

Appendix 1 – Cottis Lane Planning Conditions and Informatives (EPF/2924/20)

	COTTIS LANE – EPF/2925/20																																																		
1	<p>Time Limit</p> <p>The development hereby permitted shall be begun before the expiration of three years from the date of this permission.</p> <p>Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).</p>																																																		
2	<p>M4 - Approved Drawings</p> <p>The development hereby permitted shall be carried out and retained strictly in accordance with the following approved plans:</p> <table border="1"> <tr> <td>Location Plan</td> <td>19756 – 0201</td> <td>P01</td> </tr> <tr> <td>Existing Site Plan</td> <td>19756 – 0202</td> <td>P01</td> </tr> <tr> <td>Combined Site Plan Cottis and Bakers Lane Car Parks</td> <td>19756 – 0301</td> <td>P03</td> </tr> <tr> <td>Extent of Off-Site Highways and Public Realm Works</td> <td>19756 – 0302</td> <td>P03</td> </tr> <tr> <td>Proposed Site Sections</td> <td>19756 – 0303</td> <td>P02</td> </tr> <tr> <td>Proposed Ground Floor Plan</td> <td>19756 – 2001</td> <td>P03</td> </tr> <tr> <td>Proposed First Floor Plan</td> <td>19756 – 2002</td> <td>P03</td> </tr> <tr> <td>Proposed Second Floor Plan</td> <td>19756 – 2003</td> <td>P03</td> </tr> <tr> <td>Proposed Third Floor Plan</td> <td>19756 – 2004</td> <td>P03</td> </tr> <tr> <td>Proposed Roof Plan</td> <td>19756 – 2005</td> <td>P03</td> </tr> <tr> <td>Ground Floor Plan – Phase 1 (Meanwhile Use)</td> <td>19756 – 2050</td> <td>P02</td> </tr> <tr> <td>Sections – 1 of 2</td> <td>19756 – 2101</td> <td>P02</td> </tr> <tr> <td>Sections – 2 of 2</td> <td>19756 – 2102</td> <td>P01</td> </tr> <tr> <td>Elevations</td> <td>19756 – 2201</td> <td>P02</td> </tr> <tr> <td>Elevations - Phase 1 (Meanwhile Use)</td> <td>19756 – 2202</td> <td>P02</td> </tr> <tr> <td>Detail Bay Elevation 1 – Car Park</td> <td>19756 – 2301</td> <td>P02</td> </tr> </table>			Location Plan	19756 – 0201	P01	Existing Site Plan	19756 – 0202	P01	Combined Site Plan Cottis and Bakers Lane Car Parks	19756 – 0301	P03	Extent of Off-Site Highways and Public Realm Works	19756 – 0302	P03	Proposed Site Sections	19756 – 0303	P02	Proposed Ground Floor Plan	19756 – 2001	P03	Proposed First Floor Plan	19756 – 2002	P03	Proposed Second Floor Plan	19756 – 2003	P03	Proposed Third Floor Plan	19756 – 2004	P03	Proposed Roof Plan	19756 – 2005	P03	Ground Floor Plan – Phase 1 (Meanwhile Use)	19756 – 2050	P02	Sections – 1 of 2	19756 – 2101	P02	Sections – 2 of 2	19756 – 2102	P01	Elevations	19756 – 2201	P02	Elevations - Phase 1 (Meanwhile Use)	19756 – 2202	P02	Detail Bay Elevation 1 – Car Park	19756 – 2301	P02
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Detail Bay Elevation 2 - Yard	19756 – 2302	P01
Bakers Lane & Cottis Lane Sites - General Arrangement Plan	1270-03-001	Rev P6
Cottis Lane Car Park - General Arrangement Plan	1270-03-002	Rev P5
Cottis Lane Car Park - General Arrangement Plan Roof Level	1270-03-003	Rev P5
Cottis Lane Car Park – Existing Condition	1270-03-004	Rev P1
Vegetation Retention & Removal Plan – Phase 1	1270-03-005	Rev P1
Vegetation Retention & Removal Plan – Phase 2	1270-03-006	Rev P1
General Arrangement Plan - Public Realm Improvements	1270-03-008	Rev P6
General Arrangement Plan – Temporary Works	1270-03-009	Rev P4
Site Section A-AA – Existing Condition	1270-03-010	Rev P1
Site Section A-AA - Proposed Condition	1270-03-011	Rev P4
Site Section B-BB - Proposed Condition	1270-03-013	Rev P5
Site Section C-CC - Existing & Proposed Condition	1270-03-014	Rev P4
Site Section D-DD - Existing & Proposed Condition	1270-03-015	Rev P5
Site Section E-EE - Existing Boundary Condition	1270-03-016	Rev P3
Site Section E-EE - Proposed Boundary Condition	1270-03-017	Rev P3
Boundary Condition A-AA	1270-03-018	Rev P2
Boundary Condition B-BB	1270-03-019	Rev P2
Boundary Condition C-CC	1270-03-020	Rev P2
Boundary Condition D-DD	1270-03-021	Rev P2
Boundary Condition E-EE	1270-03-022	Rev P2
Planting Plan	1270-03-201	Rev P5
Planting Plan - Roof Level	1270-03-202	Rev P5
Planting Plan - Public Realm Improvements	1270-03-203	Rev P3
Typical Detail - Tree Protective Fence	1270-03-400	Rev P1
Typical Detail - Tree Pit in Soft	1270-03-401	Rev P1
Typical Detail - Tree Pit in Hard	1270-03-402	Rev P1
Typical Detail - Biodiversity Roof	1270-03-403	Rev P1
Typical Detail - Planter Upstand	1270-03-404	Rev P1
Surface Detail - Brick Paving Type 1	1270-03-411	Rev P1
Surface Detail - Concrete Surface	1270-03-412	Rev P1
Surface Detail - Site Branding	1270-03-413	Rev P1

