



# Conditions & Reasons and Advices

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## Conditions and Reasons

### **A. Time limits for commencement of development**

#### **A1 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.

#### **A2 Listed Building Consent or Conservation Area Consent**

The works hereby permitted shall begin before the expiration of three years from the date of this consent.

Reason: As required by Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

#### **A3 Reserved Matters**

Approval of the details of the (SPECIFY) (hereinafter called "the reserved matters") shall be obtained from the council in writing before any development is commenced.

Reason: This is outline permission only and these matters have been reserved for the subsequent approval of the Local Planning Authority.

#### **A4 Outline Permission**

Application for approval of the reserved matters shall be made to the council before the expiration of 3 years from the date of this permission.

The development hereby permitted shall begin not later than the expiration of 2 years from the date of approval of the last of the reserved matters to be approved.

Reason: As required by Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

#### **A6 Prior approval – office to residential**

The development hereby approved shall be completed within a period of 3 years starting with the date of this decision.

Reason: As required by paragraph O.2.(2) of Schedule 2, Part 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended by the Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2016.

**B. Pre commencement conditions**

includes cases where details need to be submitted and approved before work starts and where the details to be submitted and approved relate to a specific element of work

**Part 1 – Details needed before work starts**

**B1C Highway works – General Arrangement Plan**

**NB: Add relevant advices I024B, I026A, I055, I068**

No development shall take place until general arrangement plan(s) to a scale of 1:200 showing the following works to the adopted highway has been submitted to and approved in writing by the Local Planning Authority.

**SPECIFY THE WORKS**

Where applicable indicating proposals for:

- Existing levels of the finished highway tying into building threshold levels
- Alterations to waiting restrictions or other Traffic Regulation Orders to enable the works
- Signing, street furniture, street trees and pits
- Structures on or adjacent to the adopted highway
- Materials for use on the adopted highway
- Changes to existing or new street lighting columns
- Extent of any stopping up, diversion or dedication of new highway (including all public rights of way shown on the definitive map and statement)

No development shall take place over the route of any public right of way prior to the confirmation of a Town & Country Planning Act 1990 path diversion/stopping up order.

Prior to occupation these works shall be completed to the satisfaction of the Highway Authority and approved in writing by the Local Planning Authority.

Reason: In the interests of public safety and to ensure that all road works associated with the proposed development are: planned; approved in good time (including any statutory processes); undertaken to a standard approved by the Local Planning Authority and are completed before occupation.

**B2B Highway to be adopted**

**NB: Add relevant advices I026A, I027A, I055**

No development shall take place until plans to a scale of 1:200 showing the following information has been submitted to and approved in writing by the Local Planning Authority.

- Long sections
- General arrangement
- Threshold levels to buildings
- Drainage
- Structures
- Materials for use on the highway
- Lighting columns
- Swept path for two directional movement of a 11.4m long refuse vehicle passing a 4.98m

long large saloon car

Prior to occupation detailed technical plans to a scale of 1:200 setting out how the internal access road(s) will be constructed to the Highway Authority's adoptable standard shall be submitted and approved in writing by the Local Planning Authority.

These works shall then be completed to the satisfaction of the Highway Authority and approved in writing by the Local Planning Authority.

Reason: To ensure the internal roads are planned and approved in good time to a satisfactory standard for use by the public and are completed prior to occupation.

### **B3B Construction Management Plan**

#### **NB: Add relevant advice I043B**

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/portakabins 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.

#### **B4 Site Specific Construction Environmental Management Plan**

No development shall take place until a site specific Construction Environmental Management Plan has been submitted to and been approved in writing by the Council. The plan must demonstrate the adoption and use of the best practicable means to reduce the effects of noise, vibration, dust and site lighting. The plan should include, but not be limited to:

- Procedures for maintaining good public relations including complaint management, public consultation and liaison
- Arrangements for liaison with the Council's Pollution Control Team
- All works and ancillary operations which are audible at the site boundary, or at such other place as may be agreed with the Local Planning Authority, shall be carried out only between the following hours:  
08 00 Hours and 18 00 Hours on Mondays to Fridays and 08 00 and 13 00 Hours on Saturdays and; at no time on Sundays and Bank Holidays.
- Deliveries to and removal of plant, equipment, machinery and waste from the site must only take place within the permitted hours detailed above.
- Mitigation measures as defined in BS 5528: Parts 1 and 2 : 2009 Noise and Vibration Control on Construction and Open Sites shall be used to minimise noise disturbance from construction works.
- Procedures for emergency deviation of the agreed working hours.
- Bristol City Council encourages all contractors to be 'Considerate Contractors' when working in the city by being aware of the needs of neighbours and the environment.
- Control measures for dust and other air-borne pollutants. This must also take into account the need to protect any local resident who may have a particular susceptibility to air-borne pollutants.
- Measures for controlling the use of site lighting whether required for safe working or for security purposes.

Reason: In the interests of the amenities of surrounding occupiers during the construction of the development.

#### **B5 Details of Extract/Ventilation System - Not Shown**

No equipment for the extraction and dispersal of cooking smells/fumes shall be installed until details including method of construction, odour control measures, noise levels, appearance and ongoing maintenance have been submitted to and been approved in writing by the Local Planning Authority. The approved scheme shall be installed before the installation of any such equipment and thereafter shall be permanently retained.

Reason: These details need careful consideration and formal approval and to safeguard the amenity of adjoining properties and to protect the general environment. The details are needed prior to the start of work so that measures can be incorporated into the build.

## **B6 Noise from development**

No development shall take place until an assessment on the potential for noise from the development affecting residential or commercial properties in the area has been submitted to and been approved in writing by the Local Planning Authority. The assessment shall include noise from: (INSERT)

If the assessment indicates that noise from the development is likely to affect neighbouring residential or commercial properties then a detailed scheme of noise mitigation measures shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development.

The noise mitigation measures shall be designed so that nuisance will not be caused to the occupiers of neighbouring noise sensitive premises by noise from the development.

The noise assessment shall be carried out by a suitably qualified acoustic consultant/engineer and shall take into account 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: In order that noise levels may be agreed prior to the commencement of works on site which may require changes to the design and to safeguard the amenities of nearby occupiers.

## **B7 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 by noise from the following:-

(SPECIFY)

The noise assessment shall be carried out by a suitably qualified acoustic consultant/engineer and shall take into account 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: In order to safeguard the amenities of nearby occupiers. The details are needed prior to the start of work as the acoustic report may require changes to the design details.

## **B8 Noise from plant and equipment**

No development shall take place until an assessment to show that the rating level of any plant & equipment, as part of this development, will be at least 5 dB below the background level has been submitted to and been approved in writing by the Local Planning Authority.

The assessment must be carried out by a suitably qualified acoustic consultant/engineer and be in accordance with BS4142: 2014 Methods for rating and assessing industrial and commercial sound.

Reason: In order to safeguard the amenities of adjoining residential occupiers. The details are needed prior to the start of work so that any mitigating measures can be incorporated into the build.

## **B9 Sound Insulation – Submission of scheme and retention thereafter**

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a detailed scheme of noise insulation measures for all residential accommodation, this scheme shall also include details of ventilation.

The scheme of noise insulation measures shall take into account the recommendations detailed in the Noise Assessments submitted with the application and the provisions of BS 8233: 2014 "Guidance on sound insulation and noise reduction for buildings".

The approved details shall be implemented in full prior to the commencement of the use permitted and be permanently maintained.

Reason: In order to safeguard the amenities of adjoining residential occupiers and the details are needed prior to the start of work so that measures can be incorporated into the build.

## **B11 Land affected by contamination - Site Characterisation**

No development shall take place until an investigation and risk assessment, in addition to any assessment provided with the planning application, and has been completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme should be submitted to and be approved in writing by the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

(i) a survey of the extent, scale and nature of contamination;

(ii) an assessment of the potential risks to:

- human health,
- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
- adjoining land,
- groundwaters and surface waters,
- ecological systems,
- archaeological sites and ancient monuments;

(iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's '*Model Procedures for the Management of Land Contamination, CLR 11*'.

Reason: To ensure that risks from land contamination is understood prior to works on site both during the construction phase to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors

## **B12 Land affected by contamination - Submission of Remediation Scheme**

No development shall take place until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment has been prepared, submitted to and been approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Reason: To ensure that risks from land contamination is understood prior to works on site both during the construction phase to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

## **B13 Land affected by contamination - Implementation of Approved Remediation Scheme**

In the event that contamination is found, no development other than that required to be carried out as part of an approved scheme of remediation shall take place until the approved remediation scheme has been carried out in accordance with its terms. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and be approved in writing of the Local Planning Authority.

Reason: To ensure that risks from land contamination both during the construction phase and to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

## **B20 Variations to the scheme**

No development shall take place until detailed drawings showing the following modification to the scheme shall be submitted to and approved by the Local Planning Authority (SPECIFY). This part of the development shall be completed only in accordance with the modification thus approved.

Reason: The (SPECIFY) is considered unsatisfactory in the form shown on the drawings submitted to date and needs to be addressed before work starts on site and this aspect of the scheme should be modified to ensure an acceptable form of development.

## **B22 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 (SPECIFY) in the position and to the specification shown on Drawing No. (SPECIFY). 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.

### **B23 Contract for Redevelopment**

Works for the demolition of the building(s) or part of the building forming part of the development hereby permitted shall not be commenced before a valid contract for the carrying out and completion of works of redevelopment of the site for which planning permission has been granted has been entered into, and evidence of that contract submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the demolition is followed by immediate rebuilding and to maintain the character and appearance of the Conservation Area.

### **B28 To ensure implementation of a programme of archaeological works**

No development shall take place until the applicant/developer has secured the implementation of a programme of archaeological work, in accordance with a Written Scheme of Investigation which has been submitted by the developer and approved in writing by the Local Planning Authority.

The scheme of investigation shall include an assessment of significance and research questions; and:

1. The programme and methodology of site investigation and recording
2. The programme for post investigation assessment
3. Provision to be made for analysis of the site investigation and recording
4. Provision to be made for publication and dissemination of the analysis and records of the site investigation
5. Provision to be made for archive deposition of the analysis and records of the site investigation
6. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

The archaeological work shall then take place in accordance with the approved Written Scheme of Investigation.

Reason: To ensure that archaeological remains and features are recorded prior to their destruction.

**B29 To ensure a suitable foundation design to preserve archaeological features has been secured**

No work on site (including site clearance) shall take place until a detailed design for the (SPECIFY – eg foundations/basement/piling configuration/drainage and services) together with a method statement for their construction has been submitted to and approved in writing by the Local Planning Authority. The development hereby approved shall only take place in accordance with the approved detailed scheme.

Reason: To ensure the preservation in situ of archaeological features of identified importance.

**B30 To secure the recording of the fabric of buildings of historic or architectural importance**

No redevelopment or refurbishment shall take place until the applicant/developer has recorded those parts of the building which are likely to be disturbed or concealed in the course of redevelopment or refurbishment. The recording **must** be carried out by an archaeologist or archaeological organisation approved by the Local Planning Authority and submitted to the Historic Environment Record (HER), the archive should then be submitted to Bristol City Museum and a hard copy to Bristol Record Office.

Reason: To ensure that features of archaeological or architectural importance within a building are recorded before their destruction or concealment.

**B34 Local Employment Opportunities**

No development shall take place including any works of demolition until the developer/occupier enters into an agreement with the City Council to produce and implement a strategy that aims to maximise the opportunities for local residents to access employment offered by the development. The approved strategy shall be undertaken in accordance with an agreed timetable.

Reason: In recognition of the employment opportunity offered by the early phases of the construction and operation of the development.

**B35A Sustainable Drainage System (SuDS)**

**NB: Add relevant advice I058**

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

**B36B Structure Adjacent To/Within 6m of the Highway/Local Authority Maintained Land**

**NB: Add relevant advice I059A**

No development shall take place, including (full or partial) demolition works of any existing

building(s) or structure(s), until Technical Approval (TA) has been granted by the technical approval authority (TAA) based on submission(s) setting out how any structures within 6 metres of the edge of the adopted highway (and outside of this limit where the failure of any structures would affect the safety of highway users) will be assessed, excavated, constructed, strengthened, or demolished. Technical approval submissions shall be submitted in writing, and TAA approval, if granted, shall be in the form of a signed Design & Check Certificate (D&C) and granted in writing by the Local Planning Authority.

