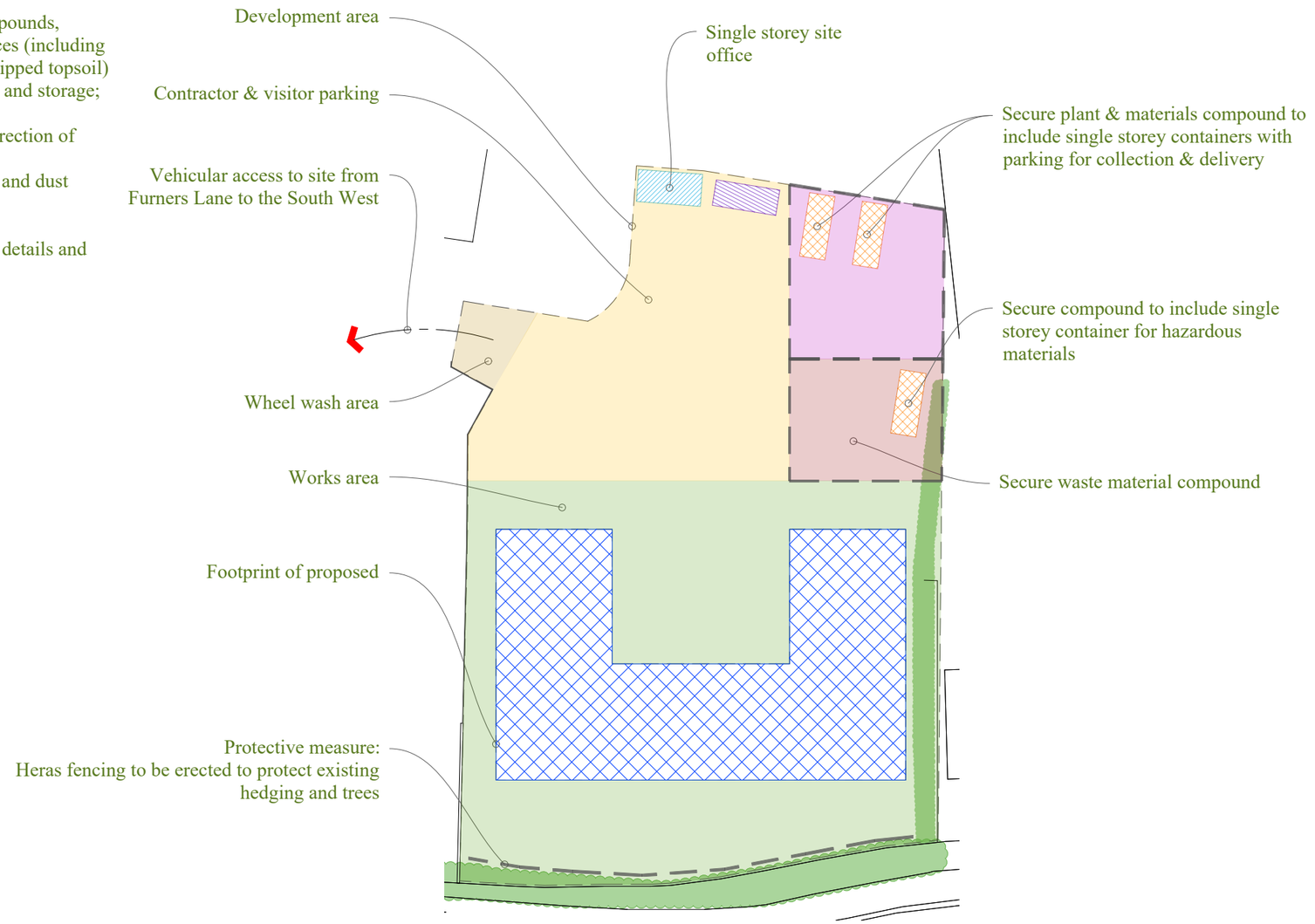
Condition No. 3

Pre-Commencement Condition: The development hereby approved shall not commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority.

The CEMP shall include details of the following relevant measures:
i. An introduction consisting of a description of the construction programme, definitions and abbreviations and project description and location;
ii. Details of how residents will be advised of site management contact details and responsibilities
iii. Detailed site logistics arrangements, including location of site compounds, location for the loading and unloading of plant and materials, site offices (including height and scale), and storage of plant and materials (including any stripped topsoil)
iv. Details regarding parking or site operatives and visitors, deliveries, and storage;
v. The method of access to and from the construction site
vi. Details of any floodlighting, including location, height, type and direction of light sources, hours of operation and intensity of illumination
vii. Locations and details for the provision of wheel washing facilities and dust suppression facilities

The construction shall thereafter be carried out in accordance with the details and measures approved in the CEMP.

