

DC/25/71028

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 commences, 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)
 - a) A detailed site investigation will be completed 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 site investigation and remediation measures shall be submitted in writing 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>).
 - b) 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 Planning Authority. An investigation and risk assessment must be undertaken, and where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the Local Planning Authority.
 - c) Where remediation works have been carried out in pursuance with the preceding conditions, a post remediation report shall be submitted in writing to and approved 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 commenced a certificate of purchase of biodiversity credits shall be submitted in writing and approved by the local planning authority.
- vi) Before the development is commenced a biodiversity gain plan shall be submitted to and approved in writing by the local planning authority. The biodiversity gain plan shall be prepared in accordance with the (Biodiversity Net Gain Assessment) dated (September 2025) and prepared by (Red Ecology Limited).
- vii) Before the development is commenced a habitat management and monitoring plan (HMMP) shall be prepared in accordance with the approved biodiversity gain plan and shall include:
 - a) a non-technical summary;
 - b) the roles and responsibilities of the people or organisation(s) delivering the HMMP;
 - c) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved biodiversity gain plan;
 - d) the management measures to maintain habitat in accordance with the approved biodiversity gain plan for a period of 30 years from the completion of development; and
 - e) the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority.
- viii) Notice in writing shall be given to the local planning authority when the:
 - (a) HMMP has been implemented; and
 - (b) habitat creation and enhancement works as set out in the HMMP have been completed.
- ix) The created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP.
- x) Monitoring reports shall be submitted to local planning authority in writing in accordance with the methodology and frequency specified in the approved HMMP.

- xi) Before the development is brought into use a noise management plan shall be submitted to and approved in writing by the local planning authority. Once approved, the development shall thereafter be carried out in accordance with the noise management plan, unless otherwise agreed in writing by the local planning authority. The noise management plan shall include details of mitigation measures to be employed on site to reduce unnecessary sound arising from on-site activities as far as practicable, including best practicable means (BPM) measures.
- xii) With the exceptions of units up to 2.5kW, there shall be no external plant in the yard areas of units 1 and 2, unless otherwise agreed in writing by the local planning authority.
- xiii) Construction works, and all activities associated with the development of the site shall take place only between 08:00 to 18:00 on Mondays to Fridays, 08:00 to 14:00 on Saturdays, and shall not take place at any time on Sundays or on bank or public holidays.
- xiv) 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.
- xv) 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 the soft landscaping scheme (or replacement tree/hedge) on the site which dies or is lost through any cause during a period of 5 years from the date of first planting shall be replaced in the next planting season.
- xvi) Before the development is commenced details of drainage works for the disposal of foul sewage and surface water 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.
- xvii) 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.

- xviii) 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.
- xix) 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.
- xx) The trees shown on the submitted plans (25.1943.020 and 25.1943.021) shall be protected and retained in accordance with said plans.
- xxi) 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.
- xxii) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking, replacing or re-enacting that Order with or without modification) the two units shall be used for Use Classes B2 and B8 only. The two units shall be used for no other use.