As part of the technical approval process a full structural report setting out how the demolition, excavation, design, strengthening and construction of the following structures (to include, but are not limited to: all bridges, tunnels, subways, culverts, retaining walls, reinforced earth structures, gantries, pipe bridges, buried corrugated steel structures, basements, (including basement car parks), foundations and temporary works to facilitate the construction of any proposed permanent structure) will offer temporary structural support during demolition/construction or permanent support on completion of the adjacent adopted highway or local authority maintained land where:

- The proposed location is within 6 metres of the edge of the adopted highway or any local authority-maintained land and/or;
- The potential structural failure of any proposed structure(s) (if considered that the depth or extents of the proposal(s) lie within the structural influence of the adopted highway) would potentially impact the adopted highway or the safety of road users.

Where smaller structures of the above nature are concerned, a reduced level submission will apply (Category 0), further information on a reduced level submission and associated templates for submission can be found on the Council's website.

**Reason:** To ensure the works safeguard the structural integrity of the adopted highway and/or local authority-maintained land during the demolition and construction phase of the development.

### **B37 Estate Street Phasing and Completion Plan**

No development shall take place until an estate street phasing and completion plan has been submitted to and approved in writing by the Local Planning Authority. The estate street phasing and completion plan shall set out the development phases and completion sequence that estate streets serving each phase of the development will be completed. The development shall then be carried out in accordance with the approved estate street phasing and completion plan.

**Reason:** To ensure the phasing and completion of estate streets serving the development are completed.

### **B38A Construction Management Plan – Major Developments**

#### **NB: Add relevant advice I043B**

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:

- A construction programme including length and phasing of works;
- 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)
- Expected number and type of vehicles accessing the site:
  - Deliveries, waste, cranes, equipment, plant, works, visitors;
  - Size of construction vehicles;
  - The use of a consolidation operation/centre or scheme for the delivery of materials and goods;
  - Phasing of works;
- Means by which a reduction in the number of movements and parking on nearby streets can be achieved (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction):
  - Programming;
  - Waste management;
  - Construction methodology;
  - Shared deliveries;
  - Car sharing;
  - Travel planning;
  - Local workforce;
  - Parking facilities for staff and visitors;
  - On-site facilities;
  - A scheme to encourage the use of public transport and cycling;
- Routes for construction traffic, avoiding weight and size restrictions to reduce unsuitable traffic on residential roads;
- Locations for loading/unloading, waiting/holding areas and means of communication for delivery vehicles if space is unavailable within or near the site;
- Locations for storage of plant/waste/construction materials;
- Arrangements for the turning of vehicles, to be within the site unless completely unavoidable;
- Arrangements to receive abnormal loads unusually large vehicles, the delivery of cranes, portacabins and specialist plant;
- Swept paths showing access for the largest vehicles regularly accessing the site and measures to ensure adequate space is available;
- 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 vulnerable road users (cyclists and pedestrians) such as hoarding;
- Measures to protect street furniture such as parking meters, lighting columns and traffic signs;
- Arrangements for temporary facilities for any bus stops or routes;
- Method of preventing mud being carried onto the highway such as wheel washing facilities;
- Membership of the Fleet Operator Recognition Scheme (FORS)
- Meets the Construction Logistics and Community Safety (CLOCS) standard
- 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, waiting/holding areas 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.

### **B39A Highway Condition Survey**

#### **NB: Add relevant advice I052**

No development shall take place (including investigation work, demolition, siting of site compound/welfare facilities and demolition) until a survey of the condition of the adopted highway has been submitted to and approved in writing by the Local Planning Authority. The extent of the area to be surveyed must be agreed by the Highways Authority prior to the survey being undertaken. The survey must consist of:

- A plan to a scale of 1:1000 showing the location of all defects identified;
- A written and photographic record of all defects with corresponding location references accompanied by a description of the extent of the assessed area and a record of the date, time and weather conditions at the time of the survey.

No building or use hereby permitted shall be occupied or the use commenced until any damage to the adopted highway by any traffic arising from the carrying out of the works at the development has been made good to the satisfaction of the Highway Authority.

Reason: To ensure that any damage to the adopted highway sustained throughout the development process can be identified and subsequently remedied at the expense of the developer.

### **B43 Temporary Access to the Site**

No development shall take place until a plan that shows any temporary access from the adopted highway and the routes construction traffic will use has been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interest of highway safety.

## **Part 2 – Details needed before a specific element of work starts**

### **B40 Further details of (SPECIFY) before relevant element started**

Detailed drawings at the scale of (SPECIFY 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) (SPECIFY)

Reason: In the interests of visual amenity and the character of the area.

**B41 Submission of samples before specified elements started**

Samples of the (SPECIFY) shall be submitted to and be 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 samples before the building is occupied.

Reason: In order that the external appearance of the building is satisfactory.

**B42 Sample Panels before specified elements started**

Sample panels of the (SPECIFY) demonstrating the colour, texture, face bond 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.

Reason: In order that the external appearance of the building is satisfactory.

**B44 Energy and Sustainability in accordance with statement**

The development hereby approved shall incorporate the energy efficiency measures, renewable energy, sustainable design principles and climate change adaptation measures into the design and construction of the development in full accordance with the energy statement (titled (SPECIFY) by (SPECIFY) dated (SPECIFY)) and sustainability statement (titled (SPECIFY) by (SPECIFY) dated (SPECIFY)) prior to occupation or use commenced. A total (SPECIFY)% reduction in carbon dioxide emissions beyond Part L 2013 Building Regulations in line with the energy hierarchy shall be achieved, and a (SPECIFY)% reduction in carbon dioxide emissions below residual emissions through renewable technologies shall be achieved

Reason: To ensure the development incorporates measures to minimise the effects of, and can adapt to a changing climate.

**B45 Sustainability**

Prior to commencement of the development hereby approved, a sustainability statement demonstrating how sustainable design principles and climate change adaptation measures have been incorporated into the design and construction of the development, shall be submitted for approval in writing by the Local Planning Authority.

The development shall be constructed in full accordance with the sustainability statement prior to occupation.

Reason: To ensure the development incorporates measures to minimise the effects of, and can adapt to a changing climate.

**B46 Energy efficiency and Renewable energy**

- 1) 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.
- 2) 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 CO<sub>2</sub> emissions reduction shall be submitted and approved in writing by the Local Planning Authority.

Reason: To ensure the development contributes to minimising the effects of, and can adapt to a changing climate.

#### **B47 Renewable energy (excluding PV) – further detail is required**

Prior to commencement, details of the renewable energy technology (including the exact location, dimensions, design/ technical specification) together with calculation of energy generation and associated CO<sub>2</sub> emissions to achieve 20% reduction on residual emissions from renewable energy in line with the approved energy statement should be submitted to the Local Planning Authority and approved in writing. The renewable energy technology shall be installed prior to occupation of the development, and thereafter retained.

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

#### **B48 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 CO<sub>2</sub> 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 CO<sub>2</sub> 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.

#### **B49 BREEAM pre-assessment**

1) Prior to commencement, evidence that the development is registered with a BREEAM certification body, and a BREEAM pre-assessment demonstrating a strategy by which a BREEAM 'Excellent' rating will be achieved, shall be submitted to the Local Planning Authority and approved in writing.

2) Prior to occupation, final post construction BREEAM certificates indicating that the BREEAM 'Excellent' rating has been achieved shall be submitted to the Local Planning Authority and approved in writing.

Reason: To ensure that the development achieves BREEAM rating level (SPECIFY) (or any such equivalent national measure of sustainability for building design which replaces that scheme) and that this is done early enough in the process to allow adaptations to designs and assessment and certification shall be carried out by a licensed BREEAM assessor and to ensure that the development contributes to mitigating and adapting to climate change.

#### **B50 Heat Network**

1) Prior to commencement, full detail demonstrating how the development will connect to the

((SPECIFY) state network name) district heat network for the provision of all space heating and hot water shall be submitted to and approved in writing by the Local Planning Authority.

- 2) Prior to occupation, the development shall connect to ((SPECIFY) state network name) in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority. The connection shall thereafter be retained and maintained unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the development contributes to minimising the effects of, and can adapt to a changing climate.

### **B51 Heat Networks – Future proofing**

Prior to commencement, detail demonstrating proposed measures to future-proof the development for connection to a future district heat network shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed and thereafter maintained in accordance with the approved details.

Reason: To ensure the development contributes to minimising the effects of, and can adapt to a changing climate.

### **C. Pre occupation – works to be done and/or documents to be submitted and approved before occupation/commencement of the use**

#### **C1 Land affected by contamination - Reporting of Unexpected Contamination**

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of Condition (SPECIFY) and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of Condition (SPECIFY), which is to be submitted to and be approved in writing by the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition (SPECIFY).

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

#### **C2 Implementation/Installation of (SPECIFY) – Shown on approved plans**

No building or use hereby permitted shall be occupied or the use commenced until the (SPECIFY) have been completed in accordance with the approved plans.

Reason: The implementation of the development without (SPECIFY) would result in an unacceptable scheme which would be detrimental to the amenities of adjoining properties and the character of the area

**C3 Implementation/Installation of Extract/Ventilation System – Shown on approved plans**

No building or use hereby permitted shall be occupied or the use commenced until the extract/ventilation systems shown on the approved plans have been installed in accordance with the approved plans, and thereafter shall be permanently retained.

Reason: To safeguard the amenity of nearby premises and the area generally

**C4 Sound Insulation of Residential Properties From External Noise**

All recommendations detailed in the Noise Assessments submitted with the application with regards to sound insulation and ventilation of residential properties shall be implemented in full prior to the commencement of the use permitted and be permanently maintained.

Reason: To safeguard the amenity of nearby premises and the area generally

**C4A Noise From Plant & Equipment Affecting Non-Residential**

No building or use hereby permitted shall be occupied or the use commenced until an assessment of noise from any plant and equipment proposed as part of this development shall be submitted to and approved in writing by the LPA. The assessment shall show that noise from any plant and equipment will be at such a level that internal noise levels at any premises in the vicinity will be in accordance with those noise levels recommended by BS 8233: 2014 "Guidance on sound insulation and noise reduction for buildings".

Reason: To safeguard the amenity of nearby premises and the area generally

**C5B Implementation/Installation of Refuse Storage and Recycling Facilities – Shown on approved plans**

**NB: Add relevant advice I068**

No building or use hereby permitted shall be occupied or use commenced until the refuse/area and where necessary, dropped kerb(s) to facilitate the manoeuvring of four wheeled bins onto the carriageway 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 for the lifetime of the development.

The refuse store/area is not to be used for any other purpose other than the storage of refuse and recyclable materials. 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.

**C7B Completion of Vehicular Access – Shown on approved plans**

No building or use hereby permitted shall be occupied or use commenced until the means of vehicular access has been constructed and completed in accordance with the approved plans and the said means of vehicular access shall thereafter be retained for access purposes only

for the lifetime of the development. Any access point opening onto the adopted highway shall include suitable drainage provision within the curtilage of the site, to prevent the discharge of any surface water or effluent onto the adopted highway or into any highway drain.

Reason: To ensure that the vehicular access point is safe and includes adequate drainage.

**C8A 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 for the lifetime of the development..

Reason: In the interests of highway safety.

**C9B Installation of vehicle crossover – Shown on approved plans**

**NB: Add relevant advice I021B**

No building or use hereby permitted shall be occupied or use commenced until drop kerbs has been installed at the carriageway edge and a vehicle cross-over constructed across the footway fronting the site, using materials that comply with the Highway Authority's Engineering Standard Details, in accordance with the approved plans and retained in that form thereafter for the lifetime of the development.

Reason: In the interests of pedestrian safety and accessibility

**C10B Reinstatement of Redundant Accessways – Shown on approved plans**

**NB: Add relevant advice I053A**

No building or use hereby permitted shall be occupied or use commenced until the footway has been reinstated to full kerb height, using materials that comply with the Highway Authority's Engineering Standard Details, where any vehicle crossover(s) are redundant, in accordance with the approved plans and retained in that form thereafter for the lifetime of the development.

Reason: In the interests of pedestrian safety.

