

Time limit for commencement of development

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.

Pre commencement condition(s)

2. Construction Management Plan

No development shall take place, including any demolition works, until a construction management plan or construction method statement has been submitted to and approved in writing by the Local Planning Authority. The approved plan/statement shall be adhered to throughout the demolition/construction period. The plan/statement shall provide for:

- o 24 hour emergency contact number;
- o Hours of operation;
- o Parking of vehicle of site operatives and visitors (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction);
- o Routes for construction traffic;
- o Locations for loading/unloading and storage of plant, waste and construction materials;
- o Method of preventing mud being carried onto the highway;
- o Measures to protect vulnerable road users (cyclists and pedestrians)
- o Any necessary temporary traffic management measures;
- o Arrangements for turning vehicles;
- o Arrangements to receive abnormal loads or unusually large vehicles;
- o Methods of communicating the Construction Management Plan to staff, visitors and neighbouring residents and businesses.

Reason: In the interests of safe operation of the adopted highway in the lead into development both during the demolition and construction phase of the development.

3. Site Characterisation and Risk Assessment

No development hereby permitted shall take place until the works relating to land contamination detailed below are fully completed:

With consideration to human health, controlled waters and the wider environment, the following documents shall be completed to characterise potential risk to sensitive receptors and submitted to the Local Planning Authority for approval:

I. Generic Quantitative Risk Assessment (GQRA) - As recommended in the Campbell Reith Preliminary Risk Assessment (Desk Study) dated May 2023 (14047/A)

II. Detailed Quantitative Risk Assessment (DQRA) - Submission of this document if GQRA requires it.

The actions required above shall be completed in full accordance with the following guidance: Land Contamination Risk Management (Environment Agency, 2025).

Reason: To prevent unacceptable risk to Human Health and Controlled Waters and to prevent pollution of the environment in accordance with the aims of 125 (c), 187 (e & f), 196 & 197 of the National Planning Policy Framework (2024).

4. Remediation Strategy and Verification Plan

No development hereby permitted shall take place until the works relating to land contamination detailed below are fully completed:

In accordance with the findings of site characterisation and risk assessment, documents from the following shall be submitted to the Local Planning Authority for approval:

- I. Remedial Options Appraisal.
- II. Remediation Strategy
- III. Verification Plan.

The actions required above shall be completed in full accordance with the following guidance: Land Contamination Risk Management (Environment Agency, 2025).

Reason: To prevent unacceptable risk to Human Health and Controlled Waters and to prevent pollution of the environment in accordance with the aims of 125 (c), 187 (e & f), 196 & 197 of the National Planning Policy Framework (2024).

5. Unexploded Ordnance (UXO)

Prior to commencement of development a detailed unexploded ordnance survey shall be submitted to and approved in writing by the Local Planning Authority. This should be carried out at the site to establish whether there is any unexploded ordnance, the details of which shall include any necessary mitigation measures. The development shall be undertaken in full accordance with any approved mitigation measures.

Reason: To ensure that development can take place without unacceptable risk to workers and neighbours including any unacceptable major disruption to the wider public on and off site that may arise as a result of evacuation/s associated with the mitigation of UXO.

6. Renewables - ASHP and PVs

Prior to implementation, details of the proposed renewable measures (Solar Panels and/or Air Source Heat Pump system) including exact location, dimensions, design/ technical specification, noise levels together with calculation of annual energy generation and associated reduction in residual CO2 emissions shall be submitted to and approved in writing by the Local Planning Authority.

Prior to commencement of use the following information shall be submitted to an approved in writing by the Local Planning Authority:

- o Evidence of the PV and ASHP system as installed including exact location, technical specification and projected annual energy yield (kWh/year) e.g. a copy of the MCS installer's certificate.
- o A calculation showing that the projected annual yield of the installed system is sufficient to reduce residual CO2 emissions by the percentage shown in the approved Sustainability Statement prepared by Complete Energy Consultancy 27/02/2025 (44.76%)

Reason: To ensure that the development contributes to mitigating and adapting to climate change and to meeting targets to reduce carbon dioxide emissions

7. Material samples

Prior to the commencement of the relevant part of the works hereby approved samples of the following (detailing their intended colour, texture, and workmanship) are to be made available for inspection and approved in writing by the Local Planning Authority, unless otherwise agreed in writing by the Local Planning Authority.

(a) All proposed render

(b) Any new brickwork

(c) Standing seam roofing

The sample panels shall be retained on site during construction to act as a reference. The development shall be completed in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the external appearance of the building is satisfactory and that the character and appearance of the surrounding area would not be harmed.

Pre occupation condition(s)

8. Remediation and Verification

The development hereby permitted shall not be brought into use until the works relating to land contamination detailed below are fully completed:

Remediation (if required), it shall be carried out in full accordance with the approved Remediation Strategy.

