

**Proposed Town Centre Regeneration : The Galleries, High Street, Aldershot :  
Planning Permission 22/00779/REVPP**

## **1. Introduction**

1.1 The purpose of this report is to advise Members of a decision taken in consultation with the Chairman at variance with a resolution of the Development Management Committee on the grounds of expediency.

## **2. Background**

2.1 Planning amendment application 22/00779/REVPP was submitted valid to the Council on 4 November 2022 proposing:

**“MINOR MATERIAL AMENDMENTS to development approved with planning permission 20/00508/FULPP dated 5 September 2022 relating to The Galleries, High Street Car Park and Arcade sections of the development scheme comprising: Revised car park layout to provide a total of 851 spaces (plus 5 spaces on development as approved) with other alterations to stair cores; additional means of escape; re-located disabled bays; provision of EV charging spaces; revised cycle and refuse/recyclables storage and plant room space; re-configured residential floor cores and means of escape; deletion of recessed/inset balconies in favour of additional internal floorspace for these flats and elevational alterations to buildings involving an overall reduction in glazed areas. Revised visibility splay for The Galleries site car park entrance”**

2.2 The application was subsequently considered by the Development Management Committee at the 18 January 2023 meeting, when it was resolved to approve the amendments, effectively granting a separate new planning permission, subject to the completion of a satisfactory Deed of Variation to the s106 Agreement dated 6 September 2022 (relating to the original Galleries planning permission). This was to ensure that the implementation of the development in accordance with the proposed amendments the subject of the amendment application would also require compliance with identical s106 requirements.

2.3 A Deed of Variation was originally indicated to be required by the applicant in making the amendment application. However, since the consideration of the amendment application by Committee, it has been established [and confirmed by the Council's Corporate Manager Legal Services], as identified by the applicants' agent, that a Deed of Variation was/is not, in fact, required. This is because the original s106 Agreement for the Galleries development dated 6 September 2022 envisaged the possibility of amendment applications being submitted and negates the need for a new s106 (Deed of Variation) if the permission is varied under s73 or 96A of the 1990 Act

(as is the case with the current application) unless the Council determines otherwise, as follows:-

Clause 3.8 of the s106 recites: *“For the avoidance of doubt in the event of a renewal of the Full Permission and/or the variation of a condition to the Full Permission by way of a Section 73 Permission or pursuant to section 96A of the 1990 Act this Deed shall continue to bind the Site in relation to the Development unless in the reasonable opinion of the Council the renewal or variation necessitates any further or modified obligations under or to this Deed to be put in place under Section 106 of the 1990 Act.”*

2.4 On 16 February 2023 the Chairman was appraised on the situation as described above and that there was a current agreed extension of time for the determination of the application in place; and the Chairman was asked whether they agreed that, in the circumstances, the amendment application could be approved. The Chairman subsequently confirmed his agreement to this course of action and the amendment application was approved and the decision notice issued on 17 February 2023.

### **3. Planning considerations**

3.1 The sole objective that lead to the requirement for a Deed of Variation being recommended at the 18 January 2023 meeting was to ensure that the new planning permission is subject to the same s106 requirements as the original planning permission, 20/00508/FULPP. The Council’s Corporate Manager Legal Services has confirmed that this is already the case as a result of Clause 3.8 of the s106 Agreement and, as such, it was unnecessary for a Deed of Variation to be completed to achieve this objective : the approved amendment is automatically subject to the original s106 Agreement.

