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Time Limits for Commencement of Development

A1 Full Planning Permission

The development permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

A2 Flexible Planning Permission

If this permission is implemented in accordance with condition No. ^IN;, any further change specifically permitted by this consent must be carried out within a period of 10 years from the date of this permission.

Reason: To accord with the provisions of Class E, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995.

A3 Reserved Matters (Submission of Details)

Approval of the details of the appearance, layout, scale, the means of access thereto and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority, and the development shall not be carried out except in accordance with the details so approved.

Reason: The application is in outline only, and these details remain to be submitted and approved.

A4 Reserved Matters (Time Limits for Submission)

Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this outline permission.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

A5 Reserved Matters (Commencement)

The development permitted shall be begun before the expiration of two years from the date of approval of the last of the reserved matters to be approved.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

A6 Time Limit (Listed Building Consent)

The works must be begun not later than the expiration of three years beginning with the date on which consent is hereby granted.

Reason: To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

Temporary/Personal Permissions

B1 Temporary Buildings (Design)

The building(s) hereby permitted shall be removed from the site and the site restored to its former condition on or before ^IN;.

Reason: The building because of its design and siting is not considered suitable for permanent retention and in accordance with policy BP11 of the Borough Wide Development Policies Development Plan Document.

B2 Temporary Buildings (Redevelopment)

The building(s) hereby permitted shall be removed from the site and the site restored to its former condition on or before ^IN;.

Reason: The permanent retention of the ^IN; would prejudice the future development of the site.

B3 Temporary Uses (Inappropriate Nature)

The use hereby permitted shall be discontinued and the site restored to its former condition and all fixtures, fittings and equipment removed on or before ^IN;.

Reason: A permanent use would be inappropriate and incompatible with the surrounding area.

B4 Temporary Uses (Redevelopment)

The use hereby permitted shall be discontinued and the site restored to its former condition and all fixtures, fittings and equipment removed on or before ^IN;.

Reason: The use of the site ^IN; is not considered acceptable on a permanent basis as it would prejudice the future development of the site.

B5 Temporary Uses (Trial Run)

The use hereby permitted shall be discontinued and the site restored to its former condition and all fixtures, fittings and equipment removed on or before ^IN;.

Reason: To give the use a trial run, so as to assess its effect on amenity and in accordance with policy BP8 of the Borough Wide Development Policies Development Plan Document.

Soft/Hard Landscaping/Trees

C1 Soft Landscaping (Details)

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping for the site which shall include indications of all existing trees, shrubs and hedgerows on the site and details of those to be retained.

Reason: To safeguard and improve the appearance of the area in accordance with policy BP11 of the Borough Wide Development Policies Development Plan Document and Section 197 of the Town and Country Planning Act 1990.

C2 Soft Landscaping (Implementation)

The landscaping scheme as approved in accordance with condition No. ^IN; shall be carried out in the first planting and seeding seasons following the occupation of the building or completion of the development, whichever is the sooner. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To secure the provision and retention of the landscaping in the interests of the visual amenity of the area and in accordance with policy BP11 of the Borough Wide Development Policies Development Plan Document and Section 197 of the Town and Country Planning Act 1990.

C3 Soft Landscaping (Implementation of Submitted Details)

The landscaping scheme shown on drawing No. ^IN; shall be carried out in the first planting and seeding seasons following the occupation or the completion of

the development, whichever is the sooner. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To secure the provision and retention of the landscaping in the interests of the visual amenity of the area and in accordance with policy BP11 of the Borough Wide Development Policies Development Plan Document and Section 197 of the Town and Country Planning Act 1990.

C4 Hard Landscaping (Details)

The development shall not be commenced until a scheme showing those areas to be hard landscaped and the details of that hard landscaping have been submitted to and approved in writing by the Local Planning Authority. The scheme as approved shall be carried out prior to the occupation of the development and thereafter permanently retained.

Reason: To safeguard and improve the appearance of the area in accordance with policy BP11 of the Borough Wide Development Policies Development Plan Document.

C5 Hard Landscaping (Implementation of Submitted Details)

The hard landscaping scheme shown on drawing No. ^IN; shall be completed prior to the occupation of the development and thereafter permanently retained.

Reason: To safeguard and improve the appearance of the area in accordance with policy BP11 of the Borough Wide Development Policies Development Plan Document.

