**SCHEDULE OF DRAFT CONDITIONS**

**s62a 0000002 Former Friends School, Saffron Walden**

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| 1  | The development hereby permitted shall be begun before the expiration of 3 years from the date of this decision.  REASON: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.  |
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| 2  | The proposed development hereby approved shall be constructed in accordance with the approved plans [to be confirmed at the Hearing] unless otherwise agreed in writing by the Local Planning Authority.  REASON: To ensure the development reflects and maintains the character of the surrounding locality and the street scene in accordance with Policies GEN2, ENV1 and the NPPF.  |
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| 3  | Prior to any of the development hereby permitted is commenced, details of all materials to be used in the external finishing of the buildings shall be submitted and approved in writing by the Local Planning Authority and thereafter the development shall be constructed in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.   REASON: To ensure the appearance of the proposed development will reflect with the character of the surrounding locality in accordance with policy GEN2 of the adopted Local Plan.   |
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| 4  | No works except demolition shall takes place until a detailed surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme should include but not be limited to:   1. provide calculations for the conveyance and storage network for the proposed development. The network should not predict surcharge in 1yr events, and should not predict flooding in 30year events. During 100 year plus 40pc cc event if any;
2. marginal flooding is predicted then it should be directed away from the building using appropriate site grading;
3. the appropriate level of treatment for all runoff leaving the site, in line with the Simple Index Approach in chapter 26 of the CIRIA SuDS Manual C753;
4. detailed engineering drawings of each component of the drainage scheme;
5. a final drainage plan which details exceedance and conveyance routes, FFL and ground levels, and location and sizing of any drainage features; and,
6. a written report summarising the final strategy and highlighting any minor changes to the approved strategy.