Surface Detail - Drainage Rill	1270-03-414	Rev P1
Surface Detail - Manhole Covers	1270-03-415	Rev P1
Surface Detail - Kerbs & Edges	1270-03-416	Rev P1
Surface Detail - Macadam	1270-03-417	Rev P1
Surface Detail - Granite Setts	1270-03-418	Rev P1
Street Furniture Detail - Seating Type 1	1270-03-421	Rev P1
Street Furniture Detail - Concrete Seating Wall	1270-03-422	Rev P1
Street Furniture Detail - Bollard	1270-03-424	Rev P1
Street Furniture Detail - Cycle Stand	1270-03-425	Rev P1
Street Furniture Detail - Litter & Recycling Bin	1270-03-426	Rev P1
Street Furniture Detail - Bespoke Concrete Seating	1270-03-427	Rev P1
Street Furniture Detail - Swing Seat	1270-03-428	Rev P1

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended). For the avoidance of doubt and to ensure the proposal is built in accordance with the approved plans.

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Finished Floor Levels

Prior to the commencement of any above ground works, details of the finished floor levels of the buildings of the development hereby permitted in relation to existing ground levels shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure that construction is carried out at a suitable level having regard to drainage, access, the appearance of the development, the amenities of neighbouring occupiers and existing trees, hedgerows and other landscaping, in accordance with Policies T 1, DM 9, DM 18 and DM 19 of the Local Plan Submission Version 2017 and with Policies DBE2, DBE3, DBE4, DBE9, LL11 and RP3 of the Adopted Local Plan and Alterations 2006.

4

Design

H1 – Details/Samples of External Materials

Prior to the commencement of development above slab level, detailed drawings and samples of all materials (or documentary and photographic details where samples are unavailable) to be used in the construction of the external surfaces of the development, including any external cladding and internal cladding that is decorative and visible externally, decorative fascia or panels, balustrades and glazing, hereby permitted, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details / samples. Please do not send materials to the Civic Offices. Materials should be kept on site and arrangements made with the planning officer for inspection.

Detailed drawings and samples shall include:

- Principal features on the facades e.g. bay studies (1:50 @ appropriate paper size)
- Details of each envelope / roof type (1:20 @A3)
- Detailed brick elements including mortar joint profile (1:20 @A3)
- Details of glazing and curtain walling systems including any manifestation (1:20 @A3)
- Key junctions/bonds between materials/finishes (1:20 @A3)
- Ground floor frontages including entrances, glazing and signage zones, infill panels on plant rooms/bike stores etc, shopfronts or commercial/workspace frontages (1:50 @ appropriate paper size)
- Parapets, roof edges, rooftop plant screening, lift over runs etc (1:20 @A3)
- Elevational location of all joints e.g. structural, movement, panels (1:100 @ appropriate paper size)
- Elevational location of all openings in envelope e.g. ventilation grilles, bird & bat boxes (1:100 @ appropriate paper size)
- Elevational location of all items which are fixed to the façade e.g. fins/louvres, rainwater pipes, lighting, CCTV, alarms including any provision for cable runs boxes (1:100 @ appropriate paper size)
- Head, jamb and sill details, including profiles, for typical openings and all ground floor entrances and doors to balconies / terraces (1:20 @A3)
- Details of key architectural metalwork / screens / gates (1:20 @A3)
- Details of balconies and terraces including floor finishes (1:20 @A3)
- Balustrade details (1:20 @A3)
- Details of soffits and canopies (1:20 @A3)
- Details of external stairs (1:50 @A3)
- Junctions with neighbouring buildings (1:20 @A3)
- External signage details including elevations and sections (1:50 @A3) (excluding signage requiring separate advertisement consent)

- Details of green / brown roof system (1:20 @A3)
- Any other items not listed but bespoke to building requirement

Reason: To ensure a high quality design and satisfactory appearance to the development in the interests of visual amenity of the area, in accordance with policy DBE1 of the adopted Local Plan 1998 & 2006, and Policy DM9 of the Local Plan Submission Version 2017, and the NPPF 2021.

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H2 – Materials

The details of materials to be submitted pursuant to Condition 4 and to be used in the construction of the external surfaces of the development hereby permitted shall match (in colour, style, bonding & texture) those shown on plan numbers:

Combined Site Plan Cottis and Bakers Lane Car Parks	19756 – 0301	P03
Extent of Off-Site Highways and Public Realm Works	19756 – 0302	P03
Proposed Site Sections	19756 – 0303	P02
Proposed Ground Floor Plan	19756 – 2001	P03
Proposed First Floor Plan	19756 – 2002	P03
Proposed Second Floor Plan	19756 – 2003	P03
Proposed Third Floor Plan	19756 – 2004	P03
Proposed Roof Plan	19756 – 2005	P03
Ground Floor Plan – Phase 1 (Meanwhile Use)	19756 – 2050	P02
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Elevations - Phase 1 (Meanwhile Use)	19756 – 2202	P02
Detail Bay Elevation 1 – Car Park	19756 – 2301	P02
Detail Bay Elevation 2 - Yard	19756 – 2302	P01

Reason: To ensure a satisfactory appearance in the interests of visual amenity of the area, in accordance with policy DBE10 of the adopted Local Plan 1998 & 2006, and DM9 of the Local Plan Submission Version 2017, and the NPPF 2021.