**C11A Completion and Maintenance of Vehicular Servicing facilities – Shown on approved plans**

No building or use hereby permitted shall be occupied or use commenced until the facilities for loading, unloading, circulation and manoeuvring have been completed in accordance with the approved plans. Thereafter, these areas shall be kept free of obstruction and available for these uses for the lifetime of the development.

Reason: To ensure that there are adequate servicing facilities within the site in the interests of highway safety.

### **C12A Completion and Maintenance of Car/Vehicle Parking – Shown on approved plans**

No building or use hereby permitted shall be occupied or use commenced until the car/vehicle parking area (and turning space) shown on the approved plans has been completed and thereafter the area shall be kept free of obstruction and available for the parking of vehicles associated with the development. Driveways/vehicle parking areas accessed from the adopted highway must be properly consolidated and surfaced, (not loose stone, gravel or grasscrete) and subsequently maintained in good working order at all times thereafter for the lifetime of the development.

Reason: To ensure that there are adequate parking facilities to serve the development constructed to an acceptable standard.

### **C13A Completion and Maintenance of Cycle Provision – Shown on approved plans**

No building or use hereby permitted shall be occupied or the use commenced until secure cycle parking and where shown, for commercial developments shower/changing facilities and lockers for cyclists to store cycling equipment, as shown on the approved plans has been completed, and thereafter, be kept free of obstruction and available for the parking of cycles only for the lifetime of the development.

Reason: To ensure the provision and availability of adequate and accessible cycle parking and associated showering/changing/storage facilities for commercial uses.

### **C14B Travel Plan – Not submitted**

#### **NB: Add relevant advice I060A**

No building or use hereby permitted shall be occupied or use commenced until a Travel Plan comprising immediate, continuing, and long-term measures to promote and encourage alternatives to single-occupancy car use, along with the contact details of the current Travel Plan Coordinator and a copy of the Travel Information Pack, has been prepared, submitted to, and approved in writing by the Local Planning Authority. The approved Travel Plan shall be implemented, monitored, and reviewed in accordance with the agreed Travel Plan Targets to the satisfaction of the council. As part of the Travel Information Pack sustainable travel vouchers must be included for new occupants. The Travel Plan shall be written in accordance with the sustainable development aims and objectives of the National Planning Policy Framework and the Council's Travel Plan Guide for New Developments guidance.

Reason: In order to deliver sustainable transport objectives including a reduction in single occupancy car journeys and the increased use of public transport, walking & cycling.

### **C16 Implementation of Hard Landscape Works – Shown on Approved Plans**

No building or use hereby permitted shall be occupied or the use commenced until the landscaping proposals hereby approved have been carried out in accordance with the approved plans, unless a revised programme is agreed in writing with the Local Planning Authority.

Reason: To ensure that the appearance of the development is satisfactory.

### **C17 To ensure completion of a programme of archaeological works**

No building shall be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of

Investigation approved under separate condition above and the provision made for analysis, publication and dissemination of results and archive deposition has been secured to the written satisfaction of the Local Planning Authority.

Reason: To ensure that archaeological remains and features are recorded and published prior to their destruction

**C19 Materials**

Development shall be carried out in accordance with the materials specified on the approved plans (SPECIFY) unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the external appearance of the building is satisfactory.

**C20 Internal Features**

All existing internal decoration features, including plaster work, ironwork, fireplaces, doors, windows, staircases, staircase balustrade and other woodwork, shall remain undisturbed in their existing position, and shall be fully protected during the course of works on site unless expressly specified in the approved drawings.

Reason: In order that the special architectural and historic interest of this Listed Building is safeguarded

**C21 New Works to Match – Listed Building**

All new external and internal works and finishes, and any works of making good, shall match the existing original fabric in respect of using materials of a matching form, composition and consistency, detailed execution and finished appearance, except where indicated otherwise on the drawings hereby approved.

Reason: In order that the special architectural and historic interest of this Listed Building is safeguarded

**C22 Partitions – Listed Building**

All new partitions shall be scribed around the existing ornamental plaster mouldings.

Reason: To ensure that the character, appearance and integrity of the building is not prejudiced, thereby preserving its special architectural or historic interest.

**C23 Completion and Maintenance of Sustainable Drainage System (SuDS) – Shown on Approved Plans**

No building or use hereby permitted shall be occupied or the use commenced until the SuDS scheme for this site has been completed in accordance with the approved Sustainable Drainage Strategy. The SuDS scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.

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

## **C24 Submission and Approval of Landscaping Scheme**

No building or use hereby permitted shall be occupied or the use commenced until there has been submitted to and approved in writing by the Local Planning Authority a scheme of hard and soft landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection, in the course of development. The approved scheme shall be implemented so that planting is carried out no later than the first planting season following the occupation of the building(s) or the completion of the development whichever is the sooner. All planted materials shall be maintained for five years and any trees or plants removed, dying, being damaged or becoming diseased within that period shall be replaced in the next planting season with others of similar size and species to those originally required to be planted unless the council gives written consent to any variation.

Reason: To protect and enhance the character of the site and the area, and to ensure its appearance is satisfactory.

## **C25 Flood Evacuation Plan - Residential Property**

No building or use hereby permitted shall be occupied or the use commenced until the applicant has submitted to and had approved in writing by the Local Planning Authority a Flood Warning and Evacuation Plan (FEP). This Plan shall include the following information:

During Demolition/Construction Process

- command & control (decision making process and communications to ensure activation of FEP);
- training and exercising of personnel on site (H& S records of to whom and when); flood warning procedures (in terms of receipt and transmission of information and to whom);
- site evacuation procedures and routes; and,
- provision for identified safe refuges (who goes there and resources to sustain them).

During Occupation of Development

- occupant awareness of the likely frequency and duration of flood events;
- safe access to and from the development;
- subscription details to Environment Agency flood warning system, 'Flood Warning Direct'.

Reason: To limit the risk of flooding by ensuring the provision of a satisfactory means of flood management on the site

## **C26 Flood Evacuation Plan - Commercial Property**

No building or use hereby permitted shall be occupied or the use commenced until the applicant has submitted to and had approved in writing by the Local Planning Authority a Flood Warning and Evacuation Plan (FEP). This Plan shall include the following information:

- command & control (decision making process and communications to ensure activation of FEP);
- training and exercising of personnel on site (H& S records of to whom and when);
- flood warning procedures (in terms of receipt and transmission of information and to whom);

- site evacuation procedures and routes; and
- provision for identified safe refuges (who goes there and resources to sustain them).

The FEP shall be reviewed at intervals not exceeding 3 years, and will form part of the Health & Safety at Work Register maintained by the applicant.

Reason: To limit the risk of flooding by ensuring the provision of a satisfactory means of flood management on the site

### **C27 Odour Management Plan**

No building or use hereby permitted shall be occupied or the use commenced until there has been submitted to and approved in writing, by the Local Planning Authority, an Odour Management Plan, setting out cleaning, maintenance and filter replacement policies. The plan should include a written recording system to record and demonstrate when all such work is carried out. The approved odour management plan shall be complied with throughout the duration of the use.

Reason: To safeguard the amenity of nearby premises and the area generally.

### **C28 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

### **C29A Management and Maintenance of Private Streets**

**NB: Add relevant advice I054, I068**

No building or use hereby permitted shall be occupied or use commenced until details of arrangements for the future management and maintenance of proposed carriageways, footways, footpaths, lighting apparatus, retaining structures, landscaping, and the management of any parking restrictions in areas not put forward for adoption and how these will be communicated to residents has been submitted to and approved in writing by the Local Planning Authority. Following occupation of the first dwelling on the site, the streets shall be maintained and managed in accordance with the approved management, and maintenance details for the lifetime of the development.

Reason: To ensure that all private streets and landscaped areas are appropriately managed and maintained and any parking restrictions are to ensure the safety of all users.

### **C30A Permissive Routes**

No building or use hereby permitted shall be occupied or use commenced until details of how the permissive route will be kept open, free from any obstruction, in a safe condition for use by members of the public 364 days of the year and clearly signed to indicate that there is no indication to dedicate as part of the adopted highway, has been submitted to and approved in

writing by the Local Planning Authority. Following occupation, the permissive route shall be kept open for use by members of the public 364 days of the year, free from any obstruction and in a safe condition for the lifetime of the development.

Reason: To ensure the provision of an unrestricted and safe route for the use of members of the public.

### **C31 Access Entry/Exit Only**

No building or use hereby permitted shall be occupied or use commenced until details of restricting the use of the access to "Entry Only"/"Exit Only" has been submitted to and approved in writing by the Local Planning Authority. This shall be retained in that form thereafter for the lifetime of the development.

Reason: In the interests of highway safety.

### **C32 Provision of Pedestrian Visibility Splays**

No building or use hereby permitted shall be occupied or use commenced until pedestrian visibility splays of 2 metres x 2 metres to the rear of the footway, shall be provided at the proposed access (or drive). Nothing shall be erected, retained, planted and/or allowed to grow at or above a height of 0.6 metres to the rear of the footway which would obstruct the visibility splay. The visibility splays shall be maintained free of obstruction at all times thereafter for the lifetime of the development.

Reason: To ensure motorists have clear and unrestricted views of approaching pedestrians when pulling out onto the adopted highway, in the interest of highway safety.

### **C33 Provision of Vehicular Visibility Splays**

No building or use hereby permitted shall be occupied or use commenced until visibility splays 2.4 metres back from the centre line of the access and extending (FILL IN) metres on the nearside carriageway edge shall be provided at all accesses/junctions, as shown on the approved plans. Nothing shall be erected, retained, planted and/or allowed to grow at or above a height of 0.6 metres above the nearside carriageway level which would obstruct the visibility splay. The visibility splays shall be maintained free of obstruction at all times thereafter for the lifetime of the development.

Reason: To ensure motorists have clear and unrestricted views of approaching cyclists/vehicles in the interest of highway safety.

### **C34A Travel Plan Statement – Not Submitted**

#### **NB: Add relevant advice I067**

No building or use hereby permitted shall be occupied or use commenced until a Travel Plan Statement comprising immediate, continuing, and long-term measures to promote and encourage alternatives to single-occupancy car use, along with the contact details of the current Travel Plan Coordinator and a copy of the Travel Information Pack, has been prepared, submitted to, and approved in writing by the Local Planning Authority. The approved Travel Plan shall be implemented, monitored, and reviewed in accordance with the agreed Travel Plan Targets to the satisfaction of the council. The Travel Plan Statement shall be written in accordance with the sustainable development aims and objectives of the National Planning Policy Framework and the Council's Travel Plan Guide for New Developments

guidance.

Reason: To support sustainable transport objectives including a reduction in single occupancy car journeys and the increased use of public transport, walking and cycling.

### **C35A Car Club**

No building or use hereby permitted shall be occupied or use commenced until details of a car club scheme, in accordance with a contract to be entered into by the developer and an approved car club provider, shall be submitted to and approved in writing by the Local Planning Authority. The car club scheme shall comprise (where applicable):

- The allocation of x dedicated car club parking space(s) with an Electric Vehicle Charging Point where applicable;
- The provision of x Car Club vehicle(s) where applicable;
- Provision of car club membership for all eligible residents of the development for a minimum of three years
- Promotion of the scheme
- The phasing at which the scheme will be introduced

The car club shall be maintained and retained in that form thereafter for the lifetime of the development unless agreed in writing by the Local Planning Authority.

Reason: In order to reduce the need for excessive car ownership

### **C36A Electric Vehicle Charging Points**

No building or use hereby permitted shall be occupied or use commenced until details of Electrical Vehicle (EV) charging infrastructure, a management plan and phasing for implementation has been submitted to and approved in writing by the Local Planning Authority.

This shall include details of the following:

- Final Layout;
- Number and location of EV parking spaces;
- Number and location of EV charging points;
- Type of EV charging points (fast, rapid);
- Indicative locations for feeder pillars and protective infrastructure;
- Evidence of power supply from National Grid (to ensure substation capacity is adequate);
- Indicative location of substation (where required);
- Indicative cable routing;
- Management plan outlining the proposed management of spaces, charging network and infrastructure;
- Electrical Layout and Schematic Design;
- Feeder Pillar Design/Electrical Layout/Schematic Layout Designs.