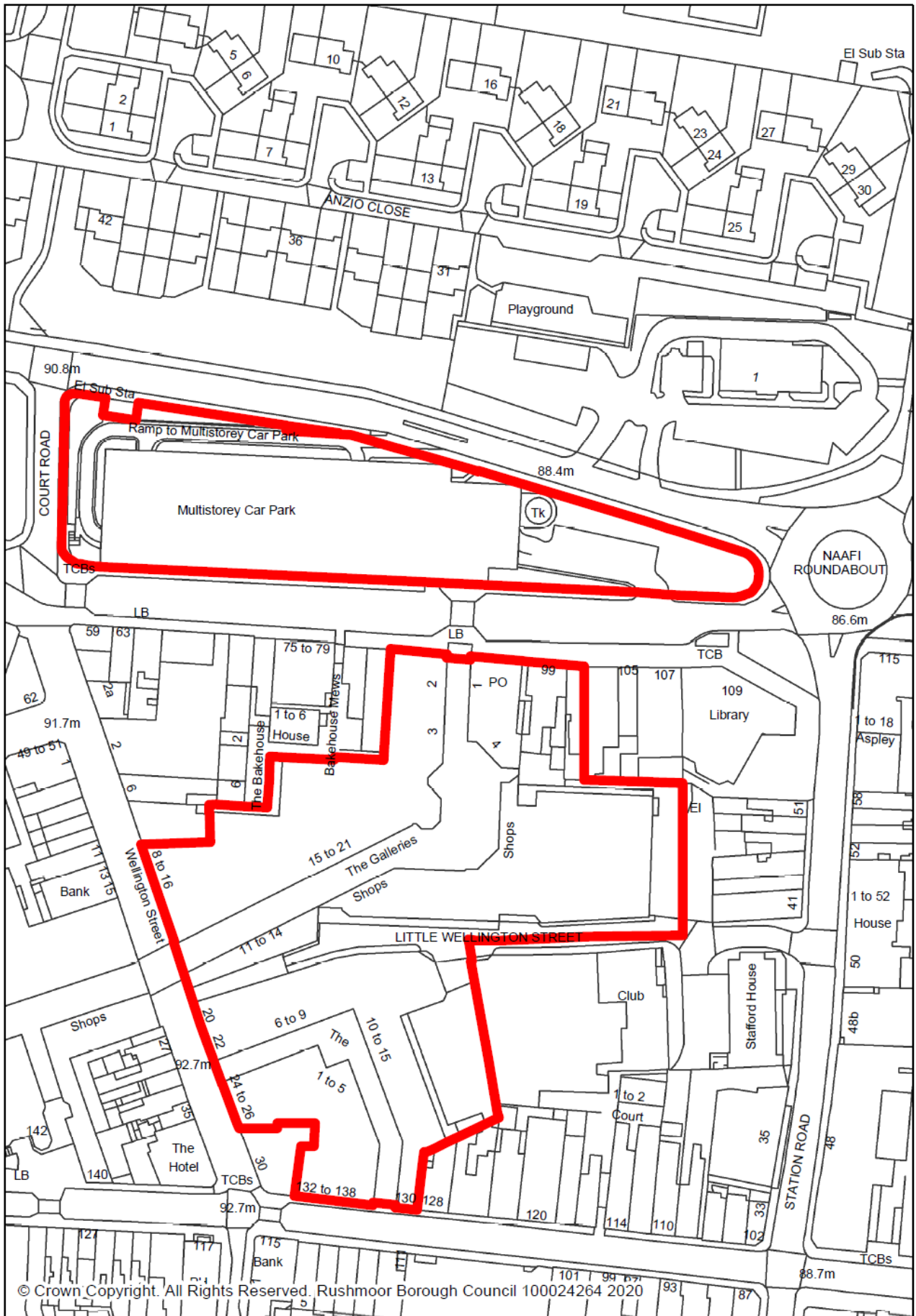
3.2 On this basis it is considered that the variance from the Committee resolution in this case achieves the same objective and, as such, was both reasonable and justified; and this would have been the recommendation had the effect of Clause 3.8 of the s106 been known when the Committee considered the amendment application on 18 January 2023.

### **Recommendation**

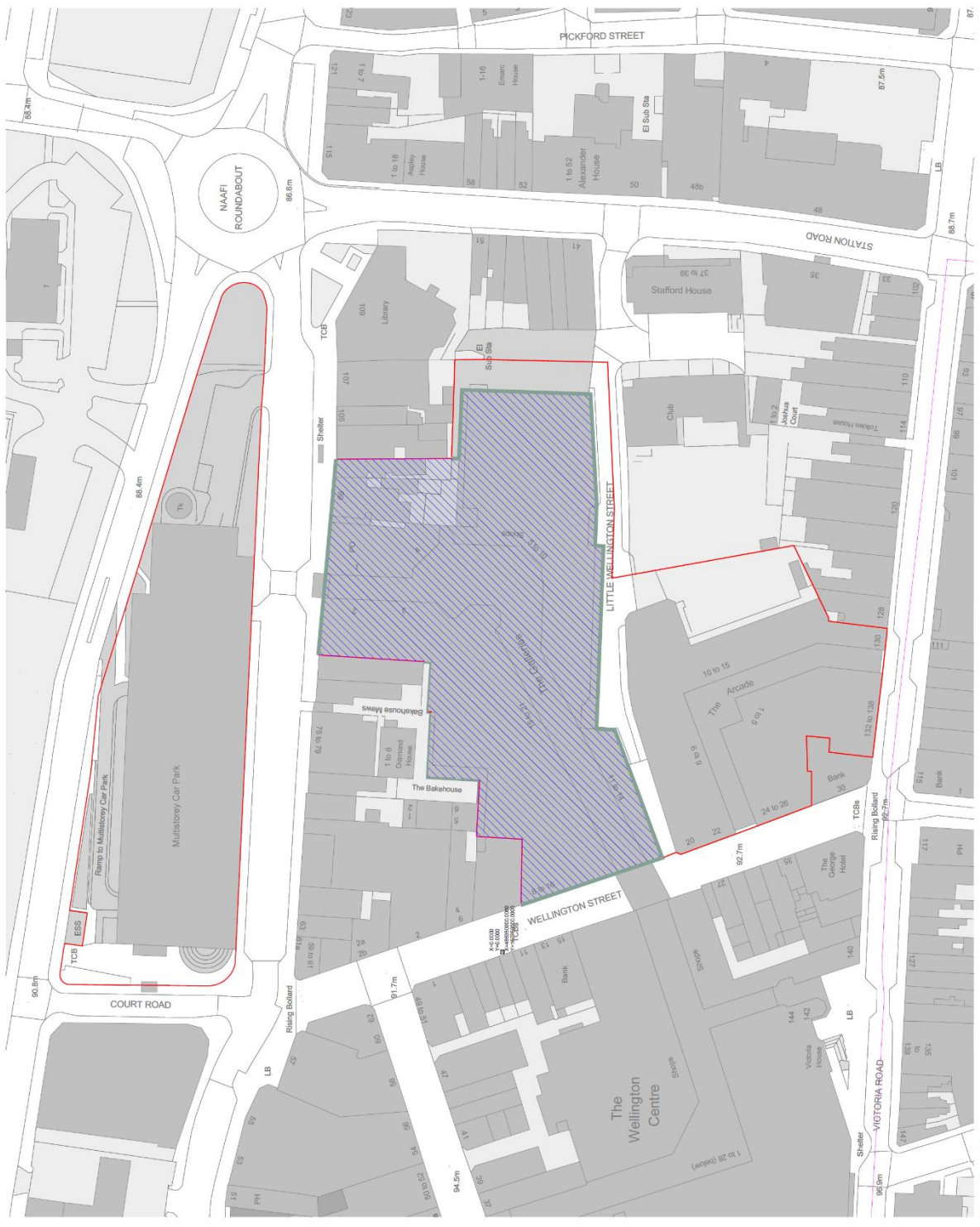
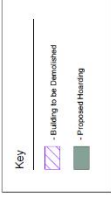
It is recommended that the contents of this report be **NOTED**.