<p>6</p>	<p>H3 – Boundary Treatment</p> <p>Prior to the commencement of any above ground works of the development, or any phase of the development, whichever is the sooner, hereby permitted, a scale plan of not less than 1:100 indicating the position, design, materials and height and type of boundary treatment to be erected, shall be submitted to and approved in writing by the Local Planning Authority. The details of the boundary treatment to be submitted and used in the construction of the development shall accord with the noise attenuation criteria detailed within the submitted Noise Impact Assessment Technical Report: R8437-2 Rev 1 (24 Acoustics: 10th December 2020). The development shall be carried out in accordance with the approved details and all boundary treatment shall be implemented prior to the occupation of the development and thereafter permanently retained.</p> <p>Reason: To ensure the safe movement of vehicles between the highway and off-street parking areas and to ensure a satisfactory appearance of the development, in accordance with Local Plan and Alterations policies ST4 & DBE1 and Submission Version Local Plan (2017) policies T1 (paragraph F) & DM 9, all of which are consistent with the National Planning Policy Framework.</p>
<p>7</p>	<p>External Lighting</p> <p>Details of any external lighting of the site, or any phase of the development, whichever is the sooner, shall be submitted to, and approved in writing by, the Local Planning Authority 6 months prior to the occupation of the development. This information shall include layout and elevation plans with beam orientation, light spill and a schedule of equipment to be installed (luminaire type, mounting height, aiming angles and luminaire profiles) and details of when all non-essential external lighting for the development shall be non-illuminated. The lighting shall be installed, maintained and operated in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.</p> <p>Reason: To ensure that the use of the lighting does not cause undue nuisance and disturbance to neighbouring properties at unreasonable hours and in accordance with policies RP5A and DBE9 of the adopted Local Plan and Alterations, and policies DM9 & DM21 of the Local Plan Submission Version 2017, and the NPPF 2021.</p>
	<p><u>Soft/Hard Landscaping/Trees</u></p>

<p>8</p>	<p>C1 - Retention of Trees and Shrubs</p> <p>If any tree, shrub or hedge shown to be retained in the submitted Arboricultural Impact Assessment 200659-PD-11a (TMA: June 2021) is removed, uprooted or destroyed, dies, or becomes severely damaged or diseased during development activities or within 3 years of the completion of the development, another tree, shrub or hedge of the same size and species shall be planted within 6 months or during the next planting season (whichever is the sooner) at the same place, unless the Local Planning Authority gives its written consent to any variation. If within a period of five years from the date of planting any replacement tree, shrub or hedge is removed, uprooted or destroyed, or dies or becomes seriously damaged or defective another tree, shrub or hedge of the same species and size as that originally planted shall, within 6 months or during the next planting season (whichever is the sooner), be planted at the same place.</p> <p>Reason: To safeguard the amenity of the existing trees, shrubs or hedges and to ensure a satisfactory appearance to the development, in accordance with policies LL10 & LL11 of the adopted Local Plan 1998 & 2006, policies DM3 and DM5 of the Local Plan Submission Version 2017, the NPPF 2021, and Section 197 of the Town and Country Planning Act 1990 (as amended).</p>
<p>9</p>	<p>C3 - Hard and Soft Landscaping</p> <p>Prior to any above ground works, a scheme of hard and soft landscaping for the site, including details of materials, species and a planting schedule shall be submitted to and approved in writing by the Local Planning Authority. The hard landscaping details shall include:-</p> <ul style="list-style-type: none"> a) details of existing features to be retained; b) proposed finished levels or contours; c) hard surfacing materials; d) means of enclosure; e) car parking layouts; f) other vehicle and pedestrian access and circulation areas; g) secure cycle storage facilities; h) refuse facilities; i) other minor artefacts and structures, including furniture, play equipment, signs, functional services above and below ground (e.g. drainage, power, communications cables, pipelines) including heating strips, indicating lines, manholes, supports etc.; j) retained historic landscape features and proposals for restoration where relevant; k) existing trees and hedgerows to be retained; .

	<p>l) soft landscaping details including plans for planting or establishment by any means and full written specifications and schedules of plants, including species, plant sizes and proposed numbers /densities where appropriate;</p> <p>m) tree/hedgerow removal;</p> <p>n) tree planting including species, planting location, timing of planting, specification and maintenance;</p> <p>o) tree protection measures;</p> <p>p) programme of management of the soft planting;</p> <p>All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of the building or completion of the development, whichever is the sooner. If any plants which within a period of 5 years from the completion of the development die, are removed or become 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.</p> <p>Reason: To secure the provision and retention of the landscaping in the interests of the visual amenity of the area in accordance with policies CP2 & LL11 of the adopted Local Plan 1998 & 2006, policies DM3 and DM5 of the Local Plan Submission Version 2017, the NPPF 2021, and Section 197 of the Town and Country Planning Act 1990 (as amended).</p>
<p>10</p>	<p>Soft Landscape</p> <p>Soft landscape works pursuant to Condition 9 shall comply with the approved planting plans (1270-03-201 P5, 1270-05-202 P5 and 1270-03-203 P3) and include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; implementation programme. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become 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 approval to any variation.</p> <p>Reason: To ensure a satisfactory appearance to the development and landscape treatment of the site. To safeguard the visual character of the immediate area in accordance with Policies DM 3, DM 5 and DM 9 of the Local Plan Submission Version and with LL10 and LL11 of the Adopted Local Plan and Alterations 2006, and the NPPF 2021.</p>

<p>11</p>	<p>C6 - Tree Protection Measures</p> <p>The development hereby permitted shall proceed in accordance with the terms of the Arboricultural Impact Assessment 200659-PD-11a (TMA: June 2021). Its implementation shall include the supervision of the tree protection during the demolition and construction phases by an Arboricultural Consultant (provided by the applicant with the agreement of the local planning authority).</p> <p>Reason: To protect existing trees during the construction works in order to ensure that the character and amenity of the area are not impaired, in accordance with Policies DM 3, DM 5 and DM 9 of the Local Plan Submission Version and with LL10 and LL11 of the Adopted Local Plan and Alterations 2006.</p>
<p>12</p>	<p>Construction Environmental Management Plan (CEMP)</p> <p>Prior to the commencement of the development hereby permitted (including ground works, vegetation clearance), a construction environmental management plan (CEMP: Biodiversity) shall be submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following.</p> <ul style="list-style-type: none"> (a) Risk assessment of potentially damaging construction activities. (b) Identification of "biodiversity protection zones". (c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements). (d) Measures to protect badgers from being trapped in open excavations and/or pipe culverts. (e) The location and timings of sensitive works to avoid harm to biodiversity features. (f) The times during which construction when specialist ecologists need to be present on site to oversee works. (g) Responsible persons and lines of communication. (h) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person. (i) Use of protective fences, exclusion barriers and warning signs. <p>The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.</p>