C6 Hard and Soft Landscaping

The development shall not be commenced until a scheme of hard and soft landscaping for the site, including details of materials, species and a planting schedule have been submitted to and approved in writing by the Local Planning Authority. The approved hard landscaping shall be carried out prior to the occupation of the development and thereafter permanently retained. The approved soft landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building or completion of the development, whichever is the sooner. Any plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To safeguard and improve the appearance of the area in accordance with policy BP11 of the Borough Wide Development Policies Development Plan Document.

C7 Landscape Maintenance

No development shall take place until a schedule of landscape maintenance for a minimum period of 5 years has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for its implementation and the development shall be carried out in accordance with the approved schedule.

Reason: To secure the provision and retention of the landscaping in the interests of the visual amenity of the area and in accordance with policy BP11 of the Borough Wide Development Policies Development Plan Document and Section 197 of the Town and Country Planning Act 1990.

C8 Tree Survey

No work shall be commenced until a detailed tree survey of the site comprising a plan and schedule indicating the precise location, species, spread, height and condition of each tree accurately plotted and showing those trees to be retained and those to be felled with a reason for felling has been submitted to and approved in writing by the Local Planning Authority.

Reason: To provide for the retention and protection of existing trees in the interests of visual amenity and biodiversity and in accordance with policies BR3 and BP11 of the Borough Wide Development Policies Development Plan Document and Section 197 of the Town and Country Planning Act 1990.

C9 Tree Protection

Before any works hereby permitted are commenced and until all such works are completed:

- a) all trees to be retained shall be protected by secure, stout exclusion fencing erected at a minimum distance equivalent to the branch spread of the trees and in accordance with BS.5837;
- b) any works connected with the approved scheme within the branch spread of the trees shall be by hand only. No materials, supplies, plant or machinery shall be stored, parked or allowed access beneath the branch spread or within the exclusion fencing. Any trees that are damaged or felled during construction work must be replaced with semi mature trees of the same or similar species.

Reason: To ensure the safety and well-being of the trees on the site that are to remain after building works are completed in accordance with policies BR3 and BP11 of the Borough Wide Development Policies Development Plan Document.

C10 Root Protection

No development shall be carried out until a method statement identifying the root protection areas of all trees on and around the site, and giving details of any works to be carried out within the root protection areas of the trees and the method to avoid damage to the trees during these works has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the safety and well-being of the trees in accordance with policy BR3 of the Borough Wide Development Policies Development Plan Document.

Transport

D1 Restriction on Use of Garage

The garage hereby approved shall only be used for the accommodation of motor vehicles incidental to the use of a dwellinghouse as a residence and shall not be used as living accommodation or for the carrying on of any industrial or commercial activity.

Reason: To protect the amenity of the locality and in the interests of highway safety in accordance with policy BR9 of the Borough Wide Development Policies Development Plan Document.

D2 Restriction on Access

The ^IN; vehicular access to the site shall be restricted to ^IN; only and the ^IN; vehicular access to the site to ^IN; only and suitable signs conforming to the current Traffic Signs Regulations and General Directions shall be erected and permanently retained in prominent positions adjacent to the said accesses.

Reason: To ensure that the approved development does not prejudice the free flow of traffic or conditions of general safety along the neighbouring highway and in accordance with policy BR10 of the Borough Wide Development Policies Development Plan Document.

D3 Vehicular Access (Details)

The vehicular access to the site shall be constructed in accordance with the siting, size, dimensions and other details shown on drawing No. ^IN; prior to the occupation of the development.

Reason: To ensure that the proposed development does not prejudice the free flow of traffic or conditions of general safety along the adjoining highway and in accordance with policy BR10 of the Borough Wide Development Policies Development Plan Document.

D4 Travel Plan

The building hereby permitted shall not be occupied until there has been submitted to and approved in writing by the Local Planning Authority a Travel Plan for the site which shall include proposals for minimising car-borne travel and encouraging walking, cycling and the use of public transport. The Travel Plan shall include details of funding, implementation, monitoring and review. The approved Travel Plan shall be implemented and monitored in accordance with the approved scheme.

Reason: In order to encourage the use of sustainable transport and in accordance with policy BR10 of the Borough Wide Development Policies Development Plan Document.