The Electric Vehicle Charging Points and management strategy as approved shall be implemented prior to occupation/as per the agreed phasing plan and retained in that form thereafter for the lifetime of the development.

Reason: To promote sustainable travel, aid in the reduction of air pollution levels and help mitigate climate change

### **C37 Garage Doors Abutting the Adopted Highway**

Before the garage(s) hereby permitted is/are brought into use, the garage door(s) as shown on the submitted plans shall be of roller shutter type and permanently retained in that form thereafter for the lifetime of the development.

Reason: To ensure garage doors do not become an obstruction to highway users.

### **C38 Outdoor Seating Area on the Adopted Highway**

No building or use hereby permitted shall be occupied or use commenced until details of any screening/means of enclosure and the layout of the outdoor seating area has been submitted to and approved in writing by the Local Planning Authority. The screening/means of enclosure and the layout shall be retained in that form thereafter for the lifetime of the development.

Reason: To ensure sufficient room for pedestrians to be able to pass in safety.

### **C39 Delivery & Servicing Plan**

No building or use hereby permitted shall be occupied or use commenced until a delivery and servicing plan has been prepared, submitted to and approved in writing by the Local Planning Authority. The measures shall thereafter be implemented in accordance with the approved delivery and servicing plan for the lifetime of the development. The delivery and servicing plan shall include:

- a) The contact details of a suitably qualified co-ordinator;
- b) How vehicle arrivals, departures, parking, stopping and waiting will be controlled to minimise any impact on the adopted highway;
- c) Details of any freight consolidation operation, centre and the delivery and servicing booking and management systems;

Reason: In the interests of highway safety and to minimise the impact of vehicles servicing the development upon congestion

### **C40 Traffic Management Plan**

No building or use hereby permitted shall be occupied or use commenced until a traffic management plan setting out the agreed arrangements for managing student drop off/collection procedures and location, at the start/end of semester/academic year, has been prepared, submitted to and approved in writing by the Local Planning Authority. The measures shall thereafter be implemented in accordance with the approved traffic management plan for the lifetime of the development.

Reason: To ensure the safe operation of the public highway at the start/end of semester/academic year.

### **C41A Waste Management Plan**

No building or use hereby permitted shall be occupied or use commenced until a waste management plan setting out how waste will be stored and collected has been prepared, submitted to and approved in writing by the Local Planning Authority. The measures shall thereafter be implemented in accordance with the approved waste management plan for the lifetime of the development. The waste management plan shall include where appropriate:

- How and where waste will be stored on site;
- How and by whom, containers will be moved within the site/building or to a collection point;
- Any special access arrangements;
- How staff will be trained on any specialist technology/systems and how these will be maintained to ensure it stays in a good working order;
- Contractual arrangements for collection of commercial waste.

Reason: To ensure appropriate waste management facilities are provided to accommodate all waste generated by the development.

#### **C42A Car Park Management Plan**

No building or use hereby permitted shall be occupied or use commenced until a car park management plan setting out how the car park will be managed and if any of the spaces will be allocated, has been prepared, submitted to and approved in writing by the Local Planning Authority. The measures shall thereafter be implemented in accordance with the approved car park management plan for the lifetime of the development.

Reason: To ensure the safe operation of approved car park(s).

#### **C43 BREEAM**

Prior to occupation, the full BREEAM Post Construction report (prepared by the registered BREEAM assessor together with confirmation that this has been submitted to the BRE (or other approved registration body), including dates/receipt confirmation email from the BRE) shall be submitted to the local planning authority and approved in writing.

Within 6 months of first occupation the final post construction BREEAM certificate(s) indicating that a BREEAM 'Excellent' rating has been achieved shall be submitted to the local planning authority and approved in writing.

Reason: To ensure the development incorporates sustainable design and construction methodology.

#### **C44 BREEAM Communities**

Prior to occupation, the following information shall be submitted to the local planning authority and approved in writing:

- The full BREEAM communities Post Construction report prepared by the registered BREEAM assessor together with confirmation that this has been submitted to the BRE (including dates/ receipt confirmation email from the BRE) shall be submitted.
- A letter of confirmation from the BREEAM assessor confirming any known reasons why the building may not be able to achieve the credits and rating indicated in the final BREEAM Communities post construction report.
- Within 3 months of first occupation the final post construction BREEAM Communities certificate(s) indicating that a BREEAM 'Excellent' rating has been achieved shall be submitted to the local planning authority and approved in writing.

Reason: To ensure the development is built in a sustainable manner.

#### **C45 Doors, Gates, Windows, Canopies and Projections over the Adopted Highway**

The underside of any opening window hereby approved shall be at least 2.4 metres above the level of the adjoining adopted highway unless it is a window made to open inwards only or of the sliding type.

The underside of any canopy hereby approved shall be at least 2.4 metres above the level of the adjoining adopted highway.

No fascia board, rainwater goods and guttering shall overhang or encroach upon the adopted highway land. No pedestrian gate(s) or door(s) shall open outwards over the adopted highway unless approved in writing by the Local Planning Authority. No utility cabinets (gas/electric meters) shall encroach upon the adopted highway land unless approved in writing by the Local Planning Authority.

Reason: To ensure the safety of all highway users.

#### **C46 Travel Plan – Implemented by the Highways Authority**

No building or use hereby permitted shall be occupied or use commenced until evidence that the pre-occupation elements of the approved Travel Plan have been put in place shall be prepared, submitted to, and approved in writing by the Local Planning Authority.

Reason: To support sustainable transport objectives including a reduction in single occupancy car journeys and the increased use of public transport, walking and cycling.

#### **C47 Travel Plan – Submitted**

##### **NB: Add relevant advice I065**

No building or use hereby permitted shall be occupied or use commenced until the contact details of the current Travel Plan Coordinator, a copy of the Travel Information Pack, evidence of all other pre-occupation measures required by the approved Travel Plan and evidence of a coordination meeting with the Council's Travel Plan Team shall be submitted to and approved in writing by the Local Planning Authority unless alternative timescales are agreed in writing. As part of the Travel Information Pack sustainable travel vouchers must be included for new occupants.

Reason: To support sustainable transport objectives including a reduction in single occupancy car journeys and the increased use of public transport, walking and cycling.

#### **C48 Travel Plan Statement – Submitted**

##### **NB: Add relevant advice I065**

No building or use hereby permitted shall be occupied or use commenced until the contact details of the current Travel Plan Coordinator, a copy of the Travel Information Pack and evidence of all other pre-occupation measures required by the approved Travel Plan Statement shall be submitted to and approved in writing by the Local Planning Authority unless alternative timescales are agreed in writing. As part of the Travel Information Pack sustainable travel vouchers must be included for new residents.

Reason: To support sustainable transport objectives including a reduction in single occupancy car journeys and the increased use of public transport, walking and cycling.

**C49 School Travel Plan – Not Submitted**

**NB: Add relevant advice I066**

No building or use hereby permitted shall be occupied or use commenced until a School Travel Plan comprising immediate, continuing, and long-term measures to promote and encourage alternatives to car use, has been prepared, submitted to, and approved in writing by the Local Planning Authority.

Reason: To support sustainable transport objectives including a reduction in car journeys and the increased use of public transport, walking and cycling.

**D. Post occupation management**

**LIMITED PERIOD /TEMPORARY PERMISSIONS/PERSONAL PERMISSIONS**

**D1 Limited Period Buildings**

The building(s) hereby permitted shall be removed and the land restored to its former condition on or before (SPECIFY).

Reason: In accordance with the application and because the proposed building(s) would otherwise prove unacceptable in this location.

**D2 Limited Period (Temporary) Permissions - Uses**

The use hereby permitted shall be discontinued and the land restored to its former condition on or before (SPECIFY).

Reason: In accordance with the application and because the proposed use on a permanent basis would be unacceptable in this location.

**D3 Limited Period (Temporary) Permissions – Uses – Trial Run**

The use hereby permitted shall be discontinued and the land restored to its former condition on or before (SPECIFY).

Reason: To enable the Local Planning Authority to assess the effects of the use over a temporary period.

**D4 Personal Permission**

The use hereby permitted shall enure for the benefit only of and shall be carried on only by (SPECIFY).

Reason: The development proposed is only acceptable because of the special circumstances of (SPECIFY) (as noted in the letter from the applicant/agent dated (SPECIFY) and the Local Planning Authority wishes to have the opportunity of exercising control over any subsequent use in the event of the applicant ceasing the use hereby permitted.

## **D5 Personal Permission - Temporary**

The use hereby permitted shall enure for the benefit only of and shall be carried on only by (SPECIFY) and shall be for the period of (SPECIFY) from the date of this Notice of Decision or the period during which the premises are occupied by (SPECIFY) whichever is the shorter.

Reason: The development proposed is only acceptable because of the special circumstances of (SPECIFY) (as noted in the letter from the applicant/agent dated (SPECIFY) and the council wishes to have the opportunity of exercising control over any subsequent use in the event of the applicant ceasing the use hereby permitted.

### **ADVERTS**

#### **D6A1 Standard Advertisement Conditions**

1. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
2. No advertisement shall be sited or displayed so as to:-
  - (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
  - (b) obscure, or hinder the ready interpretation of any traffic sign, railway signal or aid to navigation by water or air; or
  - (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.
3. Any advertisement displayed and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.
4. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.
5. Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.
6. No part of the advertisement(s) shall overhang the adopted highway.
7. The proposed sign shall have a minimum clearance of 2.4 metres above the level of the adjoining footway and shall not project closer than 0.45 metres to the carriageway edge.
8. Any advertisement displayed shall be finished and thereafter retained in non-reflective materials so as not to dazzle or distract motorists.
9. Any illuminated advertisement shall be designed so that:-
  - (a) no part of the source of the illumination shall at any time be directly visible to users of adjacent adopted highway;
  - (b) static illumination is provided and shall not feature intermittent or flashing lights;
  - (c) the level of illumination shall not at any time exceed 600cd/m<sup>2</sup> during the daytime and 300cd/m<sup>2</sup> after dusk;
  - (d) moving features shall not be provided.

Reason: These conditions are specified by the Town and Country Planning (Control of

Advertisements) (England) Regulations 2007 and to avoid undue distraction to motorists.

#### **D6A Standard Advertisement Time Condition**

This consent shall be restricted to a period of five years from the date of the consent.

Reason: This condition is specified by the Town and Country Planning (Control of Advertisements) (England) Regulations 2007

#### **D6B1 Digital Advertisement Conditions**

1. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
2. No advertisement shall be sited or displayed so as to:-
  - (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
  - (b) obscure, or hinder the ready interpretation of any traffic sign, railway signal or aid to navigation by water or air; or
  - (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.
3. Any advertisement displayed and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.
4. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.
5. Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.
6. The advertisement must have static images only for the lifetime of the development. No moving or apparently moving images, strobe or flashing lighting effects are permitted.
7. The advertisement must not contain any images which may be interpreted as road signs or emit sound, smoke or odours.
8. The advertisement must not change its image more than once in any ten second period for the lifetime of the development. No interactive messages or messaging sequences are to be displayed.
9. The proposed change in image method for the advertisement must use a fade/dissolve process and shall not give the appearance of movement for the lifetime of the development. Any sequential change between advertisements will take place over a period no greater than one second.
10. The advertisement shall be equipped with a dimmer control and photocell which shall constantly monitor ambient lighting conditions and adjust sign brightness accordingly. The advertisement will go to a blank (dark) screen should it malfunction.
11. The luminance level of the advertisement must not exceed 600cd/m<sup>2</sup> during the daytime and 300cd/m<sup>2</sup> after dusk, for the lifetime of the development. No part of the source of the illumination shall at any time be directly visible to users of the adjacent adopted highway.

12. Before the advertisement is displayed a monitoring scheme to assess the effect on highway safety shall be prepared, submitted to, and approved in writing by the Local Planning Authority. Monitoring shall be carried out in accordance with the approved scheme unless otherwise agreed in writing by the Local Planning Authority.
13. The advertisement shall not be installed until an access, maintenance, and inspection plan in relation to the advert unit has been prepared, submitted to, and approved in writing by the Local Planning Authority. Thereafter the advert unit shall be maintained throughout its lifetime in accordance with the approved plan.
14. When in operation the advertisement shall be monitored over a period of six months with reports produced on the luminance and effects on lighting of the adopted highway based on the surrounding lighting conditions, and the effects of the advertisement on road safety and in agreement with Local Planning Authority make recommended adjustments.

