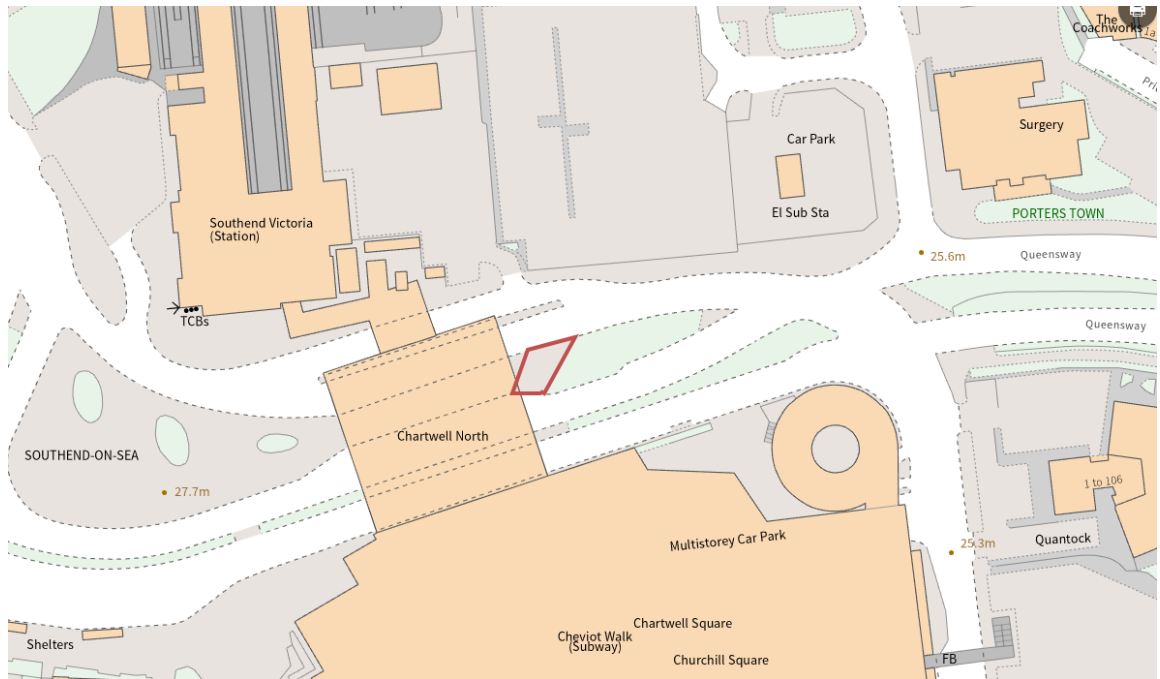


<b>Reference:</b>	<b>24/01303/AD</b>	
<b>Ward:</b>	<b>Victoria and Milton</b>	
<b>Proposal:</b>	<b>Application for approval of details pursuant to condition 04 (Partial Discharge of Construction Environmental Management Plan), 05 (Partial Discharge of Construction Logistics Plan) and 12 (Partial Discharge of Road Materials) of planning permission 20/01479/BC4M dated 06/09/2021</b>	
<b>Address:</b>	<b>Queensway Development Site Bounded By Southend Victoria Station, Chichester Rd, Southchurch Rd, Sutton Rd &amp; Queensway Slip Road SW, Southend-on-Sea, Essex</b>	
<b>Applicant:</b>	<b>Porters Place LLP</b>	
<b>Agent:</b>	<b>n/a</b>	
<b>Expiry Date:</b>	<b>09.10.2024</b>	
<b>Case Officer:</b>	<b>Abbie Greenwood</b>	
<b>Plans and Supporting Documents</b>	<p><b>Queensway Hybrid Scheme 20/01479/BC4M Pre Commencement Condition Tracker - Bus Gate Project</b></p> <p>Condition 4  <b>Construction Environmental Management Plan by Taylor Woodrow reference 5330.3200240 Rev 1 dated 12.8.24</b>  <b>Email from Applicant dated 15.08.24</b></p> <p>Condition 5  <b>Construction Logistics Plan by Taylor Woodrow reference 5330.3200240 Rev 1 dated 12.8.24</b></p> <p>Condition 12  <b>Specification Report reference 1042/01 P04 dated April 2022</b>  <b>1042-01-CIV-XX-XX-D-H-40101-P03 – Pavement Specification</b>  <b>1042-01-CIV-XX-XX-D-H-40201-P03 - Kerbing and Edging Layout</b>  <b>1042-01-CIV-XX-XX-D-H-40301-P03 – Road Markings &amp; Signage</b>  <b>1042-01-CIV-XX-XX-D-H-40401-P02 Schedule of Signs</b>  <b>1042-01-CIV-XX-XX-D-H-41003 – P03 Build Up Details</b>  <b>Email from Applicant dated 15.08.24</b></p>	
<b>Recommendation:</b>	<b>APPROVE DETAILS</b>	