**Tim Mills**  
**Executive Head of Property & Growth**

**Background Papers:** Planning Application ref.20/00508/FULPP and Amendment Application 22/00779/REVPP.



**Notes:**  
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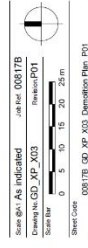


Project: 2020/15/16 Planning Issue A. RM  
 Drawing Status: Planning  
 Date: 15/05/2024  
 Drawn: [Name]  
 Checked: [Name]



Project: The Galleries, Aldershot

Drawing Title: Demolition Plan



Demolition Plan  
 1:500



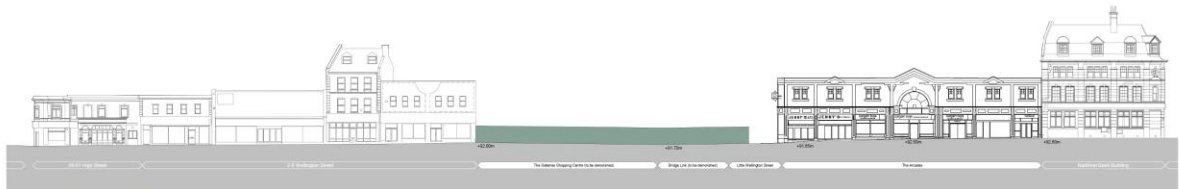
Existing High Street Elevation.  
1:250



Existing Wellington Street Elevation.  
1:250



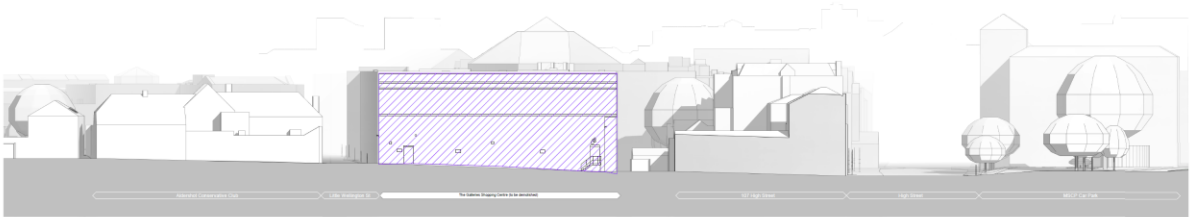
Proposed High Street Elevation.  
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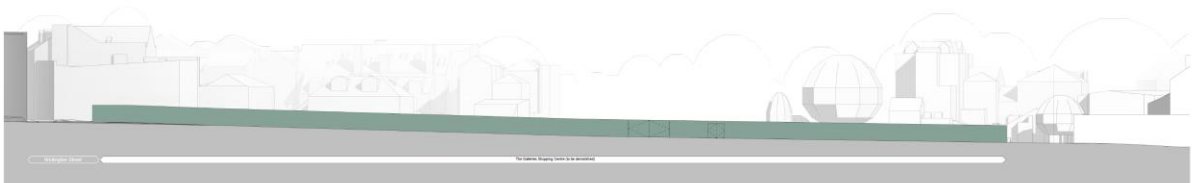
Proposed Wellington Street Elevation.  
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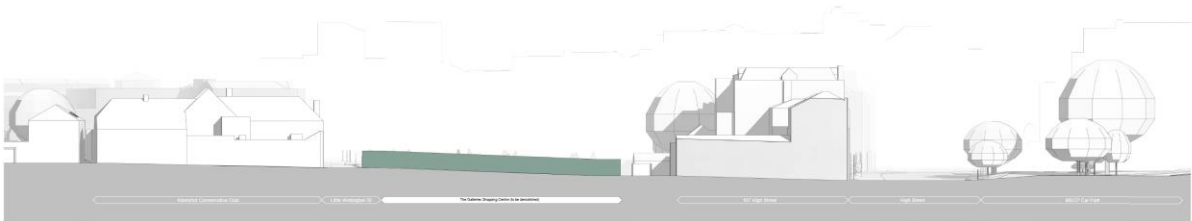
Existing Little Wellington Street Elevation  
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Existing Galleries East Elevation  
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Proposed Little Wellington Street Elevation  
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Proposed Galleries East Elevation  
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## **Appendix : Conditions to be imposed with Planning Permission as agreed by Committee on 11 November 2020.**

### 1. Time for implementation

The development hereby permitted shall be begun before the expiration of one year from the date of this permission.