 The scheme shall subsequently be implemented prior to occupation. It should be noted that all outline applications are subject to the most up to date design criteria held by the LLFA  REASON: To ensure an adequate level of surface water and drainage scheme is provided to minimise the risk of on and off-site flooding in accordance with policy GEN3 of the Adopted Local Plan and the NPPF.   |
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| 5  | No works shall take place until a scheme to minimise the risk of offsite flooding caused by surface water run-off and groundwater during construction works and prevent pollution has been submitted to, and approved in writing by, the local planning authority. The scheme shall subsequently be implemented as approved.   REASON: The National Planning Policy Framework paragraph 167 and paragraph 174 state that local planning authorities should ensure development does not increase flood risk elsewhere and does not contribute to water pollution in accordance with policy GEN3 of the Adopted Local Plan and the NPPF.  |
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| 6   | Prior to occupation a maintenance plan detailing the maintenance arrangements including who is responsible for different elements of the surface water drainage system and the maintenance activities/frequencies, has been submitted to and agreed, in writing, by the Local Planning Authority. Should any part be maintainable by a maintenance company, details of long-term funding arrangements should be provided.   REASON: To ensure appropriate maintenance arrangements are put in place to enable the surface water drainage system to function as intended to ensure mitigation against flood risk in accordance with policy GEN3 of the Adopted Local Plan and the NPPF. Failure to provide the above required information prior to occupation may result in the installation of a system that is not properly maintained and may increase flood risk or pollution hazard from the site.  |
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| 7  | The applicant or any successor in title must maintain yearly logs of maintenance which should be carried out in accordance with any approved Maintenance Plan. These must be available for inspection upon a request by the Local Planning Authority.   REASON: To ensure the SuDS are maintained for the lifetime of the development as outlined in any approved Maintenance Plan so that they continue to function as intended to ensure mitigation against flood risk in accordance with policy GEN3 of the Adopted Local Plan and the NPPF.  |
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| 8  | If during any site investigation, excavation, engineering, or construction works evidence of land contamination is identified, the applicant shall notify the Local Planning Authority without delay. Any land contamination identified, shall be remediated to the satisfaction of the Local Planning Authority to ensure that the site is made suitable for its end use.  REASON: To protect human health and to ensure that no future investigation is required under Part 2A of the Environmental Protection Act 1990 and in accordance with the Policy ENV14 of the Adopted Local Plan and the NPPF.  |
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| 9  | No development or preliminary groundworks can commence until a programme of archaeological trial trenching has been secured and undertaken in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the planning authority prior to reserved matters applications being submitted.   REASON: To ensure the appropriate investigation of archaeological remains, in accordance with Policy ENV4 of the Uttlesford Local Plan (adopted 2005) and the National Planning Policy Framework.   |
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| 10  | A mitigation strategy detailing the excavation/preservation strategy shall be submitted to the local planning authority following the completion of this work.   REASON: To ensure the appropriate investigation of archaeological remains, in accordance with Policy ENV4 of the Uttlesford Local Plan (adopted 2005) and the National Planning Policy Framework.   |
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| 11  | No development or preliminary groundworks can commence on those areas containing archaeological deposits until the satisfactory completion of fieldwork, as detailed in the mitigation strategy, and which has been signed off by the local planning authority through its historic environment advisors.   REASON: To ensure the appropriate investigation of archaeological remains, in accordance with Policy ENV4 of the Uttlesford Local Plan (adopted 2005) and the National Planning Policy Framework.   |
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| 12  | The applicant will submit to the local planning authority a post-excavation assessment (to be submitted within three months of the completion of fieldwork, unless otherwise agreed in advance with the Planning Authority). This will result in the completion of post-excavation analysis, preparation of a full site archive and report ready for deposition at the local museum, and submission of a publication report.  REASON: To ensure the appropriate investigation of archaeological remains, in accordance with Policy ENV4 of the Uttlesford Local Plan (adopted 2005) and the National Planning Policy Framework.   |
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| 13  | All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Preliminary Ecological Appraisal Prepared by CSA Environmental (December 2018) and the Ecological Impact Assessment Prepared by CSA Environmental (August 2021) as already submitted with the planning application.  This may include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.  REASON: To conserve and enhance protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species) and in accordance with Policy GEN7 of the Adopted Local Plan and the NPPF.  |
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| 14  | A construction environmental management plan (CEMP: Biodiversity) shall be submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following:  1. risk assessment of potentially damaging construction activities;
2. identification of “biodiversity protection zones”;
3. practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements) to include measures to protect Bats and other Priority species;
4. the location and timing of sensitive works to avoid harm to biodiversity features;
5. the times during construction when specialist ecologists need to be present on site to oversee works;
6. responsible persons and lines of communication;
7. the role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person; and,
8. use of protective fences, exclusion barriers and warning signs.

 The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.   REASON: To conserve protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (Priority habitats & species) as updated by the Environment Act 2021 and in accordance with Policy GEN7 of the Adopted Local Plan and the NPPF.  |
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| 15  | A Biodiversity Enhancement Strategy for protected and Priority species shall be submitted to and approved in writing by the local planning authority. The content of the Biodiversity Enhancement Strategy shall include the following:   1. purpose and conservation objectives for the proposed enhancement measures;
2. detailed designs to achieve stated objectives;
3. locations of proposed enhancement measures by appropriate maps and plans;
4. timetable for implementation demonstrating that works are aligned with the proposed phasing of development;
5. persons responsible for implementing the enhancement measures; and,
6. details of initial aftercare and long-term maintenance (where relevant).

 The works shall be implemented in accordance with the approved details prior to occupation and shall be retained in that manner thereafter.  REASON: To enhance protected and Priority species & habitats and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species) and in accordance with Policy GEN7 of the Adopted Local Plan and the NPPF.  |
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| 16  | A Landscape and Ecological Management Plan (LEMP) shall be submitted to, and be approved in writing by, the local planning authority prior to occupation of the development. The content of the LEMP shall include the following:   1. description and evaluation of features to be managed;
2. ecological trends and constraints on site that might influence management;
3. aims and objectives of management;
4. appropriate management options for achieving aims and objectives;
5. prescriptions for management actions;
6. preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period);
7. details of the body or organisation responsible for implementation of the plan; and,
8. ongoing monitoring and remedial measures.