## 1 Site and Surroundings

- 1.1 The proposal relates to the Better Queensway Site which is centred on Queensway and bounded by Southend Victoria Station to the northwest, Short Street and Coleman Street to the north, Sutton Road to the east, Southchurch Road to the south and Chichester Road to the west.
- 1.2 The current application relates to the construction of the Bus Gate part of the development only which is located directly west of the Victorias bridge and south of The Range within the central reservation area of Queensway.

## 2 The Proposal

- 2.1 Planning permission was granted on 06.09.2021 (Application No: 20/01479/BC4M) for :

*'1. Outline consent for the phased demolition of existing residential and commercial units, pedestrian footbridge, and associated structures and redevelopment to provide up to 1,760 dwellings, including provision of affordable housing (up to 177,650 sqm) in buildings of up to 87.17m AOD (approximately 18 storeys); up to 10,000 sqm of commercial uses comprising (a) up to 5,000 sqm of retail and cafes (Use Class E, F.2, Sui Generis) (with a maximum of 1,500 sqm outside the Primary Shopping Area); (b) up to 5,000 sqm of Employment space consisting of Workshops/Artistic Studios/Recording Studios/Brewery/Bakery (Use Class E, B2 and Sui Generis); and Office Space (Use Class E, capped at 2,500 sqm); (c) up to 1,500 sqm of Community & Creche/Nursery (Use Class E/F.1), (d) up to 1,000 sqm of Leisure (Use Class E); and (e) up to 500 sqm of Event Space (Use Class E/Sui Generis); new public open space; associated landscaping; car parking; public realm enhancements; access arrangements and associated infrastructure.*

*2. Detailed (full) application for phased engineering works to remove roundabout at Queensway/Sutton Road/Southchurch Road and associated underpass, with re-grading of the Queensway, to provide a new 4 lane carriageway at grade with footpath; cycle lane, bus facilities, public realm, landscaping and associated structures as well as a new roundabout at grade, linking Southchurch Road and Queensway, and closure/stopping up of Sutton Road.'*

- 2.2 The current application seeks partial discharge of details reserved by conditions 4,5 and 12 of the detailed part of that hybrid permission in so far as they relate to the construction of the bus gate only.

