

Appendix C: Recommended Conditions

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

Reason: 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. The proposed development shall be carried out strictly in accordance with the following documents and drawings;

Site Location plan 7568-001 A

Proposed Site Plan 7568-003H

Plans apartments sheet 1 7568-004C

Plans apartments sheet 2 7568-005C

Plans Care Home sheet 1 7568-008D

Plans Care Home sheet 2 7568-009D

Elevations Care Home 7568-010F

Elevations Street scene 7568-011A

Bat Box Locations 7568-012B

Vehicle Tracking 7568-13B

Context Plan and boundaries 7568-14C

784-B029453 – Noise Report May 22

Brindle and Green Bat Survey

Brindle and Green Ecology Survey

Symbiosis Tree Survey

25723-08-TS-01 Transport Statement

25723-08-TP-01 Travel Plan

25723-01-FRA-01 Flood Risk

11834_2a_Topographical

2220-TEW-ZZ-XX-RP-M-Ventilation Strategy -SO-P03

2220-TEW-ZZ-XX-RP-M-Sustainability Statement -SO-P02

1184 001 A Landscape Strategy

Reason: For the avoidance of doubt

3. No development shall progress above damp proof course level until details and representative samples of the materials to be used in the construction of the external walls and roof have been submitted to and agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory standard of external appearance.

4. The approved landscape scheme (both hard and soft) shall be carried out before the occupation of the buildings or the completion of the development, whichever is sooner,

unless otherwise agreed in writing by the Local Planning Authority. 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 within others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: To provide a reasonable period for the replacement of any planting.

5. No development shall commence on site until all existing trees that are to be retained have been securely fenced off by the erection of post and rail fencing to coincide with the canopy of the tree(s), or other fencing as may be agreed with the Local Planning Authority, to comply with BS5837. In addition, all hedgerows that are to be retained shall be protected similarly by fencing erected at least 1m from the hedgerow. Within the fenced off areas there shall be no alteration to ground levels, no compaction of the soil, no stacking or storing of any materials and any service trenches shall be dug and backfilled by hand. Any tree roots with a diameter of 5cms or more shall be left un-severed.

Reason: to ensure that existing trees are adequately protected during construction I the interests of the visual amenities of the area.

6. Prior to the commencement of above ground level works associated with the development approved, full details and specifications of all solar panels, air source heat pumps and electrical vehicle charging points shall be submitted to and approved in writing by the Local Planning Authority.

Reason: For the avoidance of doubt.

7. Prior to the commencement of development, a thorough Arboricultural Method Statement shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the protection of retained trees and in the interests of visual amenity.

8. No development shall commence on the site until such time as a construction traffic management plan, including as a minimum details of wheel cleansing facilities, vehicle parking facilities, and a timetable for their provision, has been submitted to and approved in writing by the Local Planning Authority. The construction of the development shall thereafter be carried out in accordance with the approved details and timetable.

Reason: To reduce the possibility of deleterious material (mud, stones etc.) being deposited in the highway and becoming a hazard for road users, to ensure that construction traffic does not use unsatisfactory roads and lead to on-street parking problems in the area.

9. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with Proposed Site Plan drawing number 7568-03-003 Rev H. Thereafter the onsite parking provision shall be so maintained in perpetuity.

Reason: 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 (2019).

10. No part of the development hereby permitted shall be first occupied until a framework/full Travel Plan which sets out actions and measures with quantifiable outputs and outcome targets has been submitted to and agreed in writing by the Local Planning Authority. Thereafter the agreed Travel Plan shall be implemented in accordance with the approved details.

Reason: To reduce the need to travel by single occupancy vehicle and to promote the use of sustainable modes of transport in accordance with the National Planning Policy Framework (2021).

11. No development approved by this planning permission shall take place until such time as a surface water drainage scheme has been submitted to and approved in writing by the Local Planning Authority. The development must be carried out in accordance with these approved details and completed prior to first occupation.

Reason: to prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site.

12. No development approved by this planning permission shall take place until such time as details in relation to the management of surface water on site during construction of the development has been submitted to and approved in writing by the Local Planning Authority. The construction of the development must be carried out in accordance with these approved details.

Reason: To prevent an increase in flood risk, maintain the existing surface water runoff quality, and to prevent damage to the final surface water management systems through the entire development construction phase.

13. No occupation of the development approved by this planning permission shall take place until such time as details in relation to the long-term maintenance of the surface water drainage system within the development have been submitted to and approved in writing by the Local Planning Authority. The surface water drainage system shall then be maintained in accordance with these approved details in perpetuity.

Reason: to establish a suitable maintenance regime that may be monitored over time; that will ensure the long-term performance, both in terms of flood risk and water quality, of the surface water drainage system (including sustainable drainage systems) within the proposed development.

14. No development shall commence on site until a sewer modelling study is submitted to and approved in writing by the Local Planning Authority.

Reason: For the avoidance of doubt and to ensure appropriate provision is secured for the development.

15. The development hereby approved shall be carried out in the accordance with the recommendations in the bat report (Brindle & Green, October 2020: Section 7)

Reason: To ensure the protection of protected species

16. The development hereby approved shall be carried out in accordance with the recommendations regarding reptiles in the ecology report (Brindle & Green, March 2020: Section 7.4)

Reason: To ensure the protection of protected species

17. No development shall take place until a plan demonstrating the amount and position of swift boxes has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the protection of wildlife in this location.

18. No development shall take place until a finalised acoustics, glazing & ventilation mitigation scheme has been submitted to and approved by the Local Planning Authority

Reason: In the interests of environmental protection and to ensure the protection of amenities

19. No development shall take place until a scheme for the insulation of the building in respect of noise and vibration so as to provide insulation against internally generated noise has been submitted to and approved in writing by the Local Planning Authority. The scheme of works shall detail the internal layout of the building in respect of good acoustic design. Consideration needs to be given to adjacencies, both horizontal and vertical. In particular, how noise will be controlled from lifts, stairwells, external and communal doors, corridors, boiler plant, kitchen extraction and connecting pipework etc. The approved scheme shall be completed prior to the first occupation of the building and shall thereafter be retained through its occupation.

Reason: In the interests of environmental protection and to ensure the protection of amenities

20. No burning of any materials shall take place on the site at any time

Reason: In the interests of environmental protection and to ensure the protection of amenities

21. No development shall commence until details have been submitted to and approved in writing by the Local Planning Authority for the suppression of dust from the site; all agreed details shall be implemented throughout the course of the development

Reason: In the interests of environmental protection and to ensure the protection of amenities

22. The development hereby permitted shall only be used as a Care Home within Use Class C2 and extra care apartments within Use Class C3 of the Town and Country Planning (Use Classes) Order 2020 (as amended) and for no other purposes.

Reason: For the avoidance of doubt and to ensure sufficient infrastructure is available to further occupants of the site.