artificial light impact in accordance with the Institute of Lighting Professionals “Guidance Notes for the Reduction of Obtrusive Light GN01:2011”. The approved lighting scheme shall be installed, maintained and operated in accordance with the approved details / measures unless the Local Planning Authority gives its written consent to any variation.  
(Reason -To protect residents from light pollution / nuisance and protect / safeguard the amenities of nearby residential properties in accordance with Policy NE/14 of the adopted Local Development Framework 2007.)
19. In the event of the foundations for the proposed development requiring piling, prior to the development taking place the applicant shall provide the local authority with a report / method statement for approval detailing the type of piling and mitigation measures to be taken to protect local residents noise and or vibration. Potential noise and vibration

levels at the nearest noise sensitive locations shall be predicted in accordance with the provisions of BS 5528, 2009 - Code of Practice for Noise and Vibration Control on Construction and Open Sites Parts 1 - Noise and 2 -Vibration (or as superseded). Development shall be carried out in accordance with the approved details. (Reason - To protect the amenities of nearby residential properties in accordance with Policies DP/6, NE/15 and NE/16 of the adopted Local Development Framework 2007.)

#### Contaminated Land

20. Except from demolition, no development shall be commenced until:

- a) The application site has been subject to a detailed desk study, including site walkover and preliminary Conceptual Site Model, to be submitted to and approved by the Local Planning Authority.
- b) The application site has been subject to a detailed scheme for the investigation and recording of contamination and remediation objectives have been determined through risk assessment and agreed in writing by the Local Planning Authority.
- c) Detailed proposals for the removal, containment or otherwise rendering harmless any contamination (the Remediation method statement) have been submitted to and approved in writing by the Local Planning Authority.
- d) The works specified in the remediation method statement have been completed, and a Verification report submitted to and approved in writing by the Local Planning Authority, in accordance with the approved scheme.
- e) If, during remediation and/or construction works, any contamination is identified that has not been considered in the remediation method statement, then remediation proposals for this material should be agreed in writing by the Local Planning Authority. (Reason – To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy DP/1 of the adopted Local Development Framework 2007)

#### Sustainability and renewable energy

21. Except from demolition, no development above slab level shall take place until an Electric Vehicle Charging Plan has been submitted to and approved in writing by the local planning authority. The Plan should include the details of the provision of cabling infrastructure location having regard to parking associated with various planning class uses. (Reasons – To ensure charging points can be installed as the request of future occupiers to enhance the sustainability credentials of the development in accordance with DP/1 of the Local Development Framework 2007).

22. Renewable energy - condition

#### Informatives

1. This permission is subject to an Agreement under Section 106 of the Town and Country Planning Act 1990 (as amended) dated .....

2. During construction there shall be no bonfires or burning of waste on site except with the prior permission of the Environmental Health Officer in accordance with best practice and existing waste management legislation.
3. The applicant is reminded that, under the Wildlife and Countryside Act 1981, as amended, it is an offence to remove, damage or destroy the nest of any wild bird. Planning consent for a development does not provide a defence against prosecution.
4. The area of grass around the development should be strimmed short before construction to ensure it remains/becomes unfavourable for small mammals and reptiles. Stored materials should be raised off the ground to minimise the risk of small mammals or reptiles using the piles for shelter. Trenches or excavation should be backfilled before nightfall or a ramp left to allow small mammals or reptiles to escape.