### **3 Relevant Planning History**

- 3.1 22/01810/AD - Application for approval of details to part discharge conditions 04 (demolition and environmental management plan) and 05 (construction logistics plan) of planning permission 20/01479/BC4M dated 06.09.2021 in relation to the demolition of the Queensway footbridge and associated works – pending consideration.
- 3.2 22/00024/AD - Application for approval of details pursuant to condition 09 (details of contamination) of planning permission 20/01479/BC4M dated 06.09.2021 – details approved
- 3.3 22/00025/AD - Application for approval of details pursuant to conditions 04 (details of construction environmental management plan), condition 05 (details of construction logistics plan), condition 25 (details of construction logistics plan), and condition 26 (details of construction environmental management plan) of planning permission 20/01479/BC4M dated 06.09.2021– details approved
- 3.4 21/02416/AD - Application for approval of details pursuant to condition 19 (indicative phasing plan) of planning permission 20/01479/BC4M dated 06.09.2021 – pending consideration
- 3.5 21/02469/AD - Application for approval of details pursuant to condition 07 (arboricultural method statement and tree protection plan) and condition 08 (archaeological written scheme of investigation) of planning permission 20/01479/BC4M dated 06.09.2021- details approved
- 3.6 21/02546/RESM - approval of reserved matters pursuant to condition 17 of planning permission 20/01479/bc4m dated 06.09.2021, comprising Details of access, appearance, landscaping, layout and scale For 218 units with associated 108sqm of cafe (use class e); 86.8sqm Of office (use class e); porters park, associated landscaping; Provision of new road with access from Chichester Road with Associated public realm and infrastructure; parking and Temporary parking arrangements; with accompanying Information to part discharge conditions: Condition 20 (statement of compliance against the design code), Condition 30 (archaeological written scheme of investigation), Condition 32 (daylight, sunlight and overshadowing assessment), Condition 33 (wind/micro-climate assessment), condition 34 (visual Impact assessment), condition 45 (foul drainage strategy), Condition 49 (energy strategy), condition 59 (travel plan) and Condition 62 (noise impact assessment) – pending consideration

- 3.7 20/01479/BC4M 1. Outline consent for the phased demolition of existing residential and commercial units, pedestrian footbridge, and associated structures and redevelopment to provide up to 1,760 dwellings, including provision of affordable housing (up to 177,650 sqm) in buildings of up to 87.17m AOD (approximately 18 storeys); up to 10,000 sqm of commercial uses comprising (a) up to 5,000 sqm of retail and cafes (Use Class E, F.2, Sui Generis) (with a maximum of 1,500 sqm outside the Primary Shopping Area); (b) up to 5,000 sqm of Employment space consisting of Workshops/Artistic Studios/Recording Studios/Brewery/Bakery (Use Class E, B2 and Sui Generis); and Office Space (Use Class E, capped at 2,500 sqm); (c) up to 1,500 sqm of Community & Creche/Nursery (Use Class E/F.1), (d) up to 1,000 sqm of Leisure (Use Class E); and (e) up to 500 sqm of Event Space (Use Class E/Sui Generis); new public open space; associated landscaping; car parking; public realm enhancements; access arrangements and associated infrastructure. 2. Detailed (full) application for phased engineering works to remove roundabout at Queensway/Sutton Road/Southchurch Road and associated underpass, with re-grading of the Queensway, to provide a new 4 lane carriageway at grade with footpath; cycle lane, bus facilities, public realm, landscaping and associated structures as well as a new roundabout at grade, linking Southchurch Road and Queensway, and closure/stopping up of Sutton Road. – permission granted
- 3.8 20/00703/RSO – EIA Scoping Opinion related to the current proposal (27 July 2020)
- 3.9 13/00008/DEM – Queensway House: Demolish Queensway House and multi-storey car park (Application for Prior Approval for Demolition) – Prior Approval Granted (5 February 2013)

## **4 Representation Summary**

### **Highways**

- 4.1 The applicant has provided a robust Construction Logistics Plan (condition 5) which extensively details how the construction works will be undertaken, provides a construction programme and strategies to reduce construction related activities. There is no objection to this proposal. The applicant has also provided a comprehensive Environmental Management Plan (condition 4) and details how the applicant will comply the relevant legislation. There is no objection to this approach. Council engineers will be supervising the works during the construction phase through to adoption as public maintainable highway.

### **Environmental Health**

- 4.2 The submitted information relates to the Queensway Bus Gate area only of the overall site. Bearing in mind the limited size of the Bus Gate construction area and its location within an existing highway area, the CEMP [Construction Environmental Management Plan] and CLP [Construction Logistics Plan] are deemed acceptable in terms of the sections relevant to Environmental Health. There is therefore no objection to conditions 4 and 5 being discharged for this area of the site.

## **Southend Local Bus Board**

- 4.3 Insofar as the application relates to the construction of a Bus Gate in the eastern part of Victoria Interchange, which would allow buses from Victoria Interchange to be given priority in crossing into Chichester Road (as evidenced in the drawing document entitled 'PROPOSED S278 AGREEMENT GENERAL ARRANGEMENT SHEET 1' as part of Project Number 1042-01) this proposed Bus Gate is fully supported by all the member organisations of the Southend Local Bus Board (the bus operators and Southend-on-Sea City Council). All the bus operator members of the Southend Local Bus Board have given their support in writing to the proposed Bus Gate.

