

Planning Conditions

No.	Summary	Specialist Consultants	Fee	Status
1	Works must commence before 19 Dec 27	CBC - Complete Building Control	£1000+£250	Works Commencement Notice to council needs to be served
2	The development shall be carried out in accordance with the following plans/drawings:			
	JS/SP/1546/1/02 (Ground Floor Plans (Block 1))	JS/SP/1546/1/18 (Lighting Plan (Block 2))		
	JS/SP/1546/1/03 (First Floor Plans (Block 1))	JS/SP/1546/1/19 (New Solid Floor Construction Detail with Floor Finishes)		
	JS/SP/1546/1/04 (Roof Plans (Block 1))	JS/SP/1546/1/20 (Drainage Plan (Block 1))		
	JS/SP/1546/1/05 (Front Elevations (Block 1))	JS/SP/1546/1/21 Drainage Plan (Block 2)		
	JS/SP/1546/1/07 (Rear Elevations (Block 1))	JS/SP/1546/1/00 (Location Plan)		
	JS/SP/1546/1/08 (Side Elevations (Block 1))	JS/SP/1546/1/12-A (Roof Plan (Block 2))		
	JS/SP/1546/1/10 (Section A-A (Block 1))	JS/SP/1546/1/06-A (Side Elevations (Block 1))		
	JS/SP/1546/1/11 (Floor Plans (Block 2))	JS/SP/1546/1/13-A (Elevations (Block 2))		
	JS/SP/1546/1/15 (Detail of Timber Front Door)	JS/SP/1546/1/14-A (Section B-B (Block 2))		
	JS/SP/1546/1/16 (Details of Timber Window)	JS/SP/1546/1/09-C (Site Plan)-MISSING		
	JS/SP/1546/1/17 (Lighting Plan (Block 1))	9773-203-A Received on 15Nov24 (Swept Path Analysis - Car Park B)		
3	Use plan- specified materials , matching existing in colour, size, and texture)	RHL Studio	£5,750	will reflect in B.R drawings
4	No demolition, site works, or development shall occur within the application area until the applicant has secured a building recording programme , as outlined in a written scheme of investigation	Sleek		It will be recorded accordingly.
5	No development shall begin within the application area until the applicant has secured an approved archaeological work programme , as detailed in a scheme of investigation	TBA		
6	No development shall take place until details of electric vehicle charging points have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until the electric vehicle charging points have been provided in accordance with the approved drawings	TBA		

No development shall take place until a **Construction Method Statement** has been submitted & approved.

7.	(a)	The parking of vehicles of site operatives and visitors	(h)	A site set-up plan during the works
	(b)	Loading and unloading of plant and materials	(i)	No deliveries between 0800-0900 or 1700-1800
	(c)	Storage of plant and materials used in constructing the development	(j)	the control of noise
	(d)	The erection and maintenance of security hoarding including decorative displays and facilities for public viewing	(k)	the control of smell and other effluvia
	(e)	Wheel washing facilities	(l)	the control of rats and other vermin
	(f)	Measures to control the emission of dust and dirt during construction	(m)	the control of surface water run-off
	(g)	A scheme for recycling/disposing of waste resulting from demolition and construction works	(n)	the proposed method of piling for foundations (if any)

8	The existing vehicular access at the site shall be stopped up and abandoned immediately after the new accesses hereby approved have been brought into use. The footway/verge shall, at the same time as the stopping-up and abandonment, be reinstated to the satisfaction of the Local Planning Authority			
9	No dwelling shall be occupied until the footway fronting the site has been resurfaced on completion of the works if required by the LHA			
10	No development shall take place until visibility splays of 2.4 metres by 25.0 metres have been provided at the access. The visibility splays shall, thereafter, be kept free of all obstructions to visibility above a height of 0.6 metres above carriageway level			
11	No dwelling shall be occupied until the vehicle parking and/or turning space have been surfaced, marked out and provided in accordance with the approved plan(s)			
12	No dwelling shall be occupied until the cycle parking has been provided in accordance with the approved drawings			
13	Occupancy is prohibited until a landscaping plan , approved by the Local Planning Authority, is in place. The plan must include plant details, an implementation schedule, and ensure: a) Completion within the first planting season after development. b) Replacement of any dead or damaged plants within five years with the same species and size			

