
Location: **20 Blyth Road - Hayes**

5. No development shall take place until plans of the site showing the existing and proposed ground levels and the proposed finished floor levels of all proposed buildings have been submitted to and approved in writing by the Local Planning Authority. Such levels shall be shown in relation to a fixed and know datum point. Thereafter the development shall not be carried out other than in accordance with the approved details.

Drawing numbers 4591-1 and 4591-1 Additional datum points attached to application.

GA's attached;

0503_A_2000 Rev C

0503_A_2001 Rev C

0503_A_2002 Rev C

0503_A_2003 Rev C

0503_A_2004 Rev C

0503_A_2005 Rev C

0503_A_2006 Rev C

0503_A_2007 Rev C

0503_A_2008 Rev C

0503_A_2009 Rev C

0503_A_2010 Rev C

0503_A_2011 Rev A

6. 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.

Document REP 010 – Schedule of Materials
Document REP 011 – Materials Specification

7. 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),
 - 2.a Refuse Storage
 - 2.b Secure Cycle Storage

Soft landscaping – within this application;

1

Forms part of the other drawing packs and on-going development

1a, 1b, 1c, 2, 2c, 2d, 2e, 2f, 3, 3a, 4, 4a, 4b, 5, 6, 6a, 6b

8. No development approved by this permission shall be commenced until a scheme for the provision of sustainable water management has been submitted to and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate that sustainable drainage systems (SUDS) have been incorporated into the designs of the development in accordance with the hierarchy set out in accordance with Policy 5.15 of the London Plan and will:
- i. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
 - ii. include a timetable for its implementation; and
 - iii. provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.
- The scheme shall also demonstrate the use of methods to minimise the use of potable water through water collection, reuse and recycling and will:
- iv. provide details of water collection facilities to capture excess rainwater;
 - v. provide details of how rain and grey water will be recycled and reused in the development.
- Thereafter the development shall proceed in accordance with the approved scheme.

Attached to application

10. The development shall not begin until a scheme for the control of noise transmission between the B1 office space and the adjoining dwellings has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include such combination of sound insulation and other measures as may be approved by the LPA. Thereafter, the scheme shall be implemented and maintained in full compliance with the approved measures.

Attached to application - RBA Statement provided

12. Development shall not begin until details of all traffic arrangements (including where appropriate carriageways, footways, turning space, safety strips, sight lines at road junctions, kerb radii, car parking areas and marking out of spaces, loading facilities, closure of existing access and means of surfacing) have been submitted to and approved in writing by the Local Planning Authority. The approved development shall not be occupied until all such works have been constructed in accordance with the approved details. Thereafter, the parking areas, sight lines and loading areas must be permanently retained and used for no other purpose at any time. Disabled parking bays shall be a minimum of 4.8m long by 3.6m wide, or at least 3.0m wide where two adjacent bays may share an unloading area. All deliveries to and servicing of the site shall occur entirely within the site boundaries, and at no time from Blyth Road.

Attached to application

14. No site clearance or construction work shall take place until the details have been submitted to, and approved in writing by, the Local Planning Authority with respect to:
1. A method statement outlining the sequence of development on the site including demolition, building works and tree protection measures.
 2. Detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained shall be submitted to the Local Planning Authority for approval. No site clearance works or development shall be commenced until these drawings have been approved and the fencing has been erected in accordance with the details approved. Unless otherwise agreed in writing by the Local Planning Authority such fencing should be a minimum height of 1.5 metres.
- Thereafter, the development shall be implemented in accordance with the approved details. The fencing shall be retained in position until development is completed.
- The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:
- 2.a There shall be no changes in ground levels;
 - 2.b No materials or plant shall be stored;
 - 2.c No buildings or temporary buildings shall be erected or stationed.
 - 2.d No materials or waste shall be burnt; and.
 - 2.e No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.

Health and Safety Plan submitted - updated

15. No development shall commence until details of play areas for children have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the play areas shall be provided prior to the occupation of any unit within the development and maintained for this purpose.

Landscaping Plan attached

16. The dwelling(s) shall achieve Level 4 of the Code for Sustainable Homes. No development shall commence until a signed design stage certificate confirming this level has been received. The design stage certificate shall be retained and made available for inspection by the Local Planning Authority on request.
- The development must be completed in accordance with the principles of the design stage certificate and the applicant shall ensure that completion stage certificate has been attained prior to occupancy of each dwelling.