D5 Travel Plan (Implementation of Submitted Details)

The Travel Plan submitted with the application shall be implemented and monitored in accordance with the said details.

Reason: In order to encourage the use of sustainable transport and in accordance with policy BR10 of the Borough Wide Development Policies Development Plan Document.

D6 Car Parking (Implementation)

The car parking areas indicated on drawing No. ^IN; shall be constructed and marked out prior to the occupation of the development, and thereafter retained permanently for the accommodation of vehicles of occupiers and visitors to the premises and not used for any other purpose.

Reason: To ensure that sufficient off-street parking areas are provided and not to prejudice the free flow of traffic or conditions of general safety along the adjoining highway in accordance with policy BR9 of the Borough Wide Development Policies Development Plan Document.

D7 Electric Vehicle Charging Points

Electric charging points shall be provided for ^IN of the car parking spaces shown on drawing No. ^IN. The spaces shall be constructed and marked out and the charging points installed prior to the occupation of the development, and thereafter retained permanently for the accommodation of vehicles of occupiers and visitors to the premises and not used for any other purpose.

Reason: To encourage the use of electric cars in order to reduce carbon emissions, and in accordance with policy BR10 of the Borough Wide Development Policies Development Plan Document.

D8 Loading/Unloading Areas

The loading/unloading area together with associated turning area for service vehicles indicated on drawing No. ^IN; shall be kept clear of any obstruction.

Reason: To ensure that the site can be adequately serviced and not to prejudice the free flow of traffic or conditions of general safety along the adjoining highway.

D9 Cycle Parking (Details)

The approved development shall make provision for cycle parking in accordance with a scheme that shall have been previously submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of promoting cycling as a sustainable and non-polluting mode of transport and in accordance with policy BR11 of the Borough Wide Development Policies Development Plan Document.

D10 Delivery and Servicing Plan

Prior to the commencement of the permitted use a Delivery and Servicing Plan to incorporate details of deliveries to the site, including size of vehicle, routing of deliveries, and times of deliveries shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall be adhered to thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to minimise the impact of the development on the local highway network and traffic congestion and in accordance with policy BR10 of the Borough Wide Development Policies Development Plan Document.

D11 Construction and Logistics Plan

Prior to the commencement of the development a Construction Logistics Plan shall be submitted to and approved in writing by the Local Planning Authority.

The Plan shall be designed to minimise deliveries of materials and export of any waste materials within the times of peak traffic congestion on the local road network. The Plan shall be implemented in accordance with the approved details and thereafter maintained.

Reason: In order to minimise the impact of the development on the free flow of traffic on the local highway network and in the interests of highway safety and in accordance with policy BR10 of the Borough Wide Development Policies Development Plan Document.

Householder Development

E1 Granny Annexe

The permitted extension shall only be occupied by a person dependent on the occupiers of the main dwelling by reason of physical or mental disability or frailty caused by age, and at no time shall the development provide a separate and unrelated unit of accommodation.

Reason: The development does not satisfy the standards considered acceptable by the Local Planning Authority for a separate unit of accommodation.

E2 Conservatories

All external walls above a height of 2 metres, including the roof of the conservatory, shall be glazed and remain glazed thereafter.

Reason: To avoid loss of light to adjoining properties and in accordance with policies BP8 and BP11 of the Borough Wide Development Policies Development Plan Document and the Residential Extensions and Alterations Supplementary Planning Document.

E3 Use of Extension Roof

The roof of the permitted extension shall not be used as a roof terrace, verandah or balcony.

Reason: To protect the privacy of adjoining properties and in accordance with policies BP8 and BP11 of the Borough Wide Development Policies Development Plan Document and the Residential Extensions and Alterations Supplementary Planning Document.

E4 Obscure Glazed Windows

The windows in the ^IN of the ^IN shall be obscurely glazed to a minimum privacy level 3 and should not be capable of opening to an angle of more than 20 degrees. These qualities should thereafter be permanently maintained.

Reason: To avoid overlooking of adjoining properties and in accordance with policies BP8 and BP11 of the Borough Wide Development Policies Development Plan Document and the Residential Extensions and Alterations Supplementary Planning Document.

E5 Use of Outbuilding

The building shall only be used for purposes ancillary to the use of the dwellinghouse and shall not be used as an independent unit of accommodation.

Reason: To avoid the introduction of a separate residential unit for which the site is unsuited.

