

Agreed Conditions should the Appeal be Allowed

Approved Plans

1. The development shall be carried out in accordance with the following approved plans:

Location Plan (1:1250 @ A1)

Location Plan (1:500 @ A1)

Proposed Site Access Arrangements (IT15323-GA-001 Revision K)

Reason: To clarify which plans have been approved.

Time Limit

2. No development hereby approved shall commence until approval of the following reserved matters has been obtained in writing from the local planning authority for that phase:

a) Scale b) Layout c) Appearance d) Landscaping

Application for approval of the reserved matters shall be made to the local planning authority before the expiration of three years from the date of this permission.

The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason: No such details have been submitted and in accordance with the provisions of Section 92 of the Town and Country Planning Act 1990.

Pre-Commencement

3. No development shall take place until details of the proposed levels of the development including slab levels of buildings, roads, parking, and landscape areas have been submitted to and approved in writing by the Local Planning Authority. The submission shall include details of existing and proposed site levels. The development shall be completed in accordance with the approved details and retained thereafter.

Reason: In order to secure a satisfactory form of development.

4. No development shall take place until archaeological field evaluation works in accordance with a specification and written timetable have been submitted to and approved in writing by the Local Planning Authority. The details shall include a programme of post excavation assessment and publication where necessary. The development shall be completed in accordance with the approved details.

Reason: To ensure that any features of archaeological interest are properly examined, recorded, reported and disseminated.

5. No development shall take place until a detailed sustainable surface water drainage scheme for the site has been submitted to and approved in writing by the local planning authority. The detailed drainage scheme shall be based upon the Drainage Strategy report prepared by Ramboll (02/02/23) and shall demonstrate that the surface water generated by this development (for all rainfall durations and intensities up to and including the climate change adjusted critical 100 year storm) can be accommodated and disposed of without increase to flood risk on or off-site.

The drainage scheme shall also demonstrate (with reference to published guidance):

- a) That silt and pollutants resulting from the site use can be adequately managed to ensure there is no pollution risk to receiving waters.
- b) Appropriate operational, maintenance and access requirements for each drainage feature or SuDS component are adequately considered, including any proposed arrangements for future adoption by any public body or statutory undertaker.

The drainage scheme shall be implemented in accordance with the approved details.

Reason: To ensure the development is served by satisfactory arrangements for the disposal of surface water and to ensure that the development does not exacerbate the risk of on/off site flooding.

6. No development shall take place until the following components of a scheme to deal with the risks associated with contamination of the site shall have been submitted to and approved in writing by the local planning authority:
 - a) A site investigation, based on the preliminary desktop study by Geo-environmental Services Limited (GE21285/DSRv1/) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
 - b) A remediation method statement (RMS) based on the site investigation results and the detailed risk assessment (1). This should give full details of the remediation measures required and how they are to be undertaken. The RMS should also include a verification plan to detail the data that will be collected in order to demonstrate that the works set out in the RMS are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.
 - c) Within 3 months of the completion of the remediation measures approved under part (b) a Closure Report shall be submitted to and approved in writing by the local planning authority. The closure report shall include full verification details as set out in part (b). This should include details of any post remediation sampling and analysis, together with documentation certifying quantities and source/destination of any material brought onto or taken from the site. Any material brought onto the site shall be certified clean.

Any changes to these components require the written consent of the local planning authority. The scheme shall thereafter be implemented as approved.

Reason: In the interest of human health.

7. No development shall take place until a Construction Traffic Management Plan (CTMP) has been submitted to and approved in writing by the local planning authority. The CTMP shall include the following:
 - a) Site hours of operation.
 - b) The numbers, frequency, routing and type of vehicles visiting the site (including measures to limit delivery journeys on the SRN during highway peak hours such as the use vehicle booking systems).
 - c) Parking arrangements for site workers, visitors and deliveries.
 - d) Wheel washing and other facilities to prevent dust, dirt, and detritus from entering the public highway and means to remove if it occurs.

The development shall be carried out in accordance with the approved details.

Reason: In the interest of highway safety.

Prior to relevant works

8. Prior to installation of external lighting, details of lighting shall be submitted to and approved in writing by the local planning authority. The submission shall include the following:
 - a) Details to demonstrate there would no illuminance of the boundaries of the site that are used by bats and dormice with reference to the Institute of Lighting Professionals Guidance Note 8 on Bats and Artificial Lighting.
 - b) Details to demonstrate that minimum lighting levels are being used and measures to minimise any light spill beyond the site.

The development shall be carried out in accordance with the approved details.

Reason: To prevent any harmful impacts upon protected species and to minimise the impact upon the local area.

Pre-Occupation

9. The development shall not be occupied until the access hereby permitted has been completed in accordance with drawing no. IT15323-GA-001 Revision K including the visibility splays of 2.4m x 132m to the west and 2.4m x 137m to the east which must be kept free of obstruction above a height of 1 metre. Following completion, the access and visibility splays shall be retained thereafter.

Reason: In the interests of highway safety.

10. The development shall not be occupied until a Verification Report, pertaining to the surface water drainage system and prepared by a suitably competent person, has been submitted to and approved by the Local Planning Authority. The Report shall demonstrate that the drainage system constructed is consistent with that which was approved. The Report shall contain information and evidence (including photographs) of details and locations of inlets, outlets and control structures; landscape plans; full as built

drawings; information pertinent to the installation of those items identified on the critical drainage assets drawing; and the submission of an operation and maintenance manual for the sustainable drainage scheme as constructed.

Reason: To ensure that flood risks from development to the future users of the land and neighbouring land are minimised, together with those risks to controlled waters, property and ecological systems.

11. The development shall not be occupied until a detailed Travel Plan, prepared in accordance with the submitted Framework Travel Plan dated January 2023, has been submitted to and approved in writing by the local planning authority. The approved Travel Plan shall thereafter be operated at the site.

Reason: To minimise traffic generated by the development and impacts upon air quality.

12. No development shall take place until a landscaping scheme showing details of off-site planting to the south of the site that shall follow the principles shown on drawing no. P21-3536-12 RevB (Proposed Field Restoration Plan) has been submitted to and approved in writing by the local planning authority. The details shall include a planting specification and a five year maintenance plan. The approved landscaping shall be carried out within the first planting and seeding season (October to February) following the first occupation of the building(s). Any seeding or turfing which fails to establish or any trees or plants which, within five years from the first occupation, are removed, die or become so seriously damaged or diseased that their long term amenity value has been adversely affected shall be replaced in the next planting season with plants of the same species and size as detailed in the approved landscaping scheme.

Reason: To lessen the impact of the development upon the character and appearance of the surrounding area.

13. The building hereby approved shall achieve an Excellent BREEAM UK New Construction Version 6.1 rating. A final certificate shall be issued to the Local Planning Authority for approval in writing within 6 months of the first occupation of the building to certify that at an Excellent Good BREEAM UK New Construction Version 6.1 rating has been achieved.

Reason: To ensure a sustainable and energy efficient form of development.

Compliance/Restrictions

14. The details of scale submitted under condition 1 shall show a building not exceeding a height of 67.5m AOD.

Reason: To limit the impact upon the character and appearance of the surrounding area.

15. No open storage of plant, materials, products, goods for sale or hire or waste shall take place on the land.

Reason: To safeguard the character and appearance of the surrounding area.