

Westmoreland House– Implementation of Planning Conditions Matrix (14/05930/F)

Condition	Content	Prior to Commencement (Demolition)	Prior to Construction	Prior to commencement of relevant part	Prior to Use/ Occupation	Compliance/ Management	Comments
1	Development to commence within two years						
2	Valid building/redevelopment contract prior to demolition required	✓					Allow for early demolition
S73	Request amendment; “works for the construction of building(s) or part....”						
3	Various material samples required to be approved	✓					Amend to ensure coordination with No. 13
S73	Request amendment; “Prior to the commencement of the relevant part of construction, samples of the following shall be approved...”						
4	Implementation of land contamination remediation scheme (if required) and production of verification report	✓					
S73	Request amendment; “No development <u>other than demolition</u> shall take place...”						
5	Construction Environment Management Plan to be submitted and approved.	✓					Vital to discharge prior to demolition.
6	Bat Roost and Bat Retention Report to be submitted and approved	✓					
7	Clearance and construction works carried out as per ecological appraisal survey report submitted.					✓	

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8	Method Statement to be produced for protected species	✓					
9	Landscaping and Boundary Treatment Report to protect Wildlife to be approved.				✓		
10	Approval required for removal of vegetation or structures between 1 st March and 30 th September to protect wild birds.	✓					
11	Bird and bat nesting details required.	✓					
S73	Request amendment; "Prior to commencement of development <u>other than demolition</u> , details...."						
12	Strategy to maximise opportunities for local residents to access employment to be produced and agreed with Council prior to any works.	✓					Engagement with CAG required.
13	Material samples onsite (prior to commencement of relevant part) for external parts of building to be approved			✓			Read with No. 3. Engagement with CAG required.
14	Public Art Plan to be submitted and approved		✓				Engagement with CAG required.

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15	Cultural Programme Delivery Plan to be submitted and approved prior to any works		✓				Engagement with CAG required.
16	Detailed Drawings to be submitted and approved of:- a) Roof dormers on Grade II carriageworks b) Replacement windows on Grade II carriageworks			✓			
17	Programme of Archaeological Works to be submitted and approved prior to works	✓					WSI already prepared by City Design Group.
18	Recording of Fabric of buildings or historic and architectural importance to be carried out and approved.	✓					Phased approach to demolition required.
S73	Request amendment; "No development or refurbishment <u>other than demolition</u> , shall take place...."						
19	Submission of a Remediation Scheme to protect unacceptable risks to health to humans , buildings and other property to be approved prior to commencement of works	✓					
S73	Request amendment; "No development, <u>other than demolition</u> , shall take place....."						
20	A Risk Assessment to be undertaken and submitted to assess the nature and extent	✓					

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	of contamination on site.						
S73	Request amendment; "No development, <u>other than demolition</u> , shall take place....."						
21	Detailed drawings to be submitted and approved of; a) Roof elements b) All shop fronts and signage In the interest of visual amenity			✓			
22	Sustainable Drainage Strategy to be submitted and approved prior to any works.	✓					
S73	Request amendment; "No development, <u>other than demolition</u> , shall take place....."						
23	Registration of development with a CSH certification body to indicate Code Level 3 achievable and evidenced prior to any works.	✓					CSH now incorporated in Building Regulations ie equivalent national measure.
S73	Request amendment; "No development, <u>other than demolition</u> , shall take place....."						
24	Development to be registered with a BREEAM certification body prior to works commencing to prove achievement of the required level	✓					Assume BREEAM 'Very Good'. Seek confirmation this applies to GF commercial units only.
S73	Request amendment; "No development, <u>other than demolition</u> , shall take place....."						
25	Details and drawings submitted and approved of; All door and gate entry systems				✓		

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26	Detailed lighting report to be submitted and approved.				✓		
27	SuDS scheme to be completed in accordance with approved Sustainable Drainage Strategy				✓		
28	Unexpected contamination to be reported immediately and remediation to be submitted and approved.					✓	
29	Management Strategy for flexible ground floor uses (A1-A5 and D1/2) to be submitted and approved for commercial units use;- a) Confirmation of tenant mix b) Floorspace layout use c) Tenants servicing requirements d) Staff cycle storage				✓		
30	No commencement of use of commercial units until submission and approval of a ventilation extraction system.				✓		

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31	No commencement of use (A3, A4, A5) of commercial units until submission and approval of an Odour Management Plan				✓		
32	Completion of Archaeological Works – site investigation and post investigation assessments prior to occupation of buildings				✓		
33	SuDS Scheme completion required prior to occupation/use.				✓		
34	Cycle Parking provision to be completed for building or use prior to use commencing				✓		
35	Means of access for pedestrians/cyclists constructed as per approved plans.				✓		
36	Refuse and Recycling stores completed as per approved plans				✓		
37	Delivery related activities to ground floor commercial use limited to 0800 and 2000 hrs Monday to Saturday and not at all on					✓	

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	Sundays and Bank Holidays.						
38	No amalgamation of D1 units to exceed 140sqm					✓	
39	Noise generated by plant and equipment to be at least 5 dB below pre-existing level, to be determined.					✓	
40	Refuse and Recycling collections (ground floor commercial uses only) limited to 0800 hrs and 2000 hrs Monday to Saturday and not at all Sundays and Bank holidays					✓	
41	No amalgamation of A1/2 units to exceed 113sqm					✓	
42	No amalgamation of A3 units to exceed 113sqm					✓	
43	Development to accord with approved plans and drawings					✓	Understanding required on the need for S73 amendment application.