 The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.  REASON: To allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (Priority habitats & species)  |
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| 17  | A lighting design scheme for biodiversity shall be submitted to and approved in writing by the local planning authority. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed (through the provision of appropriate lighting contour plans, lsolux drawings and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory.   All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.  REASON: To allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species)  |
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| 18  | Prior to the commencement of the development, a detailed Construction Management Plan (CMP) shall be submitted to and approved in writing by the Local Planning Authority, and the plan shall include the following:  1. the construction programme and phasing;
2. hours of operation, delivery and storage of materials;
3. details of any highway works necessary to enable construction to take place;
4. parking and loading arrangements;
5. details of hoarding;
6. management of traffic to reduce congestion;
7. control of dust and dirt on the public highway;
8. details of consultation and complaint management with local;
9. businesses and neighbours;
10. waste management proposals;
11. mechanisms to deal with environmental impacts such as noise and vibration, air quality and dust, light and odour; and,
12. details of any proposed piling operations, including justification for the proposed piling strategy, a vibration impact assessment and proposed control and mitigation measures.

 All works shall be carried out in accordance with the approved CMP Thereafter  REASON: To minimise any adverse effects on air quality, in accordance with Policy ENV13 of the Uttlesford Local Plan (adopted 2005) and the National Planning Policy Framework 2021.  |
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| 19  | The parking area shown on the approved plan shall be provided prior to the first occupation of the development and shall be free of obstruction for the parking of residents and visitors vehicles.  REASON: In the interest of highway safety in accordance with policy GEN8 of the adopted Local Plan and the NPPF.  |
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| 20  | A minimum of a single electric vehicle charging point shall be installed at each of the residential units. These shall be provided, fully wired and connected, ready to use before first occupation.  REASON: The requirement of the charging points are required to mitigate the harm for poor air quality due to the increase in vehicle movement and being within and in accordance with Policy ENV13 and the NPPF.  |
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| 21  | Prior occupations of any dwelling and first beneficial use of the sports facilities, cycle parking shall be provided in accordance with the EPOA Parking Standards. Proposed parking facilities to be submitted to the highway authority for approval. The approved facility shall be secure, convenient, covered and provided prior to occupation and retained at all times. Prior to the occupation of the dwellings hereby approved, the provision of secured and undercover storage for cycles at a ratio of 1:1 per residential unit are provided unless otherwise agreed in writing by the Local Planning Authority.  REASON: To ensure appropriate modes of sustainable transport is achieved in accordance with the adopted Essex County Council Parking Standards (2009) and Policy GEN8 of the Adopted Local Plan and the NPPF.   |
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| 22  | All of the dwellings approved by this permission shall be built to Category 2: Accessible and adaptable dwellings M4(2) of the Building Regulations 2010 Approved Document M, Volume 1 2015 edition. REASON: To ensure compliance with Policy GEN2 (c) of the Uttlesford Local Plan 2005 and the subsequent SPD on Accessible Homes and Playspace.  |
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| 23  | Prior to commencement of development above slab level, full details of both hard and soft landscape works shall be submitted to and approved in writing by the local planning authority.  Subsequently, these works shall be carried out as approved.  The landscaping details to be submitted shall include: a) proposed finished levels;  b) means of boundary enclosures; c) hard surfacing, other hard landscape features and materials; d) existing trees, hedges or other soft features to be retained (unless  since removed); e) planting plans, including specifications of species, sizes, planting centres, number and percentage mix; f) details of planting or features to be provided to enhance the value of the development for biodiversity and wildlife; g) details of siting and timing of all construction activities to avoid harm to all nature conservation features; h) location of service runs; and,i) management and maintenance details.  REASON:  The landscaping of this site is required in order to protect and enhance the existing visual character of the area and to reduce the visual and environmental impacts of the development hereby permitted in accordance with ULP Policies GEN2 and ENV8 of the Uttlesford Local Plan (adopted 2005) and the National Planning Policy Framework 2019.  |
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| 24  | Prior to the occupation of the dwellings hereby approved, details are to be submitted and agreed in writing to the Local Planning Authority demonstrating that appropriate outdoor amenity space is provided for each residential unit. The private or communal amenity space shall be provided in accordance as follows:  * for a two-bedroom dwelling unit, the provision of 50sqm of amenity area and 100sqm for a three bedroom of more dwelling unit must be provided; and,
* for two or more bedroom flats, communal gardens must be provided on a basis of a minimum area of 25sqm per flat.

