

Public Document Pack

Southend-on-Sea Borough Council

Legal & Democratic Services

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25 October 2021

Dear Councillor

DEVELOPMENT CONTROL COMMITTEE - MONDAY, 25TH OCTOBER, 2021

Please find attached a copy of an addendum to the Supplementary Report, listed at Agenda Item No. 3 for this evening's meeting, which provides an amended condition summary in respect of each application.

Tim Row

Principal Democratic Services Officer

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Planning Conditions Summary

GENERAL CONDITIONS		
1	Full	Commencement
2	Outline	Reserved Matters
3	Outline	Details for approval and commencement
4	Full	Approved Plans & docs
5	Outline	Approved Parameter Plans and documents
6	Outline	Land Use Table
7	Full and Outline	Remove Pd rights
8	Outline	Community use
9	Outline	Housing mix
10	Full and Outline	Retail Impact Assessment
11	Full and Outline	Stadium funding and building contract(s)
Phasing		
12	Full and Outline	Detailed Phasing Programme
13	Full and Outline	SUFC Training Ground Replacement Training Centre & Car Parking Delivery
14	Full	Community Dome provision
Design Heritage and Amenity/Airport		



15	Outline	Design Code Approval	
16	Outline	Design Code conformity	
17	Outline and Full	Designing out Crime	
18	Full and Outline	Materials	
19	Full and Outline	Obscure Glazing	<p>Notwithstanding the details shown in the plans submitted and otherwise hereby approved, prior to commencement of each phase the development hereby granted consent shall not be first occupied or brought into use unless and until plans are submitted to the Local Planning Authority and approved in writing which clearly specify all the windows and other openings in the development that are to be permanently glazed with obscured glass and fixed shut or provided with only a fanlight (or other similar) opening and the manner and design in which these windows and openings are to be implemented.</p> <p>The development hereby permitted shall be implemented in full accordance with the details approved under this condition before it is first occupied or brought into use and shall be permanently retained as such thereafter. The windows included within such agreed scheme shall be glazed in obscure glass which is at least Level 4 on the Pilkington Levels of Privacy, or such equivalent as may be agreed in writing with the local planning authority. Top hung lights agreed within such scheme shall be a minimum of 1.7 metres above internal floor level. In the case of multiple or double-glazed units at least one layer of glass in the relevant units shall be glazed in obscure glass to at least Level 4. The windows shall be retained in</p>

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			<p>accordance with the agreed details for the lifetime of the development.</p> <p>Reason: To avoid overlooking and the resultant loss of privacy of the adjoining residential properties, in accordance with the National Planning Policy Framework, Core Strategy 2007 policies KP2 and CP4, and Development Management Document 2015 policy DM1 and advice contained within the Design and Townscape Guide.</p>
20	Full and Outline	Privacy screens	
21	Outline	Daylight and Sunlight	
22	Full and Outline	Site Levels Details	
23	Full and Outline	Roof Apparatus and Airport Height restriction	
24	Full and Outline	Airport Instrument Flight Procedures Compliance	
25	Full and Outline	Crane Height	
26	Full and Outline	High pressure sewer easement	
27	Full and Outline	Scheduled Monument Management Plan	
28	Full and Outline	Archaeological Watching brief	
29	Full	Wind mitigation details	
30	Outline	Wind assessment	
31	Full Application	Advertisement approval	
32	Full and Outline	Signage Strategy	
33	Full	Accessible dwelling Standards	

