

## Appendix C – Conditions

1. The development shall be begun before the expiration of three years from the date of this permission.
2. The development hereby permitted shall be carried out in accordance with drawings numbered,
  - WA 520(04)01A Location Plan
  - WA 520(04)02B Site Plan
  - WA 520(04)03A Ground Floor Plan
  - WA 520(04)04A Roof Plan
  - WA 520(04)05A Proposed Elevations North East and North West
  - WA 520(04)06 A Proposed Elevations South East and South West
  - WA 520(04)07 Proposed Bin Elevations

received by the Local Planning Authority on 6<sup>th</sup> September 2022

3. No development shall start on site until all external materials to be used in the development hereby permitted have been agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
4. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with Drawing WA 520 (04) Thereafter the onsite parking provision shall be so maintained in perpetuity.
5. Hard and soft landscaping works shall be fully carried out in accordance with the approved details, including the approved timetable, and to a reasonable standard in accordance with the relevant provisions of appropriate British Standards or other recognised codes of good practice.

Any trees or plants which, within a period of five years after planting are removed, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of similar species, size and number as originally approved, unless the Local Planning Authority gives its written consent to any variation.

6. The development shall be carried out in accordance with the GCN Strategy (FPCR October 2019)

## Reasons

1. To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by S51 of the Planning and Compulsory Purchase Act 2004.
2. For the avoidance of doubt
3. To enable the Local Planning Authority to retain control over the external appearance as no details have been submitted
4. To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally (and to enable vehicles to enter and leave the site in a forward direction) in the interests of highway safety and in accordance with the National Planning Policy Framework (2021).
5. To ensure the provision, establishment and maintenance of landscaping to a reasonable standard in accordance with the approved proposals.
6. To preserve the ecology of the site.