

Proposed Draft Conditions

Planning Appeal – Rosemead and Fairmead Nurseries, Cuffley Hill, Goffs Oak

Reference 3300254

Conditions Agreed:

- 1 The development to which this permission relates shall be begun within a period of 3 years commencing on the date of this decision.
- 2 The development hereby permitted shall be carried out in accordance with the following approved plans and documents:
 - List plans and documents
- 3 Prior to the commencement of development, a Construction Environmental Traffic Management Plan shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the construction of the development shall be carried out in accordance with the approved Plan. The Construction Environmental Traffic Management Plan must set out:
 - a. The phasing of construction and proposed construction programme
 - b. the methods for accessing the site, including wider construction vehicle routing.
 - c. The number of daily construction vehicles including details of their sizes at each phase of the development.
 - d. The hours of operation, delivery hours and construction vehicle movements.
 - e. Details of any highway works necessary to enable construction to take place.
 - f. Details of construction vehicle parking, turning and loading/unloading arrangements clear of the public highway.
 - g. Details of on site provision for storage of materials and parking for visitors and contractors.
 - h. Details of any hoarding.
 - i. Details of how the safety of existing public highway users and existing public rights of way users will be maintained.
 - j. management of traffic to reduce congestion.
 - k. Control of dirt and dust on the public highway, including details of the location and methods to wash construction vehicle wheels.
 - l. The provision for addressing any abnormal wear and tear to the highway.
 - m. The details of consultation with local businesses or neighbours.
 - n. The details of any other construction sites in the local area.
 - o. Waste management proposals.
 - p. Measures to reduce dust and dirt within the development.

Reason: To minimize the impact of the construction process on the local environment and local highway network.

The addition of 'environmental' is interpreted as intending to combine the highway request for a traffic management plan (condition 8 on their consultation response) with the construction environmental management plan (condition 26 at committee) this introduces further matters for consideration as incorporated.

- 4 Prior to the commencement of any above ground works, details and samples of all external materials shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.
- 5 Prior to the commencement of development, a scheme for the protection of retained trees, in accordance with BS5837:2005 shall be submitted to and agreed in writing with the Local Planning Authority. The tree protection measures shall be carried out in accordance with the approved details before any machinery, equipment, or materials are brought onto the site for the purposes of development or other operations. The fencing shall remain in tact for the full duration of development until all equipment, materials and surplus materials have been removed from the site. If the fencing is damaged all operations shall cease until it is repaired in accordance with the approved details. Nothing shall be stored or placed in any fenced area in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavations be made without the prior written approval of the Local Planning Authority.
- 6 No above ground development shall commence until full details of both hard and soft landscaping proposals have been submitted to and approved by the Local Planning Authority. These details shall include, as appropriate:
 - a. Means of enclosure including fencing and boundary treatments, their materials of construction and location
 - b. Other vehicle and pedestrian access and circulation areas
 - c. Hard surface materials (details and samples)
 - d. Minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs and lighting)
 - e. Soft landscaping details shall include:
 - Planting plans
 - Written specification (including cultivation and other operations associated with plant and grass establishment)
 - Schedule of plants, noting species, planting sizes and proposed numbers/densities where appropriate.
 - Detailed drawings of play area and equipment

- The development shall be carried out in accordance with the approved details.

7 Prior to the commencement of development the following components of the a scheme to deal with the risks associated with contamination at the site shall be submitted to and approved in writing by the Local Planning Authority:

Phase 2 Site Investigation

A site investigation scheme including consideration of asbestos to provide for detailed assessment of the risks to all receptors that may be affected, including those off site. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The report of the findings must include a survey of the extent, scale and nature of contamination, an appraisal of remedial options, and a proposal of the preferred option(s).

Remediation Strategy

A detailed remediation strategy 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. The strategy must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The strategy must 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.

8 Following completion of the remediation strategy approved pursuant to condition ** above, a verification report that demonstrates the success of the remediation carried out must be submitted to and approved in writing by the Local Planning Authority. The verification report must also identify any requirements for longer term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components requires the express consent of the Local Planning Authority. The scheme shall be implemented as approved.

9 If contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with details to be agreed in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme, a verification report shall be submitted to and approved in writing by the Local Planning Authority.

- 10 No existing trees, shown to be retained on the plans hereby approved shall be lopped, topped, felled or otherwise interfered with and no existing hedges shown to be retained shall be removed without the prior agreement of the Local Planning Authority in writing before the expiration of a period of 5 years after the completion of the development hereby permitted.
- 11 Prior to the first occupation of any dwelling hereby permitted the proposed access arrangement onto Cuffley Hill, shown on Plan Ref: 17094-00-009 Rev C, shall be completed and available for use and the existing access into the site from Cuffley Hill shall be closed off.
- 12 The development hereby permitted shall be carried out in accordance with the approved Surface Water Drainage Strategy set out in the Ardent Consulting Engineers Flood Risk Assessment ref: 1621010-03C and on the following plans:
- COO185-ACE-IG-XX-DR-C-P100 Rev PL2
 - COO185-ACE-IG-XX-DR-C-P020 Rev PL1
 - COO185-ACE-IG-XX-DR-C-P021 Rev PL1
- 13 No development shall take place until a detailed surface water drainage scheme for the site based on the approved drainage strategy and sustainable drainage principles, has been submitted to and approved in writing by the local planning authority. The drainage strategy should demonstrate the surface water run off generated up to and including 1 in 100 year + climate change critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed:
- a. Detailed engineered drawings of the proposed SuDS features including cross section drawings, their size, volume, depth and any inlet and outlet features including any connecting pipe runs.
 - b. Detailed, updated post-development calculations and half drain down times in relation to surface water for all rainfall events up to and including the 1 in 100 year + 40 climate change return period.
 - c. Final detailed management plan to include arrangements for the adoption and any other arrangements to secure the operation of the scheme throughout its lifetime.

Reason: to prevent the increased risk of flooding, both on and off site.

- 14 The development hereby approved shall be carried out in accordance with the approved Levels strategy shown on plan reference C00185-ACE-IG-XX-DR-C-P101 Rev PL2, unless an alternative scheme is submitted to and approved in writing by

the Local Planning Authority. The development shall be carried out in accordance with any subsequently approved scheme.

- 15 Prior to the first occupation of each dwelling, the property shall be provided with access to high speed broadband connections.
- 16 Before commencement of the development, revised plans must be submitted to and approved in writing by the Local Planning Authority, in consultation with the Highway Authority, which show:
 - a. Pedestrian dropped kerbs and tactile paving on either side of all junctions within the site which have footways at the bellmouth;
 - b. Footways extended beyond the incline of raised tables within the site, where the main spine road routes into shared surface roads.
- 17 At least two months before first occupation, a revised Travel Plan Statement shall be submitted and approved in writing by the Local Planning Authority in consultation with the Highway Authority. This shall consist of a written agreement with the County Council setting out a scheme to encourage, regulate, and promote sustainable travel measures for owners, occupiers, and visitors to the development in accordance with the provisions of the County Council's 'Travel Plan Guidance for Business and Residential Development'. The Plan shall be implemented in full thereafter.