

List of Conditions

1. Full Planning Permission

The development hereby permitted shall begin before the expiration of three years from the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Implementation/Installation of Refuse Storage and Recycling Facilities – Shown on Approved Plans

No building or use hereby permitted shall be occupied or use commenced until the refuse store and area/facilities allocated for storing of recyclable materials, as shown on the approved plans have been completed in accordance with the approved plans. Thereafter, all refuse and recyclable materials associated with the development shall either be stored within this dedicated store/area, as shown on the approved plans, or internally within the building(s) that form part of the application site. No refuse or recycling material shall be stored or placed for collection on the adopted highway (including the footway), except on the day of collection.

Reason: To safeguard the amenity of the occupiers of adjoining premises; protect the general environment; prevent any obstruction to pedestrian movement and to ensure that there are adequate facilities for the storage and recycling of recoverable materials.

3. Completion and Maintenance of Cycle Provision - Shown on approved plans

No building or use hereby permitted shall be occupied or the use commenced until the cycle parking provision shown on the approved plans has been completed, and thereafter, be kept free of obstruction and available for the parking of cycles only.

Reason: To ensure the provision and availability of adequate cycle parking. Post occupation management List of approved plans

4. List of approved plans and drawings

The development shall conform in all aspects with the plans and details shown in the application as listed below, unless variations are agreed by the Local Planning Authority in order to discharge other conditions attached to this decision.

4259.PL2.01 A, 4259.PL2.02 A, 4259.PL1.03 A, 4259.PL2.04 D, Coal Mining Risk Assessment, Covering letter, DS SAP with baseline, DS SAP with PV, Sustainability Statement dated March 2024.

Reason: For the avoidance of doubt.

5. No commencement of use of the development shall take place until an assessment on the transmission of noise between the following areas and the adjoining residential property has been submitted to and approved in writing by the Council.

Ground Floor Bathroom & Bedroom 4 and 5, Tank area and Bedroom 5

The assessment shall be prepared by a suitably qualified acoustic consultant/engineer and if necessary shall include a scheme of mitigation measures.

Any approved scheme of mitigation measures shall be implemented prior to the commencement of the use and be permanently maintained thereafter.

Reason: In order to safeguard neighbouring amenities.

6. The development hereby approved shall be carried out in full accordance with the Energy Statement prepared by Complete Energy Consultancy dated 6th March 2024, unless otherwise agreed in writing by the Local Planning Authority and achieves a total saving of 20 per cent on residual carbon emissions.

Reason: To ensure that the proposal reduces the impact on the environment and climate change in line with the adopted development plan policies.