	<p>Reason: To avoid or mitigate the effects of the construction of the development on ecological receptors, in accordance with Policies DM 3, DM 5 and DM 9 of the Local Plan Submission Version and with LL10 and LL11 of the Adopted Local Plan and Alterations 2006</p>
<p>13</p>	<p>Landscape and Ecological Management Plan (LEMP)</p> <p>Prior to the first occupation of the development, or any phase of the development, whichever is the sooner, a landscape and ecological management plan (LEMP) shall be submitted to, and approved in writing by, the local planning authority. The content of the LEMP shall include the following.</p> <ul style="list-style-type: none"> (a) Description and evaluation of features to be managed. (b) Ecological trends and constraints on site that might influence management. (c) Aims and objectives of management. (d) Appropriate management options for achieving aims and objectives. (e) Prescriptions for management actions. (f) Prescription of a work schedule (including an annual work plan capable of being rolled forward over a five-year period). (g) Details of the body or organisation responsible for implementation of the plan. (h) Ongoing monitoring and remedial measures. <p>The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The maintenance schedule shall be for a minimum period of 5 years and include details of the arrangements for its implementation. The development shall be carried out in accordance with the approved schedule. The management plan & maintenance schedule shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of the building or completion of the development, whichever is the sooner.</p> <p>Reason: To allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species). To ensure habitat enhancement within the landscape of the development, in accordance with Policies DM 1, DM 3, DM 5 and DM 9 of the Local Plan Submission Version and with LL7, LL10 and LL11 of the Adopted Local Plan and Alterations 2006, the NPPF 2021 and Section 197 of the Town and Country Planning Act 1990 (as amended).</p>

<p>14</p>	<p><u>Transport</u></p> <p>Highway Works</p> <p>Prior to any above ground works of the development hereby permitted, the improvement works to the public highway as shown in principle on Meinhardt drawing no. 2748-MHT-CV-003 Rev P02 shall be submitted to and agreed in writing by the Local Planning Authority, in consultation with Essex County Council. The improvement works shall be implemented prior to the occupation of the development in accordance with the approved details and these details shall include phasing of the works that broadly accord with drawing 19756-XX-00-DR-0302-P P2. The design details to be agreed shall include but not be limited to the following:</p> <ul style="list-style-type: none"> • New vehicular/pedestrian/cycle accesses for Cottis Lane development and Bakers Lane development. • The provision of a new junction arrangement and street materials including increasing existing footway widths and provision of dropped kerb crossing points with tactile paving; • Provision of a new layby and road widening on Bakers Lane with an adoptable 2m footway to rear of each; • Implementation or amendment of Traffic Regulation Orders (TROs) as appropriate for parking and loading restrictions considered relevant and necessary along Cottis Lane and Bakers Lane; • To implement an appropriate TRO and works as necessary, on Cottis Lane, to prevent motor vehicles along approx. 50m of its length from the High Street to the turning head to the rear. <p>Reason: To ensure that safe, efficient and improved accessibility is provided for all highway users. In order to protect highway safety and the amenity of other users of the public highway and rights of way, in accordance with Policy T 1 of the Local Plan Submission Version and with Policy ST4 of the Adopted Local Plan and Alterations 2006.</p>
<p>15</p>	<p>Vehicle Turning Areas</p> <p>Prior to the first occupation of the development the vehicle/cycle parking and turning areas as indicated on the approved plans shall be implemented, hard surfaced, sealed and marked out. The parking and turning areas shall be retained in perpetuity for their intended purpose.</p>

	<p>Reason: To ensure that appropriate parking and turning is provided, in accordance with Policy T 1 of the Local Plan Submission Version 2017 and with Policy ST4 of the Adopted Local Plan and Alterations 2006.</p>
<p>16</p>	<p>Delivery and Servicing Plan</p> <p>Prior to the commencement of any above ground works for the development, or any phase of the development, whichever is the sooner, hereby permitted, a highways management plan shall be submitted to and approved in writing by the Local Planning Authority. The highways management plan shall include the management responsibilities and maintenance schedule for the private access road; the on-site car and cycle parking; electric vehicle charging points; servicing, loading and unloading, turning and waiting areas. The management plan shall be carried out in accordance with the approved details and its requirements adhered to thereafter.</p> <p>Reason: In the interest of highways and pedestrian safety and the character and appearance of the development, in accordance with Policies T 1 and DM 9 of the Local Plan Submission Version and with Policies DBE1, DBE4 and ST4 of the Adopted Local Plan and Alterations 2006.</p>
<p>17</p>	<p>Construction Management Plan</p> <p>Prior to the commencement of development, or any phase of the development, whichever is the sooner, hereby permitted, a Construction Management/Method Plan and Statement with respect to the construction phase of the development shall be submitted to and approved in writing by the local planning authority. Development works shall be undertaken in accordance with the approved Construction Management/Method Statement. The details shall include:</p> <ul style="list-style-type: none"> a) Construction vehicle numbers, type and routing; b) Traffic management requirements, including crossing the public highway and other rights of way; c) Vehicle parking for site operatives and visitors (inclusive of travel plan measures to ensure town centre visitor parking isn't utilised for contractors); d) Loading/unloading and storage of plant and materials used in constructing the development; e) Construction and storage compound areas; f) The erection and maintenance of security hoarding; g) Siting and details of wheel washing facilities including location of petrol/oil interceptors in all car parking/washing/ repair facilities;