### **Procedural matters**

- 4.4 This application is presented to the Development Control Committee because it is a major application and because it has been called in by Cllr Ferguson.

## **5 Planning Policy Summary**

- 5.1 The National Planning Policy Framework (2021), National Design Guide (updated 2021) and National Planning Practice Guidance (2024)
- 5.2 Core Strategy (2007): Policy KP1 – Spatial Strategy, Policy KP2 – Development Principles, Policy KP3 – Implementation and Resources, Policy CP1 – Employment Generating Development, Policy CP2 – Town Centre and Retail Development, Policy CP3 – Transport and Accessibility, Policy CP4 – The Environment and Urban Renaissance, Policy CP6 – Community Infrastructure, Policy CP7 – Sport, Recreational and Green Space, Policy CP8 – Dwelling Provision
- 5.3 Development Management Document (2015): Policy DM1 – Design Quality, Policy DM2 – Low Carbon development and Efficient use of Resources, Policy DM3 – The efficient and effective use of land, Policy DM4 – Tall and Large buildings, Policy DM5 – Southend-on-Sea's Historic Environment, Policy DM7 – Dwelling mix, size and type, Policy DM8 – Residential standards, Policy DM10 – Employment Sectors, Policy DM11 – Employment areas, Policy DM13 – Shopping Frontage Management outside the Town Centre, Policy DM14 – Environmental Protection, Policy DM15 – Sustainable Transport Management
- 5.4 Southend Central Area Action Plan (SCAAP) (2018) Policy DS1 – A Prosperous Retail Centre, Policy DS2 – Key Views, Policy DS3 – Landmarks and Landmark Buildings, Policy DS4 – Flood Risk management and sustainable Drainage, Policy DS5 – Transport Access and Public Realm, Policy PA1 – High Street Policy Area Development Principles, Policy PA2 – London Road Policy Area Development Principles, Policy PA4 – Queensway Policy Area Development Principles, Policy PA9 – Sutton Gateway Neighbourhood Policy Area Development Principles

## **6 Planning Considerations**

- 6.1 The application has to be assessed in the context of the reason that the conditions were first imposed. The Local Planning Authority has to assess whether sufficient

details have been submitted as required by the conditions and if so, whether they are acceptable.

## 7 Appraisal

### **Condition 04 (Construction Environmental Management Plan)(CEMP)**

#### 7.1 Condition 04 states:

*With the exception of archaeological investigation, an investigation of ground conditions including exploratory boreholes and trial pits, decontamination, remedial works, no utilities works or development of any Phase/sub-phase of the detailed development as shown on the indicative construction phasing Figures 4, 5 and 6 contained within the approved Construction Logistics Plan (dated 31 July 2020) or any revision to this as approved under condition 3 of this consent shall take place, including any works of demolition, site clearance or associated with utilities, within the area for which detailed approval is hereby permitted, as shown on drawing BEQ-LDA-ZZ-XX-XX-DR-N-ST-00008 Rev 06 unless and until a Demolition and Construction Environmental Management Plan and Strategy to include a Dust Mitigation Strategy for that Phase/sub-phase/associated utilities works has been submitted to, and approved in writing by the Local Planning Authority. The approved Demolition and Construction Environmental Management Plan and Strategy for the area for which detailed approval is hereby permitted, as defined on drawing BEQ-LDA-ZZ-XX-XX-DR-N-ST-00008 Rev 06, shall be adhered to in full throughout the construction period for that phase. Where relevant, the Statement for each Phase/sub-phase/associated utilities works shall provide, amongst other things, for:*