 REASON: To ensure appropriate amenity is provided for future residents in accordance with the Essex Design Guide and Policy GEN2 of the Adopted Local Plan and the NPPF.   |
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| 25  | The proposed development hereby approved shall be constructed in accordance with the Tree Protection Plan prepared by IKEEN Consultants (ref: 1642-KC-XX-YTREE-TPP01 Rev A) unless otherwise agreed by the Local Planning Authority.  REASON:  To ensure the protection of the protected trees on the site in accordance with Policy ENV3 of the Adopted Local Plan and the NPPF.   |
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| 26 | Prior to occupation of the development, the eastern access onto Peasland Road as shown in principle on submitted drawing 03.1 rev C shall be provided, with: 1. clear to ground visibility splays with dimensions of 2.4 metres by 43 metres in both directions, vehicular visibility splays shall retained free of any obstruction at all times thereafter;
2. a 5.5 metre carriageway with a 2m wide footway on the western side and appropriate verge/margin on the eastern side to provide intervisibility with pedestrians using the footway adjacent to Mount Pleasant Road passing across the Eastern access;
3. cutting back and ongoing management of vegetation;
4. any required regrading of embankment to maximise visibility and the width of the existing footway; and,
5. removal of the school zigzag lines on Mount Pleasant Road and replacement with any necessary parking restrictions agreed with the North Essex Parking Partnership.

REASON: To ensure that vehicles can enter and leave the highway in a controlled manner in forward gear with adequate inter-visibility between vehicles using the access and those in the existing public highway in the interest of highway safety in accordance with policy DM1 of the Development Management Policies as adopted as County Council Supplementary Guidance in February 2011. |
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| 27 | Prior to occupation of the development, the southern access onto The Avenue Road as shown in principle on submitted drawing 03.1 rev C shall be provided, including clear to ground visibility splays with dimensions of 2.4 metres by 25 metres in both directions, vehicular visibility splays shall retained free of any obstruction at all times thereafter. REASON: To ensure that vehicles can enter and leave the highway in a controlled manner in forward gear with adequate inter-visibility between vehicles using the access and those in the existing public highway in the interest of highway safety in accordance with policy DM1 of the Development Management Policies as adopted as County Council Supplementary Guidance in February 2011. |
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| 28 | Provision of spaces for the car club which is being set up by UDC, details to be agreed. REASON: To support sustainable travel parking is provided in the interest of highway safety and amenity in accordance with Policy DM8 of the Development Management Policies as adopted as County Council Supplementary Guidance in February 2011. |
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| 29 | Prior to first occupation of the proposed development, the Developer shall submit a residential travel plan, including travel plan co-ordinator and relevant targets, to the Local Planning Authority for approval in consultation with Essex County Council. Such approved travel plan shall then be actively implemented for a minimum period from first occupation of the development until 1 year after final occupation. It shall be accompanied by an annual monitoring fee of £1596 per annum index linked), to be paid to Essex County Council. REASON: In the interests of reducing the need to travel by car and promoting sustainable development and transport in accordance with policies DM9 and DM10 of the Highway Authority’s Development Management Policies, adopted as County Council Supplementary Guidance in February 2011. |
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| 30 | Prior to occupation of the proposed development, the Developer shall be responsible for the provision and implementation of a Residential Travel Information Pack per dwelling, for sustainable transport, approved by Essex County Council, to include six one day travel vouchers for use with the relevant local public transport operator. REASON: In the interests of reducing the need to travel by car and promoting sustainable development and transport in accordance with policies DM9 and DM10 of the Highway Authority’s Development Management Policies, adopted as County Council Supplementary Guidance in February 2011. |
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| 31 | Prior to commencement a noise impact assessment including representative background noise monitoring must be carried out and a mitigation scheme evaluated and designed by an acoustically competent person to include, but not be limited to the following and identify any other potential impact: 1. Plant Noise - including extract ventilation and air conditioning -must be designed to be 10 dB below the representative background noise levels (LA90) over the time periods that the applicant wishes to operate. Note the necessary ventilation of the premises must exclude the use of opening doors and windows);
2. Music – amplified sound systems (including speech) should be able to limit the 31.5 Hz and 63 Hz octave band and or have appropriate sound insulation to (such as "box-in-box" Studio construction) to prevent the breakout of these frequencies;
3. Weights - Noise and vibration impact from the dropping of free weights, kettlebells, cable station weights, weight machines, treadmills, etc; and,
4. Voices – suitable sound insulation to prevent the breakout of raised voices must be assessed and designed.