	<p>h) Frequency and method of cleaning of site entrances, site tracks and the adjacent public highway;</p> <p>i) Minimisation of dust emissions arising from construction activities on site and any temporary access to the public highway;</p> <p>j) Details of the responsible person (site manager/office) who can be contacted; and</p> <p>k) A scheme of recycling/disposing of waste resulting from demolition and construction works.</p> <p>Reason: In the interest of highways and pedestrian safety and the character and appearance of the development. To prevent oil-polluted discharges entering local watercourses. To ensure satisfactory provision in relation to adjoining properties and circulation within the site, in accordance with Policies T 1 and DM 9 of the Local Plan Submission Version and with Policies DBE1, DBE4 and ST4 of the Adopted Local Plan and Alterations 2006.</p>
<p>18</p>	<p>Vehicle Wheel Washing</p> <p>Wheel washing or other cleaning facilities for vehicles leaving the site during construction works shall be installed and utilised to clean vehicles immediately before leaving the site. Any mud or other material deposited on nearby roads as a result of the development shall be removed.</p> <p>Reason: To avoid the deposit of material on the public highway in the interests of highway safety, in accordance with policy ST4 of the adopted Local Plan 1998 & 2006, Policy T1 of the Local Plan Submission Version 2017, and the NPPF 2021.</p>
<p>19</p>	<p>Swept Path Analysis</p> <p>Prior to commencement of the development hereby permitted, swept path assessments for the specified phase of development shall be submitted to and approved in writing by the Local Planning Authority and shall include the following:</p> <p>a) Large car accessing car parking spaces to demonstrate that they can be safely entered and departed from. This should be demonstrated for the car parking spaces that are in corners and for one midway in a row. This will be necessary for any public or employment car parks;</p>

	<p>b) Swept path assessment for a fire tender manoeuvring within the site to demonstrate that a fire tender can safely manoeuvre within to access all units;</p> <p>c) Swept path assessment for a refuse vehicle to demonstrate that refuse collection and servicing can take place to serve development site;</p> <p>d) Swept path assessments for servicing and delivery vehicles for any commercial land uses to demonstrate that servicing and deliveries can be accommodated to serve the development site and within the respective land use sites. Thereafter, the development, or the specified phase(s) of the development (whichever is the sooner) shall only be carried out in accordance with the approved details.</p> <p>Reason: In order to protect highway safety and the amenity of other users of the public highway and rights of way, in accordance with Policy T 1 of the Local Plan Submission Version 2017 and with Policy ST4 of the Adopted Local Plan and Alterations 2006.</p>
<p>20</p>	<p>Sustainability</p> <p>Prior to the commencement of any above ground works for the development hereby permitted, a method statement that demonstrates the way in which the development will meet the minimum sustainability levels and standards as set out in the Energy Strategy Report (Elementa: December 2020) and Sustainability Statement (Elementa: December 2020) shall be submitted to and agreed in writing by the Local Planning Authority. The details shall include both passive and active sustainability measures to be incorporated into the built fabric of the development and those measures to be carried out during the construction phase of development. The development shall be carried out in accordance with the approved details.</p> <p>Reason: In the interest of delivering positive sustainability and environmental benefits. To support the move towards a low carbon economy, in accordance with the National Planning Policy Framework and Policies DM 20 of the Local Plan Submission Version and with Policy CP8 of the Adopted Local Plan and Alterations 2006.</p>
	<p><u>Flood Risk and Drainage</u></p>

21

Drainage

No development hereby approved (except demolition and enabling works) shall take place until a detailed surface water drainage scheme has been submitted to, and approved in writing by, the local planning authority. The surface water drainage system will be based on the submitted Flood Risk Assessment carried out by Meinhardt (Issue P02 – 10 December 2020) and the Drainage Strategy indicated on drawing nos. 2780-MHT-CV-100 P03; 2780-MHT-CV-110 P03; 2780-MHT-CV-120 P03 in the Below Ground Drainage Strategy (Issue P02 – 10 December 2020).

The surface water drainage scheme should include:

- Limiting discharge rates to 1.95/s for all storm events up to and including the 1 in 100 year rate plus 40% allowance for climate change. All relevant permissions to discharge from the site into any outfall should be demonstrated.
- Provide sufficient storage to ensure no off site flooding as a result of the development during all storm events up to and including the 1 in 100 year plus 40% climate change event.
- Demonstrate that all storage features can half empty within 24 hours for the 1 in 30 plus 40% climate change critical storm event.
- Final modelling and calculations for all areas of the drainage system.
- The appropriate level of treatment for all runoff leaving the site, in line with the Simple Index Approach in chapter 26 of the CIRIA SuDS Manual C753. All proprietary treatment devices should have the simple index mitigation indices provided by the manufacturer. If these are not available then an alternative device should be used. Please note that silt traps, gullies, and catchpits are not accepted as suitable means of treatment.
- Detailed engineering drawings of each component of the drainage scheme.
- A final drainage plan which details exceedance and conveyance routes, FFL and ground levels, and location and sizing of any drainage features.
- A written report summarising the final strategy and highlighting any minor changes to the approved strategy.

Reason: To prevent an increased risk of flooding and to prevent the pollution of the water environment, in accordance with policy RP3, RP5 and U3B of the adopted Local Plan 1998 & 2006, Policies DM16, DM18 and DM19 of the Local Plan Submission Version 2017, and the NPPF 2021.

