

Planning Conditions

No.	Summary	Specialist Consultant	Fee	Status
1	Permission Expires on 06 Feb 28	CBC - Complete Building Control	TBA	Notice to be served to council
2	The development hereby approved shall be carried out in accordance with the following documents and drawings :			
	2666/11 rev. F, Sept 23-Revised Proposed First & Second Floor Plan	Energy Statement-(NRG Consulting, November 2023)		
	2666/12 rev. C, Sept 23-Revised Proposed Third Floor Plan & Roof Plan	Drainage Strategy (SuDS Report, ref. C3238-R1-REV-A, Nimbus Engineering		
	2667/13 rev. D, Sept 23-Proposed Elevations	Noise Impact Assessment (DAA Issue 01, 20Oct23		
	2667/15 rev. A, Nov 23-Proposed Sections	Transport Statement (GTA, ref. 12768, Nov23		
	2666/10 rev. C, Sep 24-Proposed Block Plan	Construction Management Plan (NRG Nov23)		
	Air Quality Assessment (NRG, Nov23)			
3	Sustainability measures are to be satisfied with the energy statement before the first use of any dwelling	(NRG Consulting, November 2023)	N/A	.
4	No development beyond the construction of foundations shall take place until details and samples of all the external finishing materials (including details of replacement windows to the existing building) to be used on the development hereby permitted have been submitted to and approved in writing by the Local Planning	KJA / Main Contractor.		

5	No flat hereby approved shall be occupied until the exterior of the building has been cleaned, fully in accordance with a <u>scheme of cleaning</u> that shall first have been submitted to and approved in writing by the Local Planning Authority		KJA / Main Contractor.		TBA
6	To assess and mitigate the impacts of development on significant archaeological remains:		Canterbury Archaeological Trust	£4781.75 + VAT	Archaeology – Field Evaluation Works.
	A)	No development works shall commence until the applicant (or their agents or successors in title) have secured a programme of <u>archaeological field evaluation works</u> , in accordance with a specification and written timetable which has been submitted to and approved by the Local Planning Authority			
	B)	Following completion of archaeological evaluation works, no development shall take place until the applicant or their agents or successors in title, has secured the implementation of any safeguarding measures to <u>ensure preservation in situ of important archaeological remains</u> and/or further archaeological investigation and recording in accordance with a specification and timetable which has been submitted to and approved by the local planning authority			
	C)	The archaeological safeguarding measures (B), <u>investigation and recording</u> shall be carried out in accordance with the agreed specification and timetable.			

7	Within six months of the completion of archaeological works, a <u>Post-Excavation Assessment Report</u> shall be submitted to and approved in writing by the local planning authority. The Post-Excavation Assessment Report shall be in accordance with Kent County Council's requirements and include:		Canterbury Archaeological Trust	£4781.75 + VAT	Archaeology – Post Excavation Assessment Report
	a.	A description and assessment of the results of all archaeological investigations that have been undertaken in that part (or parts) of the development			
	b.	An Updated Project Design outlining measures to analyse and publish the findings of the archaeological investigations, together with an implementation strategy and timetable for the same			
	c.	A scheme detailing the arrangements for providing and maintaining an archaeological site archive and its deposition following completion. The measures outlined in the Post-Excavation Assessment Report shall be implemented in full and following the agreed timings			
8			Open Spaces	£1275.00 + VAT	Ecology – Biodiversity.
	Prior to the first occupation of any unit hereby permitted, details of a scheme for the enhancement of biodiversity on the site shall have been submitted to and approved in writing by the Local Planning Authority. The scheme shall consist of the <u>enhancement of biodiversity</u> through durable integrated methods into the design and appearance of the building and extension by means such as swift bricks, bat tubes or bee bricks and an implementation timetable. The development shall be implemented in accordance with the approved details, and all features shall be maintained thereafter.				

9	<p>Development shall not begin in any phase until a detailed sustainable <u>surface water drainage scheme</u> for the site has been submitted to (and approved in writing by the local planning authority.</p> <p>The detailed drainage scheme shall be based upon the SuDS Report ref: C3238-R1-REV-A and shall demonstrate that the surface water generated by this development (for all rainfall durations and intensities up to and including the climate change adjusted critical 100 year storm) can be accommodated and disposed of at a rate of 0.5l/s without increase to flood risk on or off-site.</p> <p>The drainage scheme shall also demonstrate (with reference to published guidance:</p>		Nimbus Engineering.	£4090.00 + VAT	Drainage Scheme – SUDS.
	A)	That silt and pollutants resulting from the site use can be adequately managed to ensure there is no pollution risk to receiving waters			
	B)	Appropriate operational, maintenance and access requirements for each drainage feature or SuDS component are adequately considered, including any proposed arrangements for future adoption by any public body or statutory undertaker			
	C)	The elevation drawings showing detailed design and location of wall-mounted rainwater harvesting units (to be installed within the rear elevation of the building if feasible)			
	D)	The detailed design and extent of green roofs The drainage scheme shall be implemented in accordance with the approved details			