Prior to operation a post completion noise survey must be undertaken by a suitably qualified acoustic consultant, and a report submitted to and approved in writing by the Local Planning Authority. If the mitigation measures tested in the post-completion report prove to be insufficient, additional noise mitigation measures (where necessary to ensure the appropriate noise levels can be met), shall be submitted and approved in writing by the Local Authority and installed and tested prior to operation. The scheme shall be maintained thereafter.REASON: To ensure future occupiers enjoy a good acoustic environment, in accordance with policy ENV10 which requires appropriate noise mitigation and sound proofing to noise sensitive development. |
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| 32 | No development shall commence until a noise impact assessment has been submitted to and approved in writing by the Local Planning Authority. Such a management plan shall identify measures to control noise emanating from the hereby permitted MUGA facility and tennis courts. Any identified measures shall be implemented in accordance with the approved plan at all times. This shall be prepared by a suitably qualified and acoustically competent person and include, but not be limited to, mitigation of noise impacts from:* Voices from users;
* Whistles used by referees;
* Rebound of balls against hard surfaces; and,
* Crowd noise.

There shall be no amplified speech or music used in the areas unless agreed in writing by the Local Planning Authority.REASON: To ensure future occupiers enjoy a good acoustic environment, in accordance with policy ENV10 which requires appropriate noise mitigation and sound proofing to noise sensitive development. |
| 33 | Before the first use of the hall for regularised entertainment or amplified music avenue a noise assessment and report must be submitted and approved in writing by the Local Planning Authority. The assessment must demonstrate that the entertainment noise (LAeq,5min) has been controlled to 10dB below the prevailing background noise level (LA90, T) without the entertainment noise present, in each octave band at the nearest noise sensitive location.An Electronic Sound Level Attenuation System otherwise known as an Automatic Gain Control (AGC) device or noise limiter shall be fitted before the amplifier in the signal chain with the thresholds of the limiter set on both the Left and Right stereo channels. The sound attenuation device shall be set by a suitably qualified acoustician/sound engineer so that it maintains compliance with the criteria above and secured so that it cannot be overridden by persons other than the appointed sound system engineers/acoustic consultant. The sound attenuation device shall not be altered without prior agreement with the Local Planning Authority or Environmental Health Service. The specification of the Sound Level Attenuation System shall be submitted to and approved by the Local Planning Authority.REASON: To ensure future occupiers enjoy a good acoustic environment, in accordance with policy ENV10 which requires appropriate noise mitigation and sound proofing to noise sensitive development. |