- Working compound
- Secure plant & materials compound (with containers)
- Storage container 6m x 2.4m
- Secure waste material compound
- Contractor & visitor parking
- Wheel wash at entrance/exit
- Footrprint of new building
- Site office 6m x 3m
- Wefare 6m x 2.4m
- Site access from Furners Lane



Block Plan

1:500 | APPROVED

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Scale @ A3	As Indicated
Job No.	2310PE_R1
Drawn By	MD
Checked By	BK
Drawn On	24.11.2025
Issued On	24.11.2025
Status	Proposed
Drawing	Con.3
Submission	Conditions
Revision	

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Condition No. 3

Pre-Commencement Condition: The development hereby approved shall not commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority.

The CEMP shall include details of the following relevant measures:
i. An introduction consisting of a description of the construction programme, definitions and abbreviations and project description and location - Build should take circa 3 to 6 months
ii. Details of how residents will be advised of site management contact details and responsibilities - Signage at entrance to site to include main contractor details and contact information
iii. Detailed site logistics arrangements, including location of site compounds, location for the loading and unloading of plant and materials, site offices (including height and scale), and storage of plant and materials (including any stripped topsoil)
iv. Details regarding parking or site operatives and visitors, deliveries, and storage;
v. The method of access to and from the construction site
vi. Details of any floodlighting, including location, height, type and direction of light sources, hours of operation and intensity of illumination - Construction programme to be in daylight hours only. No additional lighting required.
vii. Locations and details for the provision of wheel washing facilities and dust suppression facilities

The construction shall thereafter be carried out in accordance with the details and measures approved in the CEMP.

Site Prep:

The site is to be cleared of all existing detritus prior to the commencement of works to allow for unhindered and safe passage of pedestrians and vehicles.
Upon clearance, the erection of heras fencing to contain and compartmentalise the site is to be erected.
Wheel wash is to be installed at the entrance to the site.
Site office and container to be delivered and set up.
Plant and skips/bins to be delivered to site for waste handling.

Measures to control dust and dirt during construction

In order to control dust and dirt arising from demolition and construction activities on site the following measures shall be implemented

- Erect effective barriers around dusty activities or the site boundary
- No bonfires to be undertaken on site
- Wherever possible machinery and dust causing activities should be located away from sensitive receptors
- All vehicles should switch off engines – no idling vehicles
- A wheel washing facility should be provided at the entrance to the site to avoid mud being transported on to highways & adjoining private land
- Minimise dust generating activities wherever possible and where avoidable use water as a dust suppressant
- Cutting equipment to use water as a suppressant or a suitable local exhaust ventilation systems
- Securely cover skips when leaving site
- Keep stockpiles of waste for the shortest possible time

Waste management Plan

Waste produced during all construction activities on site will be subject to the 'Duty of Care' under The Waste (England and Wales) Regulations 2011.

The Principal Contractor should maintain documentary evidence from waste carriers and disposal facilities that these requirements are being met. An area for waste collection and materials delivery and storage to be provided within the site boundary as shown on the accompanying plan.

Sorting of recylables:
To commence when structures are down.
Recyclable materials to be segregated and located in the waste handling compound ready for collection.
Non-recyclable materials to be located in the waste handling compound ready for collection.

Upon the site being cleared of all previous structures and materials construction may commence.

Waste Storage and Removal
Waste arising from demolition and construction will be segregated into the following, where practicable and feasible:

- Recyclable Materials – Timber, Metals, Paper/Cardboard, Glass, Plastics, Soil, Masonry, Agregates
- Plasterboard;
- Batteries;
- Aerosols;
- General Waste;
- Hazardous Solid Wastes; and
- Hazardous Liquid Wastes.

The following waste management procedures will be implemented:

- All skips will be filled no higher than the brim to ensure no waste is allowed to escape
- All containers for waste storage shall be clearly labelled using a colour coding system so that users know what wastes can be placed in each container.
- The construction phase will run on a 'just-in-time' basis, with materials being removed from site as required.
- Lockable storage will be provided for all hazardous waste;
- All waste containers will be sited at least 20m away from watercourses, ditches and other areas of environmental sensitivity.