- i) the phasing of works.*
- ii) the parking of vehicles of site operatives and visitors for each phase of works.*
- iii) loading and unloading of plant and materials for each phase of works.*
- iv) storage of plant and materials used in constructing the development for each phase.*
- v) the erection and maintenance of security hoarding.*
- vi) measures to control the emission of noise, dust and dirt during construction.*
- vii) a scheme for temporary storage and recycling, collection and disposing of waste resulting from construction works that does not allow for the burning of waste on site.*
- viii) a dust management plan to include mitigation and boundary particulate monitoring during demolition and construction.*
- ix) details of the duration and location of any noisy activities.*
- x) details of external lighting associated with construction.*
- xi) any proposed extension to the following hours of construction for certain specified works:*
  - 08:00-18:00 - Monday to Friday*
  - 08:00-13:00 - Saturday*
  - No time on Sundays or Public Holidays*
- xii) temporary variable message signage*
- xiii) details of how surface water will be managed during construction*

*Reason: In the interest of the residential amenity of nearby occupiers and the highway safety in accordance with the National Planning Policy Framework*

(2021), Policies KP2, CP3 and CP4 of the Core Strategy (2007), Policies DM1, DM3 and DM15 of the Development Management Document (2015).

7.2 The applicant has submitted the following information to satisfy the requirements of condition 04:

- Construction Environmental Management Plan by Taylor Woodrow reference 5330.3200240 Rev 1 dated 12.8.24
- Email from Applicant dated 15.08.24

*i) the phasing of works.*

7.3 The CEMP confirms that the works will be carried out in one phase and a programme of works has been provided which shows the breakdown of individual tasks on a timeline. The programme estimates that the construction phase is expected to take some 16 days to complete. The CEMP meets the condition in this regard and is acceptable.

*ii) the parking of vehicles of site operatives and visitors for each phase of works.*

7.4 Site operatives will park in the site compound which will be situated in the southeast corner of Short Street car park. 5 spaces will be provided. Visitors to the site will use the adjacent public car park. This is a satisfactory arrangement. The CEMP meets the condition in this regard and is acceptable.

*iii) loading and unloading of plant and materials for each phase of works.*

7.5 Materials and plant will be unloaded into a dedicated area in the works compound supervised by a banksman as appropriate. The CEMP confirms the compound has suitable access. The CEMP meets the condition in this regard and is acceptable.

*iv) storage of plant and materials used in constructing the development for each phase.*

7.6 The materials will be stored in the works compound until they are needed. This is close to the site and secure. The CEMP meets the condition in this regard and is acceptable.

*v) the erection and maintenance of security hoarding.*

7.7 The site and the compound will be secured using Heras type fencing and the works area will be separated from the carriageway using chapter 8 barriers (traffic management barriers). This is appropriate for the nature and location of the project. The CEMP meets the condition in this regard and is acceptable.

*vi) measures to control the emission of noise, dust and dirt during construction.*

7.8 The CEMP states that due to the small nature of the works, debris netting and acoustic barriers will be fixed to the Heras fencing as appropriate to mitigate dust and noise. This is the typical solution for the nature of the proposed works and the

Council's Environmental Health Officer has confirmed that this is appropriate. The CEMP meets the condition in this regard and is acceptable.

*vii) a scheme for temporary storage and recycling, collection and disposing of waste resulting from construction works that does not allow for the burning of waste on site.*

7.9 Waste will be stored in the site compound prior to collection. The site manager will be responsible for implementing the Site Waste Management Plan throughout the construction of the scheme and to ensure that any waste is disposed of legally, economically and safely. Waste will be removed from the compound out of peak hours via grab lorries. There will be no burning of waste. The CEMP meets the condition in this regard and is acceptable.

*viii) a dust management plan to include mitigation and boundary particulate monitoring during demolition and construction.*

7.10 As noted above debris netting will be used as appropriate to mitigate dust. This will be monitored by the Operations Manager and dust will be suppressed with water spray if required. The Council's Environmental Health Officer has confirmed that this is appropriate for these works which are remote from residential dwellings. The CEMP meets the condition in this regard and is acceptable.

*ix) details of the duration and location of any noisy activities.*

7.11 Activities will be taking place during daytime off peak only and the impact will be offset by the existing noisy environment in this location. The CEMP meets the condition in this regard and is acceptable.