Reason - As required by Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004, to reflect the objectives of The Council's Thames Basin Heaths Special Protection Area Avoidance and Mitigation Strategy as amended August 2019 and to accord with the resolution of Rushmoor's Cabinet on 17 June 2014 in respect of Planning Report no PLN1420.

### 2. Approved Drawings

Unless agreed in writing by the Local Planning Authority, the permission hereby granted shall be carried out in accordance with the following approved drawings –

AC\_PP\_300 REV.P02, AC\_PP\_301 REV.P02, AC\_PP\_302 REV.P02, AC\_PP\_303 REV.P02, AC\_PP\_304 REV.P02, AC\_PP\_305 REV.P02, AC\_PP\_306 REV.P02, AC\_PP\_307 REV.P02, AC\_PP\_308 REV.P02, AC\_PP\_309 REV.P02, CP\_PP\_320 REV.P02, CP\_PP\_321 REV.P02, CP\_PP\_322 REV.P02, CP\_PP\_323 REV.P02, CP\_PP\_324 REV.P02, CP\_PP\_325 REV.P02, CP\_PP\_326 REV.P02, CP\_PP\_327 REV.P02, CP\_PP\_328 REV.P02, CP\_PP\_329 REV.P02, CP\_PP\_330 REV.P02, CP\_PP\_331 REV.P02, GA\_PP\_340 REV.P02, GA\_PP\_341 REV.P02, GA\_PP\_342 REV.P02, GA\_PP\_343 REV.P02, GA\_PP\_344 REV.P02, GA\_PP\_345 REV.P02, GA\_PP\_346 REV.P02, GA\_PP\_347 REV.P02, GA\_PP\_348 REV.P02, GA\_PP\_349 REV.P02, GA\_PP\_350 REV.P02, GA\_PP\_351 REV.P02, GA\_PP\_352 REV.P02, GA\_PP\_353 REV.P02, MP\_PP\_001 REV.P05, MP\_PP\_002 REV.P05, MP\_PP\_003 REV.P05, MP\_PP\_004 REV.P05, MP\_PP\_005 REV.P05, MP\_PP\_006 REV.P05, MP\_PP\_007 REV.P05, MP\_PP\_008 REV.P05, MP\_PP\_009 REV.P05, MP\_PP\_010 REV.P05, MP\_PP\_011 REV.P05, MP\_PP\_012 REV.P05, MP\_PP\_013 REV.P05, MP\_BE\_400 REV P02, MP\_BE\_401 REV P02, MP\_BE\_402 REV P02, MP\_BE\_403 REV P02, MP\_BE\_404 REV P02, MP\_BE\_405 REV P02, MP\_BE\_406 REV P02, MP\_BE\_407 REV P02, MP\_BE\_408 REV P02, MP\_BE\_409 REV P02, MP\_BE\_410 REV P02, MP\_BE\_411 REV P02, MP\_PE\_100 REV P05, MP\_PE\_101 REV P05, MP\_PE\_102 REV P05, MP\_PE\_103 REV P05, MP\_PE\_104 REV P05, MO\_PS\_201 REV P05, MO\_PS\_202 REV P05, MP\_PP\_014 REV P05, MP\_PS\_200 REV P05, MP\_SC\_001 REV P06, MP\_SC\_002 REV P02, MP\_SC\_003 REV P03, MP\_SC\_004 REV P02, XX\_XP\_X02 REV P02, XX\_XP\_X11 REV P02, XX\_XP\_X12 REV P02, XX\_XP\_X13 REV P02, XX\_XP\_X01 REV P02, XX\_XP\_X03 REV P02, D0302-001 REV.A, D0302-002 REV.A, D0302-003 REV.C, D0302-004 REV.A, D0302-005, D0302-006, D0302-007, D0302-008, D0302-009, EVOKE SK001 REV.A, EVOKE SK002 REV.A, EVOKE SK003 REV.A, & EVOKE SK004 REV.A; Clarke Saunders Acoustic Report; D.Rose Planning LLP Planning Statement; Delva Patman Redlar Daylight & Sunlight Study; FHP Engineering Research Solutions Sustainability & Energy Statement; Gem Air Quality Ltd. Air Quality Assessment; Holbury Ecological Impact Assessment & Additional Bat Survey Report; JM Enviro Ltd. FRA & Drainage Strategy; JTP Design & Access Statement; Lustre Consulting Site Investigation Desk Study; Neil Tulley Associates Tree Schedule & Arboricultural Constraints; Systra FTPTransport Assessment & Framework Travel Plan; Montagu Evans Financial Viability Assessment; and Shaviram Public Consultation Statement.