Environmental Health Issues (Noise/Smells etc)

F1 Restriction on Operating Times

No machinery shall be operated, processes carried out, deliveries taken or despatched or customers admitted to the premises except during the following times: ^IN; am to ^IN; pm Monday to Friday and ^IN; am to ^IN; pm Saturday, or at any time on Sundays or Public and Bank Holidays.

Reason: To prevent the use causing undue disturbance to the occupants of adjoining properties at unreasonable hours and in accordance with policy BP8 of the Borough Wide Development Policies Development Plan Document.

F2 Restriction on Operating Hours

The use hereby permitted shall not take place other than between the hours of ^IN; am and ^IN; pm.

Reason: To prevent the use causing any undue disturbance to occupants of neighbouring properties at unreasonable hours and in accordance with policy BP8 of the Borough Wide Development Policies Development Plan Document.

F3 Construction Method Statement

No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing

by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- i. the parking of vehicles of site operatives and visitors;
- ii. details of access to the site;
- iii. loading and unloading and the storage of plant and materials used in constructing the development;
- iv. the erection and maintenance of security hoardings including decorative displays;
- v. wheel washing facilities;
- vi. measures to control the emission of noise, dust and dirt during construction;
- vii. a scheme for recycling/disposing of waste resulting from demolition and construction works; and
- viii. details of a nominated developer/resident liaison representative with an address and contact telephone number to be circulated to those residents consulted on the application by the developer's representatives. This person will act as first point of contact for residents who have any problems or questions related to the ongoing development.

Reason: In order to reduce the environmental impact of the construction and the impact on the amenities of neighbouring residents and in accordance with policy BP8 of the Borough Wide Development Policies Development Plan Document.

F4 Construction Hours

No deliveries, external running of plant and equipment or construction works, other than internal works not audible outside the site boundary, shall take place on the site other than between the hours of 0800 to 1800 on Monday to Friday and 0800 to 1300 on Saturday and not at all on Sundays, Public or Bank Holidays without the prior written permission of the Local Planning Authority.

Reason: To ensure that the proposed construction work does not cause undue nuisance and disturbance to neighbouring properties at unreasonable hours and in accordance with policy BP8 of the Borough Wide Development Policies Development Plan Document.

F5 Noise and Dust

The development shall not be commenced until a scheme specifying the provisions to be made to control noise and dust emanating from the site during construction works has been submitted to, and approved in writing by, the Local Planning Authority. This scheme should include details of the construction methods to be employed and the equipment to be used.

Reason: To ensure that the proposed construction work does not cause nuisance and disturbance to neighbouring occupiers and in accordance with

policy BP8 of the Borough Wide Development Policies Development Plan Document.

F6 Sound Insulation

The use shall not be commenced until sound insulation measures have been carried out within the premises in accordance with details which have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the proposed internal layout of the premises.

Reason: To minimise the transmission of noise and vibration and thereby safeguard the amenity of neighbouring residential occupiers and in accordance with policy BP8 of the Borough Wide Development Policies Development Plan Document.

F7 Sound Insulation - Windows

The development shall not be occupied until a scheme of sound insulation for all external windows on the ^IN; facing elevation has been submitted to and approved in writing by the Local Planning Authority and the approved scheme has been implemented. The scheme shall thereafter be permanently retained.

Reason: To maintain reasonable levels of protection for the occupiers of the development from external noise and in accordance with policy BP8 of the Borough Wide Development Policies Development Plan Document.

F8 Sound Insulation (Implementation of Submitted Details)

The scheme of sound insulation for the external windows shall be implemented prior to the occupation of the development and thereafter permanently retained.

Reason: To maintain reasonable levels of protection for the occupiers of the development from external noise and in accordance with policy BP8 of the Borough Wide Development Policies Development Plan Document.

F9 Extract Ventilation

The use hereby permitted shall not be commenced until details of the extract ventilation system and odour control equipment, including details of any external ducting and measures to control noise and vibration, have been submitted to and approved in writing by the Local Planning Authority and the equipment so approved has been installed. Such approved equipment shall thereafter be operated at all times when cooking is carried out and maintained in accordance with the manufacturer's instructions. The external ducting shall be removed when the authorised use of the premises for the sale of hot food ceases.