A Verification Report must be submitted to the Local Planning Authority for approval upon completion of remediation works. The Verification Report must include information validating all remediation works carried out; details of imported materials (source/quantity/suitability); details of exported materials; and details of any unexpected contamination.

The actions required above shall be completed in accordance with the following guidance: Land Contamination Risk Management (Environment Agency, 2025).

Reason: To prevent unacceptable risk to Human Health and Controlled Waters and to prevent pollution of the environment in accordance with the aims of 125 (c), 187 (e & f), 196 & 197 of the National Planning Policy Framework (2024).

9. Unexpected Contamination

The development hereby approved shall not be brought into use until written confirmation is submitted to the Local Planning Authority that unexpected or previously unidentified contamination was not encountered during the course of development works.

If, during development, unexpected contamination is found to be present on the site, no further works shall be carried out at the affected location until the following are submitted to the Local Planning Authority for approval in writing:

- I. Risk Assessment (GQRA or DQRA);
- II. Remediation Strategy & Verification Plan;

If remediation is required, it shall be carried out in accordance with the approved Remediation Strategy. Upon completion of remediation works, a Verification Report shall be submitted to the Local Planning Authority for approval in writing.

The actions required above shall be completed in full accordance with the following guidance: Land Contamination Risk Management (Environment Agency, 2025).

Reason: To prevent unacceptable risk to Human Health and Controlled Waters and to prevent pollution of the environment in accordance with the aims of 125 (c), 187 (e & f), 196 & 197 of the National Planning Policy Framework (2024).

10. Bird and Bat Boxes

Prior to occupation of the development details provided by a qualified ecological consultant shall be submitted to and approved in writing by the Local Planning Authority providing the specification, orientation, height and location for built-in bird nesting and bat roosting opportunities integrated within buildings and shown on a site plan with compass directions marked on it. This shall include three built-in bird and two built-in bat boxes or bricks.

Bird boxes shall be installed to face between north and east to avoid direct sunlight and heavy rain.

Bird boxes shall be erected out of the reach of predators and at least 3.5 metres high on publicly accessible sites. For small hole-nesting species bird boxes shall be erected between two and four metres high.

House sparrow nesting boxes shall be grouped together and located at least 1.5 metres apart. House sparrow nesting boxes shall be positioned high up under the eaves where present.

Bat boxes shall face south, between south-east and south-west.

Bat boxes shall be erected at a height of at least four metres, close to hedges, shrubs or tree-lines and avoid well-lit locations. Bat boxes which are being placed on buildings shall be placed as close to the eaves (if present) as possible.

Development shall be undertaken in accordance with the approved details.

Reason: To help conserve legally protected bats and birds which include priority species.

11. Artificial Lighting (external)

No building or use hereby permitted shall be occupied or use commenced until a report detailing the lighting scheme and predicted light levels at neighbouring residential properties has been submitted to and been approved in writing by the Local Planning Authority.

Artificial lighting to the development must conform to requirements to meet the Obtrusive Light Limitations for Exterior Lighting Installations for Environmental Zone - E2 contained within Table 1 of the Institute of Light Engineers Guidance Notes for the Reduction of Obtrusive Lighting, GN01, dated 2005.

Reason: In order to safeguard the amenities of adjoining residential occupiers.

12. Sound insulation of residential properties from external noise

All recommendation with regards to sound insulation and ventilation of residential properties detailed in the Ion Acoustics Noise Report for Planning dated 12th June 2025 ref A2291 R01

submitted with the application shall be implemented in full prior to the commencement of the use permitted and be permanently maintained.

Reason: In order to safeguard residential amenity.

13. Details of air source heat pump

There shall be no commencement of use of the air source heat pumps until details including noise levels and any noise mitigation measures have been submitted to and been approved in writing by the Local Planning Authority. The noise levels for the heat pumps shall be in accordance with the Ion Acoustics Technical Note - Air Source Heat Pump Assessment dated 12th June 2025.

Reason: In order to safeguard residential amenity.

14. 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.

15. 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.

16. Completion of Pedestrians/Cyclists Access - Shown on approved plans

No building or use hereby permitted shall be occupied or the use commenced until the means of access for pedestrians and/or cyclists have been constructed in accordance with the approved plans and shall thereafter be retained for access purposes only.

Reason: In the interests of highway safety.

List of approved plans

17. 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.

List as appropriate

Reason: For the avoidance of doubt.

Advices

1 Nuisance complaints

The application has been assessed taking into account existing noise sources in the area including the neighbouring commercial premises.

The planning consent includes a condition requiring mitigation measures to be provided by the developer to ensure an acceptable living environment for future residents. However, future owners/occupants of the site are advised that given the matters above and that the neighbouring commercial premises have been in operation for some time prior to the development the subject of this application; that it may not be possible to uphold any noise complaints received from future residents of the site regarding noise impacts from existing neighbouring uses.

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