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	No development (including site clearance and any other preparatory works) shall commence on site until a <i>scheme for the protection of trees</i> to be retained is submitted to and approved in writing by the Local Planning Authority
A)	a plan showing the location and type of the protective fencing
B)	All such fencing shall be erected prior to any development works
C)	At least 2 working days notice shall be given to the Local Planning Authority that it has been erected
D))	It shall be maintained and retained for the full duration of works or until such time as agreed in writing with the Local Planning Authority
E)	No activities or storage of materials whatsoever shall take place within the protected areas without the prior written agreement of the Local Planning Authority. Note 1: The protective fencing should be as specified in the BS5837:2012 at Chapter 6 and detailed in figure 2
F)	Note 2: Ground Protection shall be as paragraph 6.2.3.3. of the same British Standard
G)	A pre-commencement condition is necessary because insufficient detailed information accompanies the application; tree protection installation measures may be required to be undertaken throughout the construction phase and so it is necessary to approve these details before any development takes place

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	<p>No development shall take place until details of sustainable drainage measures to manage surface water within the site have been submitted to and approved in writing by the Local Planning Authority</p>			
15	<p>A) Incorporate the implementation of Sustainable Drainage methods (SuDS) in accordance with the Non-Statutory Technical Standards for SuDS (March 2015), the SuDS Manual C753 (2015) and the WBC SuDS Supplementary Planning Document December 2018 with particular emphasis on Green SuDS and water re-use and the Proposed Drainage strategy drawing (Ref. CE Plan 9773/501)</p> <p>B) Include drawings of all internal drainage connections noting that all foul and surface water should be kept separate</p> <p>C) Include construction drawings, cross-sections and specifications of all proposed SuDS measures within the site and the proposed connection point and interaction with existing non-Thames Water assets</p> <p>D) Include a management and maintenance plan showing how the SuDS measures will be maintained and managed after completion for the lifetime of the development. This plan shall incorporate arrangements for adoption by the Council, Water and Sewage Undertaker, Maintenance or Management Company (private company or Trust) or individual property owners, or any other arrangements, including maintenance responsibilities resting with individual property owners, to secure the operation of the sustainable drainage scheme throughout its lifetime. These details shall be provided as part of a handover pack for subsequent purchasers and owners of the property/premises</p> <p>E) The above sustainable drainage measures shall be implemented in accordance with the approved details before the use hereby permitted is commenced in accordance with a timetable to be submitted and agreed in writing with the Local Planning Authority as part of the details submitted for this condition. The sustainable drainage measures shall be maintained in the approved condition thereafter/The sustainable drainage measures shall be maintained and managed in accordance with the approved details thereafter</p>			
16	<p>Construction is allowed only during these working hours, unless approved otherwise: Mon-Fri: 7:30am – 6:00pm Sat: 8:30am – 1:00pm No work on Sundays or Bank Holidays)</p>			
17	<p>Development cannot begin until conditions 1 to 4 are met unless otherwise agreed. If unexpected contamination is found, work must stop in the affected area until condition 4 is fulfilled</p>			

18	<p>All the ecological enhancement recommendations in the Preliminary Ecological Appraisal (September 2024, NRG Consulting Limited), the following enhancements should be evidenced by means of photographs of the features in-situ submitted to the local planning authority</p> <ol style="list-style-type: none"> 1. 2x Bird nesting features incorporated into the new structures (1x feature per building) 2. 2x Bat box installed in a suitable location on the structures or trees on site 3. 2x Invertebrate boxes installed in a suitable location in the grounds of the site where they will not be disturbed or damaged 4. Fencing shall have gaps of no smaller than 13cm x 13cm in the gravel boards to allow hedgehogs to travel through 5. Planting of native species and / or species beneficial to wildlife where practicable 			
19	<p>External lighting requires approval of a 'lighting design strategy for biodiversity' by the Local Planning Authority, ensuring: No disturbance to bat-sensitive areas. Compliance with Isolux contour plans and technical specs. Lighting must follow the approved strategy, with no additional lighting without consent)</p>			
20	<p>Development shall not commence until the Habitat Management and Monitoring Plan (HMMP), aligned with the approved Biodiversity Gain Plan (BGP), is submitted to and approved by the Local Planning Authority. The HMMP must accompany or follow the BGP submission. Note: As per Paragraph 13 of Schedule 7A, Town and Country Planning Act 1990, development cannot begin without an approved Biodiversity Gain Plan. This requirement is detailed in the informative note</p>			
21	<p>The windows at first floor level in the rear (west) elevation shall be fitted with obscure glass and top hung open at 1.7m above finished first floor level in accordance with drawing no. JS/SP/1546/1/11 before the flats in Block 2 hereby permitted is occupied. The obscure glazing shall be permanently retained in that condition thereafter</p>			