

Haslar IRC – Schedule of conditions

Time limit - commencement

The development hereby permitted must be begun either before the expiration of three years from the date of the grant of this Outline planning permission, or the expiration of two years from the final approval of the Reserved Matters, or in the case of approval on different dates, the final approval of the last such matter to be approved whichever is the later date.

Reason - To comply with Section 92 of the Town and Country Planning Act, 1990 (as amended).

Time limit – RM submission

In the case of any Reserved Matter, application for approval must be made not later than the expiration of three years beginning with the date of the grant of this Outline planning permission.

Reason - To comply with Section 92 of the Town and Country Planning Act, 1990 (as amended).

Details of RM

Details relating to the layout, scale and appearance of the proposed development, the access thereto and the landscaping of the site, hereinafter called "the reserved matters", shall be submitted to, and approved by, the Local Planning Authority before the development hereby permitted is commenced.

Reason – To comply with Policies LP10, LP23 and LP41 of the Gosport Borough Local Plan 2011-2029.

Approved plans/documents

The development hereby permitted shall be carried out in accordance with the following approved plans and documents: *[insert]*

Reason - To ensure that the development is completed satisfactorily in all respects and to comply with Policy LP10 of the Gosport Borough Local Plan 2011-2029.

Construction Environment Management Plan

a) No development shall commence until a Construction Environment Management Plan (CEMP) has been submitted to and approved, in writing, by the Local Planning Authority. The CEMP shall include details of all measures designed to protect on-site and off-site ecological features and should clearly identify roles and responsibilities for implementing the approved strategy.

b) The development shall, unless otherwise agreed in writing by the Local Planning Authority, be carried out in accordance with the approved CEMP.

Reason - To conserve and enhance biodiversity in accordance with the Conservation Regulations 2010, the Wildlife & Countryside Act 1981, the Natural Environment and Rural Communities Act 2006, National Planning Policy Framework and with Policy LP44 of the of the Gosport Borough Local Plan 2011-2029.

Construction and Traffic Management Plan

a) No development hereby permitted shall commence until a Construction and Traffic Management Plan, to include (but not be limited to) details of:

- a method statement for control of dust and emissions from construction;

- an assessment and method statement for the control of construction noise for the site specifying predicted noise levels, proposed target criteria, mitigation measures and monitoring protocols, the timing of deliveries;
- the provision to be made on site for contractor's parking, construction compound, site office facilities, construction traffic access, the turning and loading/off-loading of delivery vehicles within the confines of the site, wheel wash facilities, lorry routeing from the strategic road network; and
- a programme of works

has been submitted to and approved in writing by the Local Planning Authority.

b) The development shall be carried out in accordance with the approved Construction and Traffic Management Plan for as long as construction is taking place at the site.

Reason - In the interests of the safety and convenience of users of the surrounding highway network and to comply with Policy LP46 of the Gosport Borough Local Plan, 2011-2029.

Land contamination - remediation

No construction shall commence until there has been submitted to and approved, in writing, by the Local Planning Authority: a detailed scheme for remedial works and measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such a scheme shall be informed by the site investigation and risk assessment and shall include the nomination of a competent person to oversee the implementation of the remedial measures.

Reason - To ensure that risks from land contamination, ground gases and contaminated groundwater to the future uses of the land, neighbouring land, surface water, groundwater and wider environment are mitigated to ensure that the development can be carried out safely without any unacceptable risks to workers, neighbours and off site receptors and to comply with Policy LP47 of the Gosport Borough Local Plan 2011-2029.

Land contamination - verification

The development hereby permitted shall not be occupied or brought into use until there has been submitted to the Local Planning Authority verification by the competent person approved under the provisions of condition [x] that any remediation scheme required and approved under the provision of condition [x] has been implemented fully in accordance with the approved details (unless varied with the written agreement of the Local Planning Authority). Unless otherwise agreed in writing by the Local Planning Authority such verification shall comprise:

- a) as built drawings of the implemented scheme
- b) photographs of the remediation works in progress
- c) certificates demonstrating that imported and/or material left in situ is free of contamination. Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under condition [x].

Reason - To ensure that risks from land contamination, ground gases and contaminated groundwater to the future uses of the land, neighbouring land, surface water, groundwater and wider environment are mitigated to ensure that the development can be carried out safely without any unacceptable risks to workers, neighbours and off site receptors and to comply with Policy LP47 of the Gosport Borough Local Plan 2011-2029.

land contamination - unexpected

- a) If contamination not previously identified is found to be present at the site then no further development or site clearance shall be carried out until a remediation strategy detailing how this unsuspected contamination is to be dealt with has been submitted to and approved, in writing, by the Local Planning Authority.

b) Development shall thereafter proceed in accordance with the approved remediation strategy.

c) The development shall not be occupied or brought into use until details verifying that any remediation scheme required and approved under the provisions of part a) of this condition has been implemented has been submitted to and agreed, in writing, by the Local Planning Authority.

