

Castle House Appeal

Appendix 1 Conditions

LPA reference 25/14981/PINS

PINS reference. S62A/2025/0139

In addition to the normal 3-year time constraints the following conditions shall apply.

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

:

- 24-hour emergency contact number;
 - Hours of operation;
 - Delivery hours (avoiding peak times on traffic sensitive routes and school times if near to a school);
 - 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);
 - Routes for construction traffic avoiding weight and size restrictions to reduce unsuitable traffic on residential roads;
 - Method of preventing mud being carried onto the highway such as wheel washing facilities;
 - Measures to protect vulnerable road users (cyclists and pedestrians) such as hoarding;
 - Any necessary temporary traffic management measures such as the suspension of parking, loading, one way working, footway and road closures, portable signals, stop & go, lane closure, contraflow, priority working and give & take;
 - Measures to protect street furniture such as parking meters, lighting columns and traffic signs;
 - Arrangements for turning vehicles
- ; • Arrangements to receive abnormal loads or unusually large vehicles, the delivery of cranes/portacabins and specialist plant; • Methods of communicating the Construction Management Plan to staff, visitors and neighbouring residents and businesses.

The plan/statement shall include a plan which identifies where required

- : • Hoarding lines with access gates (vehicle, pedestrian, and cyclist);
- Pedestrian, cycle, and vehicle routing in to and within the site

- ; • Temporary traffic management measures (including footway and road closures) and traffic marshal/banksman locations;
- Locations for the loading/unloading and storage of plant, waste, and construction materials;
- Crane and site welfare Portakabin locations;
- Parking (vehicle and cycle)

Prior to the installation of traffic management measures on traffic sensitive streets the location, date and time must be agreed by the Highways Authority. 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.

Noise Sensitive Premises Assessment

No development shall take place until a detailed acoustic report on the existing noise climate at the development site has been submitted to and been approved in writing by the Local Planning Authority. The report shall include a scheme of noise insulation measures for all residential accommodation. The noise insulation measures shall be designed to achieve noise insulation to a standard that nuisance will not be caused to the occupiers of residential accommodation. The noise assessment shall be carried out by a suitably qualified acoustic consultant/engineer and shall consider the provisions of BS 8233: 2014 Guidance on sound insulation and noise reduction for buildings. The approved scheme shall be implemented prior to the commencement of the use and be permanently maintained thereafter.

Reason: To safeguard the amenities of future occupiers.

Site Characterisation and Risk Assessment

No development hereby permitted (except demolition and site clearance) within any approved phase 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 LPA for approval:

- I. Preliminary Risk Assessment (PRA)
 - Submission of this document is the minimum requirement.
- II. Generic Quantitative Risk Assessment (GQRA) - Submission of this document only if PRA requires it.
- III. 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).

Remediation Strategy and Verification Plan

No development hereby permitted (except demolition and site clearance) within any approved phase shall take place until the works relating to land contamination detailed below are fully completed:

The following shall be submitted to the LPA for approval:

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

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

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) is to be carried out in full accordance with the approved Remediation Strategy.

A Verification Report must be submitted to the LPA 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).

Protection of Retained Trees During the Construction Period

No work of any kind shall take place on the site until the protective fence(s) has (have) been erected around the retained trees neighbouring the site in a position and to the specification to be agreed in writing. The Local Planning Authority shall be given not less than two weeks prior written notice by the developer of the commencement of works on the site in order that the council may verify in writing that the approved tree protection measures are in place when the work commences. The approved fence(s) shall be in place before any equipment, machinery or materials are brought on to the site for the purposes of the development and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Within the fenced area(s) there shall be no scaffolding, no stockpiling of any materials or soil, no machinery or other equipment parked or operated, no traffic over the root system, no changes to the soil level, no excavation of trenches, no site huts, no fires lit, no dumping of toxic chemicals and no retained trees shall be used for winching purposes. If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place

and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the council.

Reason: To protect the retained trees from damage during construction, including all ground works and works that may be required by other conditions, and in recognition of the contribution which the retained tree(s) give(s) and will continue to give to the amenity of the area.

Sustainable Drainage System (SuDS)

No development shall take place until a Sustainable Drainage Strategy and associated detailed design, management and maintenance plan of surface water drainage for the site using SuDS methods has been submitted to and approved in writing by the Local Planning Authority. The approved drainage system shall be implemented in accordance with the approved Sustainable Drainage Strategy prior to the use of the building commencing and maintained thereafter for the lifetime of the development.

Reason: To prevent the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal is incorporated into the design and the build and that the principles of sustainable drainage are incorporated into this proposal and maintained for the lifetime of the proposal.

Further details before relevant element started

Detailed drawings at an appropriate metric scale of the following shall be submitted to and be approved in writing by the Local Planning Authority before the relevant part of work is begun. The detail thereby approved shall be carried out in accordance with that approval.

- a) Parapet
- b) Windows, reveals, cills and frames
- c) Eaves
- d) Caping(s) to boundary Wall

Sample panels before specified elements started

Sample panels of the intended brickwork and mortar together with the zinc cladding to the roof and capping demonstrating as relevant the colour, texture, jointing and pointing are to be erected on site and approved in writing by the Local Planning Authority before the relevant parts of the work are commenced. The development shall be completed in accordance with the approved details before the building is occupied. Samples of the intended Anthracite aluminium, and glass balustrading shall also be submitted for approval prior to their first use and all relevant works completed in accordance with the approved details.

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.

Energy efficiency and Renewable energy

Prior to commencement of the development hereby approved, an energy statement shall be submitted to the Local Planning Authority to be approved in writing. The energy statement shall demonstrate how the energy hierarchy has been followed, how the heat hierarchy has been applied and how a 20% reduction in carbon dioxide emissions beyond residual emissions through renewable technologies has been achieved including full technology specifications and locations.

Prior to occupation, evidence demonstrating that the approved measures have been implemented, together with detail of ongoing management and maintenance to ensure the measures continue to achieve the predicted CO₂ emissions reduction shall be submitted and approved in writing by the Local Planning Authority.

Details of Photovoltaics (PV)

1) Prior to commencement, details of the proposed PV system including location, dimensions, design/ technical specification together with calculation of annual energy generation (kWh/annum) and associated reduction in residual CO₂ emissions shall be provided within the Energy Statement.

2) Prior to occupation the following information shall be provided:

- Evidence of the PV 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.

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 Energy Statement.

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

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.

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.

Appendix 2

Relevant Policies

As per the agent's planning statement with the following addition(s)

BCS22