CONSTRUCTION RELATED CONDITIONS			
34	Full and Outline	Construction & Dem Method Statement	
35	Full and Outline	Detailed Construction Logistics Plan	
LANDSCAPING, ARBORICULTURAL AND ECOLOGY CONDITIONS			
36	Full	Public Realm – landscaping, materials and lighting details	
37	Outline	Landscaping Scheme, Phasing Plan & maintenance details	
38	Full and Outline	Confirmation of ecology baseline	
39	Full and Outline	Biodiversity Mitigation and Enhancement	
40	Full and Outline	Habitats Regulation Assessment	
41	Full and Outline	10% Biodiversity Net Gain	No development shall take place, including ground and site preparation works, unless and until there has been submitted to and approved in writing by the Local Planning Authority a Biodiversity Net Gain assessment for the site. The assessment shall detail how the provision of at least a 10% net gain in biodiversity, in terms of both habitats and linear habitats, has been achieved. The assessment shall be undertaken using the most recent DEFRA biodiversity metric available at the time. If there is a shortfall in biodiversity net gain on the site itself, equivalent off-site compensation should shall be provided in accordance with details previously submitted to and agreed in writing with the LPA.
42	Full and Outline	Landscape and Ecological Management Plan	
43	Full and Outline	Tree Protection	
44	Full and Outline	Trees – replacement of retained and provided trees	
PARKING AND HIGHWAYS CONDITIONS			
45	Full and Outline	Site Access	

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46	Full and Outline	Detailed Highway works	
47	Outline	Vehicle & cycle parking details	
48	Full	Car Park Management Plan	
49	Outline	Car Park Management Plan	
50	Outline	Cecil Jones Memorial Ground Replacement Car Parking Phasing and Delivery	
51	Full and Outline	Travel Plan	
52	Full and Outline	Train service negotiation strategy	
53	Full	Overflow Coach Parking	
54	Outline	Footpath link to Waitrose	
COMMUNITY RELATED CONDITIONS			
55	Full	Community Soccer Dome Community Use Agreement	
56	Full	Stadium Community Use Agreement	
57	Full	SUCET Centre (Fan Plaza Residential ground floor)	The SUCET Centre of 890sqm shall be completed and be made available for use no later than the completion of the Fan Plaza Residential Building and in accordance with the submitted Sporting and Community Benefits Statement, a SUCET centre use agreement (or agreements) shall be submitted to and approved in writing by the Local Planning Authority, and a copy of the completed approved agreement shall be provided to the Local Planning Authority and the facility operated in accordance with the approved strategy.
58	Full	Community & SUFC Academy Soccer Dome Artificial Pitch Design Spec	

59	Full	Community Soccer Dome Artificial Grass Pitch Certification	
CONTAMINATION AND ASSOCIATED CONDITIONS			
60	Full and Outline	Land Contamination	
61	Full and Outline	Dwellings and hotel: Noise mitigation	<p>Prior to the occupation construction above ground floor slab level of any proposed dwelling or hotel, a noise Impact assessment must be conducted by a competent person to assess the potential impact of existing commercial, industrial, leisure and licensed premise and transport infrastructure on the proposed dwellings. A report on the impact assessment that will include any necessary mitigation measures required for the proposal must be submitted to the local planning authority for approval. Any agreed mitigation must be installed and maintained thereafter.</p>
62	Full and Outline	Noise from plant and equipment including building services	
63	Full	Noise from Leisure Uses	
64	Full	Noise Management Plans	
65	Full and Outline	Noise Artificial Pitches and Multi-Use Games Areas	<p>A scheme shall be submitted for approval in writing to demonstrate how noise resulting from the use of the Community and Academy dome shall be mitigated to protect nearby residential properties and the Garden of Remembrance/Crematorium, including details on the acoustic barrier along the boundary with the Gardens of Remembrance. This shall be prepared by an acoustically competent person and include mitigation of noise impacts from:</p> <ul style="list-style-type: none"> •Voices from users •Whistles used by referees •Rebound of balls against hard surfaces •Crowd noise