Reason: These conditions are specified by the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and to avoid undue distraction to motorists.

## **RESTRICTIONS OF USE AFTER DEVELOPMENT IMPLEMENTED**

### **D7 Use Restriction - General**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and/or re-enacting that Order) the premises shall only be used for the purposes specified in the application and for no other purpose (including any other purpose in Class (SPECIFY) on the Schedule to the Town and Country Planning (Use Classes) Order 1987 or any provision equivalent to that Class in any Statutory Instrument revoking and/or re-enacting that Order).

Reason: This use only is permitted and other uses, either within the same Use Class, or permitted by the Town and Country Planning (GPD) Order 2015 are not acceptable to the Local Planning Authority in this location because (SPECIFY)

### **D8 Restriction of the Use of Open Areas of the Site**

No open storage or display of goods, materials, finished or unfinished products or parts, crates or refuse shall take place on any open area of the site without the written permission of the council.

Reason: To ensure that vehicle movements are not obstructed and to ensure that the appearance of open areas of the site is acceptable.

### **D9 Restriction of noise from plant and equipment affecting residential**

The rating level of any noise generated by plant & equipment as part of the development shall be at least 5 dB below the pre-existing background level as determined by BS 4142:2014+A1:2019 Methods for rating and assessing industrial and commercial sound.

Prior to the commencement of the use of this development an assessment to show that the rating level of any plant & equipment will be at least 5 dB below the background level has been submitted to and approved in writing by the Council.

The assessment must be carried out by a suitably qualified acoustic consultant/engineer and be in accordance with BS4142: 2014 Methods for rating and assessing industrial and commercial sound.

Reason: To safeguard the amenity of nearby premises and the area generally

**D9A Restriction of noise from plant and equipment affecting non-residential**

The level of any noise generated by plant & equipment as part of the development shall be at such a level that internal noise levels at any premises will be in accordance with those noise levels recommended by BS 8233: 2014 "Guidance on sound insulation and noise reduction for buildings.

Reason: To safeguard the amenity of nearby premises and the area generally

**D9B Artificial Lighting (External)**

Any light created by reason of the development shall not exceed the maximum values of vertical illuminance on premises as detailed in table 3 of the Institute of Light Engineers Guidance Note 01/21 The Reduction of Obtrusive Lighting  
<https://theilp.org.uk/publication/guidance-note-1-for-the-reduction-of-obtrusive-light-2021/>

Reason: To safeguard the amenity of nearby premises and the area generally

**D9C HMO Noise Insulation**

Due to the increased numbers of occupants of the property, prior to the commencement of any development, an assessment, including any appropriate scheme of mitigation measures, for the transmission of noise between the following areas and the adjoining residential property has been submitted to and approved in writing by the Council.

(SPECIFY ROOMS)

The sound insulation assessment shall be prepared by a suitably qualified acoustic consultant/engineer and shall take into account the provisions of BS 8233: 2014 "Guidance on sound insulation and noise reduction for buildings. Any approved scheme of mitigation measures shall be implemented prior to the commencement of the use and be permanently maintained thereafter.

Reason: To safeguard the amenity of nearby premises and the area generally

**RESTRICTIONS ON PERMITTED DEVELOPMENT**

**D10 No Further Extensions**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and/or re-enacting that Order) no extension or enlargement (including additions to roofs) shall be made to the dwellinghouse(s) hereby permitted, or any detached building erected, without the express permission in writing of the council.

Reason: The further extension of this (these) dwelling(s) or erection of detached building requires detailed consideration to safeguard the amenities of the surrounding area.

**D11 Non Opening and Obscured Glazed Window**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and/or re-enacting that Order) the proposed (SPECIFY) window shall be non-opening and glazed with obscure glass to a

specification to be agreed with the Local Planning Authority and shall be permanently maintained thereafter as non-opening and obscure glazed.

Reason: To safeguard the amenities of the adjoining premises from overlooking and loss of privacy.

**D12 No Further Windows**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and/or re-enacting that Order) no windows, other than those shown on the approved plans shall at any time be placed in the (SPECIFY) elevation of the building/extension hereby permitted without the grant of a separate planning permission from the Local Planning Authority.

Reason: To safeguard the amenities of the adjoining premises from overlooking and loss of privacy.

**D13 Restriction of Use of Roof**

The roof area of the extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area without the grant of further specific planning permission from the Local Planning Authority.

Reason: To safeguard the amenities of the adjoining premises.

**D14 Walls/Fences**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and/or re-enacting that Order) no fences, gates or walls shall be erected within the curtilage of the dwellinghouse(s) hereby permitted forward of any wall of the dwellinghouse(s) which fronts onto a road.

Reason: In the interests of visual amenity and the character of the area.

**RESTRICTION ON HOURS OF OPENING AND/OR OPERATION**

**D15 Hours Open to Customers Monday - Saturday**

No customers shall remain on the premises outside the hours of (SPECIFY) to (SPECIFY) on Monday to Saturday.

Reason: To safeguard the residential amenity of nearby occupiers.

**D16 Hours Open to Customers Monday - Sunday**

No customers shall remain on the premises outside the hours of (SPECIFY) to (SPECIFY) Monday to Saturday, and on Sundays (SPECIFY) to (SPECIFY).

Reason: To safeguard the residential amenity of nearby occupiers.

**D17 Hours of operation of (SPECIFY)**

The use of the (SPECIFY) shall not be carried out outside the hours of (SPECIFY) to (SPECIFY) Monday to Saturday and on Sunday (SPECIFY) to (SPECIFY).

Reason: To safeguard the residential amenity of nearby occupiers.

**D18 Use of Refuse and Recycling facilities**

Activities relating to the collection of refuse and recyclables and the tipping of empty bottles into external receptacles shall only take place between 08.00 and 20.00 Monday to Saturday and not at all on Sundays or Bank Holidays.

Reason: To safeguard the amenities of nearby occupiers

**CAR PARKING, ACCESS AND HIGHWAY SAFETY**

**D19A Restriction of Parking Level on site**

Parking within the development site is to be restricted to the areas allocated on the approved plans and shall not encroach onto areas allocated on the plans for other uses for the lifetime of the development.

Reason: To control the level of parking on the site and to safeguard the uses of other areas.

**D20A Protection of Parking and Servicing Provision**

The areas allocated for vehicle parking, loading, and unloading, circulation and manoeuvring on the approved plans shall only be used for the said purpose and not for any other purposes for other uses for the lifetime of the development.

Reason: To ensure the provision and availability of satisfactory off-street parking and servicing/loading/unloading facilities for the development.

**D21A Retention of Garage/Car Parking Space(s)**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and/or re-enacting that Order) the garage/car parking space(s) hereby permitted shall be retained as such and shall not be used for any purpose other than the garaging of private motor vehicles associated with the residential occupation of the property and ancillary domestic storage without the grant of further specific planning permission from the Local Planning Authority for the lifetime of the development..

Reason: To retain garage/car space for parking purposes.

**D22A Off-site parking**

No vehicles that are in the control of the proprietor of the business operating at the application site shall be stored on the following highway(s) (SPECIFY) for the lifetime of the development.

Reason: In the interests of highway and pedestrian safety, and to ensure availability of on-street spaces in the area for the general public.

**D38A Gates to be Set Back from the Adopted Highway**

Any vehicular gates or gate positions shall be designed to only open inwards and permanently retained as such for the lifetime of the development.

Reason: To ensure gates do not become an obstruction to highway users.

#### **D39A Removable Outdoor Seating Area on the Adopted Highway**

The outdoor seating area shall comprise tables and chairs only with/without screening or any other means of enclosure, which shall be brought inside the premises outside of the hours of operation of the use hereby permitted for the lifetime of the development.

Reason: To enable sufficient room for pedestrians to be able to pass in safety.

### **DESIGN DETAILS**

#### **D23 External Works to Match**

All new external work and finishes and work of making good shall match existing original work adjacent in respect of materials used, detailed execution and finished appearance except where indicated otherwise on the approved drawings.

Reason: In the interests of visual amenity and the character of the area.

### **LANDSCAPING**

#### **D28 Landscape (Planting) Works - Shown**

The planting proposals hereby approved shall be carried out no later than during the first planting season following the date when the development hereby permitted is ready for occupation or in accordance with a programme agreed in writing with the council. All planted materials shall be maintained for five years and any trees or plants removed, dying, being severely damaged or becoming seriously diseased within 5 years of planting shall be replaced with others of similar size and species to those originally required to be planted.

Reason: To ensure that the appearance of the development is satisfactory.

#### **D29 Hard and Soft Landscape Works - Shown**

The landscaping proposals hereby approved shall be carried out no later than during the first planting season following the date when the development hereby permitted is ready for occupation or in accordance with a programme agreed in writing with the Local Planning Authority. All planted materials shall be maintained for five years and any trees or plants removed, dying, being severely damaged or becoming seriously diseased within 5 years of planting shall be replaced with others of similar size and species to those originally required to be planted.

Reason: To ensure that the appearance of the development is satisfactory.

### **WORKS TO TREES**

#### **D30 Replacement Tree(s) following felling of TPO Tree(s)**

A replacement tree which shall be a (SPECIFY) shall be planted within the first available planting season following the felling of the TPO tree hereby approved, or in accordance with the programme agreed in writing with the council and shall be planted in the position shown on Plan No. (SPECIFY) unless any alterations to the species, size and location are agreed in writing by the council.

Reason: In the interest of the amenity of the area.

### **D31 Location of Trees - Outline Permissions**

The plans and particulars submitted in accordance with Condition (SPECIFY) above shall include:-

- (a) a plan showing the location of, and allocating a reference number to, each existing tree on the site which has a stem with a diameter, measured over the bark at a point 1.5 metres above ground level, exceeding 75mm, showing which trees are to be retained and the crown spread of each retained tree;
- (b) details of the species, diameter (measured in accordance with paragraph (a) above), and the approximate height, and an assessment of the general state of health and stability, of each retained tree and of each tree which is on land adjacent to the site and to which paragraphs (c) and (d) below apply;
- (c) details of any proposed topping or lopping of any retained tree, or of any tree on land adjacent to the site;
- (d) details of any proposed alterations in existing ground levels, and of the position of any proposed excavation, (within the crown spread of any retained tree or of any tree on land adjacent to the site) (within a distance from any retained tree, or any tree on land adjacent to the site, equivalent to half the height of that tree);
- (e) details of the specification and position of fencing (and of any other measures to be taken) for the protection of any retained tree from damage before or during the course of development.

Reason: These details are necessary to safeguard existing trees on the site.

## **DEMOLITION**

### **D32 Demolition Linked to Redevelopment**

The demolition works hereby permitted shall not be carried out otherwise than as part of the completion of development for which planning permission was granted on (SPECIFY) and such demolition and development shall be carried out without interruption and in complete accordance with the plans referred to in this consent and any subsequent approval of details.

Reason: To ensure the demolition is followed by immediate rebuilding and to maintain the character and appearance of the Conservation Area.

### **D33 Demolition by Hand**

The demolition of the (SPECIFY) shall be carried out by hand or by tools held in the hand other than power driven tools, and the materials stored for re-use in the building to be erected on the site.

Reason: In order to conserve the (SPECIFY) for future use.

## **TRAVEL PLANS**

### **D34B Travel Plan – Submitted**

**NB: Add relevant advice I065**

The Travel Plan hereby approved shall be implemented in accordance with the measures set

out therein. Within three months of occupation, evidence of the implementation of the following measures: baseline travel survey; distribution of the Travel Information Pack and travel offers and personalised travel planning, as set out in the Travel Plan shall be prepared, submitted to, and agreed in writing with the Local Planning Authority unless alternative timescales are agreed in writing.

Reason: To support sustainable transport objectives including a reduction in single occupancy car journeys and the increased use of public transport, walking and cycling.

#### **D36 Travel Plan Statement – Submitted**

**NB: Add relevant advice I065**

The Travel Plan Statement hereby approved shall be implemented in accordance with the measures set out therein.

Within three months of occupation, evidence of the implementation of the measures set out in Travel Plan Statement shall be prepared, submitted to, and agreed in writing with the Local Planning Authority unless alternative timescales are agreed in writing.

