

**Proposed re-wording of planning conditions relating to planning permission 11891/APP/2016/3583 –
Bourne Court, South Ruislip**

No	Existing Wording	Proposed Wording
5	No development shall take place until details of all materials and external surfaces, including details of balconies, have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be constructed in accordance with the approved details and be retained as such. Details should include information relating to make, product/type, colour and photographs/images.	Prior to the commencement of works above damp-proof course level, details of all materials and external surfaces, including details of balconies, must be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be constructed in accordance with the approved details and be retained as such. Details should include information relating to make, product/type, colour and photographs/images.
7	Prior to commencement of development an ecological enhancement scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall clearly detail measures to promote and enhance wildlife opportunities within the landscaping and the fabric of the buildings. These shall include, living screens against walls of the development, bat and bird boxes, habitat walls and a range of plants to encourage and support wildlife. The scheme shall aim to include an area of land dedicated to wildlife habitat. The development must proceed in accordance with the approved scheme.	Prior to the commencement of works above damp-proof course level, an ecological enhancement scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall clearly detail measures to promote and enhance wildlife opportunities within the landscaping and the fabric of the buildings. These shall include, living screens against walls of the development, bat and bird boxes, habitat walls and a range of plants to encourage and support wildlife. The scheme shall aim to include an area of land dedicated to wildlife habitat. The development must proceed in accordance with the approved scheme.
9	No development shall take place until a landscape scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include: - 1. Details of Soft Landscaping 1.a Planting plans (at not less than a scale of 1:100), 1.b Written specification of planting and cultivation works to be undertaken, 1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate 2. Details of Hard Landscaping 2.a Covered and Secure Refuse Storage 2.b Covered and Secure Cycle Storage (for 78 bicycles) 2.c Means of enclosure/boundary treatments	Prior to the commencement of works above damp-proof course level, a landscape scheme must be submitted to and approved in writing by the Local Planning Authority. The scheme shall include: - 1. Details of Soft Landscaping 1.a Planting plans (at not less than a scale of 1:100), 1.b Written specification of planting and cultivation works to be undertaken, 1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate 2. Details of Hard Landscaping 2.a Covered and Secure Refuse Storage 2.b Covered and Secure Cycle Storage (for 78 bicycles)

	2.d Car Parking Layouts (to show 80 parking spaces, including 8 disability standard spaces, and 4 motorcycle parking spaces and including demonstration that 20% of all parking spaces are served by electrical charging points (10% to be active and 10% to be passive)) 2.e Hard Surfacing Materials 2.f External Lighting 2.g Other structures 3. Living Walls and Roofs 3.a Details of the inclusion of living walls and roofs 3.b Justification as to why no part of the development can include living walls and roofs 4. Details of Landscape Maintenance 4.a Landscape Maintenance Schedule for a minimum period of 5 years. 4.b Proposals for the replacement of any tree, shrub, or area of surfing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased. 5. Schedule for Implementation 6. Other 6.a Existing and proposed functional services above and below ground 6.b Proposed finishing levels or contours Thereafter the development shall be carried out and maintained in full accordance with the approved details.	2.c Means of enclosure/boundary treatments 2.d Car Parking Layouts (to show 80 parking spaces, including 8 disability standard spaces, and 4 motorcycle parking spaces and including demonstration that 20% of all parking spaces are served by electrical charging points (10% to be active and 10% to be passive)) 2.e Hard Surfacing Materials 2.f External Lighting 2.g Other structures 3. Living Walls and Roofs 3.a Details of the inclusion of living walls and roofs 3.b Justification as to why no part of the development can include living walls and roofs 4. Details of Landscape Maintenance 4.a Landscape Maintenance Schedule for a minimum period of 5 years. 4.b Proposals for the replacement of any tree, shrub, or area of surfing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased. 5. Schedule for Implementation 6. Other 6.a Existing and proposed functional services above and below ground 6.b Proposed finishing levels or contours Thereafter the development shall be carried out and maintained in full accordance with the approved details.
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**Proposed amendments highlighted in red.*