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Scale @ A3	NTS
Job No.	2310PE_R1
Drawn By	MD
Checked By	BK
Drawn On	24.11.2025
Issued On	24.11.2025
Status	Proposed
Drawing	Con.3.1
Submission	Conditions
Revision	

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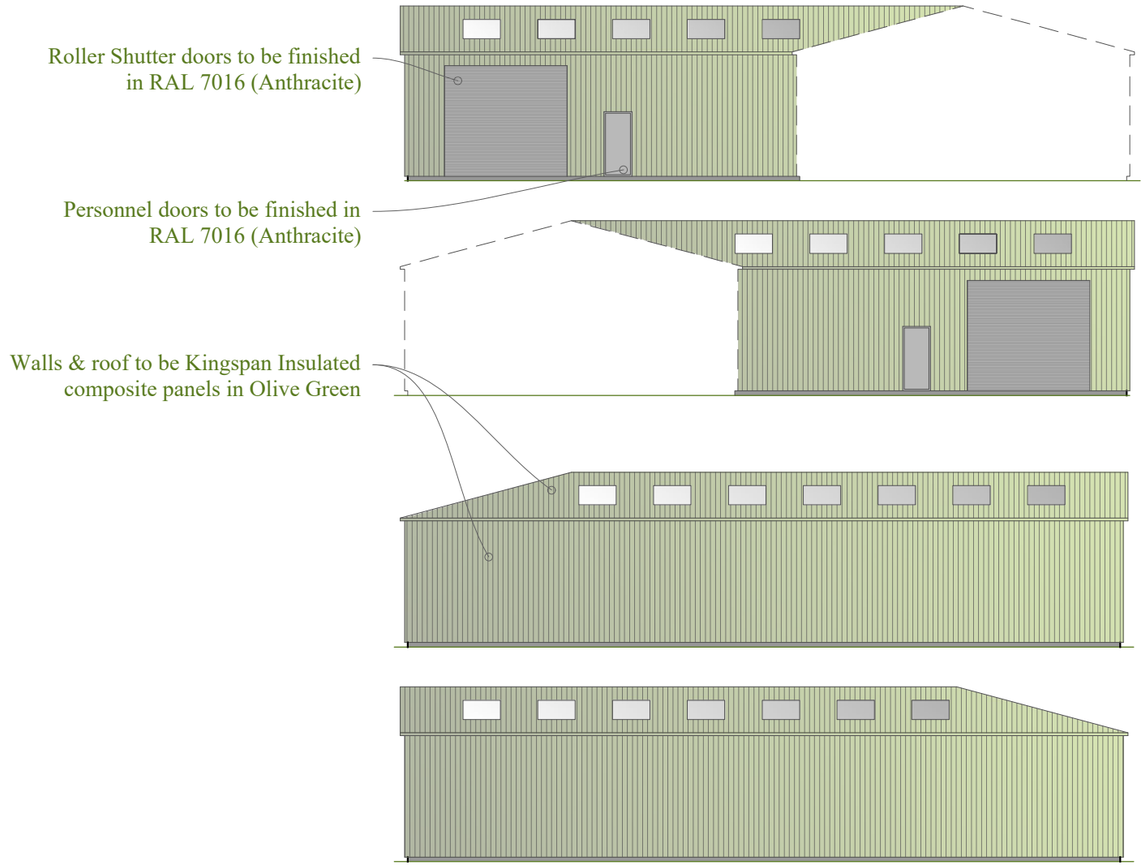
Condition No. 6

Pre-Commencement (Slab level) Condition: No development above ground floor slab level of any part of the development hereby permitted shall take place until a schedule of materials and finishes and colours to be used for external walls, windows and roofs of the approved building(s) has been submitted to and approved by the Local Planning Authority in writing and all materials used in the construction of the development hereby permitted shall conform to those approved.









Elevations

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Job No.	2310PE_R1
Drawn By	MD
Checked By	BK
Drawn On	24.11.2025
Issued On	24.11.2025
Status	Proposed
Drawing	Con.6
Submission	Conditions
Revision	

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Condition No. 8

Pre-Occupation Condition: Prior to the first occupation of any part of the development hereby permitted, full details of all hard and soft landscaping works shall have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:
Details of all existing trees and planting to be retained
Details of all proposed trees and planting, including schedules specifying species, planting, size, densities and plant numbers and tree pit details
Details of all hard surfacing materials and finishes
Details of the management and maintenance of the landscaping within the site
Boundary details
External levels - No levels are changed from existing

The approved landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of any part of the development. Unless otherwise agreed as part of the approved landscaping, no trees or hedges on the site shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 5 years after completion of the development. Any proposed planting, which within a period of 5 years, dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Planting Specification:

Plants to be between 60-90cm when planted
Main Matrix (Transplants/Quicks)
70% of planting stock
Hawthorn Crataegus monogyna
Blackthorn Prunus spinosa
Interplant (Whips/Transplants)
30% of planting stock
Hazel Corylus avellana
Holly Ilex aquifolium
Dog Rose Rosa canina
Field Maple Acer campestre
Dogwood Cornus sanguinea
Spindle Euonymous europaeus
Wild Privet Ligustrum vulgare

Hedging should be planted in two staggered rows at a density of not less than 5 per metre, with approximately 450mm between plants in the same row, and 300-400mm between rows.

All hedgerow planting should be carried out in accordance with BS4428:1989, Code of practice for general landscape operations.

