

**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.
  - a) Before the development is commenced, a noise impact assessment be prepared, and an assessment report be provided, including proposals if necessary to protect those HMO rooms and flats from noise. The report should confirm to BS 8233:2014 and be submitted in writing and be approved by the local planning authority.
  - b) Before any HMO rooms and flats are occupied, any necessary noise mitigation measures relevant to the approved accommodation shall be carried out in accordance with the recommendations of the approved noise report.
  - c) When provided, the noise mitigation measures shall be retained as such, unless otherwise agreed in writing by the local planning authority.
- iv) 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; measures to control the emission of dust and dirt during demolition and construction; a scheme for recycling/disposing of waste resulting from demolition and construction works; delivery, demolition and construction working hours. The approved construction method statement shall be adhered to throughout the construction period for the development.

- v) Before the development is commenced details of roller shutter doors shall be submitted in writing to and approved by the local planning authority. When approved the roller shutters shall be installed before the use commences and shall be thereafter retained.
- vi) Before the development is brought into use details of waste storage to serve the development shall be submitted to and approved in writing by the local planning authority. The approved waste storage shall be implemented before the development is first occupied or brought into use and thereafter retained.
- vii) Before the development is brought into use details of secure cycle parking located internally 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) 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.
- ix)
  - a) If required, before the development is brought into use details of the specification, design and management of equipment for fume extraction, filtration and dispersal of cooking odours, and collection of grease shall be submitted to and approved in writing by the local planning authority.
  - b) The approved scheme shall be implemented before the use first commences and shall be retained at all times in use thereafter. No alteration or variation to the equipment shall be made unless otherwise agreed in writing by the local planning authority.
- x) Construction works and all activities associated with the development of the site shall be between 0730 to 1800 hours on Monday to Friday, 0730 to 1400 hours on Saturday, with no work at any other time including Sundays and public holidays.
- xi) The development hereby permitted shall not be occupied until details of security measures associated with the HMO, which include CCTV, controlled access to the building/rooms and security lighting, shall be submitted to and approved in writing by the local planning authority. Before the HMO is first occupied the approved security measures shall be implemented and retained in that form thereafter.

- xii) Once provided, the communal kitchen/lounge/dining areas shall be retained for the lifetime of the development.
- xiii) The HMO rooms hereby approved shall be occupied as bedsit accommodation only.
- xiv) The number of persons residing at the HMO rooms at any one time shall not exceed 5.