Reason - To ensure the development is implemented in accordance with the permission granted

### 3. Finer-Grained Phasing Details

Notwithstanding the general phasing details indicated with the application hereby approved, no works shall start on site in respect of the implementation of this planning permission until finer-grained details for the phasing of the development hereby permitted (including the stage at which the 250 space public car parking to be provided to the Council is to be constructed and made available for use by the Council; and public bicycle parking) have been submitted to, and approved by, the Local Planning Authority. The development shall thereafter be carried out in accordance with the phasing details so approved unless otherwise first agreed in writing by the Local Planning Authority.

Reason – To ensure a satisfactory implementation of the approved development in the interests of the amenities of the Town Centre.

### 4. Site Investigation

Prior to each phase of development approved pursuant to Condition No.3 of this planning permission, no works pursuant to that phase shall commence until there has been submitted to and approved in writing by the Local Planning Authority: -

(a) a site investigation report based on the Phase I desk study (report ref:1654\MD\1-2017\601 issued by Lustre Consulting) documenting the extent, scale and nature of contamination, ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off-site.

(b) if identified as necessary; a detailed scheme for remedial works and measures shall be undertaken to avoid risk from contaminants/or gas identified by the site investigation when the site is developed and proposals for future maintenance and monitoring, along with verification methodology. Such scheme to include nomination of a competent person to oversee and implement the works.

(c) an asbestos survey should be undertaken prior to demolition to ensure that any asbestos present is identified and dealt with in an appropriate manner.

Where step (b) above is implemented, following completion of the measures identified in the approved remediation scheme a verification report that demonstrates the completeness and effectiveness of the remediation and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action shall be submitted for approval in writing by the Local Planning Authority.

Reason – (1) To ensure that the site is safe for the development permitted and in the interests of amenity and pollution prevention; and to ensure that the development does not contribute to, and is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution; and (2) to ensure that the site does not pose any further risk to the water environment by demonstrating that the requirements of the approved verification plan have been met and that remediation of the site is complete; in line with Paragraph 170 of the National Planning Policy Framework. \*

### 5. Unforeseen Contamination



In the event that unforeseen ground conditions or materials which suggest potential or actual contamination are revealed at any time during implementation of the approved development it must be reported, in writing, immediately to the Local Planning Authority. A competent person must undertake a risk assessment and assess the level and extent of the problem and, where necessary, prepare a report identifying remedial action which shall be submitted to and approved in writing by the Local Planning Authority before the measures are implemented.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared and is subject to approval in writing by the Local Planning Authority.

Reason - To ensure that the site is safe for the development permitted and in the interests of amenity and pollution prevention. \*

#### 6. Surface Water Drainage details

No development shall begin until a detailed surface water drainage scheme for the site, based on the principles within the Flood Risk Assessment Rev.A by JM Enviro Limited, has been submitted and approved in writing by the Local Planning Authority. The submitted details should include:-

- (a) A technical summary highlighting any changes to the design from that within the approved Flood Risk Assessment;
- (b) Detailed drainage plans to include type, layout and dimensions of drainage features including references to link to the drainage calculations;
- (c) Detailed drainage calculations to demonstrate existing runoff rates are not exceeded and there is sufficient attenuation for storm events up to and including 1:100 + climate change; and
- (d) Maintenance schedules detailing the maintenance requirements of all drainage elements within the site.

Reason – At the request of Hampshire County Council Lead Local Flood Authority and to comply with the requirements of Local Plan Policy NE8. \*

#### 7. Surface Water Network Upgrade Provision

No properties within the development hereby approved shall be occupied until confirmation has been provided to, and approved by, the Local Planning Authority that either:- all surface water network upgrades required to accommodate the additional flows from the development have been completed; or - a housing and infrastructure phasing plan has been agreed with Thames Water to allow additional properties to be occupied. Where a housing and infrastructure phasing plan is agreed no occupation shall take place other than in accordance with the agreed housing and infrastructure phasing plan.

Reason – At the request of Thames Water, whom advise that network reinforcement works are likely to be required to accommodate the proposed development in order to avoid flooding and/or potential pollution incidents. \*

#### 8. Surface Water Infiltration Systems

No drainage systems for the infiltration of surface water to the ground are permitted other than with the prior written consent of the Local Planning Authority. Any proposals for such systems must be supported by an assessment of the risks to controlled waters. The development shall be carried out in accordance with the approved details.

Reason – At the request of the Environment Agency to ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable

levels of water pollution caused by mobilised contaminants in line with paragraph 170 of the National Planning Policy Framework.

#### 9. Piling Using Penetrative Methods

Piling using penetrative methods shall not be carried out other than with the prior written consent of the Local Planning Authority.

Reason – At the request of the Environment Agency to ensure that the piled foundations do not harm groundwater resources in line with paragraph 170 of the National Planning Policy Framework.