*x) details of external lighting associated with construction.*

7.12 The works will be carried out in daylight hours only so no external lighting is required. The CEMP meets the condition in this regard and is acceptable.

*xi) any proposed extension to the following hours of construction for certain specified works:*

- 08:00-18:00 - Monday to Friday
- 08:00-13:00 - Saturday
- No time on Sundays or Public Holidays.

7.13 The CEMP confirms compliance with the working hours set out on the condition. The CEMP meets the condition in this regard and is acceptable.

*xii) temporary variable message signage*

7.14 Due to the small-scale nature of the works and limited duration no variable message signage will be required. The CEMP meets the condition in this regard and is acceptable.

*xiii) details of how surface water will be managed during construction*



- 7.15 The CEMP confirms that the existing surface water run off routes will be unaffected by the works due to the location in the carriageway. Existing gullies will remain operational throughout the work and if required will be protected for short periods to prevent debris entering. The CEMP meets the condition in this regard and is acceptable.
- 7.16 The Council's Highways Officer and the Council's Environmental Health Officer have confirmed that this Construction Environmental Management Plan is appropriate for these works.
- 7.17 The submitted details are considered to meet the requirements of this condition and are acceptable. The details should therefore be approved.

**Condition 05 (Construction Logistics Plan)**

- 7.18 Condition 05 States

*With the exception of archaeological investigation, an investigation of ground conditions including exploratory boreholes and trial pits, decontamination, remedial works, diversion and/or laying of services, no development within any Phase/sub-phase of the detailed development as shown on the indicative construction phasing Figures 4, 5 and 6 contained within the approved Construction Logistics Plan (dated 31 July 2020) or any revision to this as approved under condition 3 of this consent, as defined within the red line shown on drawing BEQ-LDA-ZZ-XX-XX-DR-N-ST-00008 Rev 06 a Construction Logistics Plan for that Phase/sub-phase of the development shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall be designed to minimise deliveries of materials and export of any waste materials within the times of peak traffic congestion on the local road network. The Plan for that Phase/sub-phase shall be implemented in accordance with the approved details and thereafter maintained for the duration of the construction period.*

*Reason: In the interest of the residential amenity of nearby occupiers, highway safety and free flow of the traffic network in accordance with the National Planning Policy Framework (2021), Policies KP2, CP3 and CP4 of the Core Strategy (2007), Policies DM1, DM3 and DM15 of the Development Management Document (2015).*

- 7.19 The applicant has submitted the following information to satisfy the requirements of condition 05 .

- Construction Logistics Plan by Taylor Woodrow reference 5330.3200240 Rev 1 dated 12.8.24

- 7.20 The report sets out how the construction process will be managed to minimise the impact on other road users. It provides details of the phasing of the works and the delivery logistics for the construction works. On the timing of deliveries, it states *'HGV routes will seek to avoid routing along roads where local schools are situated if at all possible. This should be relatively easy with the use of the A127 for most movements to and from the site. In the unlikely event that this happens, HGV movements are to avoid school drop off and pick up times. Material deliveries will be made utilizing full loads wherever possible to reduce the amount of vehicle*

*movements to and from site. Work that will affect traffic flow (including deliveries) will be carried out during off peak times to reduce the impact to the travelling public.'*

- 7.21 The Council's Highways Officer has confirmed that this logistics plan is appropriate for these works.
- 7.22 The submitted details are considered to meet the requirements of this condition and are acceptable. The details should therefore be approved.