Reason: To safeguard the appearance of the premises and minimise the impact of cooking smells and odours in accordance with policy BP8 of the Borough Wide Development Policies Development Plan Document.

F10 Extract Ventilation (Implementation of Submitted Details)

The extract ventilation system and odour control equipment indicated on drawing No. ^IN; shall be installed before the use hereby permitted commences and thereafter be permanently retained and operated at all times when cooking is carried out and maintained in accordance with the manufacturer's instructions. The extract ducting shall be removed when the authorised use of the premises for the sale of hot food ceases.

Reason: To safeguard the appearance of the premises and minimise the impact of cooking smells and odours in accordance with policy BP8 of the Borough Wide Development Policies Development Plan Document.

F11 Noise Protection Scheme

The development hereby permitted shall not be commenced until a scheme for protecting the proposed ^IN from noise from the ^IN has been submitted to and approved in writing by the Local Planning Authority. All works which form part of the scheme shall be completed before the ^IN is occupied.

Reason: To maintain reasonable levels of protection for the occupiers of the development from external noise and in accordance with policy BP8 of the Borough Wide Development Policies Development Plan Document.

F12 Noise Protection Scheme (Dwellings)

The dwellings hereby approved shall be insulated against noise before the dwellings are occupied. A scheme providing such insulation shall be submitted to and approved in writing by the Local Planning Authority before any building work commences on the site. The insulation provided shall ensure that the noise level within the units does not exceed:

30-40dB LAeq for living rooms (07.00 hours - 23.00 hours);
30-35dB LAeq for bedrooms (23.00 hours – 07.00 hours);
45dB LAmax for individual noise events in bedrooms (23.00 hours – 07.00 hours).

Reason: To ensure that the proposed dwellings are adequately protected from noise and in accordance with policy BR13 of the Borough Wide Development Policies Development Plan Document.

F13 Vehicle Wheel Washing

Vehicle wheel washing facilities shall be provided on site in accordance with details submitted to and approved in writing by the Local Planning Authority prior to the commencement of any demolition/building work hereby approved and no work shall take place at any time that such wheel washing facilities are not operating.

Reason: To ensure that the development does not prejudice conditions of safety and cleanliness on the neighbouring highway and in accordance with policy BP8 of the Borough Wide Development Policies Development Plan Document.

F14 Maximum Luminance (Adverts)

The maximum luminance of the advertisement sign(s) shall not exceed the levels recommended in Technical Report No. 5 (Third Edition - 2001) of The Institute of Lighting Engineers or in any document amending or superseding that report.

Reason: In the interests of the visual amenity of the area, and to ensure that the advertisement(s) do not prejudice the free flow of traffic or conditions of general safety along the adjoining highway and in accordance with policies BP7 and BP11 of the Borough Wide Development Policies Development Plan Document.

F15 Land Contamination Survey

No development approved by this permission shall be commenced prior to a contaminated land assessment and associated remedial strategy, together with a timetable of works, being submitted to the Local Planning Authority for approval:

- a) The contaminated land assessment shall include a desk study to be submitted to the Local Planning Authority for approval in writing. The desk study shall detail the history of the site uses and propose a site investigation strategy based on the relevant information discovered by the desk study. The strategy shall be approved by the Local Planning Authority prior to investigations commencing on site.
- b) The site investigation, including relevant soil, soil gas, surface and groundwater sampling, shall be carried out by a suitably qualified and accredited consultant/contractor in accordance with a Quality Assured sampling and analysis methodology.
- c) A site investigation report detailing all investigative works and sampling on site, together with the results of analysis, risk assessment to any receptors and a proposed remediation strategy shall be submitted to the Local Planning Authority for approval in writing. The Local Planning Authority shall approve such remedial works as required prior to any remediation commencing on site. The works shall

be of such a nature as to render harmless the identified contamination given the proposed end-use of the site and surrounding environment including any controlled waters.

d) Approved remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance. If during the works contamination is encountered which has not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed in writing with the Local Planning Authority.

e) Upon completion of the works, this condition shall not be discharged until a closure report has been submitted to and approved in writing by the Local Planning Authority. The closure report shall include details of the proposed remediation works and quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology. Details of any post-remedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from the site.

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 BR5 of the Borough Wide Development Policies Development Plan Document.