Reason: To support sustainable transport objectives including a reduction in single occupancy car journeys and the increased use of public transport, walking and cycling.

#### **D37A Travel Plan – Implemented by the Highways Authority**

The developer shall then enable the Highways Authority to implement, monitor and review the approved Travel Plan to the satisfaction of Local Planning Authority unless agreed in writing by the Local Planning Authority.

Reason: To support sustainable transport objectives including a reduction in single occupancy car journeys and the increased use of public transport, walking and cycling.

### **CONTAMINATED LAND**

#### **D35 Land affected by contamination - Long Term Monitoring and Maintenance**

A monitoring and maintenance scheme to include monitoring the long-term effectiveness of the proposed remediation over a period of [SPECIFY] years, and the provision of reports on the same shall be prepared and submitted to and approved in writing by the Local Planning Authority.

Following completion of the measures identified in that scheme and when the remediation objectives have been achieved, reports that demonstrate the effectiveness of the monitoring and maintenance carried out must be produced, and submitted to the Local Planning Authority.

This must be conducted in accordance with DEFRA and the Environment Agency's '*Model Procedures for the Management of Land Contamination, CLR 11*'.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

**E. List of Approved Plans and Drawings**

**E1 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:

Reason: For the avoidance of doubt.

**E2 COU Prior approval - Approved plans**

The development shall be carried out in accordance with the plans and details as listed below, unless the Local Planning Authority and the developer agree otherwise in writing.

**Advices**

**I001 Refused Applications Deposited Plans/Documents**

The plans that were formally considered as part of the above application are as follows:-  
(SPECIFY)

**I002 Outline planning permissions**

You are advised that this is an outline planning permission only and that the approval of the reserved matters relating to (SPECIFY) are required to be submitted. You are reminded that for major development proposals you are required to demonstrate the processes you have carried out in terms of pre application community involvement and submit a Community Involvement Statement (CIS) (to be submitted as a separate titled document) as part of a planning application submission. This should also be carried out on proposals that are of significance locally, regardless of their scale. A CIS should demonstrate that the views of the local community have been sought and taken into account in the formulation of your reserved matters proposals. Be advised that there is emphasis on the early involvement of the community at the "ideas" stage of the plan or the development preparation process i.e. before proposals are fixed and whilst significant options are still open.

The Bristol Neighbourhood Planning Network (BNPN) can help identify the appropriate community group(s) to involve and offer further advice on the overall process. They can be contacted at [networkadministrator@bristolnbn.net](mailto:networkadministrator@bristolnbn.net).

**I003 Consultation Regarding Revised Application**

You are advised to contact (SPECIFY) on (SPECIFY) to discuss a revised submission incorporating amendments more likely to be acceptable to the City Council.

**I004 Application for Listed Building Consent Needed**

This permission does not act as Listed Building Consent and you are accordingly advised of the need to submit a separate Listed Building Consent application in respect of the works shown on the drawings hereby approved.

**I005 Application for Advertisement Consent Needed**

You are reminded of the need to obtain separate consent under the Town and Country

Planning (Control of Advertisements) Regulations 1992 for any advertisements requiring express consent which you may wish to display on these premises.

#### **I006 Construction Site Noise**

Due to the proximity of existing noise sensitive development and the potential for disturbance arising from contractors' operations, the developers' attention is drawn to Section 60 and 61 of the Control of Pollution Act 1974, to BS 5528: Parts 1 and 2: 2009 Noise and Vibration Control on Construction and Open Sites code of practice for basic information and procedures for noise and vibration control" and the code of practice adopted by Bristol City Council with regard to "Construction Noise Control". Information in this respect can be obtained from Pollution Control, City Hall, Bristol City Council, PO Box 3399, Bristol BS1 9NE.

#### **I007 Sound insulation/acoustic reports**

The recommended design criteria for dwellings are as follows:

Daytime (07.00 - 23.00) 35 dB LAeq 16 hours in all rooms & 50 dB in outdoor living areas.  
Nighttime (23.00 - 07.00) 30 dB LAeq 8 hours & LAmx less than 45 dB in bedrooms.

Where residential properties are likely to be affected by amplified music from neighbouring pubs or clubs, the recommended design criteria is as follows:

Noise Rating Curve NR20 at all times in any habitable rooms

#### **I008 Noise – plant & equipment**

Anti vibration mounts should be used to isolate plant from fixed structures and a flexible connector used to connect the flue to the fan if there is a potential to transmit vibration to any noise sensitive property. Any systems will also need regular maintenance so as to reduce mechanical noise.

#### **I009 Details of Extraction/Ventilation System**

It is recommended that any flues for the dispersal of cooking smells shall either:

- (a) Terminate at least 1 metre above the ridge height of any building in the vicinity, with no obstruction of upward movement of air or:
- (b) Have a method of odour control such as activated carbon filters, electrostatic precipitation or inline oxidation.

Guidance on the above can be gained at 'Guidance on the Control of Odour & Noise from Commercial Kitchen Exhaust System' available from [www.defra.gov.uk](http://www.defra.gov.uk) by searching for Product Code PB10527.

#### **I010 Odour Management Plan**

Guidance on the above can be gained at 'Guidance on the Control of Odour & Noise from Commercial Kitchen Exhaust System' Published electronically by Department for Environment, Food and Rural Affairs. Product Code PB10527.

[www.defra.gov.uk/environment/noise/research/kitchenexhaust/pdf/kitchenreport.pdf](http://www.defra.gov.uk/environment/noise/research/kitchenexhaust/pdf/kitchenreport.pdf)

And 'Odour Guidance for Local Authorities' Published electronically by Department for Environment, Food and Rural Affairs.

[www.defra.gov.uk/environment/quality/local/nuisance/odour/documents/local-auth-guidance.pdf](http://www.defra.gov.uk/environment/quality/local/nuisance/odour/documents/local-auth-guidance.pdf)

### **I011 Right of Light**

The building/extension that you propose may affect a right of light enjoyed by the neighbouring property. This is a private right which can be acquired by prescriptive uses over 20 years; as such it is not affected in any way by the grant of planning permission.

### **I012 Exceptional design case accepted**

In granting this permission, the Council has had particular regard to the manner in which the design of the proposed development has been crafted to approach and resolve several awkward issues of urban design and building form on a complex plot together with an innovative use of materials. The comprehensive design statement and the detailed illustrations submitted enabled the Council to conclude that initial concerns about scale and impact on (SPECIFY) could be overcome and consider that an exception to Policies (SPECIFY) could be justified as set out in the committee report. The Council expects to see this care and attention to detail continued in the submission of those matters reserved for future decision and will only approve such details where this is clearly demonstrated.

### **I013 Flues, Ducts and Extract Systems**

The technical details of the flues, ducting, extract system, filters etc. and their continuing operation should be the subject of detailed discussion and agreement with council officers. These areas of operation come within the controls of the Environmental Protection Act 1990, and it is important to establish and implement the requirements of this legislation.

### **I014 Contaminated Land**

It is suggested that the certificate of remediation referred to in Condition No. (SPECIFY) should be along the lines of:-

"This is to certify that the scheme of decontamination and reclamation at the site known as ( ) in relation to Planning Application No. ( ) was carried out between the dates of ( ) and ( ) and was completed in accordance with the specification detailed in the document reference ( ) and titled ( ), which were designed to afford protection from contamination on the site to all known receptors (in this context contamination and receptor have the same definition as in part 2(a) of the Environment and Protection Act 1990)".

The certificate should be signed and dated.

### **I015 Life of the Notice of Proposed Tree Works**

If the work is not done within 2 years of the date of this letter it will be necessary to submit a fresh Notice if it is intended to implement the work.

### **I016 BS Standard – Tree Work**

Any works should be completed in accordance with British Standard 3998: Recommendations for Tree Work, and you are advised that the work should be undertaken by a competent and suitably qualified tree contractor.

### **I017 Tree Protection**

You are advised to refer to BS5837:2012 Trees in relation to construction for detailed information on types of tree protection, protection zones and other relevant matters.

### **I018 Replant TPO tree**

Please complete and return the attached form when the replacement tree(s) has/have been planted in order that a site inspection can be made. Please note that the new tree(s) will have the same legal protection under the Tree Preservation Order as the tree(s) it replaced.

### **I019 Nesting Birds**

Anyone who takes, damages or destroys the nest of any wild bird whilst that nest is in use or being built is guilty of an offence under the Wildlife and Countryside Act 1981 and prior to commencing work you should ensure that no nesting birds will be affected.

### **I020 Bats and bat roosts**

Anyone who kills, injures or disturbs bats, obstructs access to bat roosts or damages or disturbs bat roosts, even when unoccupied by bats, is guilty of an offence under the Wildlife and Countryside Act 1981, the Countryside and Rights of Way Act 2000 and the Conservation (Natural Habitats, &c.) Regulations. Prior to commencing work you should ensure that no bats or bat roosts would be affected. If it is suspected that a bat or bat roost is likely to be affected by the proposed works, you should consult Natural England (0845 6003078).

### **I021B Excavation and Installation of Dropped Kerbs**

The development hereby approved includes the carrying out of excavation works and the installation of dropped kerbs on the adopted highway. You are advised that before undertaking any work on the adopted highway you will require a combined Section 171 (Excavation) and a Section 184 Licence from the Highway Authority which is available at [www.bristol.gov.uk/highwaylicences](http://www.bristol.gov.uk/highwaylicences) Any heritage (conservation) materials that need to be removed to undertake the approved works must be returned to the Highway Authority by contacting [highways.traffic@bristol.gov.uk](mailto:highways.traffic@bristol.gov.uk)

The works shall be to the specification and constructed to the satisfaction of the Highways Authority. You will be required to pay fees to cover the Council's costs in undertaking the approval and inspection of the works.

### **I023A Oversailing/Undersailing**

The development hereby approved includes the construction of structures which will overhang/undersail the adopted highway. You are advised that before any works commence you will require a Section 177 (Oversailing) Licence/Section 179 (Undersailing) Licence from the Highway Authority which is available at [www.bristol.gov.uk/highwaylicences](http://www.bristol.gov.uk/highwaylicences)

### **I024B Works on the Public Highway**

The development hereby approved includes the carrying out of work on the adopted highway. You are advised that before undertaking work on the adopted highway you must enter into a highway agreement under Section 278 of the Highways Act 1980 with the Council, which would specify the works and the terms and conditions under which they are to be carried out including the full technical approval process..

Contact the Highway Authority's Transport Development Management Team at [transportDM@bristol.gov.uk](mailto:transportDM@bristol.gov.uk) allowing sufficient time for the preparation and signing of the Agreement. You will be required to pay fees to cover the Council's costs in undertaking the following actions:

- I. Drafting the Agreement
- II. Approving the highway details
- III. Inspecting the highway works

**NB:** Planning permission **is not** permission to work in the highway. It is an **OFFENCE** to carry out any works to the adopted highway, which includes a Public Right of Way, without the permission of the Highway Authority. A Highway Agreement under Section 278 of the Highways Act 1980 must be completed, the bond secured, and the Highway Authority's technical approval and inspection fees paid before any drawings will be considered and approved. Applications for footway closures, hoarding licences or skips will only be considered by the Highway Network Management Team on signing of the Section 278 Highway Agreement.

### **I026A Traffic Regulation Order (TRO)**

You are advised that a Traffic Regulation Order (TRO) is required. You must submit a plan to a scale of 1:1000 of an indicative scheme for a TRO, along with timescales for commencement and completion of the development. Please be aware that the statutory TRO process is not straightforward, involving the public consultation of the proposal(s) and the resolution of any objections.

You should expect a minimum of six months to elapse between the Highway Authority's TRO Team confirming that it has all the information necessary to enable it to proceed and the TRO being advertised. You will not be permitted to implement the TRO measures until the TRO has been sealed, and we cannot always guarantee the outcome of the process.

We cannot begin the TRO process until the appropriate fee and information has been received. To arrange for a TRO to be processed contact the Highway Authority's Transport Development Management Team at [transportdm@bristol.gov.uk](mailto:transportdm@bristol.gov.uk)

**N.B.** The cost of implementing any lining, signing, or resurfacing required by the TRO is separate to the TRO fees, which solely cover the administration required to prepare, consult, amend and seal the TRO.