10	No unit hereby permitted shall be occupied until a <u>Verification Report, pertaining to the surface water drainage system,</u> and prepared by a suitably competent person, has been submitted to and approved by the Local Planning Authority.		Nimbus Engineering.	£4090.00 + VAT	Drainage – SUDS Verification Report.
	A)	The Verification Report shall demonstrate that the drainage system constructed is consistent with that which was approved.			
	B)	The Report shall contain information and evidence (including photographs) of details and locations of inlets, outlets and control structures; landscape plans; full as-built drawings; information pertinent to the installation of those items identified on the critical drainage assets drawing; and, the submission of an operation and maintenance manual for the sustainable drainage scheme as constructed.			

11	No dwelling shall be occupied until a <u>post completion noise survey</u> has been undertaken by a suitably qualified acoustic consultant, and a report submitted to and approved in writing by the Local Planning Authority		DAA Group.	£850.00 + VAT	Amenity – Post Completion Noise Survey.
	A)	. The post-completion testing shall assess the performance of the noise mitigation measures, implemented in accordance with the 'Noise Impact Assessment' by DAA Group dated 20th October 2023.			
	B)	If the noise levels set out in the report are exceeded, additional noise mitigation measures to ensure the appropriate noise levels can be met shall be submitted to and approved in writing by the Local Planning Authority and implemented in full prior to the first occupation within any dwelling hereby approved			
	C)	The final approved noise mitigation scheme shall be implemented and maintained in accordance with the approved plans.			
	D)	The post-completion noise survey shall assess the performance of any ventilation and cooling/heating system that has been installed to the satisfaction of the local planning authority. The approved alternative means of ventilation and cooling/heating shall be maintained thereafter			

12	No external lighting shall be installed until a <u>detailed scheme of lighting</u> has been submitted to, and approved in writing by the Local Planning Authority.		KJA		External Lighting Scheme.
	A)	This scheme shall take note of and refer to the Institute of ILP Guidance Note 01/21 The Reduction Of Obtrusive Light (and any subsequent revisions) and shall include a layout plan with beam orientation and a schedule of light equipment proposed (luminaire type; mounting height; aiming angles and luminaire profiles) and an ISO lux plan showing light spill.			
	B)	The lighting scheme shall be installed, maintained, and operated in accordance with the approved scheme.			
13	The <u>bin storage facilities</u> , as shown on drawing 2666/10 rev. C, shall be installed and provided in full prior to the first occupation of the flats.				
14	<u>Working hours:</u> Monday to Friday 0730 - 1900 hours, Saturdays 0730 - 1300 hours. No work on Sundays/ bank holidays.				
15	<u>Impact pile driving working hours:</u> Monday to Friday 0900-1700hours Not on any Saturday, Sunday or Bank Holiday.				
16	No development beyond the construction of foundations shall take place until the applicant has submitted details of what measures will be implemented to <u>design out crime</u>		KJA		Design out crime
17	No development beyond the construction of foundations shall take place until full details of both <u>hard and soft landscape schemes</u> have been submitted to and approved in writing by the Local Planning Authority. These details shall include means of enclosure, details of green roof, hard surfacing materials, and an implementation programme.		Open Spaces/KJA	£1275.00 + VAT	Hard and soft landscaping scheme.

18	All <u>hard and soft landscape works</u> shall be carried out in accordance with the approved details.			
19	<u>Any trees or shrubs that are removed</u> , dying, being severely damaged or becoming seriously diseased within five years of planting shall be <u>replaced</u> .			Trees or shrubs removed should be replaced.
20	<u>Car parking space</u> shall be kept available for such use at all times and no permanent development etc is allowed.			
21	<u>The 4 EV charging points</u> as shown on the drawing number 2666/10 rev C, shall be installed prior to the first occupation within site commencing. Mode 3 standard (providing a minimum 7kw output) and SMART (enabling Wifi connection).			
22	The cycle parking facilities to accommodate a minimum of <u>24 cycle spaces</u> (in accordance with the Transport Statement and drawings 2666/10 rev. C, BEXB-5000-1.001, Cycle Shelter Specification Sheet received on 27th September 2024), shall be installed prior to the first residential occupation.			
23	The development shall be carried out in accordance with the <u>Construction Management Plan</u> (NRG Consulting, November 2023).			
24	All dwellings shall be constructed to accord with <u>part M4(2) of the Building Regulations</u> .			