Design

G1 Details of External Materials

The development hereby permitted shall not be commenced until details/samples of all materials to be used in the construction of the external surfaces of the development have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved materials.

Reason: To protect or enhance the character and amenity of the area in accordance with policies BP8 and BP11 of the Borough Wide Development Policies Development Plan Document.

G2 Matching Materials

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those in the existing building.

Reason: To ensure the development respects the appearance of the existing property and to maintain the amenity of the area in accordance with policies BP8 and BP11 of the Borough Wide Development Policies Development Plan Document.

G3 Shop Window Display

A shop window display shall be provided and permanently maintained in the front window of the premises.

Reason: To maintain the continuity of the shopping frontage and safeguard the appearance of the shopping parade in accordance with policy BP11 of the Borough Wide Development Policies Development Plan Document.

G4 Details of Refuse Enclosures

The development shall not be commenced until details of refuse enclosures showing the design, location and external appearance have been submitted to and approved in writing by the Local Planning Authority. The approved enclosures shall be provided before the commencement of the use and thereafter permanently retained.

Reason: To provide satisfactory refuse storage provision in the interests of the appearance of the site and locality in accordance with policies BP8 and BP11 of the Borough Wide Development Policies Development Plan Document.

G5 Refuse Enclosures (Implementation of Submitted Details)

The refuse enclosures indicated on drawing No. 11N; shall be constructed in accordance with the approved plans prior to the occupation of the development hereby approved and thereafter permanently retained for the use of the occupiers of the premises.

Reason: To provide satisfactory refuse storage provision in the interests of the appearance of the site and locality in accordance with policies BP8 and BP11 of the Borough Wide Development Policies Development Plan Document.

G6 Boundary Treatment

The development shall not be commenced until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the position,

design, materials and type of boundary treatment to be erected. No part of the development shall be occupied until the approved boundary treatment for that part has been provided. The approved boundary treatment shall be retained unless the Local Planning Authority gives prior written approval for its removal.

Reason: To ensure the boundary treatment protects or enhances the character and amenity of the area in accordance with policy BP11 of the Borough Wide Development Policies Development Plan Document.

G7 Boundary Treatment (Implementation of Submitted Details)

The boundaries of the site shall be secured in accordance with the details indicated on drawing No. ^IN; and thereafter permanently retained.

Reason: To ensure the boundary treatment protects or enhances the character and amenity of the area in accordance with policy BP11 of the Borough Wide Development Policies Development Plan Document.

G8 No Open Storage

No open storage shall take place on the site other than within an area screened from view and agreed in writing by the Local Planning Authority.

Reason: To protect the appearance of the locality and in accordance with policy BP11 of the Borough Wide Development Policies Development Plan Document.

G9 Anti-Graffiti Finish – Telecoms Equipment

The approved equipment cabinet shall be treated with a corrugated anti-graffiti finish.

Reason: To safeguard the appearance of the development and reduce the potential for crime and anti-social behaviour in accordance with policy BP11 of the Borough Wide Development Policies Development Plan Document.

G10 Restriction on Satellite Dishes

With the exception of any roof mounted antennae or satellite dish designed for communal use by the occupiers of each development block, no antennae or satellite dishes shall be placed on any elevation of the buildings hereby approved unless previously approved in writing by the Local Planning Authority.

Reason: To safeguard the external appearance of the buildings in accordance with policy BP11 of the Borough Wide Development Policies Development Plan Document.

G11 Conservation Area Consent

The works of demolition hereby authorised shall not be carried out before a contract for the carrying out of the works of redevelopment of the site has been made and planning permission has been granted for the redevelopment for which the contract provides.

Reason: To preserve the character and appearance of the conservation area and in accordance with policy BP2 of the Borough Wide Development Policies Development Plan Document.

G12 External Lighting

The development hereby permitted shall not commence until a scheme showing the provisions to be made for external lighting has been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the approved scheme has been implemented. Thereafter the approved measures shall be permanently retained unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of enhancing security and safety, to avoid light pollution and safeguard neighbouring amenity and in accordance with policy BP11 of the Borough Wide Development Policies Development Plan Document.