#### 10. Construction & Environmental Management Plan

No development shall take place, including any works of demolition, until a Construction & Environmental Management Plan has been submitted to, and approved in writing by, the Local Planning Authority. The approved Plan shall be adhered to throughout the demolition and construction period. The Plan shall provide for:-

- (a) the parking of vehicles of site operatives and visitors;
- (b) loading and unloading of plant and materials;
- (c) storage of plant and materials used in constructing the development;
- (d) details and location(s) of temporary site accommodation;
- (d) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- (e) wheel washing facilities;
- (f) measures to control the emission of dust, dirt and other emissions during construction;
- (g) a scheme for recycling/disposing of waste resulting from demolition and construction works;
- (h) measures to minimise noise and vibrations during construction and demolition; and
- (i) measures to ensure/maintain vehicular and pedestrian access to adjoining and nearby properties at all times during the demolition and construction period

Reason: In the interests of highway safety & convenience and neighbour amenities. \*

#### 11. Construction Hours

Construction or demolition work of any sort within the area covered by the application shall only take place between the hours of 0800-1800 Hours on Monday to Fridays and 0800-1300 Hours on Saturdays. No work at all shall take place on Sundays and Bank or Statutory Holidays.

Reason - To protect the amenities of neighbouring properties in the vicinity.

#### 12. Green Roof Details

No part of the residential accommodation hereby approved shall be occupied until the design of the green roof, the uses accommodated on the roofs and the habitat creation techniques and long-term management of the roofs shall be submitted to, and approved in writing by, the Local Planning Authority. Those measures so approved shall be implemented in full during the first planting season after occupation of any part of the residential accommodation and retained thereafter.

Reason - To ensure that the green roofs survive, provide the greatest biodiversity gain, and to protect and enhance biodiversity in accordance with Local Plan Policy NE4 and Paragraph 175 of the NPPF. \*

### 13. Biodiversity Enhancement Details

No part of the residential accommodation hereby approved shall be occupied until details of an appropriate level of biodiversity enhancement, including roosting and foraging opportunities for urban birds and bat species and a sensitive external lighting strategy, shall be submitted to, and approved in writing by, the Local Planning Authority. Those details and measures so approved shall be implemented in full and retained thereafter.

Reason: To ensure that the proposals provide adequate biodiversity enhancement relative to the size of the development; and to protect and enhance biodiversity in accordance with Local Plan Policy NE4 and Paragraph 175 of the NPPF. \*

### 14. Tree Protection Measures

No works shall start on site in respect of the development of Building G until existing trees and shrubs/hedges to be retained in the vicinity adjoining the site have been adequately protected from damage during site clearance and works in accordance with the details that are set out in the Arboricultural Impact Assessment Report hereby approved with the application. Furthermore, no materials or plant shall be stored and no buildings erected within protective fencing to be erected at the margins of the root protection area of each tree/shrub/hedge to be retained as appropriate.

Reason - To ensure that existing trees are adequately protected in the interests of the visual amenities of the site and the locality in general in accordance with Local Plan Policy NE3.

### 15. Provision of Highway Access and Visibility Splays

The means of pedestrian, cycle and motor vehicular access (including any visibility splays) shown on the plans hereby approved shall be constructed and/or provided in full accordance with the approved plans and retained thereafter at all times for the lifetime of the development. The visibility splays so provided shall thereafter be kept free at all times of any obstruction including trees and shrubs exceeding 1m in height.

Reason: To improve and maintain visibility for the safety of pedestrian and vehicular traffic.

### 16. No Overhead Servicing

Provision shall be made for services to be placed underground. No overhead wire or cables or other form of overhead servicing shall be placed over or used in the development of the application site.

Reason - In the interests of visual amenity.

### 17. Flexible Commercial/Community Units : Use

The flexible commercial/community units hereby permitted shall be used flexibly for purposes falling within Use Classes E (commercial, business & service uses) and/or Use Class F.1 (learning and non-residential institutions; excluding schools and places of worship) of the Schedule to the Use Classes Order 1987, (or any other Order revoking or re-enacting that Order).

Reason - To safeguard the viability and vitality of the Town Centre.

### 18. Flexible Commercial/Community Units : Bin Storage & Collection

No flexible commercial/community unit hereby approved shall be occupied until details of the means and measures for the storage and collection of refuse/recycling at and from that unit has been submitted to and approved in writing by the Local Planning Authority. The bin storage and collection measures so approved shall be implemented and retained thereafter in accordance with the details so approved.

Reason - To safeguard the amenities of the area.

#### 19. Flexible Commercial/Community Units : Means of suppressing smells and fumes

Use of any flexible commercial/community units hereby permitted to be used for purposes falling within Use Classes E(c) (restaurants & cafes) shall not commence before appropriate means of suppressing and directing smells and fumes and associated extraction noise from the premises, have been installed in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. These details shall include the height, position, design, materials and finish of any external chimney or vent. The equipment shall be installed in accordance with the details so approved and thereafter retained.

Reason - To safeguard the amenities of neighbouring property.

