

13. Appendix 1 – Conditions

1. Grampian condition requiring completion of the S106 Agreement before commencement of the development.
2. Compliance with documents submitted for approval
3. Overarching phasing plan to define the extent of each phase.
4. Detailed Phasing Plan - to include phasing and build out of development plots, public realm, supporting infrastructure, access and flood mitigation measures.

As this is an outline planning application further details relating to layout, scale, appearance, landscaping and access will need to be secured through future reserved matters applications.

5. Reserved Matters – siting/layout
6. Reserved Matters – Scale/design
7. Reserved Matters – Access
8. Reserved Matters- external appearance
9. Reserved Matters – landscaping
10. Time limit for submission of reserved matters applications and the commencement of phases.
11. Construction Environmental Management Plan – Enabling Works & Each Phase – details of the construction to ensure there is no impact on the environment and neighbouring people.
12. Control of hours of work on site and deliveries to site
13. Larger scale drawings of sample panels through sections of buildings to show architectural detailing
14. Sample panels constructed on site to show materials proposed.
15. Shopfront/signage strategy for retail/leisure/community space
16. Restricting hours of use for retail/leisure/community
17. Permitted development (PD) restrictions on use of retail/leisure/community space
18. No plant/equipment to be affixed to external face of buildings
19. PD restriction on satellite equipment – no equipment to be installed on buildings
20. Telecommunications/satellite strategy
21. Green procurement plan – details of how the procurement of materials for the development will promote sustainability.
22. Confirmation of source of material imported to site/ depth of cover layers/ methods of construction of cover layers/ verification methods
23. Surface water/infiltration and drainage management plan
24. Surface water verification report
25. Flood evacuation report
26. Ground water monitoring plan
27. Archaeology – submission of a written scheme of investigation, foundation design to safeguard archaeology and public engagement in archaeology
28. Maximum number of residential units
29. Maximum numbers for student accommodation, hotel or LSPB accommodation
30. Minimum of 8,500sqm of B1c floor space
31. Limits on retail/leisure/community floor space
32. Details of housing mix
33. Schedule of tenure/mix per phase
34. Compliance with inclusive access requirements M4(2) (90%) and M4(3) (10%)
35. Scheme for noise impact of free weights for a gym use

36. Public realm strategy – hard and soft landscaping/traffic calming/ street furniture etc
37. Details of laying out/planting of open spaces/ layout and type of play equipment
38. Playspace strategy per phase – details of how playspace will be provided and the level of provision
39. Details of additional naturalisation works to Pymmes Brook and Salmons Brooks
40. External lighting details
41. Meanwhile use strategy
42. Details of ecological corridor & maintenance
43. Bat surveys
44. Bat/Badger checks pre commencement
45. Hedge/shrub clearance outside bird nesting period
46. Eradication strategy for invasive species
47. Details of biodiverse/green roofs per phase in compliance with Design Code/ongoing maintenance and management
48. Biodiversity enhancements per phase
49. Energy statement per phase, to include overheating and cooling
50. Renewable energy technologies – provision/maintenance/noise assessment per phase
51. Minimum obligations on reduction in Co2 emissions when connected to LVHN
52. Minimum Sustainability/energy standards for non-residential development
53. Delivery and servicing plan
54. Logistics Plan – considers the impact of the development on air quality and the surrounding transport network
55. Cycle parking details
56. Car parking provision per phase
57. Car parking management plan
58. Electric parking provision
59. Details of all access points to the site – materials/detailing
60. Site waste management plan
61. Details of siting/design of refuse facilities per plot
62. Sound insulation against externally generated noise
63. Acoustic report where noise generating plant proposed
64. Each reserved Matters to include detailed assessment of wind effects and related mitigation
65. Drainage strategy – site wide and to address drainage hierarchy
66. SUDS verification report
67. Flood management report
68. Impact studies of existing water supply infrastructure
69. CCTV provision
70. No roller shutters to be fixed to the external face of buildings
71. No more than 10% of windows shall be obscured
72. Flood risk assessment to ensure that there is no loss of flood storage in accordance with phases
73. Land affected by contamination – remediation strategy to deal with risks of contamination
74. Contamination verification report demonstrating completion of works as per the approved remediation strategy
75. Long term monitoring and maintenance plan of contamination
76. Previously unidentified contamination – no development if unidentified contamination identified
77. No SuDS/infiltration other than those approved by the LPA

78. Borehole decommissioning – scheme for managing the installation of boreholes
79. Piling – no piling to take place until consent received from LPA
80. Landscape management plan
81. Minimum amount of B1c floor space
82. Agent of change – a building envelope design report detailing mitigation measures
83. Canal edge enhancement strategy
84. School to have no more than 630 pupils (traffic impact assessed on these numbers)
85. Arboricultural Report recommendations complied with, details of tree protection measures per phase and controls over works within protection zones
86. Details of the marketing strategy for commercial floorspace to minimise vacancy
87. Bus stands on Glover Drive to remain operational until replacement or interim bus stands/stops provided