<p>22</p>	<p>Drainage Maintenance 1</p> <p>Prior to occupation of the development hereby permitted, a maintenance plan detailing the maintenance arrangements including who is responsible for different elements of the surface water drainage system and the maintenance activities/frequencies shall be submitted to and agreed in writing, by the Local Planning Authority.</p> <p>Reason To ensure appropriate maintenance arrangements are put in place to enable the surface water drainage system to function as intended to ensure mitigation against flood risk, in accordance with policies RP3, RP5 and U3B of the adopted Local Plan 1998 & 2006, Policies DM16, DM18 and DM19 of the Local Plan Submission Version 2017, and the NPPF 2021.</p>
<p>23</p>	<p>Ecology</p> <p>The development hereby permitted shall be carried out in accordance with the Ecological Appraisal (BSG Ecology: December 2020) and the Ecological Mitigation and Enhancement Measures (detailed in Section 6.11 of Epping Forest Environmental Impact Assessment - Commercial Sites Chapter 6 - Ecology and Biodiversity (Stephenson Halliday: July 2021)). Prior to the commencement of above ground works a timetable for the implementation of the ecological mitigation measures shall be submitted to and agreed in writing by the local planning authority. The development shall be carried out in accordance with the approved details.</p> <p>Reason: To enable proper consideration of the impact of the development on the contribution of nature conservation interests to the amenity of the area, in accordance with Policy DM 1 of the Local Plan Submission Version and with CP1 of the Adopted Local Plan and Alterations 2006.</p>
<p>24</p>	<p>Biodiversity Enhancement Strategy</p> <p>A Biodiversity Enhancement Strategy for protected and Priority species shall be submitted to and approved in writing by the Local Planning Authority prior to above ground works, following the details contained within the Ecological Appraisal (BSG Ecology: December 2020) and Section 6.11 of Epping Forest Environmental Impact Assessment - Commercial Sites Chapter 6 - Ecology and Biodiversity (Stephenson Halliday: July 2021). The content of the Biodiversity Enhancement Strategy shall include the following:</p> <p>a) Purpose and conservation objectives for the proposed enhancement measures;</p>

	<p>b) detailed designs to achieve stated objectives; c) locations of proposed enhancement measures by appropriate maps and plans; d) persons responsible for implementing the enhancement measures; e) details of initial aftercare and long-term maintenance (where relevant).</p> <p>The works shall be implemented in accordance with the approved details and shall be retained in that manner thereafter.</p> <p>Reason: To maintain and improve the biodiversity of the site and to mitigate any impact from the development hereby approved, in accordance with Policy DM1 of the Local Plan Submission Version 2017, and the NPPF 2021.</p>
<p>25</p>	<p><u>Air Quality</u></p> <p>Ultra Low NOx Boilers Condition</p> <p>Prior to completion of the development hereby permitted, or the relevant phase of the development, whichever is the sooner, details of boilers shall be submitted to and approved in writing to the Local Planning Authority. The boilers shall have dry NOx emissions not exceeding 40 mg/kWh (0%). The development shall be carried out in accordance with the approved details.</p> <p>Reason: To help improve local environmental conditions and limit emissions to air as required by the national planning policy framework. Boilers can be a significant source of NO2 emissions and worsen local air quality. To help support improvements to air quality in accordance with the NPPF and Policy T1 and DM22 of the Epping Forest District Local Plan Submission Version 2017.</p>
<p>26</p>	<p>Electric Charging Points</p> <p>Prior to the commencement of above ground works, details and location of the parking spaces equipped with active Electric Vehicle Charging Points (EVCP) must be submitted to and agreed in writing by the Local Planning Authority. The details shall demonstrate that the development will deliver 15 per cent active/85 per cent passive ECVPs and shall include:</p> <ul style="list-style-type: none"> • Location of active charge points • Specification of charging equipment • Operation/management strategy

	<ul style="list-style-type: none"> Identify of the 15% active provision which spaces are restricted to use only by Electric Vehicles (excluding hybrid vehicles) <p>Where 15% active points are proposed, with 85% passive point provision, a management plan for the charging points should be submitted to and agreed in writing by the Local Planning Authority. The management plan shall include:</p> <ul style="list-style-type: none"> Which parking bays will have active charging provision, including disabled parking bays; How charging point usage will be charged amongst users and non-users; Set out the process users can go through to activate passive charging points; Electricity supply availability. The electricity supply should be already confirmed by UK Power Networks so that the supply does not need to be upgraded at a later date. <p>The development shall be completed in accordance with the approved details and retained in perpetuity. Prior to occupation, the application shall submit confirmation to the Local Planning Authority that the charging points are operational, with active provision. This must be supported by appropriate evidence.</p> <p>Reason: In the interest of promoting increased choice of sustainable transport options. To encourage the use of electric vehicles in order to reduce air pollution on the District and help support improvements to Epping Forest SAC in accordance with Policy T1 and DM22 of the Epping Forest District Local Plan Submission Version 2017, and the NPPF 2021.</p>
27	<p><u>Land Contamination</u></p> <p>G5 - Land Contamination Survey</p> <p>Prior to the commencement of development hereby permitted (with the exception of demolition works where this is for the reason of making areas of the site available for site investigation), an assessment of the risks posed by any land contamination shall be submitted to and approved in writing by the Local Planning Authority. This assessment must be undertaken by a suitably qualified contaminated land practitioner, in accordance with British Standard BS 10175: Investigation of Potentially Contaminated Sites – Code of Practice and the Environment Agency’s Guidelines for the Land Contamination: Risk Management (LCRM 2020) (or equivalent if replaced), and shall assess any contamination on the site, whether or not it originates on the site. The development shall only be carried out in accordance with the approved details unless the Local Planning Authority gives its written consent to any variation. The assessment shall include: (1) A survey of the extent, scale and nature of contamination and (2) An assessment of the</p>

