

Rev 3 (30/11/10)

	Prior to commencement		Within 6 months of date of permission
	Within 6 months of the completion of the building works		

Cond No	Condition	Details received	Discharged
2	No part of the development shall be commenced until samples of all external facing materials have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in strict accordance with such details as are approved.	Awaiting submission.	
8	No development shall take place until an Arboricultural Method Statement has been submitted to and approved in writing by the Local Planning Authority. The statement shall include a specification for tree protection fencing and ground protection measures that complies with British Standard 5837:2005; a plan showing the location of retained trees' with their crown spreads, Root Protection Areas' and the location of protective fencing plotted. A full specification for any access, driveway, path, underground services or wall foundations within retained trees' Root Protection Areas', including any related sections, details of general arboricultural matters including proposed practices with regards to cement mixing, material storage and fires; details of the frequency of supervisory visits and procedures for notifying the finding of such visits to the Local Planning Authority and method statement for protecting retained trees during demolition works should also be included. Works shall be carried out in accordance with the approved method statement.	Arboricultural Method Statement submitted with Caulmert letter dated 18/08/10. Comments from Tree Officer direct to consultant copied to jgk 08/09/10. Response received from consultant – amended Method Statement (07 November) received. Erratum received 01 December. Tree Officer response: Accepted.	Submission and approval element discharged by letter 30/11/10. Scheme to be carried out for in accord with the recommendations / measures as detailed in approved method statement.

9	No part of the development hereby permitted shall be commenced until full details of both hard and soft landscape works for the site have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in accordance with a timescale to be approved in conjunction with the scheme of details.	Proposed Planting Plan and Scrub Planting and Plan for Mitigation Works submitted with Caulmert letter dated 18/08/10. Response from Landscape officer: Accepted.	Submission and approval element discharged by letter 30/11/10. Scheme to be carried out for in accord with the approved plans and landscape specification.
10	Within six months of the first use of the development, trees and shrubs shall be planted on the site in accordance with a scheme which has been submitted to and approved by the Local Planning Authority. Any trees or shrubs removed, dying, being severely damaged, or becoming seriously diseased within five years of planting shall be replaced by trees or shrubs of a similar size and species to those originally required to be planted.	Compliance required.	
11	No part of the development shall take place until a schedule of landscape maintenance for a minimum period of 5 years has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangement for its implementation. Development shall be carried out in accordance with the approved schedule.	Report on Soft Landscape and Ecological Mitigation Planting: Maintenance period Operations; Years 1 – 5 submitted with Caulmert letter dated 18/08/10. Response from Landscape Officer: Accepted. Biodiversity Officer: Accepted.	Submission and approval element discharged by letter 30/11/10. maintenance operations to be undertaken in accord with the approved maintenance schedule.
12	Before beginning work, the contractor shall contact the Chief Planning Officer giving him seven days notice of a meeting on site to review all work procedures, access routes, storage areas and tree protection measures. Development shall be carried out in strict accordance with the agreed measures.	Compliance required.	

13	Prior to the commencement of development a plan showing the earthworks layout plan in relation to the retained trees and hedgerows shall be submitted to and approved in writing by the Local Planning Authority. Works shall only take place in accordance with the approved plans unless otherwise agreed in writing with the Local Planning Authority.	Two plans – New Screening Bund Details - submitted with Caulmert letter dated 18/08/10. Comment from Landscape Officer: Accepted subject to deletion of planting schedule from Sheet 1. Amended plan received by letter 09 November).	Submission and approval element discharged by letter 30/11/10. details to be implemented in accord with the approved plans and landscape specification.
14	Prior to the commencement of development a scheme for improvements to the existing/proposed access onto Cefn Road serving the development site shall be submitted to and approved in writing by the Local Planning Authority. These works shall be implemented prior to the commencement of construction works unless otherwise agreed in writing by the Local Planning Authority and shall thereafter be retained.	Plan detailing modifications to existing site access road submitted with Caulmert letter dated 18/08/10. Highways comment: Accepted subject to s278 works.	Submission and approval element discharged by letter 30/11/10. Scheme to be implemented in accord with the approved plans and constructed prior to any building works taking place on site. Accepted that wearing course will not be laid out until construction activity on site is complete.
15	Prior to the commencement of development details for the provision of suitable passing places to accommodate HGV movements along the internal access road shall be submitted to and approved in writing by the Local Planning Authority. The passing places shall be constructed prior to any building works taking place on the site and shall thereafter be retained.	Plan detailing proposed passing places along site access road submitted with Caulmert letter dated 18/08/10. Highways comment: Accepted.	Submission and approval element discharged by letter 30/11/10. Scheme to be implemented in accord with the approved plans and constructed prior to any building works taking place on site.
16	Prior to the commencement of works a 'Construction Traffic Management Plan' including provisions for contractor parking shall be submitted to the Local Planning Authority for further approval. The recommendations of this Plan shall be implemented prior to any building works taking place on the site.	Awaiting submission.	

17	Prior to the commencement of development details of vehicular turning and parking facilities shall be submitted to and approved in writing by the Local Planning Authority and implemented prior to the first operation of development and thereafter retained unless otherwise approved in writing by the Local Planning Authority.	Awaiting submission.	
18	The ecological mitigation measures as outlined in Section 6 of the 'Five Fords Sludge Treatment and Sustainable Energy Facility Ecological Assessment' as prepared by Aecom Environment, dated November 2009 shall be implemented in accordance with a timetable to be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of development.	Report comprising Ecological Method Statement and Timetable of Works submitted with Caulmert letter dated 18/08/10. Biodiversity Officer comment: Accepted	Submission and approval element discharged by letter 30/11/10. Scheme to be implemented in accord with the recommendations and mitigation measures as detailed in the approved Ecological Assessment and Method Statement Timetable of Works.
19	Prior to commencement of the development hereby approved, an Ecological Method Statement and Management Plan, which take into account the ecological interest of the site, shall be submitted and approved in writing by the Local Planning Authority. The details shall demonstrate how existing features of ecological/wildlife interest will be protected, enhanced, monitored and managed in the long-term. They must also propose and deliver appropriate conservation schemes and 'Reasonable Avoidance Measures'. All approved details shall be implemented in accordance with timescales to be agreed as part of the measures before development commences on site.	Report comprising Ecological Method Statement and Timetable of Works; Plan detailing New CompensationArea; and Plan for Mitigation Works submitted with Caulmert letter dated 18/08/10. Biodiversity Officer comment: Accepted	Submission and approval element discharged by letter 30/11/10. Scheme to be implemented in accord with the recommendations and mitigation measures as detailed in the approved Ecological Assessment and Method Statement Timetable of Works.
21	Within 6 months of the completion of the building works the temporary compound shall be dismantled, all plant, equipment and machinery associated with the construction removed and the land restored to its previous condition.	Compliance required.	