### **I027A Highway to be Adopted**

The development hereby approved includes the construction of new highway. To be considered for adoption and ongoing maintenance at the public expense it must be constructed to the Highway Authority's Engineering Standard Details and terms for the phasing of the development. You are advised that you must enter into a highway agreement under Section 38 of the Highways Act 1980. The development will be bound by Sections 219 to 225 (the Advance Payments Code) of the Highways Act 1980.

Contact the Highway Authority's Transport Development Management Team at [DMengineering@bristol.gov.uk](mailto:DMengineering@bristol.gov.uk) You will be required to pay fees to cover the Council's cost's in undertaking the following actions:

- I. Drafting the Agreement
- II. Set up costs
- III. Approving the highway details
- IV. Inspecting the highway works

To discuss the requirement for sewers contact the Highway Authority's Flood Risk Management Team at [flood.data@bristol.gov.uk](mailto:flood.data@bristol.gov.uk) You should enter into discussions with

statutory undertakers as soon as possible to co-ordinate the laying of services under any new highways to be adopted by the Highway Authority.

**N.B.** The Highway Authority's technical approval inspection fees must be paid before any drawings will be considered and approved. Once technical approval has been granted a Highway Agreement under Section 38 of the Highways Act 1980 must be completed and the bond secured

### **I028A Public Right of Way**

The property boundary of the development hereby approved abuts a Public Right of Way PROW (No.) (SPECIFY). You are advised that before undertaking any work you must contact the Highway Authority's Public Rights of Way Team at [rightsofway@bristol.gov.uk](mailto:rightsofway@bristol.gov.uk) Whilst it may be unlikely that the Public Right of Way will be affected by the proposed development (PROW) (No.) (SPECIFY):

- Should remain open, unobstructed, and safe for public use at all times;
- No materials are to be stored or spilled on the surface of the PROW;
- There must be no encroachment onto the width of the PROW;
- No vehicles are to use the PROW without lawful authority of the landowner(s), unless a private right of way is shown on property deeds. It is the applicant's responsibility to ensure that the appropriate private right exists or has been acquired from the landowner.
- Any scaffolding and/or skips placed over or adjacent to the PROW must not obstruct public access or inconvenience the public in their use of the way and must be properly licensed. Licences are available at [www.bristol.gov.uk/highwaylicences](http://www.bristol.gov.uk/highwaylicences)
- Any interference of the PROW either whilst demolition/construction is in progress or on completion, may well constitute a criminal offence.

If construction works are likely to temporarily affect the right of way, a Temporary Traffic Regulation Order (TTRO) may be required to close or divert the PROW for the duration of the works on the grounds of safety of the public. To discuss and/or apply for a TTRO contact the Highway Authority's Network Management Team at [traffic@bristol.gov.uk](mailto:traffic@bristol.gov.uk) TTRO application forms are available at [www.bristol.gov.uk/highwaylicences](http://www.bristol.gov.uk/highwaylicences) If you do require a TTRO you must give at least eight weeks' notice prior to the date when you wish to divert/close the PROW to enable the TTRO to be processed.

**N.B.** Any damage caused to the surface of the PROW during development works must be made good to the satisfaction of the Local Highway Authority.

### **I029 Wessex Water Requirements**

It will be necessary to comply with Wessex Water's Main Drainage requirements and advice and further information can be obtained from [www.wessexwater.co.uk](http://www.wessexwater.co.uk)

### **I030 Land Drainage Consent**

You are advised that, if it is proposed to drain this development directly into the river or carry out any work within 8 metres of the river bank then a Land Drainage Consent is required from the Environment Agency. For further information see [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)

### **I032 Environment Agency – Development sited close to landfill site**

The proposed development is situated within [SPECIFY] metres of a known landfill site. The

applicant is advised to ensure that all reasonable steps have been taken to investigate and where appropriate, remediate against the possibility of gas migration affecting the development site, prior to commencement of the development.

### **I033 Environment Agency – Japanese Knotweed**

As Japanese Knotweed is present on the site you should refer to 'The knotweed code of practice' produced by the Environment Agency. You are advised that it is an offence to cause Japanese Knotweed to spread under the Wildlife and Countryside Act 1981 and all waste containing Japanese Knotweed comes under the control of Part II of the Environmental Protection Act 1990. For further information please contact the Environment Agency on 08708 506506.

### **I034 Community Infrastructure Levy**

The Community Infrastructure Levy (CIL) liability for this development (or relevant phase) will be calculated when the approval of reserved matters application relating to this outline permission is submitted. The calculation will be based on the CIL rates in place at the time. The CIL liability for each approval of reserved matters will become payable in accordance with the Council's CIL Instalments Policy, upon commencement of the relevant approval.

### **I035 House in Multiple Occupation**

The operation of the HMO hereby approved may require a separate license. It is an offence to operate a licensable HMO without a licence. Please contact the Private Housing Team on 0117 352 5010 for further information.

### **I036 St.Judes St. Marks and Stapleton Road**

Any use of the dwelling as private rented accommodation may require a separate license. It is an offence to operate a licensable property without a licence. Please contact the Private Housing Team on 0117 352 5010 for further information.

### **I041 Coal mining - low risk**

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:

[www.gov.uk/government/organisations/the-coal-authority](http://www.gov.uk/government/organisations/the-coal-authority)

### **I042 Coal mining - high risk - exempt development**

The proposed development lies within an area that has been defined by the Coal Authority as containing potential hazards arising from former coal mining activity. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and previous surface mining sites. Although such hazards are seldom readily visible, they can often be present and problems can occur in the future, particularly as a result of development taking place.

It is recommended that information outlining how the former mining activities affect the proposed development, along with any mitigation measures required (for example the need for gas protection measures within the foundations), be submitted alongside any subsequent application for Building Regulations approval (if relevant). Any form of development over or

within the influencing distance of a mine entry can be dangerous and raises significant safety and engineering risks and exposes all parties to potential financial liabilities. As a general precautionary principle, the Coal Authority considers that the building over or within the influencing distance of a mine entry should wherever possible be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure that a suitable engineering design is developed and agreed with regulatory bodies which takes into account of all the relevant safety and environmental risk factors, including gas and mine-water. Your attention is drawn to the Coal Authority Policy in relation to new development and mine entries available at:

[www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries](http://www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries)

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, digging of foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action.

Property specific summary information on past, current and future coal mining activity can be obtained from: [www.groundstability.com](http://www.groundstability.com) or a similar service provider.

If any of the coal mining features are unexpectedly encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is available on the Coal Authority website at:

[www.gov.uk/government/organisations/the-coal-authority](http://www.gov.uk/government/organisations/the-coal-authority)

#### **I043B Impact on the highway network during construction**

- 1) The development hereby approved and any associated highway works required, is likely to impact on the operation of the highway network during its construction (and any demolition required). You are advised to contact the Highway Authority's Highways Management Team at [traffic@bristol.gov.uk](mailto:traffic@bristol.gov.uk) before undertaking any work, to discuss any temporary traffic management measures required, such as footway, Public Right of Way, carriageway closures or temporary parking restrictions a minimum of eight weeks prior to any activity on site to enable Temporary Traffic Regulation Orders to be prepared and a programme of Temporary Traffic Management measures to be agreed.

To discuss and agree a programme of all temporary traffic management measures required such as footway, Public Right of Way, carriageway/lane closures, temporary parking restrictions, portable signals, stop & go, contraflow, priority working and give & take for which a Temporary Traffic Regulation Order (TTRO) will be required. You must give at least ten weeks' notice prior to the date when you wish to put any measures in place, to enable the TTRO to be processed.

- 2) To discuss any licences required. In the case of installing/working on any apparatus such as drains, fibre optic cables, ducts, sewer, water, or gas pipes, you must give at least four weeks' notice prior to the date when you wish to undertake the work, to enable the Section 50 Licence to be processed. Depending on the amount of traffic management measures required this may increase to ten weeks.

Where works affect traffic sensitive streets (as defined by Section 64 of the New Roads and Street Works Act 1991), specific working conditions such as overnight and/or weekend (including Sundays) working may be required. A plan of Traffic Sensitive Streets is available at [www.bristol.gov.uk/trafficsensitivestreets](http://www.bristol.gov.uk/trafficsensitivestreets)

- Licence and TTRO application forms are available at [www.bristol.gov.uk/highwaylicences](http://www.bristol.gov.uk/highwaylicences)
- Application forms to suspend:
  - Parking bays within the adopted highway or one of the Highway Authority's car parks are available at [www.bristol.gov.uk/parking/suspensions](http://www.bristol.gov.uk/parking/suspensions)
  - Bus stops or taxi ranks are available at [www.bristol.gov.uk/busstoptaxiranksuspension](http://www.bristol.gov.uk/busstoptaxiranksuspension) You must give at least eight weeks' notice prior to the date when you wish to undertake these measures.
- You are advised to contact the Highway Authority's Parking Infrastructure Team at [parking.businesssteam@bristol.gov.uk](mailto:parking.businesssteam@bristol.gov.uk) if you need to suspend or remove a parking meter.

**N.B.** Traffic management measures where required must not be installed until:

- i) Construction Management Plan/Statement has been approved;
- ii) The correct licences have been issued;
- iii) Section 278 Agreement giving permission to work on the adopted highway has been signed, without which hoarding licences and footway closures will not be issued;

If any measures are installed without the permission of the Highway Authority a Stop Notice can be issued and contractors ordered off the adopted highway. Any breach could result in the removal of licences/orders.

#### **I044B Restriction of parking permits – existing controlled parking zone/residents parking scheme**

You are advised that the Local Planning Authority has recommended to the Highways Authority which administers the existing Controlled Parking Zone/Residents Parking Scheme/Permit Parking Area of which the development forms part that the development shall be treated as car free / low-car and the occupiers are ineligible for resident parking permits as well as visitors parking permits if in a Controlled Parking Zone/Residents Parking Scheme/Permit Parking Area. Further information is available at [www.bristol.gov.uk/low-car-permit-restrictions](http://www.bristol.gov.uk/low-car-permit-restrictions) Holders of a disabled persons badge do not require resident parking permits. This also does not affect your right to obtain an Essential Visitors Permit (EVP) available at [www.bristol.gov.uk/parkingpermits](http://www.bristol.gov.uk/parkingpermits)

#### **I045A Restriction of parking permits – future controlled parking zone/residents parking scheme**

You are advised that the Local Planning Authority has recommended to the Highways Authority that on the creation of any Controlled Parking Zone/Residents Parking Scheme/Permit Parking Area area which includes the development, that the development shall be treated as car free / low-car and the occupiers are ineligible for resident parking permits as well as visitors parking permits if in a Controlled Parking Zone/Residents Parking Scheme/Permit Parking Area.

Further information is available at [www.bristol.gov.uk/low-car-permit-restrictions](http://www.bristol.gov.uk/low-car-permit-restrictions) Holders of a disabled persons badge do not require resident parking permits. This also does not affect your right to obtain an Essential Visitors Permit (EVP) available at [www.bristol.gov.uk/parkingpermits](http://www.bristol.gov.uk/parkingpermits)

#### **I046B New driveway in a Residents Parking Scheme or a Proposed Parking Scheme**

The development hereby approved, and any associated highway works required is within a [proposed] Residents Parking Scheme where there is potential for obstruction of access by a

parking bay. The Highway Authority is only able to consider alterations to the waiting restrictions within the next review of the local waiting restrictions, and it is advised that such measures are not part of the current works programme. To request that this be considered as part of a future review contact [respark@bristol.gov.uk](mailto:respark@bristol.gov.uk) In the interim, you are advised to erect a small, politely worded notice advising that the access should be kept clear of parked vehicles at all times.

#### **I047 Wales and West Utilities gas pipelines**

Wales and West Utilities gas pipelines may be at risk during construction and you should contact [PlantProtectionEnquiries@wwutilites.co.uk](mailto:PlantProtectionEnquiries@wwutilites.co.uk) before starting any work.

#### **I048 Planting season**

You are advised that the planting season is normally November to February.

#### **I049 Felling licence**

A felling licence may be required for the felling of over 5 cubic metres of wood. Exemptions from the requirement to obtain a felling licence are set out in Section 9 of the Forestry Act 1967. For more information please go to [www.gov.uk/guidance/apply-online-for-a-felling-licence](http://www.gov.uk/guidance/apply-online-for-a-felling-licence).