Reason - To ensure that risks from land contamination, ground gases and contaminated groundwater to the future uses of the land, neighbouring land, surface water, groundwater and wider environment are mitigated to ensure that the development can be carried out safely without any unacceptable risks to workers, neighbours and off site receptors and to comply with Policy LP47 of the Gosport Borough Local Plan 2011-2029.

Archaeology

a) No development shall commence until an archaeological mitigation strategy has been submitted to and approved, in writing, by the Local Planning Authority.

b) The development shall, unless otherwise agreed, in writing, by the Local Planning Authority, thereafter be carried out in accordance with the approved archaeological mitigation strategy.

c) The development shall, unless otherwise agreed in writing by the Local Planning Authority, not be occupied until a report interpreting the results of the archaeological fieldwork has been produced, and submitted to the Local Planning Authority, in accordance with an approved programme including where appropriate post-excavation assessment, specialist analysis and reports, publication and public engagement.

Reason - To assess the extent, nature and date of any archaeological deposits that might be present and the impact of the development upon these heritage assets, to mitigate the effect of the works associated with the development upon any heritage assets and to ensure that information regarding these heritage assets is preserved by record for future generations, to contribute to our knowledge and understanding of our past by ensuring that opportunities are taken to capture evidence from the historic environment and to make this publicly available and to comply with Policy LP13 of the Gosport Borough Local Plan 2011-2029.

Materials

a) Construction above slab level shall not commence until details of all external facing and roofing materials have been submitted to and approved, in writing, by the Local Planning Authority.

b) The development shall thereafter be implemented in accordance with the approved details.

Reason - To ensure that the external appearance of the development is satisfactory, and to comply with Policy LP10 of the Gosport Borough Local Plan 2011-2029.

Architectural detailing

a) No construction above slab level of each new building hereby permitted shall commence until the detailed design and finish of key architectural features such as eaves, entrances, windows/doors at a 1:20 scale (or such other appropriate scale as may be agreed) relating to that building have been submitted to and approved, in writing, by the Local Planning Authority.

b) The construction of each new residential building shall, unless otherwise agreed in writing by the Local Planning Authority, thereafter be carried out in accordance with the approved details.

Reason - To ensure that the external appearance of the development is satisfactory, and to comply with Policies LP10 and LP12 of the Gosport Borough Local Plan 2011-2029.

Car parking

- a) The development hereby permitted shall not be brought into use until facilities for the parking of vehicles used by staff and visitors of the expanded IRC have been provided.
- b) The approved parking facilities shall thereafter be retained.

Reason - In the interests of highway safety and to ensure adequate car parking is provided and retained, and to comply with LP23 of the Gosport Borough Local Plan 2011-2029 and the Parking Supplementary Planning Document 2014.

Cycle parking

- a) The development hereby permitted shall not be occupied or brought into use until secure and weatherproof long-term cycle storage facilities and secure short stay cycle parking facilities have been provided in accordance with a detailed scheme that shall have been submitted to and approved, in writing, by the Local Planning Authority.
- b) The approved cycle storage and parking facilities shall thereafter be retained.

Reason - In order to ensure that adequate cycle storage is provided to promote and to encourage cycling as an alternative to use of the private motor car in compliance with Policy LP23 of the Gosport Borough Local Plan 2011-2029.

Details of external lighting

- a) No flood or other external lighting shall be installed until a detailed scheme has been submitted to and approved, in writing, by the Local Planning Authority
- b) Any flood or other external lighting shall thereafter be installed and retained in accordance with the approved details.

Reason - In order to protect the amenities of the area, and to comply with Policy LP10 of the Gosport Borough Local Plan 2011-2029.

Biodiversity enhancement measures

- a) The development hereby permitted shall not be brought into use until biodiversity enhancement measures have been provided in accordance with plans and details that shall have been submitted to and approved, in writing, by the Local Planning Authority.
- b) The approved biodiversity enhancement measures shall be retained thereafter.

Reason - To conserve and enhance biodiversity in accordance with the Conservation Regulations 2010, the Wildlife & Countryside Act 1981, the Natural Environment and Rural Communities Act 2006, National Planning Policy Framework and with Policies LP41 and LP44 of the of the Gosport Borough Local Plan 2011-2029.

Skills & Employment Plan

- a) i) Development shall not commence until a Skills & Employment Plan covering the construction of the development hereby permitted has been submitted to and approved, in writing, by the Local Planning Authority.
- ii) The development shall thereafter be constructed in accordance with the Skills & Employment Plan approved pursuant to part a) i) of this condition.
- b) i) The development hereby permitted shall not be occupied until a Skills & Employment Plan covering the operation of the development has been submitted to and approved, in writing, by the Local Planning Authority.
- ii) The development shall thereafter be constructed in accordance with the Skills &

Employment Plan approved pursuant to part b) i) of this condition.

Reason - To promote and secure training opportunity to improve the skills of the local population in accordance with Policy LP17 of the Gosport Borough Local Plan 2011-2029.

The LPA would also recommend the imposition of planning conditions relating to the following matters as may be recommended by statutory consultees and relevant bodies:

- highways
- flooding
- drainage
- ecological mitigation measures
- biodiversity net gain (statutory)