

2ND/9TH RUISLIP SCOUT GROUP
18 ST CATHERINES ROAD
RUISLIP

PLANNING REFERENCE – 6039/APP/2021/3465

Condition 3

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.**
- 3. Where the arboricultural method statement recommends that the tree protection measures for a site will be monitored and supervised by an arboricultural consultant at key stages of the development, records of the site inspections / meetings shall be submitted to the Local Planning Authority.*

Refer to the Arboricultural Method Statement prepared by Ralph Parks Ltd, dated November 2023

Condition 5

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

Refer to Planting & Maintenance Schedule dated December 2023

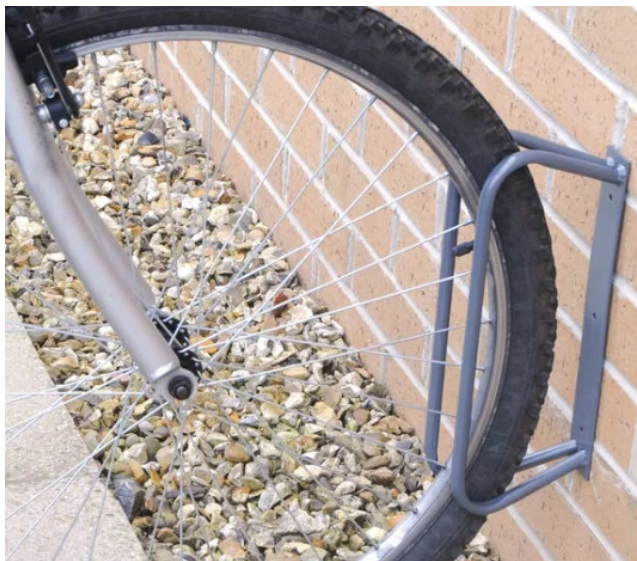
2. Details of Hard Landscaping

2.a Refuse Storage

Shown on drawing 23/18SCR/02A. 360 litre wheelie bin to be provided in location shown, selection of bin in accordance with Hillingdon's Commercial Waste Collection requirements.

2.b Cycle Storage

Open bike racks, shown on drawing 23/18SCR/02A. System as above, manufacturer selection to contractor choice



2.c External Lighting

External lighting to specialist electrical contractor design, to be designed in accordance with all National statutory and regulatory standards and in full compliance with the Institution of Lighting Professionals Guidance Notes for the Reduction of Obtrusive Light GN01:2011). Details of fittings to be confirmed.

External lighting generally will be fixed to the external walls of the building to illuminate access routes, positioned so that they are angled downwards to prevent nuisance to adjoining neighbours. The lighting will be on smart controls that will turn on at dusk and will turn off before 11pm, after the premises have been vacated with the controls programmed to operate on days when the building is in use.

3. Details of Landscape Maintenance

3.a Landscape Maintenance Schedule for a minimum period of 5 years.

3.b Proposals for the replacement of any tree, shrub, or area of surfacing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.

Refer to Planting & Maintenance Schedule dated December 2023.

4. Schedule for Implementation

External works to be completed prior to occupation. Refer also to Planting & Maintenance Schedule dated December 2023.

Thereafter the development shall be carried out and maintained in full accordance with the approved details.

Drawing 23/18SCR/03 also attached for information as it relates to the design of the entrance ramp and disabled access.