	<p>potential risks to: human health; property (existing or proposed) including buildings, crops, livestock, pets, woodland, service lines and pipes; adjoining land; groundwater and surface waters; ecological systems; and archaeological sites and ancient monuments.</p> <p>If following the risk assessment (pursuant to the details outlined above) unacceptable risks are identified from land affected by contamination, no work on any part of the development shall take place, until a detailed land remediation scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include an appraisal of remediation options, identification of the preferred option(s), the proposed remediation objectives and remediation criteria, and a description and programme of the works to be undertaken including the verification plan. (The remediation scheme shall be sufficiently detailed and thorough to ensure that after remediation, as a minimum, land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990). The development shall only be carried out in accordance with the approved scheme. Following the completion of the remediation works and prior to the first occupation of the development, a verification report by a suitably qualified contaminated land practitioner shall be submitted to and approved in writing by the local planning authority.</p> <p>Reason: To ensure that risks from land contamination to the 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 workers, neighbours and other offsite receptors in accordance with policy RP4 of the adopted Local Plan 1998 & 2006, and policy DM21 of the Local Plan Submission Version 2017, and the NPPF 2021.</p>
28	<p><u>Operational Management</u></p> <p>Car Park Management Plan [Cottis Lane]</p> <p>Prior to first occupation of the Multi-Storey Car Park hereby permitted, a Car Park Management Plan, shall be submitted to and approved in writing by the Local Planning Authority. The management plan shall include details of operation, security, CCTV and provide evidence that Park Mark accreditation has or is to be obtained (or other recognised similar scheme). The development shall be carried out in accordance with the measures and accreditation approved pursuant to this condition and shall be maintained throughout the operational use of the site.</p>

	Reason: In order to ensure good management and security within the Car Park, in accordance with Policies DM 9 and T 1 of the Local Plan Submission Version 2017.
29	<p>Restriction on Operating Hours & Times [Cottis Lane]</p> <p>The commercial uses hereby permitted (excluding the use of the multi-storey car park) shall not be open to customers outside the hours of 06.30 to 23.00 on Monday to Saturday and 08.00 to 23.00 on Sundays and Bank Holidays.</p> <p>Reason: In order to minimise disturbance to local residents, in accordance with policies RP5A and DBE9 of the adopted Local Plan 1998 & 2006, Policy DM21 of the Local Plan Submission Version 2017, and the NPPF 2021.</p>
30	<p>Extract Ventilation [Cottis Lane]</p> <p>Prior to the commencement of the use or operation of a unit, details of any extraction system for food preparation areas, or other processes which may produce odours and/or noise and vibration, shall be submitted to, and approved in writing by, the Local Planning Authority. The details submitted shall include the extract ventilation system and/or odour control equipment, including details of any external ducting and measures to control noise and vibration. The development shall be carried out in accordance with the approved details and such approved equipment shall thereafter be operated at all times when cooking is carried out and maintained in accordance with the manufacturer's instructions. The external ducting shall be removed when the authorised use of the premises for the sale of hot food ceases.</p> <p>Reason: To safeguard the appearance of the premises and minimise the impact of cooking smells and odours in accordance with policy DBE9 of the adopted Local Plan 1998 & 2006, policy DM9 of the Local Plan Submission Version 2017, and the NPPF 2021.</p>
31	<p><u>Noise Management</u></p> <p>Cottis Yard Terrace</p>

	<p>Prior to first occupation of the unit or unit(s) containing or using the upper floor terrace hereby permitted, a noise management plan in relation to the use of the terrace area on the upper floor of the development, shall be submitted to and approved in writing by the Local Planning Authority. The noise management plan shall include details of measures to minimise noise from proposed activities on the open roof terrace space fronting Cottis Yard. The development shall be carried out in accordance with the approved details and shall be adhered to at all times.</p> <p>Reason: In order to minimise any noise from the use of the terrace which will affect the amenity of local residents, in accordance with policy DBE1 of the adopted Local Plan 1998 & 2006, and Policy DM9 of the Local Plan Submission Version 2017, and the NPPF 2021.</p>
<p>32</p>	<p>Plant Noise</p> <p>The use of any plant which services this development must cease during any period that the rating level of noise (as defined by BS4142:2014) exceeds the prevailing background noise level at the affected noise sensitive premises. The measurement position and assessment shall be made according to BS4142:2014, and shall include the cumulative effect of all of the plant on the site.</p> <p>The cumulative plant noise limit for this site shall not exceed 39dB LAeq, 1hr between 07.00-23.00 hrs, and 32dB LAeq, 15 mins between 23.00-07.00 hrs.</p> <p>Reason: In order to minimise any noise which will affect the amenity of local residents, in accordance with policy DBE1 of the adopted Local Plan 1998 & 2006, and Policy DM9 of the Local Plan Submission Version 2017, and the NPPF 2021.</p>
<p>33</p>	<p>Low Frequency Noise</p> <p>Low frequency, unweighted noise levels should be controlled to a maximum of 50 dB Leq, 63Hz, 5 min and 40 dB Leq, 125Hz, 5 min at the façades of nearby noise sensitive premises.</p>

	<p>Reason: In order to minimise the impact of any low frequency noise from music which will affect the amenity of local residents, in accordance with policy DBE1 of the adopted Local Plan 1998 & 2006, and Policy DM9 of the Local Plan Submission Version 2017, and the NPPF 2021.</p>
34	<p>Meanwhile Use Area [Cottis Lane]</p> <p>Prior to the completion of the development hereby permitted (excluding the Sui Generis Cinema Use) and in the event the Sui Generis Cinema Use is not implemented (defined as being capable of operational use) within a period of five years following first commencement of development hereby permitted, details of the proposed meanwhile use strategy shall be submitted to and approved in writing by the Local Planning Authority. The proposed meanwhile use strategy shall include an alternative landscape scheme for the site to create publicly accessible open space. The meanwhile use shall be implemented within one year of first occupation of any part of the development hereby permitted.</p> <p>Reason: To make the most efficient use of land within the town centre of Epping. In the interest of the character and appearance of the site and surrounding area and to protect the amenities of neighbouring commercial and residential occupiers. To comply with policies DBE1 of the adopted Local Plan 1998 & 2006, and Policy DM9 of the Local Plan Submission Version 2017, and the NPPF 2021.</p>
35	<p>M5 - Restriction on Use [Cottis Lane]</p> <p>The ground floor commercial premises shall be used for Class E (a-f) and for no other purpose (including any other purpose in Class E of the Schedule to the Town & Country Planning (Use Classes) Order 1987 (as amended), or in any provision equivalent to that Class in any Statutory Instrument revoking or re-enacting that Order.</p> <p>Reason: In the interest of proper planning and to ensure that full consideration is given by the Local Planning Authority to any alternative in the interests of safeguarding the vitality and viability of Epping Town Centre, in accordance with policies E1, E4A and E4B of the adopted Local Plan 1998 & 2006, Policies E 1 and E 2 of the Local Plan Submission Version 2017, and the NPPF 2021. In the interest highway safety and safeguarding habitats and species of significant ecological importance within the Epping Forest</p>

