

Draft conditions

1. Details of the access, appearance, landscaping, layout, and scale shall be submitted to and approved in writing by the local planning authority before any development is commenced and thereafter the development shall only be carried out in accordance with the details as approved.

Reason - To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

[NOTE: If NDOs cannot be approved in outline form then it follows that details of appearance, access, layout, landscaping and scale should be provided prior to the determination of the NDO application. This has not been done. However, we have drafted a condition without prejudice in case there is scope to approve the NDO without this detail].

2. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason - To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

3. The development hereby approved shall not be commenced until a construction management plan which shall include full details of the phasing of the demolition and construction traffic for the development (including, suitable off-highway parking for all construction related vehicles), site compound and storage areas locations, dust suppression measures, wheel washing facilities and hours of construction has been submitted to and approved in writing by the local Planning Authority prior to the commencement of the development. The development shall be constructed wholly in accordance with the approved construction management plan.

Reason: In the interests of highway safety and residential amenity.

4. The development hereby approved shall not be commenced until a detailed surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the local planning authority. The submitted details shall:

- i) provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;

- ii) include a timetable for its implementation; and,

iii) provide, a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

The drainage scheme shall include details of a scheme for the drainage of the playing field specified by a qualified sports turf consultant.

The development shall only be carried out in accordance with the approved details. The sustainable drainage system shall be managed and maintained thereafter in accordance with the approved management and maintenance plan.

Reason: To prevent hydraulic overloading on the public sewerage system, to protect the health and safety of existing residents and ensure no detriment to the environment.

[NOTE: Typically, the Council would expect an application for planning permission to demonstrate that there is a viable way to drain a site in accordance with local and national planning policy and level of detail would often be required and the Lead Local Flood Authority consulted prior to determination.]

5. Ecology / trees condition

[NOTE: The ecological impacts of development are fundamental to the acceptability of the proposal and cannot be dealt with by way of planning condition. There is a requirement to demonstrate that the proposal accords with local and national policy in respect of the ecological impacts prior to the granting of planning permission. Without any ecological surveys or other details, we cannot draft a condition as it is unclear what, if anything, would need to be secured.]

6. The development hereby approved shall not be commenced until details of the layout of changing room and toilet facilities which shall be designed to Football Foundation standards (or any updated standards published by Football Foundation or a successor to Football Foundation) are submitted to and approved in writing by the Local Planning Authority. The development shall be carried out wholly in accordance with the approved details.

Reason: To ensure suitable provision of ancillary development for playing pitches.

[NOTE: We would normally require an indicative scheme to show how they intend to achieve compliance with local and national planning policy.]

7. The development hereby approved shall not be commenced until details of all external facing materials to be used in the buildings hereby approved are submitted to and approved in writing by the Local Planning Authority. The development shall be carried out wholly in accordance with the approved details.

Reason: In the interests of visual amenity.

8. Prior to the commencement of the development hereby approved, a BREEAM assessment for the buildings hereby approved shall be submitted to and agreed in writing by the Local Planning Authority. The assessment shall be completed by a licensed and fully contracted BREEAM/HQM assessor. The assessment shall include evidence of the building's potential to achieve the agreed target rating of "Very Good" and the Interim Stage certificate, as well as evidence that the development is registered with the certification body. The development shall be carried out in accordance with the agreed details, unless otherwise agreed in writing by the Local Planning Authority. Within twelve months of completion of the development, the final BREEAM Certificate certifying that the buildings hereby approved and listed below have achieved (as a minimum) the rating attained at the interim BREEAM certificate stage shall be submitted to the Local Planning Authority.

Reason: To promote sustainable methods of construction.

[NOTE: Local Plan (Part Two) policy DM 4 requires that a BREEAM assessment is carried out in relation to non-domestic buildings, and such buildings demonstrate that a rating of 'excellent' can be achieved unless it can be shown that it is not technically or financially viable. Details of scale, appearance and layout are required to be able to assess whether the proposal is likely to be able to achieve a BREEAM excellent rating. We have drafted a condition in case these details can be provided. If not, it is fundamental to the acceptability of the development and could not be conditioned post approval.]

9. The development hereby approved shall not be occupied until details of a scheme of external lighting are submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in full prior to the occupation of the development (or otherwise in accordance with a timetable which shall have been approved in writing by the Local Planning Authority prior to the occupation of the development) and retained in the approved form only. No external lighting shall be installed on the site except in accordance with the approved scheme.

Reason: In the interests of visual and neighbouring residential amenity.

10. No part of the development shall be occupied until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall set out proposals (including the provision for the appointment of a Travel Plan Co-ordinator, targets, a timetable and enforcement mechanism) and shall include arrangements for monitoring of progress of the proposals. The Travel Plan shall be implemented in accordance with the timetable set out in that plan.

Reason: To encourage the use of sustainable forms of transport to the site.

11. The playing pitches hereby approved shall be laid out in accordance with details and a timetable which shall have been submitted to and approved in writing by the Local Planning Authority. The pitches shall be retained that form in perpetuity thereafter. The details submitted shall be in accordance with Sport England's Natural Turf for Sports Guidance and the FA's Guide to Pitch and Goalpost Dimensions (or any updated guidance on these issues published by Sport England or the FA).

Reason: To ensure suitable provision playing pitches.

[NOTE: We would normally require an indicative scheme as part of the application to show how they intend to achieve compliance with local and national planning policy.]

12. The approved car parking scheme shall be implemented in full prior to the first use of the playing pitches or the sports hall hereby approved.

Reason: To ensure adequate car parking provision.

13. The development hereby approved shall only be operational between the hours of XXXX and XXXX.

Reason: In the interests of neighbouring residential amenity.

[NOTE: times to be agreed between the Local Authority and the Neighbourhood Forum.]

14. Prior to the playing pitches being brought into use, a community use agreement for the approved playing fields shall be submitted to and approved in writing by the Local Planning Authority. The agreement shall include details of community use targets/sports development plan, affordable pricing policy, hours of school and community use (for term-time and school

holidays), access by non-educational establishment users, booking arrangements (including block booking and casual use) and management responsibilities (including provision for a community use management committee) and a mechanism for review. The recreational sports playing field facilities shall not be used at any time other than in strict compliance with the approved community use agreement.

Reason: To ensure suitable access to playing pitches and the provision of sport to the local community.