

| | | |
|---|--|---|
| Discharge_ Planning Conditions Schedule_ Of Conditions | Job_ Reference 24_ 809 Land @ East St_ Jackson Bridge | Planning Approval_ 2020/62/91456/W NMA 2024/91792 |
|---|--|---|

| Condition_ | Description_ | Type_ | Action_ | Submitted_ |
|------------|---|-----------------------------------|------------------------------------|------------|
| 1_ | The development hereby permitted shall be begun before the expiration of 3 years from the date of permission | Permanent | Client_ Main Contractor | N/A |
| 2_ | Approved development shall be carried out strictly in accordance with the plans and specifications as approved. See Planning permission | Permanent | Client_ Main Contractor_ Architect | N/A |
| 3_ | Before the hereby approved dwelling is first brought into use, a report specifying the measures to be taken to protect the development from noise from all significant noise sources that are likely to affect the proposed development including road traffic and licensed/commercial premises shall be submitted to and approved in writing by the Local Planning Authority. The report shall – a) Determine the existing noise climate b) Predict the noise climate in living rooms and gardens (daytime), bedrooms (night-time) and other habitable rooms of the development c) Detail the proposed attenuation/design necessary to protect the amenity of the occupants of the new residences (including ventilation if required). The development shall not be occupied until all works specified in the approved report have been carried out in full and such works shall be thereafter retained. | Prior to occupation or completion | Client_ Main Contractor_ Architect | TBC |

| | | | | |
|----|--|---|----------------------------|------------|
| 4_ | <p>If a ventilation scheme is required by the assessment submitted and approved as part of condition 3, before the hereby approved dwelling is first brought into use, a ventilation scheme for rooms where windows need to be kept closed to prevent excessive noise levels shall be submitted to and approved in writing by the Local Planning Authority. The ventilation scheme shall provide the following information_</p> <ul style="list-style-type: none"> • Identify which rooms referenced back to the Noise Assessment require a ventilation System • The acoustic specification of the proposed ventilation system demonstrating that when operated it will not cause indoor noise target levels to be exceeded • The ventilation Scheme must demonstrate how habitable rooms of the development shall be provided with sufficient ventilation to help control thermal comfort and avoid over heating during hot weather without the need to open windows. This should include details of the air intake location and any summer bypass for any heat recovery system including a calculation for air changes/hour. A Standard Assessment Procedure (SAP) assessment would be acceptable to demonstrate that a risk of overheating is minimised. | Upon Commencement / Prior to occupation | Architect_Client | TBC |
| 5_ | <p>Before development commences, a report detailing the size, depth and condition of the culvert/pipe crossing the site and mitigation measures for protecting the dwelling, hereby approved, from flooding shall be submitted to and approved in writing by the Local Planning Authority. Any agreed mitigation measures (that may include finished floor levels) shall be implemented before the first occupation of the dwelling and thereafter retained.</p> | Prior to occupation | Client_Structural engineer | TBC |

| | | | | |
|----|---|----------------------------|---------------------------------------|---|
| 6_ | Before the hereby approved development is first brought into use, details of suitable storage, bin presentation points and access for collection of wastes from the dwelling hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be provided before first occupation and shall be so retained thereafter. | Prior to occupation | Client_ Main Contractor_ | July 2025 |
| 7_ | Notwithstanding the provisions of section 55(2)(a)(ii) of the Town and Country Planning Act 1990 and the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that Act or Order with or without modification) no new door or window openings other than those expressly authorised by this permission shall be constructed in the dwelling at any time. | Permanent | Main Contractor / Client | N/A – as per non material amendment 2024/91792 |
| 8_ | Samples of all external facing materials and roofing materials shall be submitted to and approved in writing by the Local Planning Authority before development commences on the superstructure of the dwelling and the development shall be completed in accordance the approved details and thereafter retained. | During / Post Construction | Main Contractor / client / architect_ | July 2025 |

| | | | | |
|-----|---|-----------------------------|---------------------------------------|------------------|
| 09_ | <p>In the event that contamination, or the presence of coal not previously identified by the developer prior to the grant of this planning permission is encountered during the development, all groundworks in the affected area (except for site investigation works) shall cease immediately and the Local Planning Authority shall be notified in writing within 2 working days. Groundworks in the affected area shall not recommence until either (a) a Remediation Strategy by a suitably competent person has been submitted to and approved in writing by the Local Planning Authority or (b) the Local Planning Authority has confirmed in writing that remediation measures are not required. The Remediation Strategy shall include a timetable for the implementation and completion of the approved remediation measures. Thereafter remediation of the site shall be carried out and completed in accordance with the approved Remediation Strategy.</p> <p>Following completion of any measures identified in the approved Remediation Strategy a Validation Report shall be submitted to the Local Planning Authority. No part of the site shall be brought into use until such time as that part of the site has been remediated in accordance with the approved Remediation Strategy and a Validation Report in respect of those works has been approved in writing by the Local Planning Authority.</p> | Upon Commencement | Main Contractor_ | N/A |
| 10_ | <p>A bat box shall be installed on the hereby approved dwelling before it is first occupied. It shall thereafter be satisfactorily retained at all times.</p> | Permanent / Upon completion | Architect / Main Contractor / Client_ | July 2025 |

| | | | | |
|-----|--|-----------------|---------------------------------------|------------------|
| 11_ | Prior to the occupation of the dwelling, an electric vehicle recharging point shall be installed within the curtilage the dwellings. Cable and circuitry ratings shall be of adequate size to ensure a minimum continuous current demand of 16 Amps and a maximum demand of 32 Amps. The electric vehicle charging point shall thereafter be retained. | Upon Completion | Architect / Client / amin contractor_ | July 2025 |
|-----|--|-----------------|---------------------------------------|------------------|