	Special Area of Conservation, in accordance with Policy T 1, DM2 and DM22 of the Local Plan Submission Version 2017, and the NPPF 2021.
36	<p>M1 – Permitted Development Rights Removed</p> <p>Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any other order revoking and re-enacting that order) no development generally permitted by virtue of Class MA of Part 3 of Schedule 2 shall be undertaken without the prior written permission of the Local Planning Authority.</p> <p>Reason: To allow the Local Planning Authority to retain control over the development and ensure further consideration is given with regards to the effect on the character and appearance of the area and living conditions on adjoining properties, in accordance with policies E4A and DBE2 of the adopted Local Plan 1998 & 2006, policies E 1, DM 9 and DM 14 of the Local Plan Submission Version 2017, and the NPPF 2021. In the interest highway safety and safeguarding habitats and species of significant ecological importance within the Epping Forest Special Area of Conservation, in accordance with Policy T 1, DM2 and DM22 of the Local Plan Submission Version 2017, and the NPPF 2021.</p>
37	<p>Air Extraction/Ventilation</p> <p>Notwithstanding the development hereby approved, details of any extract/air conditioning/refrigeration and /or ventilation system proposed for installation outside of the approved roof plant enclosures shall be submitted to and approved in writing by the Local Planning Authority prior to its installation within or on any individual unit. The development shall be carried out in accordance with the approved details.</p> <p>Reason: To protect nearby noise sensitive residential and commercial premises from significant loss of amenity due to noise, in accordance with policy DBE9 of the Adopted Local Plan and Alterations 2006, policy DM 9 of the Local Plan Submission Version 2017, and the NPPF 2021.</p>
	<u>Informatives</u>

1	The Local Planning Authority has been positive and proactive in its consideration of this planning application suggesting improvements to the development during the course of the application. The applicant submitted amended plans and additional and revised information resulting in a form of development that improves the economic, social and environmental conditions of the District.
2	Sports Centre Design - The applicant is advised that the design and layout of the leisure centre should comply with the relevant industry Technical Design Guidance, including guidance published by Sport England, National Governing Bodies for Sport. Particular attention is drawn to Sport England's "Accessible Facilities", Sports Hall Design & Layouts" and "Swimming Pools" design guidance notes https://www.sportengland.org/how-we-can-help/facilities-and-planning/design-andcost-guidance .
3	Meanwhile – Any meanwhile activities proposed on this site that fall outside of Permitted Development within the GPDO 2015 (as amended) are subject to planning permission.
4	Any advertisements and / or signage shall be agreed separately under the Town and Country Planning (Control of Advertisements) Regulations 2007.
5	The applicant is advised that no waste materials generated as a result of the proposed demolition and/or construction operations shall be burnt on the site. All such refuse shall be disposed of by suitable alternative methods.
6	The attention of the applicant is drawn to the Control of Pollution Act 1974 relating to the control of noise on construction and demolition sites.
7	Environmental Protection and Drainage Advisory: The applicant has provided a surface water drainage strategy and the general principles of the design are acceptable. The Environmental Protection and Drainage Team will require further information/clarification at the discharge of conditions stage on the following:

	<ul style="list-style-type: none"> - Evidence of the required water quality treatment for the southern part of the access road in line with Chapter 26 of the SuDS Manual. - Details of mitigation measures in place for the overall site in relation to fuel and oil spillage. - Evidence of a permit to discharge into the main river from the Environment Agency. - Details of pump contingency. - Health and safety precautions to be included in relation to the open water features. - Survey of the existing watercourse and its ability to take the additional surface water from the development. - Details of where any flooded volume for the 1 in 100 year plus 40% will be contained within the site as per the planning statement. <p>A detailed drainage plan must be supplied including details of any interceptors for fuel spillage, silt traps, catch pits, exceedance routing, in addition to details already covered in the Flood Risk Assessment.</p>
8	<p>It is the applicant's responsibility to ensure that before commencement of any works to the public highway, any necessary Agreements under the Highways Act 1980 are also obtained. Works to the highway will normally require an agreement or agreements, under Section 278 of the Highways Act, with Highways England and the Local Highway Authority.</p>
9	<p>All work within or affecting the highway is to be laid out and constructed by prior arrangement with, and to the requirements and satisfaction of, the Highway Authority, details to be agreed before the commencement of works. The applicants should be advised to contact the Development Management Team by email at development.management@essexhighways.org or by post to: SMO3 - Essex Highways, Unit 36, Childerditch Industrial Park, Childerditch Hall Drive, Brentwood, Essex, CM13 3HD.</p>
10	<p>The Highway Authority cannot accept any liability for costs associated with a developer's improvement. This includes design check safety audits, site supervision, commuted sums for maintenance and any potential claims under Part 1 and Part 2 of the Land Compensation Act 1973. To protect the Highway Authority against such compensation claims a cash deposit or bond may be required.</p>