

Planning Condition Matrix

Pre-commencement	Implementation	During	Prior to Occupation
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03 DEC 2015

Condition No	Condition	Action	Discharge Status
1	<p>The development hereby permitted shall be commenced before the expiration of 30/04/2018.</p> <p>REASON: To comply with section 91 (as amended) of the Town and Country Planning Act 1990.</p>		
2	<p>The development hereby approved shall be carried out in accordance with the following drawings and documents unless otherwise agreed in writing by the local planning authority:</p> <p>(i) Drawing Numbers: DMS528-1-301 Rev P2 DMS528-001 Rev P5 DMS528-002 Rev P4 DMS528-1-302 Rev P1 DMS528-1-300 Rev P1</p> <p>REASON: To ensure that the development is carried out in accordance with the approved plans and within the parameters of the grant of planning permission.</p>		
3	<p>Prior to their implementation, samples or specifications of all materials to be used in the external construction of this development shall be submitted to and approved in writing by the local planning authority. The scheme shall be implemented in accordance with the approved details to the satisfaction of the local planning authority before the development is occupied/brought into use.</p> <p>REASON: To ensure a satisfactory external appearance in accordance with Policy HD18 of the Liverpool Unitary Development Plan.</p>		

4	<p>Prior to their implementation, details of the following shall be submitted to and approved in writing by the local planning authority. The scheme shall be implemented in accordance with the approved details and completed to the satisfaction of the local planning authority before the development is occupied/ brought into use.</p> <p>(i) Bin stores (ii) Cycle Stores (iii) Any additional means of enclosures</p> <p>REASON: These details are not included in the application and the Council wishes to ensure that they are satisfactory in accordance with Policy HD18 of the Liverpool Unitary Development Plan.</p>		
5	<p>Prior to their implementation, full details of any security measures to the front elevation of the premises such as the installation of roller shutters, grilles or screens, shall be submitted to and approved in writing by the local planning authority. For the avoidance of doubt, any roller shutter (shall be of the open mesh or perforated variety and) shall have a stove-enamel or similar finish in a colour to be agreed with the local planning authority prior to installation. The scheme shall be implemented in accordance with the approved details and completed to the satisfaction of the local planning authority before the development is occupied/ brought into use.</p> <p>REASON: To ensure a satisfactory external appearance in accordance with Policy HD18 of the Liverpool Unitary Development Plan.</p>	No roller shutters to be installed to the front elevation	17.11.2015

6	<p>Full details of the number, size, species, root treatment or container type and location of trees and shrubs to be planted and the treatment of all ground surfaces not built upon shall be submitted to and approved in writing by the local planning authority. The plan must be to a recognised scale and the symbols used and plant schedule provided must comply with BS EN ISO 11091:1999 Construction Drawings Landscape drawing practice.</p> <p>REASON: These details have not been submitted with the application and the Council wishes to ensure they are satisfactory in the interests of visual amenity in accordance with Policy HD18 of the Liverpool Unitary Development Plan.</p>		
7	<p>(i) The approved landscaping scheme shall be completed either (a) not later than the first planting season following completion of the development or (b) during the appropriate planting season progressively as the development proceeds, in accordance with a programme to be agreed in writing with the local planning authority.</p> <p>(ii) Any trees or shrubs which die, become diseased, damaged or are removed within 3 years of planting shall be replaced with trees and shrubs of similar sizes and species or as may otherwise be agreed with the local planning authority in the first available planting season thereafter, all works to be carried out to BS 4428:1989 "Code of Practice for General Landscape Operation".</p> <p>REASON: It is in the interests of visual amenity and in accordance with Policy HD23 of the Liverpool Unitary Development Plan.</p>		