#### 20. Flexible Commercial/Community Units : Opening Hours

The flexible commercial/community units hereby permitted shall not be open to customers outside the following times, unless details of any noise mitigation strategy has been submitted to and approved in writing by the LPA:-

- 0700 – 2300 Hours Mondays to Sundays

Reason - To safeguard the amenities of neighbouring occupiers.

#### 21. Flexible Commercial/Community Units : Delivery Hours

No deliveries in relation to the flexible commercial/community units hereby permitted shall be taken in or dispatched from the site outside the hours of 0700 - 2000 Hours Mondays to Sundays.

Reason - To safeguard residential amenities.

#### 22. Flexible Commercial/Community Units : Street Frontage(s)

The street frontage(s) of the flexible commercial/community units hereby permitted shall include a window display which shall be provided prior to occupation of each flexible commercial/community unit hereby permitted.

Reason - To safeguard the character and appearance of the shopping area.

#### 23. Flexible Commercial/Community Units : No Externally Audible Amplified Sound

No sound reproduction equipment, conveying messages, music, or other sound which is audible outside, and emanating from, the commercial/community units hereby permitted shall be installed without the prior written consent of the Local Planning Authority.

Reason - To protect the amenities of occupiers of adjoining and nearby residential properties.

#### 24. Flexible Commercial/Community Units : Plant & Machinery

All plant and machinery (including the mechanical ventilation) to be installed associated with any of the flexible commercial/community use units hereby permitted shall, as appropriate, be enclosed with soundproofing materials and mounted in a way which will minimise transmission of structure-borne sound and any external visual impact in accordance with a scheme to be first submitted to and approved in writing by the Local Planning Authority. Any details so approved shall be implemented in full and retained whilst the plant and machinery remains at the development.

Reason -To protect the amenity of the occupiers of the development and the amenity of neighbouring occupiers.

#### 25. Public Realm : Hard and Soft Landscaping

The flexible commercial/community units hereby approved shall not be occupied until a fully detailed soft and hard landscaping scheme including trees, planting, and details of paving/hardstanding, and external lighting has been submitted to and approved in writing by the Local Planning Authority. Such details shall be implemented during the first planting season after the occupation of a flexible commercial/community unit within the development.

Reason - To ensure the development makes an adequate contribution to public realm visual amenity and provides satisfactory drainage arrangements. \*

#### 26. Public Realm : Landscape Management Plan

The flexible commercial/community units hereby approved shall not be occupied until a landscape management plan detailing management responsibilities, maintenance schedules has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details so approved.

Reason - To ensure the amenity value of the public realm trees shrubs and landscaped areas is maintained. \*

#### 27. Public Realm : Street Furniture & Lighting

The flexible commercial/community units hereby approved shall not be occupied until details of street furniture (including lighting) within the public realm areas of the development hereby approved has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details so approved.

Reason - To ensure satisfactory external appearance. \*

#### 28. Public Realm : Signage

Details of the direction and other signage at the entrances into and within the public realm areas hereby permitted shall be submitted to and approved in writing by the Local Planning Authority and shall be implemented as so approved.

Reason - To ensure satisfactory external appearance.

#### 29. External Material Samples

Prior to each phase of development approved pursuant to Condition No.3 of this planning permission, no construction works above ground level pursuant to that phase shall start until a schedule and/or samples of the external materials to be used in the construction of that

phase have been submitted to, and approved in writing by, the Local Planning Authority. The details so approved shall be implemented in full and retained thereafter.

Reason - To ensure satisfactory external appearance. \*

### 30. External Design Details

Prior to each phase of development approved pursuant to Condition No.3 of this planning permission, the commencement of works on any part of the development pursuant to that phase above ground level shall not start until detailed drawings showing all elevations of the development in that phase including:-

- Architectural detailing on the upper floors;
- windows, (including casing, frames, opening type and colour/finish of frames and glazing);
- Shop fronts;
- Type and position of trickle vents; and
- Any externally visible rainwater goods

shall be submitted to and approved in writing by the Local Planning Authority. The details so approved shall subsequently be implemented in full and retained as approved.

Reason: In the interest of the character and appearance of the area. \*

### 31. Residential Communal Amenity Areas : Hard and Soft Landscaping

The residential units of each phase of development approved pursuant to Condition No.3 of this planning permission hereby approved, or any part thereof, shall not be occupied until a fully detailed soft and hard landscaping scheme including trees and other planting for that phase, has been implemented in full in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. The hard and soft landscaping scheme thereby approved for that phase shall be provided within the first planting season after occupation of any part of the residential accommodation of that phase, and retained and maintained at all times as a shared communal amenity area for occupiers of the development for the lifetime of that phase of the development.

Reason - To ensure the development makes an adequate contribution to visual and residential amenity. \*

### 32. Residential Communal Amenity Areas : Landscape Management Plan

The residential accommodation hereby approved, or any part of, shall not be occupied until a landscape management plan detailing management responsibilities and maintenance schedules has been submitted to and approved in writing by the Local Planning Authority. The residential communal amenity areas shall be managed, maintained and retained in accordance with the details so approved.

