

List of conditions:

- i) The development must conform with the terms of and the plans accompanying the application for permission and must remain in conformity with such terms and plans, save as may be otherwise required by (any of) the following condition(s), or approved amendment(s).
- ii) The development must be begun not later than the expiration of 3 years from the date of this permission and before the development comments, a Commencement Notice must be submitted.
- iii) Before the development is commenced (excluding site investigation, remediation or construction foundations) details of the materials to be used for the external surfaces of 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 of materials.
- iv) 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).

- v) 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 a soft landscaping scheme (or replacement tree/hedge) on the site, and which dies or is lost through any cause during a period of 3 years from the date of first planting shall be replaced in the next planting season.
- vi) 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.
- vii) 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.
- viii) The approved waste storage shall be implemented before the development is first occupied or brought into use and thereafter retained.
- ix) 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.
- x) Before the development is commenced details of drainage works for the disposal of surface water and 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
- xi) 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; and measures to control the emission of dust and dirt during demolition and construction. The approved construction method statement shall be adhered to throughout the construction period for the development.

- xii) The approved fenestration scheme as set out in the submitted Noise Assessment shall be implemented before the apartments are first occupied or brought into use and shall be thereafter retained.
- xiii) The retail unit shall only operate between the hours of 06.00 and 23.00 Monday to Sunday. Deliveries shall only take place between the hours of 07.00 and 22.00 Monday to Saturday and 08.00 to 22.00 hours on Sunday.
- xiv) The maximum total net sales area shall not exceed 256sqm. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, replacing or re-enacting that Order with or without modification) no more than 256sqm of the total net sales area shall be for a use falling within Class E(a) of the Town and Country Planning (Use Classes) Order 1987 as amended. The total net sales area shall be used for no other use.
- xv) No amalgamation or sub-division of the unit or installation of mezzanine floors shall take place unless otherwise agreed in writing by the local planning authority.
- xvi) Before the development is brought into use, the directional signage and traffic flow plates to access and exit shall be installed and retained thereafter.
- xvii) 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.