G13 Crime Prevention Measures

The development hereby permitted shall not commence until a scheme showing the provisions to be made for external lighting, CCTV coverage, access control, and any other measures to reduce the risk of crime, have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the approved scheme has been implemented. Thereafter the approved measures shall be permanently retained unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to provide a good standard of security to future occupants and visitors to the site and to reduce the risk of crime in accordance with policy BP11 of the Borough Wide Development Policies Development Plan Document. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order), no development falling within Class A1N; in Part 1 of Schedule 2 to that Order shall be carried out without the prior written permission of the Local Planning Authority.

Accessibility

H1 Lifetime Homes

All residential units hereby approved are to comply with Lifetime Homes Standards, as defined in the Joseph Rowntree Foundation publication “Achieving Part M and Lifetime Home Standards” and the joint collaboration of JRF, Mayor of London, GML Architects and Habinteg Housing Association in the publication “Lifetime Homes” and as referred to in the GLA “Accessible London: Achieving an Inclusive Environment” Supplementary Planning Guidance (Appendix 4), unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure that accessible housing is provided in accordance with policy BC2 of the Borough Wide Development Policies Development Plan Document.

H2 Accessible Parking Bays

The accessible parking bays indicated on drawing No. ^IN; shall be clearly marked with a British Standard disabled symbol and permanently retained for the use of disabled persons and their vehicles and for no other purpose.

Reason: To ensure and promote easier access for disabled persons to the development in accordance with policy BP11 of the Borough Wide Development Policies Development Plan Document.

H3 Wheelchair Housing

The houses shown on drawing No. ^IN shall be constructed or capable of easy adaptation to wheelchair housing standards in accordance with the publication “Wheelchair Housing Design Guide”, Second Edition, produced by Stephen Thorpe and Habinteg Housing Association, unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure that sufficient accessible housing is provided in accordance with policy BC2 of the Borough Wide Development Policies Development Plan Document.

Sustainability

I1 Code for Sustainable Homes

Once the notional SAP ratings for the development are known a design stage certificate must be submitted to the Local Planning Authority verifying the code level that will be achieved. The scheme will achieve a minimum of code level ^IN. A post construction certificate stating that the residential units have

achieved a minimum code level rating of ^IN shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any residential unit unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the proposed residential units are designed in an environmentally sustainable manner and in accordance with policy BR1 of the Borough Wide Development Policies Development Plan Document.

I2 BREEAM Rating

No development shall take place until the applicant has provided to the Local Planning Authority for approval in writing an independently verified BREEAM report that achieves as a minimum a ^IN rating with a Design and Procurement Certificate. The development shall then be constructed in accordance with these details. A certificated BREEAM Post Construction Review, or other verification process agreed with the Local Planning Authority, shall be provided, confirming that the agreed standards have been met.

Reason: To ensure that the proposed development is constructed in an environmentally sustainable manner and in accordance with policy BR1 of the Borough Wide Development Policies Development Plan Document.

I3 Renewable Energy

Details of the proposed renewable energy generating equipment, designed to maximise the provision of renewable energy, including measures for its operation, management and monitoring of output, shall be submitted to and approved in writing by the Local Planning Authority before the commencement of any work above ground level. The equipment shall be installed before the development is occupied and shall be permanently maintained so as to provide energy for the development on a day-to-day basis for as long as the development remains. Energy output monitoring devices and data, in a form to be agreed with the Local Planning Authority before installation, shall be made available to the Local Planning Authority.

Reason: In the interests of safeguarding the environment, to ensure that the development provides renewable energy in accordance with policy BR2 of the Borough Wide Development Policies Development Plan Document and to ensure that the Council can properly monitor the effectiveness of such measures.

I4 Living Roof

Details of the proposed living roofs including their type, location and specific purpose together with a maintenance schedule shall be submitted to and approved in writing by the Local Planning Authority prior to the construction of the

parts of the building containing a living roof. The living roofs shall be constructed in accordance with the approved details and thereafter maintained in accordance with the approved maintenance schedule.

Reason: In the interests of reducing the impact of the development on the mains drainage system, enhancing the insulation of the building and contributing to biodiversity and in accordance with policy CR1 of the Core Strategy and policies BR3, BR4 and BP11 of the Borough Wide Development Policies Development Plan Document.

Archaeology

J1 Archaeology

The development shall not be commenced until a written scheme and programme of archaeological investigation has been submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out except consistently with, and in conformity with, such approved scheme and programme.