Reason - To ensure the amenity value of the landscaping of the residential communal amenity areas within the development is satisfactorily managed and maintained. \*

### 33. Residential Car Parking

No residential unit hereby approved within each phase of development approved pursuant to Condition No.3 of this planning permission shall be occupied until each residential unit within that phase has been allocated one parking space for the lifetime of the development that have

been provided and made available for use. For the avoidance of doubt, no allocated residential parking space shall be used for the parking and/or storage of boats, caravans and trailers

Reason - To ensure the provision and availability of adequate off-street parking.

#### 34. Residential Cycle Parking

No residential unit hereby approved within each phase of development approved pursuant to Condition No.3 of this planning permission shall be occupied until secure bicycle storage/parking facilities have been provided and made available for the use of occupiers of the residential units within that phase. The cycle storage/parking so provided shall be permanently retained in the approved form for the parking of bicycles and used for no other purpose.

Reason: In order to ensure that secure weather-proof bicycle parking facilities are provided to encourage the use of sustainable modes of travel.

#### 35. Residential Units and Communal Residential Roof Amenity Areas : Noise Mitigation

No residential unit hereby approved [and their associated communal roof amenity area(s)] within each phase of development approved pursuant to Condition No.3 of this planning permission shall be occupied/brought into use until mitigation measures to protect the residential units and the associated roof amenity areas within that phase from traffic or other external noise have been implemented in accordance with details, which have first been submitted to, and approved in writing by, the Local Planning Authority. The noise mitigation measures so approved shall be retained for the lifetime of the development.

Reason: To protect the amenity of the occupiers of the development.

#### 36. Residential Units : General Noise Attenuation Measures

No residential unit hereby approved within each phase of development approved pursuant to Condition No.3 of this planning permission shall be occupied until all plant and machinery (including any mechanical ventilation) to be installed with that phase of the development has been enclosed with soundproofing materials and mounted in a way which will minimise transmission of structure-born sound in accordance with a scheme to be first submitted to and approved in writing by the Local Planning Authority.

Reason -To protect the amenity of the occupiers of the development and the amenity of neighbouring occupiers.

#### 37. Residential Units : Balcony/Terrace Privacy Screening

No residential unit hereby approved within each phase of development approved pursuant to Condition No.3 of this planning permission shall be occupied until any privacy screening to the flanks of the residential balconies and/or amenity terraces of that phase have been implemented in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. The development shall be completed and retained in accordance with the details so approved.

Reason - To safeguard the amenities of neighbouring property. \*

#### 38. Residential Units and Residential Roof Amenity Areas : Privacy of Neighbours

Notwithstanding the details shown on the submitted plans, no residential unit hereby approved within each phase of development approved pursuant to Condition No.3 of this planning permission shall be occupied until a scheme of measures to address, as appropriate, through provision of measures such as obscure glazing and/or privacy screening to the balustrades of amenity areas and balconies, the privacy of occupiers of adjoining and nearby residential units, has been submitted to and approved in writing by the Local Planning Authority. Such measures as may be approved shall be implemented in full prior to the first occupation of the residential units within that phase that are involved and the measures so approved shall be retained for the lifetime of the development.

Reason -To protect the amenities of the neighbouring residential properties. \*

#### 39. Residential Units : Bin Storage & Collection Details

No residential unit hereby approved within each phase of development approved pursuant to Condition No.3 of this planning permission shall be occupied until the appropriate residential refuse/recycling bin storage areas for that phase have been provided and made available to the occupiers in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. The development shall be completed and retained in accordance with the details so approved.

Reason - To safeguard the amenities of the area. \*

#### 40. Residential Units : Communal Broadband and Aerial/Satellite Connections

Notwithstanding any details submitted in the application, no residential unit hereby approved within each phase of development approved pursuant to Condition No.3 of this planning permission shall be occupied until details of the communal telecommunications provision and the aerial or satellite facilities for that phase, including high speed broadband, have been submitted to and approved in writing by the Local Planning Authority. The approved systems and installations shall be installed in full accordance with the approved details and made operational before any residential units in that phase are occupied and retained thereafter.

Reason: To ensure satisfactory external appearance and provide for appropriate telecommunication facilities in accordance with Local Plan Policies DE1 and PC3. \*

#### 41. Employment Skills Plan

Prior to the construction of the development hereby approved, training and employment opportunities shall be provided in respect of the development in accordance with an Employment and Skills plan to be first submitted to, and approved in writing by, the Local Planning Authority.

Reason - To secure employment and training opportunities for local people in the interest of economic development of the area. \*

#### 42. Sustainability : Electric Car Charging Points Details

Details of the provision of Electric Car Charging Points within the development shall be submitted to and approved in writing by the Local Planning Authority prior to the car parking area(s) in which they would be located being first brought into use. The Electric Car Charging Point installation so approved shall subsequently be installed and made operational and available to occupiers of the development prior to the car parking area(s) in which they would be located being first brought into use and retained thereafter.



Reason – To reflect the objective of enabling a sustainable development.

43. Sustainability : BREEAM

On completion of any flexible commercial/community unit within the development hereby approved, certification their compliance with the BREEAM 'excellent' standard for water consumption shall be submitted to, and approved by, the Local Planning Authority.

Reason - To ensure the development is sustainable.