Hedgerow shrubs should either be notch planted or trench planted. Hedge trenches should be dug to a minimum depth of 400mm and width of 600mm, with the plants put into the ground at the same depth at which they had been previously grown in the nursery.

All plants need to be well heeled in after planting and watered in during dry weather.
Hedges to be planted between November and March while plants are still dormant. Avoid planting in very cold or wet weather.

Turf:
Rolawn - 'Madallion' garden turf

Planting Specification for new trees:

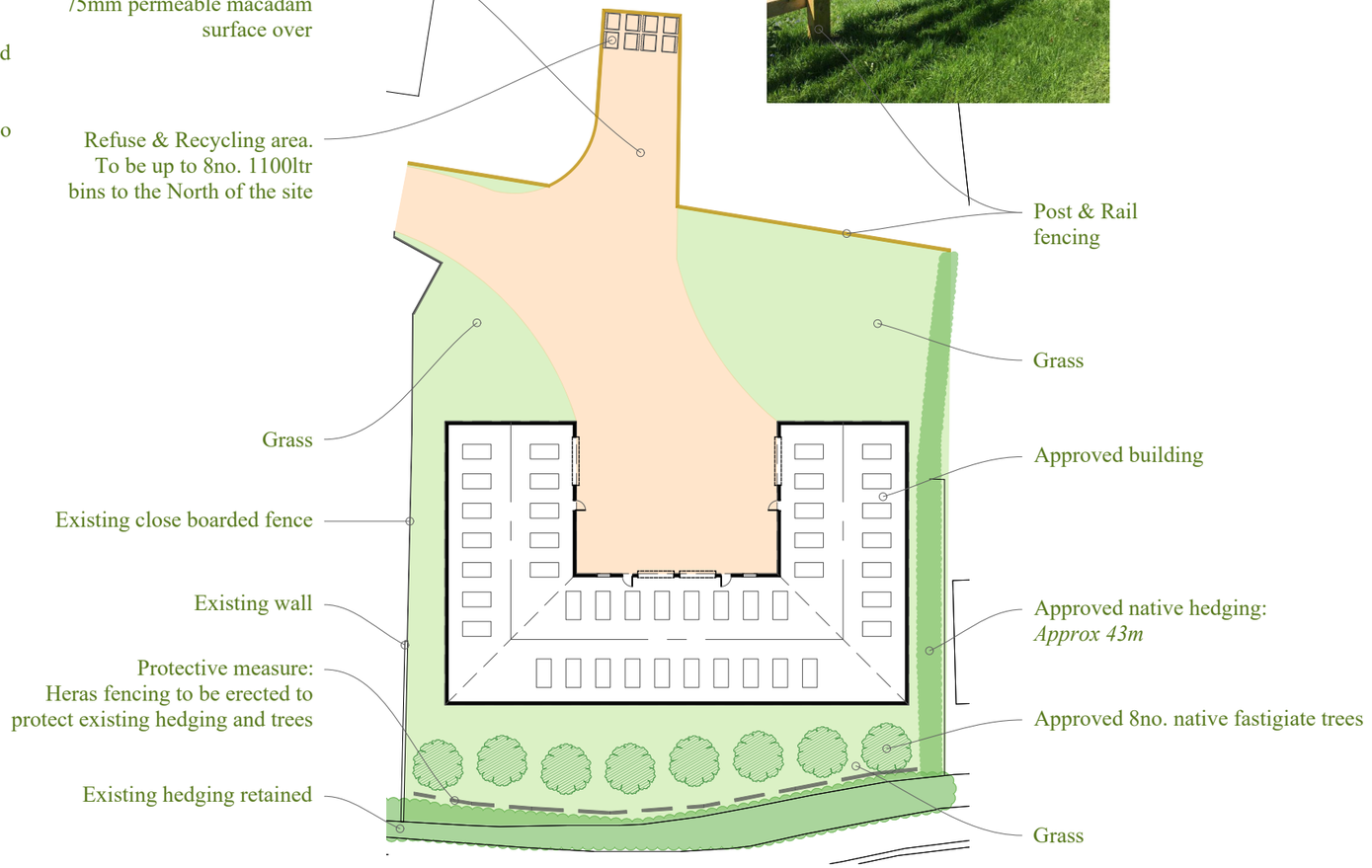
2no. Carpinus betulus 'Fastigiata'
2no. Fastigiate Hornbeam
2no. Quercus robur 'Fastigiata'
2no. Cypress Oak

Condition No. 9

Pre-Occupation Condition: No part of the development hereby permitted shall be occupied until details for the provision for the storage of refuse and recycling facilities have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be provided prior to occupation (or use) of the development hereby permitted and thereafter be retained for use at all times.







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Submission	Conditions
Revision	

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Indicative: 0.0°

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