

H-1354 doc 08

Application No: Y14/0578/SH

Granted: 13th March 2015 - 13/03/2015

Planning Portal: PP-06346100

CONDITIONS SCHEDULE

RE: Former Coach Depot, King Street, Brenzett, Kent

ERECTION OF A BLOCK OF 4 TWO STOREY DWELLINGS, WITH SOME ROOMS IN THE ROOF; A BLOCK OF 5 TWO STOREY DWELLINGS, WITH SOME ROOMS IN THE ROOF; AND 2 SEMI-DETACHED DWELLINGS; TOGETHER WITH ASSOCIATED PARKING, SEWAGE TREATMENT PLANT AND ACCESS WAY, FOLLOWING DEMOLITION OF BUILDINGS.

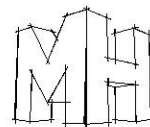
Conditions requiring submission of details to discharge before works start on site

3. *No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted inclusive of samples of the surface treatment to the external hard surfaced areas have been submitted to and approved in writing by the Local Planning Authority.*

Please see the attached schedule doc 09 and samples of the materials provided by the developer.

7. *Prior to the works commencing on site details of the parking for site personnel shall be submitted to and approved by the Local Planning Authority and thereafter shall be provided and retained throughout the construction of the development. The approved parking shall be provided prior to the commencement of the development.*

Please see the attached drawing 42d.



9. *No development shall take place until measures to prevent debris and spoil being deposited on the public highway have been installed and shall be in use and maintained in a functioning condition at all times during the construction works. In the event that the measures installed do not satisfactorily prevent debris and spoil being deposited on the public highway alternative measures to be agreed by the Local Planning Authority shall be installed and shall be in use as soon as reasonably practicable and maintained in a functioning condition at all times. Any spoil or debris deposited on the public highway shall be cleared by the applicants or their contractors as soon as reasonably practicable.*

Please see the attached document doc 19, Rhino Ecoramp details and drawing 43d.

14. *No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a watching brief to be undertaken by an archaeologist approved by the Local Planning Authority so that the excavation is observed and items of interest and finds are recorded. The watching brief shall be in accordance with a written programme and specification which has been submitted to and approved by, in writing, the Local Planning Authority.*

Please see the watching brief prepared by Dr. Paul Wilkinson of SWAT Archaeology and the Specification prepared by Heritage Conservation Group, Kent County Council.

- 15.1 *Prior to commencement of the development a desk top study shall be undertaken and submitted to and approved in writing by the Local Planning Authority. The study shall include the identification of previous site uses, potential contaminants that might reasonably be expected given those uses and any other relevant information. Using this information, a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors shall also be included.*

Please see the desk top study prepared by Southern Testing.

- 15.2 *If the desk top study shows that further investigation is necessary, an investigation and risk assessment shall be undertaken by competent persons and a written report of the findings shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of the development. It shall include an assessment of the nature and extent of any contamination on the site, whether or not it originates on the site. The report of the findings shall 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,*
 - *Ground waters and surface waters,*
 - *Ecological systems,*
 - *Archaeological sites and ancient monuments; and*
- (iii) *An appraisal of remedial options and identification of the preferred option(s).*

15.3 *If investigation and risk assessment shows that remediation is necessary, 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 shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of the development. The scheme shall include details of all works to be undertaken, proposed remediation objectives and remediation criteria, a timetable of works, site management procedures and a verification plan. The scheme shall 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. The approved remediation scheme shall be carried out in accordance with the approved terms including the timetable, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority shall be given two weeks written notification of commencement of the remediation scheme works.*

Please see the desk top study prepared by Southern Testing.

16. *No development shall take place until a Site Wide Drainage Scheme, based on sustainable drainage principles, has been submitted to and agreed in writing by the Local Planning Authority. The drainage scheme shall include:*
- *An assessment of the hydrological and hydrogeological context of the development;*
 - *A site wide drainage plan;*
 - *Details of surface water runoff drainage, including details of any pollution prevention methods and infiltration systems;*
 - *Surfacing details for areas where contaminating activities will occur, including access roads and parking areas;*
 - *Details of the package treatment plant for foul drainage;*

- *A Maintenance Schedule for the various elements of the proposed drainage system; - Indication of the areas identified as being contaminated following further site investigation required under condition 15;*
- *Supporting evidence in relation to the hydrological and hydrogeological context of the development shall be supplied as relevant.*

Please see the design and details prepared by Considine Limited.

21. *Prior to the commencement of development (including site clearance works), written evidence shall be submitted to and approved by the Local Planning Authority detailing the appointment of an appropriately qualified Code For Sustainable Homes Assessor.*

The Code for Sustainable homes is no longer applicable. We have applied separately to alter this condition to read:

Construction shall not commence until written documentary evidence has been submitted to, and approved in writing by, the local planning authority proving the development will achieve a maximum water use of 110 litres per person per day as defined in paragraph 36(2)(b) of the Building Regulations 2010 (as amended). Such evidence shall be in the form of a design stage water efficiency calculator.

Please see the design stage water efficiency calculator provided by Energy Test.

22. *No development shall take place until details have been submitted to and approved in writing by the Local Planning Authority identifying the section of watercourse to the rear of the site into which the development will drain and confirming that it has been brought up to an adoptable standard as required by the Romney Marshes Area Internal Drainage Board and that the management of this watercourse has been transferred to the Romney Marshes Area Internal Drainage Board.*

Please see the design and details prepared by Considine Limited

Conditions requiring submission of details to discharge before works start above ground

8. *Notwithstanding site layout drawing 673:P01, no development shall commence above foundation level until details of the communal waste/recycling collection point, for units 5 to 11, have been submitted to and agreed in writing with the Local Planning Authority.*

Please see our drawing number H-1345 06d

10. *No development shall take place above foundation level until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority including an implementation programme and maintenance schedule. The details submitted shall include indications of all existing trees, shrubs and hedgerows on the land and details of any to be retained. Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; and an implementation programme.*

Please see the details provided by Laura Anstiss

13. *No development shall commence above foundation level until details of a lighting scheme for the public areas has been submitted to and approved in writing by the Local Planning Authority. Details shall include the design of lighting columns, including any shielding, and details of lighting levels and light spill.*

Please see our drawing number H-1345 44d

17. *No development shall take place above foundation level until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the dwellings are occupied or in accordance with a timetable agreed in writing with the Local Planning Authority.*

Please see our drawing number H-1345 05d

Conditions requiring submission of details to discharge before works complete

- 15.4 *Prior to commencement of development, a verification report demonstrating completion of the works set out in the approved remediation scheme and the effectiveness of the remediation shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include details of longer-term monitoring of pollutant linkages and maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the Local Planning Authority.*

To be provided in due course by Southern Testing

21. *Prior to the first occupation of the dwelling(s) hereby approved, a written assessment, carried out by an appropriately qualified Code for Sustainable Homes Assessor upon the completion of the development and detailing a "Code For Sustainable Homes" rating of a minimum of 3 shall be submitted to and approved by the Local Planning Authority in writing.*

The Code for Sustainable homes is no longer applicable. We have applied separately to alter this condition as follows.

21. *The development hereby permitted shall not be occupied until written documentary evidence has been submitted to, and approved by, the local planning authority, proving that the development has achieved a maximum water use of 110 litres per person per day as defined in paragraph 36(2) (b) of the Building Regulations 2010 (as amended). Such evidence shall be in the form of a post-construction stage water efficiency calculator.*

The post-construction stage water efficiency calculator is to be provided in due course by Energy Test Ltd.