#### **I050 Section 104 Agreement (Water Industry Act 1991)**

You are advised that where a development includes new sewers and pumping stations which serve more than one property, adequate arrangements must be in place to ensure that there is clear responsibility for clearing any blockages, carrying out repairs, and maintenance. It is recommended that where there is more than one property served by the sewer or pumping station that you seek a Section 104 agreement (Water Industry Act 1991) with Wessex Water to ensure that new sewers and pumping stations are operated and maintained as a public asset.

In the event that a Section 104 agreement is not sought, the responsibility for maintenance and keeping the drainage network clear from obstruction would be the collective responsibility of all the owner(s) of the properties which are served by the system. Failure to properly maintain and keep clear the private drains could lead to legal action being taken against responsible owner(s) under the Public Health Act 1961, Local Government (Miscellaneous Provisions) Act 1976 or Building Act 1984. Please contact the Private Housing Team on 0117 352 5010 for further information.

#### **I051 External cladding**

Please note that this planning application has been assessed against current planning legislation only. The applicant (or any subsequent owner or developer) is therefore reminded that the onus of responsibility to ensure the proposed cladding installation meets current fire safety regulations lies fully with them and that they are legally obliged to apply for the relevant Building Regulations.

#### **I052 Highway Condition Survey**

The development hereby approved includes the carrying out of a Highway Condition Survey. To agree the extent of the area to be surveyed contact the Highway Authority's Transport Development Management Team at [transportDM@bristol.gov.uk](mailto:transportDM@bristol.gov.uk)

### **I053A Excavation Works on the Adopted Highway**

The development hereby approved includes the carrying out of excavation works on the adopted highway. You are advised that before undertaking any work on the adopted highway you will require a Section 171 (Excavation) Licence from the Highway Authority which is available at [www.bristol.gov.uk/highwaylicences](http://www.bristol.gov.uk/highwaylicences). Any heritage (conservation) materials that need to be removed to undertake the approved works must be returned to the Highway Authority by contacting [highways.traffic@bristol.gov.uk](mailto:highways.traffic@bristol.gov.uk)

### **I054A Private Road**

You are advised that as a result of the proposed layout and construction of the internal access road, the internal access road will not be accepted for adoption by the Highway Authority under Section 38 of the Highways Act 1980.

The development will be bound by Sections 219 to 225 (the Advance Payments Code) of the Highways Act 1980, unless and until you agree to exempt the access road.

The exemption from adoption will be held as a Land Charge against all properties within the application boundary. Contact the Highway Authorities Transport Development Management Team at [DMengineering@bristol.gov.uk](mailto:DMengineering@bristol.gov.uk)

**N.B.** The Highway Authority is not responsible for undertaking any maintenance to the internal access road, footways, footpaths, lighting columns/bollards, retaining structures, landscaped areas, or the management of any parking restrictions in any areas that have not been put forward for adoption under Section 38 of the Highways Act 1980.

### **I055 Street Name and Numbering**

You are advised that to ensure that all new properties and streets are registered with the emergency services, Land Registry, National Street Gazetteer and National Land and Property Gazetteer to enable them to be serviced and allow the occupants access to amenities including but not limited to; listing on the Electoral Register, delivery services, and a registered address on utility companies databases, details of the name and numbering of any new house(s) and/or flats/flat conversion(s) on existing and/or newly constructed streets must be submitted to the Highway Authority.

Any new street(s) and property naming/numbering must be agreed in accordance with the Councils Street Naming and Property Numbering Policy and all address allocations can only be issued under the Town Improvement Clauses Act 1847 (Section 64 & 65) and the Public Health Act 1925 (Section 17, 18 & 19). Please see [www.bristol.gov.uk/registeraddress](http://www.bristol.gov.uk/registeraddress)

### **I056 Stopping Up/Diversion of Adopted Highway**

You are advised that to facilitate the development an order must be obtained to stop up or divert the adopted highway under sections 247 and 248 of the Town and Country Planning Act 1990. Please see [www.gov.uk/government/publications/stopping-up-and-diversion-of-highways](http://www.gov.uk/government/publications/stopping-up-and-diversion-of-highways) or contact the National Transport Casework Team at [nationalcasework@dft.gov.uk](mailto:nationalcasework@dft.gov.uk)

### **I057 Stopping or Diverting a Public Right Of Way**

You are advised that to facilitate the development an order must be obtained to stop up or divert the Public Right of Way, as shown on the definitive map and statement, under Section

257 of the Town and Country Planning Act 1990. To discuss and/or apply for an order contact the Local Planning Authority at [development.management@bristol.gov.uk](mailto:development.management@bristol.gov.uk)

#### **I058 Sustainable Drainage System (SUDS)**

The development hereby approved includes the construction/provision of a sustainable drainage system. You are advised to contact the Highway Authority's Flood Risk Management Team at [flood.data@bristol.gov.uk](mailto:flood.data@bristol.gov.uk) before any works commence.

#### **I059A Structure Adjacent To/Within 6m of the Highway or Local Authority Maintained Land**

The development hereby approved includes the construction of structures adjacent to or within six metres of the adopted highway highway or local authority-maintained land. These include, but are not limited to all bridges, tunnels, subways, culverts, retaining walls, reinforced earth structures, gantries, pipe bridges, buried corrugated steel structures, basements, (including basement car parks), construction of foundations and all temporary structures (including temporary works supports to construct permanent structures) such as artwork and Christmas lights).

You are advised that before commencing construction you must secure Technical Approval, (TA) for which you will need to pay technical approval fees (as determined by the proposed category of structure to be assessed). Further information is available at [www.bristol.gov.uk/technicalapproval](http://www.bristol.gov.uk/technicalapproval)

The Highway Authorities Highways Bridges & Structures Team offer a pre-submission meeting where they can advise on the overall Technical Approval procedure as well as agree the category of the proposal. There is a nominal one-off fee for this service. For information contact [bridgeshighwaystructures.ta@bristol.gov.uk](mailto:bridgeshighwaystructures.ta@bristol.gov.uk)

Unless informed otherwise, the TA procedure shall follow the full requirements set out in CG 300 Technical Approval of Highway Structures, part of the Design Manual for Roads and Bridges (DMRB), along with the associated Technical Approval Schedule (TAS).

#### **I060A Travel Plan – Not Submitted**

You are advised that a Travel Plan is required to be prepared and submitted using the Travel Plan Guide for New Developments and the associated templates/examples at [www.bristol.gov.uk/travelplans](http://www.bristol.gov.uk/travelplans)

As part of the Travel Information Pack sustainable travel vouchers must be included for new occupants.

#### **I061 Freight Consolidation**

You are advised that to reduce the impact of delivery vehicles servicing the development a freight consolidation scheme can be utilised. Further details about freight consolidation are available at [www.travelwest.info/freight](http://www.travelwest.info/freight)

#### **I062 PV System**

The projected annual yield and technical details of the installed system will be provided by the Micro-generation Certification Scheme (MCS) approved installer.

The impact of shading on the annual yield of the installed PV system (the Shading Factor) should be calculated by an MCS approved installer using the Standard Estimation Method

presented in the MCS guidance.

### **I063 District Heating immediate connection prior to occupation**

Details to demonstrate how a development will connect to a heat network should be in accordance with the connection agreement with the heat network operator and should include (but not limited to):

- Provision of a single plant room located adjacent to the planned heat network route, including appropriately sized heat exchanger(s) and engineering measures to facilitate the connection;
- The design of space heating and domestic hot water distribution systems in order to achieve consistently low return temperatures in accordance with CIBSE: Heat Networks Code of Practice for the UK (or other future replacement standard).
- Identification of locations where heat network pipes will be routed externally and where they will be routed into the building from the outside to the plant room;
- Details showing how heat will be distributed to all parts of the building from the heat exchangers;
- Details of any monitoring equipment to be included as specified by the heat network provider; and
- A connection date as agreed with the heat network provider allowing connection to the network prior to occupation of the development.

### **I064 District Heating future-proofed connection**

Details to demonstrate how a development has been future-proofed to connect to a heat network should include:

- Provision of a single plant room, located adjacent to the planned (or if not planned, likely) heat network route, producing all hot water via a communal heating system, including engineering measures to facilitate the connection of an interfacing heat exchanger;
- The design of space heating and domestic hot water services systems in order to achieve consistently low return temperatures in line with the CIBSE: Heat Networks Code of Practice for the UK (or other future replacement standard)
- Space identified for the heat exchanger;
- Provisions made in the building fabric such as soft-points in the building walls to allow pipes to be routed through from the outside to a later date; and
- External (where detail is available) and internal district heat pipework routes identified and safeguarded.
- Provision for monitoring equipment as specified by the DH provider.
- Provision of contact details of the person(s) responsible for the development's energy provision for the purpose of engagement over future connection to a network.

### **I065 Travel Plan/Travel Plan Statement – Submitted**

You are advised that a Travel Information Pack is required to be prepared and submitted using the associated guidance at [www.travelplans.gov.uk/travelplans](http://www.travelplans.gov.uk/travelplans)

### **I066 Travel Plan Statement – Not Submitted**

You are advised that a Travel Plan Statement is required to be prepared and submitted using the Travel Plan Guide for New Developments and the associated templates/examples at [www.travelplans.gov.uk/travelplans](http://www.travelplans.gov.uk/travelplans)

### **I067 School Travel Plan – Not Submitted**

You are advised that a School Travel Plan is required to be prepared and submitted through the Modeshift STARS website, which Bristol City Council use to register, assess and monitor School Travel Plans. There is no cost to use the Modeshift STARS scheme.

You will first need to identify a School Travel Champion before registering online at [www.modeshiftstars.org](http://www.modeshiftstars.org) Full information to help you complete the School Travel Plan, including How to add Planning Applications information (Development Control), is available in the guidance list section of the Modeshift STARS website.

All new and expanding schools will need to complete the 'Introduction' and 'Travel & Transport Infrastructure' sections, set 'Aims and Objectives' and 'Targets' to increase active travel.

For help and advice in producing and submitting the School Travel Plan please contact [travelplans@bristol.gov.uk](mailto:travelplans@bristol.gov.uk)

### **I068 Access to Private Roads for the Collection of Domestic Waste**

The development hereby approved includes private road(s). You are advised that you will need to provide an indemnity to Bristol City Council before waste can be collected from households served by these road(s). As the collection of domestic waste is a statutory requirement, the use of private waste contractors is not permitted. Contact Bristol Waste at [BWCPlanning@bristolwastecompany.co.uk](mailto:BWCPlanning@bristolwastecompany.co.uk)

### **I069 BNET Fibre Optic Network**

The development hereby approved includes the carrying out of work on the adopted highway which includes Bristol Network (BNET) fibre optic cables and ducting owned by Bristol City Council. You are advised that before undertaking any work you contact [bnet@bristol.gov.uk](mailto:bnet@bristol.gov.uk)

### **I070 Noise Sensitive Premises Assessment**

The recommended design criteria for dwellings are as follows:

Daytime (07.00 - 23.00) 35 dB LAeq 16 hours in all rooms & 50 dB in outdoor living areas.  
Nighttime (23.00 - 07.00) 30 dB LAeq 8 hours & L<sub>max</sub> less than 45 dB in bedrooms.

Where residential properties are likely to be affected by amplified music from neighbouring pubs or clubs, the recommended design criteria is as follows:

Noise Rating Curve NR20 at all times in any habitable rooms.

### **I071 Noise from development**

The recommended design criteria to be met within any nearby dwellings are as follows:

Daytime (07.00 - 23.00) 35 dB LAeq 16 hours in all rooms & 50 dB in outdoor living areas.  
Nighttime (23.00 - 07.00) 30 dB LAeq 8 hours & L<sub>max</sub> less than 45 dB in bedrooms.

Where residential properties are likely to be affected by amplified music a Noise Rating Curve of NR20 should be achieved at any time in any habitable rooms.

**I072 Complaints from future occupants regarding existing businesses**

Future owners/occupants of the site are advised that that the neighbouring businesses have been in operation for some time prior to the development the subject of this application and that it may not be possible to uphold any noise complaints received from future residents of the site regarding noise impacts from neighbouring businesses.