**Condition 12 (Road Details)**

- 7.23 Condition 12 states:

*With the exception of demolition, and Preliminary Works, no development within the area for which detailed approval is hereby permitted, as defined within the red line shown on drawing BEQ-LDA-ZZ-XX-XX-DR-N-ST-00008 Rev 06, shall commence until samples and /or specifications of all materials to be used in the construction of the external surfaces of the development in that Phase/sub-phase of the detailed development as shown on the indicative construction phasing Figures 4, 5 and 6 contained within the approved Construction Logistics Plan (dated 31 July 2020) or any revision to this as approved under condition 3 of this consent and as highlighted on approved drawings listed at condition 2 have been submitted to and approved in writing by the Local Planning Authority.*

*The details must include:*

- o Details of Surfaces to road and pavements*
- o Details of Railings & Means of Enclosures*
- o Details of Kerbs & kerbing*
- o Details of Signage*
- o Timescales for implementation*

*The development shall be carried out solely in accordance with the approved materials details and the approved timeframe above.*

*Reason: In the interest of visual amenity and highway safety in accordance with the National Planning Policy Framework (2021), Core Strategy (2007) Policies KP2, CP3 and CP4, Development Management Document (2015) Policies DM1 DM3 and DM15 and the advice contained within the National Design Guide (2019) and the Design and Townscape Guide (2009).*

- 7.24 The applicant has submitted the following information to satisfy the requirements of condition 12:

- Specification Report reference 1042/01 P04 dated April 2022
- 1042-01-CIV-XX-XX-D-H-40101-P03 – Pavement Specification
- 1042-01-CIV-XX-XX-D-H-40201-P03 - Kerbing and Edging Layout
- 1042-01-CIV-XX-XX-D-H-40301-P03 – Road Markings & Signage
- 1042-01-CIV-XX-XX-D-H-40401-P02 Schedule of Signs
- 1042-01-CIV-XX-XX-D-H-41003 – P03 Build Up Details
- Email from applicant dated 15.8.24

- 7.25 The submitted details show that the bus gate will be a full depth carriageway construction which will be integrated into the existing carriageway with carriageway tiles and upstand kerbs. No railings are proposed. Details of road markings and signage to denote the bus gate have also been provided. As noted above the timescale for completion of the works is some 16 days. The Council's Highways Officer has confirmed that these details are appropriate for this facility.
- 7.26 The submitted details are considered to meet the requirements of this condition and are acceptable. The details should therefore be approved.

### **Equality and Diversity Issues**

- 7.27 The Equality Act 2010 (as amended) imposes important duties on public authorities in the exercise of their functions and specifically introduced a Public Sector Equality Duty. Under this duty, public organisations are required to have due regard for the need to eliminate unlawful discrimination, harassment and victimisation, and must advance equality of opportunity and foster good relations between those who share a protected characteristic and those who do not. Officers have in considering this application and preparing this report had careful regard to the requirements of the Equalities Act 2010 (as amended). They have concluded that the decision recommended will not conflict with the Council's statutory duties under this legislation.

## **8 Recommendation**

**Approve Details for condition(s) in relation to the bus gate construction only:**

- 04 The submitted details, including Construction Environmental Management Plan by Taylor Woodrow reference 5330.3200240 Rev 1 dated 12.8.24 and Email from Applicant dated 15.08.24 are considered to satisfy the requirements of Condition 04 of planning permission 20/01479/BC4M, are acceptable in all relevant regards and are hereby approved.**
- 05 The submitted details, Construction Logistics Plan by Taylor Woodrow reference 5330.3200240 Rev 1 dated 12.8.24, are considered to satisfy the requirements of Condition 05 of planning permission 20/01479/BC4M, are acceptable in all relevant regards and are hereby approved.**
- 12 The submitted details, including Specification Report reference 1042/01 P04 dated April 2022, 1042-01-CIV-XX-XX-D-H-40101-P03 – Pavement Specification, 1042-01-CIV-XX-XX-D-H-40201-P03 - Kerbing and Edging Layout, 1042-01-CIV-XX-XX-D-H-40301-P03 – Road Markings & Signage, 1042-01-CIV-XX-XX-D-H-40401-P02 Schedule of Signs, 1042-01-CIV-XX-XX-D-H-41003 – P03 Build Up Details and Email from Applicant dated 15.08.24 are considered to satisfy the requirements of Condition 12 of planning permission 20/01479/BC4M, are acceptable in all relevant regards and are hereby approved.**

## **Informative**

- 01 The applicant is advised that these conditions are partially discharged in relation to the construction of the Bus Gate only. Separate discharge of these conditions in relation to the remainder of the outstanding works will be required separately.**