

3/13/0551/FP – Redevelopment of the site to provide 130 residential units, 100 sqm of retail floorspace, provision of a link road between Mill Road and Mead Lane and passenger interchange, associated car parking and landscaping at Land junction of Mill Road/Mead Lane, Hertford for Redrow Homes Ltd and B R Residuary Board

AMENDED CONDITIONS SCHEDULE

1. Three year time limit (1T12)
2. Approved Plans (2E10 – 02-001, 02-002, 02-003, 02-004, 02-005 rev A, 101 rev A, 102 rev A, 103 rev A, 104 rev A, 108 rev A, 109 rev A, 110 rev A, 111 rev A, 201 rev A, 202 rev A, 203 rev A, 204 rev A, 205 rev A, 206 rev A, 207 rev A, 208 rev A, 210 rev A, 211 rev A, 114, 115, 02-117, 02-216, 301 rev A, 501 rev A, 502 rev A, 601 rev A, 602 rev A, 603 rev A, 604 rev A, 605 rev A, 606 rev A, 607 rev A, 1484 03 rev A, 1484 01 rev D, JNY7764-10 rev D, Plan 1, 1203/13/01 rev D)
3. Prior to any above ground development (other than demolition and site clearance) being commenced samples of the external materials of construction for the building hereby permitted shall be submitted to and approved in writing by the Local Planning Authority and the development shall thereafter be implemented in accordance with the approved materials.
Reason
In the interests of the appearance of the development, and in accordance with policy ENV1 of the East Herts Local Plan Second Review April 2007.
4. Programme of archaeological work (2E02)
5. Prior to the commencement of development hereby approved (other than demolition and site clearance), detailed plans showing the existing and proposed ground levels of the site relative to adjoining land, together with the slab levels and ridge heights of the proposed buildings, shall be submitted to, and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details.

Reason

To ensure that the development is properly related to the levels of adjoining development in the interests of neighbour amenity and good design in accordance with Policy ENV1 of the East Herts Local Plan Second Review April 2007

6. Boundary walls and fences (2E07)
7. Prior to the commencement of above ground development hereby approved (other than demolition and site clearance), details of facilities to be provided for the storage and removal of refuse from the site shall be submitted to and approved in writing by the Local Planning Authority, and the development shall be carried out in accordance with the approved details.

Reason

In the interests of amenity, in accordance with policy ENV1 of the East Herts Local Plan Second Review April 2007

8. Details of any external lighting proposed in connection with the development shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of above ground development (other than demolition and site clearance), and no external lighting shall be provided without such written consent. The development shall then be carried out in accordance with the approved details.

Reason

In the interests of the visual amenities of the area, and in accordance with policy ENV23 of the East Herts Local Plan Second Review April 2007.

9. Materials arising from demolition (2E32)
10. Prior to first occupation of the development, detailed plans of the highway works shall be submitted to and approved in writing by the Local Planning Authority, and unless otherwise agreed in writing, the development shall not be occupied until the approved highway works, Link Road, junctions, access and car parking areas are completed in accordance with the approved plans.

Reason

To ensure the highway works are constructed to a satisfactory standard.

11. Prior to the commencement of development, a detailed construction management plan shall be submitted to and approved in writing by the Local Planning Authority, and the plan shall include the following:
 - a. The construction programme and phasing;
 - b. Hours of operation, delivery and storage of materials;
 - c. Details of any highway works necessary to enable the construction to take place;
 - d. Parking and loading arrangements;
 - e. Details of any hoarding;
 - f. Details of how pedestrian and cyclist safety will be maintained;
 - g. Management of traffic to reduce congestion;
 - h. Control of dust and dirt on the public highway;
 - i. Details of consultation with local businesses or neighbours;
 - j. Details of any other construction sites in the local area;
 - k. Waste management proposals.

Reason

In the interests of highway safety and to minimise the impact of construction on the local highway network.

12. Green Travel Plans (3V27)
13. Prior to the commencement of the above ground development (other than demolition and site clearance), full details of both hard and soft landscape proposals shall be submitted to and approved in writing by the Local Planning Authority. These details shall include, as appropriate: (e) Hard surfacing materials (i) Planting plans (j) Written specifications (including cultivation and other operations associated with plant and grass establishment) (k) Schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate (l) Implementation timetables. Thereafter the development shall proceed in accordance with the approved details.

Reason

To ensure the provision of amenity afforded by appropriate landscape design, in accordance with policies ENV1, ENV2 and ENV11 of the East Herts Local Plan Second Review April 2007.

14. Landscape maintenance (major sites only) (4P17)
15. Construction hours of working - plant and machinery (6N07)
16. The commercial unit hereby approved shall be used for A1 (shops), A2 (financial and professional services) or A3 (restaurants and cafés) purposes only and for no other use within the Town and Country Planning (Use Classes) Order 1987 (as amended).

Reason

To ensure that no alternative use is made of the premises which would be detrimental to the amenities of adjoining occupants in accordance with policy ENV1 of the East Herts Local Plan Second Review April 2007.

17. Prior to the commencement of development additional reptile surveys shall be carried out at an appropriate time of year and a reptile report submitted to and approved in writing by the Local Planning Authority, including a mitigation strategy in the event that reptiles are found.

Reason

To protect reptiles and their habitats in accordance with Policy ENV16 of the East Herts Local Plan Second Review April 2007.

18. Reclamation of the site shall be carried out in accordance with RSK Environment Ltd's report 25872/L01.SJ dated 9th November 2012 unless otherwise agreed in writing by the Local Planning Authority. On completion of the reclamation works, the developer shall provide a verification report which confirms that the works have been completed in accordance with the approved documents and plans.

Reason

To ensure adequate protection of human health, the environment and watercourses in accordance with policies ENV20 of the East Herts Local Plan Second Review April 2007 and the National Planning Policy Framework.

19. Prior to the commencement of development, a scheme that includes the following components to deal with the risks associated with contamination of the site shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented as approved unless

otherwise agreed in writing by the Local Planning Authority:

- a. A site investigation scheme based on the Phase 1 Environmental Risk Assessment HLEI17433/001R dated June 2011 to provide information for a detailed assessment of the risk to receptors that may be affected, including those off-site;
- b. The results of the site investigation and detailed risk assessment referred to in (a) 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.
- c. 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 (b) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Reason

To protect groundwater in accordance with policy ENV20 of the East Herts Local Plan Second Review April 2007.

20. No infiltration of surface water drainage into the ground, or piling or other foundation designs using penetrative methods, is permitted other than with the express consent of the Local Planning Authority which may be given for those parts of the site where it has been demonstrated that there is no unacceptable risk to groundwater.

Reason

To protect groundwater in accordance with policy ENV20 of the East Herts Local Plan Second Review April 2007.

21. Prior to occupation of the development hereby approved, noise control measures shall be carried out in accordance with the submitted noise report 12274-R2 dated 28th March 2013 unless otherwise agreed in writing by the Local Planning Authority.

Reason

In the interests of the amenity of future residents in accordance with policy ENV25 of the East Herts Local Plan Second Review April 2007.

22. Development (other than demolition and site clearance) shall not begin until a detailed surface water drainage scheme

based on the approved Flood Risk Assessment 120313 rev B dated 7th June 2013 has been submitted to and approved in writing by the Local Planning Authority, and the scheme shall be implemented in accordance with the approved details and completed prior to first occupation. The scheme shall include a restriction in run-off to Greenfield rates and surface water storage on site as outline in the FRA.

Reason

To prevent the increased risk of flooding and to improve and protect water quality in accordance with policy ENV20 of the East Herts Local Plan Second Review April 2007.