Attached to application

18. (i) The development hereby permitted shall not commence until a scheme to deal with contamination has been submitted in accordance with the Supplementary Planning Guidance on Land Contamination and approved by the Local Planning Authority (LPA). The scheme shall include all of the following measures unless the LPA dispenses with any such requirement specifically and in writing:
- (a) A desk-top study carried out by a competent person to characterise the site and provide information on the history of the site/surrounding area and to identify and evaluate all potential sources of contamination and impacts on land and water and all other identified receptors relevant to the site;
 - (b) A site investigation, including where relevant soil, soil gas, surface and groundwater sampling, together with the results of analysis and risk assessment shall be carried out by a suitably qualified and accredited consultant/contractor. The report should also clearly identify all risks, limitations and recommendations for remedial measures to make the site suitable for the proposed use.
 - (c) A written method statement providing details of the remediation scheme and how the completion of the remedial works will be verified shall be agreed in writing with the LPA prior to commencement.
- (ii) If during development or works contamination not addressed in the submitted remediation scheme is identified, an addendum to the remediation scheme must be agreed with the LPA prior to implementation; and
- (iii) All works which form part of the remediation scheme shall be completed and a verification report submitted to the Council's Environmental Protection Unit before any part of the development is occupied or brought into use unless the LPA dispenses with any such requirement specifically and in writing.

Attached to application

21. Development shall not begin until a scheme for protecting the proposed development from vibration arising from the railway has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include such combination of land separation, vibration control techniques and other measures, as are agreed by the Local Planning Authority. Thereafter, the scheme shall be implemented and maintained in full compliance with the approved measures.

Attached to application

22. Details of all external lighting within the development shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development on site. Such details shall include location, height, type and direction of light sources, including intensity of illumination. No floodlighting or other external lighting should be installed without the prior written approval of the Local Planning Authority.

Attached to application

23. Development shall not commence until a drainage strategy detailing any on and/or off site drainage works, has been submitted to and approved by, the local planning authority in consultation with the sewerage undertaker. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed.

Attached to application

26. Development shall not begin until a scheme for protecting the proposed residential development from road and rail traffic noise has been submitted to and approved by the Local Planning Authority (LPA). The scheme shall meet acceptable noise design criteria both indoors and outdoors and provide adequate ventilation to indoor areas.
The scheme shall include such combination of sound insulation, acoustic ventilation and other measures as may be approved by the LPA. The scheme shall include provision of acoustic performance as recommended in acoustic strategy report ref: 1002723-BJ-170611-1 dated 17th June 2011. The scheme shall thereafter be retained and operated in its approved form for so long as the use hereby permitted remains on the site.

Attached to application - RBA Statement provided

27. Development shall not commence until a Bird Hazard Management Plan has been submitted to and approved in writing by the Local Planning Authority. The submitted plan shall include details of:
- management of any flat/shallow pitched/green roofs on buildings within the site which may be attractive to nesting, roosting and loafing birds. The management plan shall comply with Advice Note 8 Potential Bird Hazards from Building Design.
The Bird Hazard Management Plan shall be implemented as approved, on completion of the development and shall remain in force for the life of the building.
No subsequent alterations to the plan are to take place unless first submitted to and approved in writing by the Local Planning Authority.

Attached to application

30. Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:
- 1) A preliminary risk assessment which has identified:
 - a) all previous uses
 - b) potential contaminants associated with those uses
 - c) a conceptual model of the site indicating sources, pathways and receptors
 - d) potentially unacceptable risks arising from contamination at the site.
 - 2) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
 - 3) The results of the site investigation and detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
 - 4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.
- Any changes to these components require the express consent of the local planning authority. The scheme shall be implemented as approved.

Attached to application;

15-1-14 – Phase III rev complete

15-1-14 – JN0542 Method statement complete

32. Before development commences, details and specifications for the exact make and model of car parking stackers to be used in the development, as well as a management and maintenance regime for the stackers, shall be submitted to and approved in writing by the Local Planning Authority. The details and specifications for the stackers shall ensure that these have at least the capacity and functionality provided by the '2PARK' car stacker included in the application submission. In particular, the operation of the stacker shall be such that each car parked on a stacker, can be independently accessed by the person to whom the stacked parking space is allocated to. The development shall there after accord with the approved details and prior to the occupation of the first residential unit the management and maintenance regime of the car parking stackers within the car park shall be adhered to for the life of the development.

Attached to this application

34. Before development commences, details demonstrating how the proposed communal amenity spaces would accommodate the secure play area requirement for children of different ages and how communal amenity spaces are to be managed and maintained, including security measures, and measures to prevent anti-social behaviour, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved plans and details and maintained and managed for the life time of the development.

Relative to condition 7

35. Before development commences, details of measures to protect near by occupiers from vibration impacts associated with the construction of the development, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the scheme shall be carried out in accordance with the approved details.

Attached to application – B&K Statement provided

36. Before development commences, details of a scheme to mitigate any potential impacts of the development on radio and television reception of nearby property shall be submitted to and approved in writing by the Local Planning Authority. The measures proposed shall be in general accordance with those submitted within the submitted 'Radio and Television Signal Interference' report. Thereafter the measures shall be implemented in accordance with the approved scheme.

Attached to this application