Reason: To safeguard the heritage of the Borough by providing an adequate opportunity to investigate and excavate archaeological remains on the site before development is carried out in accordance with policy BP3 of the Borough Wide Development Policies Development Plan Document.

J2 Archaeological Watching Brief

No development shall take place until arrangements have been made for an archaeological 'watching brief' to monitor development groundworks and to record any archaeological evidence revealed. These arrangements are to be submitted to and approved in writing by the Local Planning Authority. The development shall take place in accordance with the 'watching brief' proposals agreed pursuant to this condition. The 'watching brief' will be carried out by a suitably qualified investigating body acceptable to the Local Planning Authority.

Reason: To safeguard the heritage of the Borough by providing an adequate opportunity to investigate and excavate archaeological remains on the site before development is carried out in accordance with policy BP3 of the Borough Wide Development Policies Development Plan Document.

Drainage

K1 Surface Water Drainage

Surface water drainage works and measures to prevent the pollution of the water environment shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before the occupation of the development. The drainage system shall be designed such that there is no increase in the rate of surface water run off from the site resulting from the development and such that storm water flows are attenuated.

Reason: To prevent an increased risk of flooding and to prevent pollution of the water environment and in accordance with policy BR4 of the Borough Wide Development Policies Development Plan Document.

K2 Surface Water Drainage (Implementation of Submitted Details)

No building hereby permitted shall be occupied until the sustainable drainage scheme for the site has been completed in accordance with the submitted details. The sustainable drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.

Reason: To prevent an increased risk of flooding and to prevent pollution of the water environment and in accordance with policy BR4 of the Borough Wide Development Policies Development Plan Document.

Ecology

L1 Habitat Survey

The development shall not be commenced until a habitat survey and implications assessment of the site by a qualified ecologist has been submitted to and approved in writing by the Local Planning Authority. The submitted document shall assess the biodiversity impact of the development and propose any necessary habitat mitigation measures. The survey shall be carried out between the months of ^IN and shall include ^IN. Any agreed habitat mitigation measures shall be carried out in accordance with the approved details.

Reason: In order to protect the nature conservation value of the site and in accordance with policy BR3 of the Borough Wide Development Policies Development Plan Document.

L2 Bird and Bat Boxes

The development shall not be occupied until bird nesting and bat roosting boxes have been installed on the building or in any trees on the site in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority. The details shall accord with the advice set out in "Biodiversity for Low and Zero Carbon Buildings: A Technical Guide for New Build" (Published by RIBA, March 2010) or similar advice from the RSPB and the Bat Conservation Trust.

Reason: In order to preserve and enhance the Borough's natural environment and to comply with policy CR2 of the Core Strategy and policy BR3 of the Borough Wide Development Policies Development Plan Document.

Miscellaneous

M1 Approved Drawings

The development hereby permitted shall be carried out in accordance with the following approved plans: ^IN;

Reason: For the avoidance of doubt and in the interests of proper planning.

M2 Local Labour and Business

Prior to the commencement of the development hereby approved a Local Labour and Business Strategy shall be submitted to and approved in writing by the Local Planning Authority. The Strategy shall incorporate measures to promote employment opportunities arising from the development to, and encourage job applications from, residents of the London Borough of Barking and Dagenham and shall incorporate measures to promote opportunities for local businesses to gain contracts associated with the construction of the development. The Strategy shall be implemented in accordance with the approved details.

Reason: In order to contribute to the local economy and local residents in need of employment and in accordance with the principles within policy CC3 of the Core Strategy.

M3 Personal Permission

The use hereby permitted shall be carried on by ^IN; only and no other party, person or company.

Reason: The use is only considered acceptable in view of the personal circumstances of the applicant.

M4 Site Levels

No development shall take place until details of existing and finished site levels, finished floor and ridge levels of the buildings to be erected, and finished external surface levels have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that any works in connection with the development hereby permitted respect the height of adjacent properties and in accordance with policies BP8 and BP11 of the Borough Wide Development Policies Development Plan Document.

M5 Restriction on Use

The premises shall be used for ^IN; and for no other purpose (including any other purpose in Class ^IN; of the Schedule to the Town and Country Planning (Use Classes) Order 1987 or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order).

Reason: ^IN

M6 No Subdivision

The total floorspace of the building as shown on the submitted plan ^IN; shall at no time be increased by internal alterations or subdivision.

Reason: ^IN