8	<p>After development commences and prior to occupation; a) Following completion of the measures identified in the approved remediation scheme and prior to occupation of any part of the development, a verification report which shall confirm the adequacy of remediation must be prepared and submitted to and approved in writing by the LPA before this condition will be discharged.</p> <p>If a phased approach to the development is being proposed, then a validation/completion report for an agreed number of plots within each of the proposed phases shall be submitted to the LPA and approved in writing before the condition relating to the phase in question shall be discharged.</p> <p>b) If any potentially contaminated (unusual/suspect) material or flammable/toxic gas not previously identified is discovered, this must be reported in writing to the LPA and a further assessment and a revised remediation scheme will be required by the LPA. If no contamination is found then this should be detailed in the remediation verification report.</p> <p>REASON: To ensure that risks from land contamination to future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to worker, neighbours and other offsite receptors and in accordance with Policy EP2 of the Liverpool UDP.</p>		
9	<p>Any waste generated to be discarded as refuse or recycled shall be kept within the curtilage of the premises and shall only be placed outside the premises on such days as trade refuse collection will occur.</p> <p>REASON: To safeguard amenity and maintain the quality of the street environment in accordance with Policy EP9 of the Liverpool UDP.</p>	Designated Bins Store shown on drawing DMS528-001-P5	17.11.15

10	<p>Prior to the first occupation of the development for the purposes hereby approved, all off site highway works shown on the approved plan shall be detailed and approved in writing by the LPA and implemented in full thereafter. This shall include:</p> <p>a) The provision of the bellmouth priority junctions to Derby Road and to Bankhall Lane associated with the construction of the site access road, with give-way road markings and traffic signage as required.</p> <p>b) The provision of dropped kerbs and tactile paving to the Link Road junction with Derby Road and with its junction with Bankhall Road.</p> <p>For the avoidance of doubt, this shall necessitate a S278 agreement and shall be implemented at nil cost to the Council.</p> <p>REASON: In the interests of highway and pedestrian safety.</p>		
11	<p>HGV vehicles shall use the access from the highway to the east of the proposed building only. No access shall be provided to HGVs to the car park area at the front of the building.</p> <p>REASON: In the interests of amenity.</p>	Noted and we will notify the relevant parties	17.11.15
12	<p>Prior to commencement of the development, including any works of demolition, a detailed construction method statement shall be submitted to and approved in writing by the LPA. The statement shall include:</p> <p>(i) commencement and completion dates</p> <p>(ii) hours of operation for construction work</p> <p>(iii) measures to control noise and dust</p> <p>(iv) details of site compounds, storage of plant and materials</p> <p>(v) temporary highway works or closures</p> <p>(vi) access for construction traffic</p> <p>(vii) parking of vehicles of site operative and visitors</p>	Portal construction to provide information.	17.11.15

	<p>(viii) wheel washing facilities (ix) a scheme for recycling/ disposing of waste resulting from demolition and construction works.</p> <p>The scheme shall be implemented in accordance with the approved statement and completed to the satisfaction of the LPA before the development is occupied/brought into use.</p> <p>REASON: It is in the interests of the amenity of the surrounding occupiers and in accordance with Policy GEN8 of the Liverpool UDP.</p>		
13	<p>The site must be drained on a separate system combining just prior to communicating with the public sewage system with the surface water flows generated from the site being reduced by 30% from the previous 'Greenfield' run-off rate thus catering for any potential future climate change parameters</p> <p>REASON: In the interests of sustainability.</p>	See UU correspondence in relation to predevelopment application	17.11.2015
14	<p>Prior to the commencement of development, a scheme for the disposal of foul and surface waters shall be submitted to and approved in writing by the LPA. The scheme shall be implemented in accordance with details to be submitted to and approve in writing by the LPA and shall be completed to the satisfaction of the local planning authority before the development is occupied/brought into use.</p> <p>For the avoidance of doubt, the limiting discharge figure for the proposed development will be 5l/s which should be used in the design of the drainage system for the minimum requirement that flows for up to the 1:30yr critical rainfall event are retained within the system and that for the 1:100yr+30% climate change allowance, critical rainfall event there will be no flooding to any buildings and any excess volumes of water will be</p>	Please find attached drainage drawing.	17.11.2015

	retained on site. REASON: In the interests of flood prevention.		
15	The provisions of Part 3, Class P of Schedule 2 of Town and Country Planning (General Permitted Development) (England) Order 2015 or any Order revoking, re-enacting or modifying that Order shall not apply to this development (ie. planning permission will be required for the change of use to C3). REASON: In the interests of amenity.		