7			<p>There shall be no amplified speech or music used in the areas.</p> <p>The assessment should reference guidance provided in Sports England's 'Artificial Grass Pitches Acoustics Planning Implications Guide'.</p> <p>Prior to the use of the Artificial pitches and MUGAs (as identified on plans approved under Conditions 4 and 5) post-completion noise surveys must be undertaken by a suitably qualified acoustic consultant, and a report submitted to and approved in writing by the Local Planning Authority. Method statements should be submitted to and approved by the Local Planning Authority prior to the survey being undertaken, unless otherwise agreed in writing by the Local Planning Authority, and implemented in accordance with approved details before being brought into use. If the noise levels set out in the Report are exceeded, additional noise mitigation measures, (where necessary to ensure the appropriate noise levels can be met), shall be submitted to an approved in writing by the Local Authority and implemented in accordance with the approved details in full prior to operation and maintained in perpetuity thereafter.</p>
66	Full and Outline Application	Noise from Gyms	<p>Prior to commencement above ground floor slab level for any building containing a gym a noise impact assessment including representative background noise monitoring must be carried out and a mitigation scheme evaluated and designed by a competent person for the following:</p> <ul style="list-style-type: none"> Plant Noise - must be designed to be 10 dB below the representative background noise levels (LA90) over the time periods that the applicant wishes to operate

8			<ul style="list-style-type: none"> • Music –amplified sound systems should be able to limit the 31.5 Hz and 63 Hz octave band and or have appropriate sound insulation to (such as "box-in-box" Studio construction) to prevent the breakout of these frequencies. • Weights - Noise and vibration impact from the dropping of free weights, kettleweights, cable station weights and weight machines etc <p>Prior to the use of any gym post-completion noise surveys must be undertaken by a suitably qualified acoustic consultant, and a report submitted to and approved in writing by the Local Planning Authority. Method statements should be submitted to and approved by the Local Planning Authority prior to the survey being undertaken, unless otherwise agreed in writing by the Local Planning Authority and implemented in accordance with the approved details before the gymnasium is brought into use. If the noise levels set out in the Report are exceeded, additional noise mitigation measures, (where necessary to ensure the appropriate noise levels can be met), shall be submitted to an approved in writing by the Local Authority, implemented in accordance with the approved details in full prior to operation and maintained thereafter in perpetuity.</p> <p>Reason: To protect residential amenity and general environmental quality in accordance with the National Planning Policy Framework (2019), Core Strategy (2007) Policies KP2 and CP4, and Policies DM1 and DM3 of the Development Management Document (2015).</p>
67	Full and Outline	Ventilation and Extraction	

LIGHTING CONDITIONS

68	Full	Stadium Illumination	<p>Prior to the first use of the Stadium details of all external illumination of the stadium including flood lighting, and other lighting ancillary to the stadium including the luminance and spread of light and the design and specification of the light fittings shall be submitted by a suitably competent person to and approved in writing by the local planning authority, having due regard to the informatives attached to the permission.</p> <p>All illumination shall be designed and implemented in accordance with the Institute of Lighting Professionals "Guidance Note 01/20: Guidance notes for the reduction of obtrusive light" and/or any current authoritative guidance or standards. All illumination within the site shall be provided and retained in accordance with the approved details only. There shall be no other lighting of the external areas of the site.</p>
69	Full and Outline	External Illumination	<p>Prior to the first use/occupation of a phase (as outlined on the Detailed Development Phasing Programme approved under Condition 12) of the development, hereby approved, details of all external illumination of the site including the luminance and spread of light and the design and specification of the light fittings shall be submitted by a suitably competent person to and approved in writing by the local planning authority, having due regard to the informatives attached to the permission.</p> <p>All illumination shall be designed and implemented in accordance with the Institute of Lighting Professionals "Guidance Note 01/20: Guidance notes for the reduction of obtrusive light" and/or any current authoritative guidance or standards. All illumination within the site shall be provided and retained only in accordance with the approved details. There shall be no other lighting of the external areas of the site</p>

SUSTAINABILITY			
70	Full Application	Renewable Energy Scheme	
71	Full and Outline	Overheating Assessment	
72	Outline Application	Outline energy strategy Scheme	
73	Full and Outline	Water efficiency design measures	
74	Outline Application	BREEAM registration	
75	Full and Outline	Non-residential BREEAM certification	
OPERATIONAL CONDITIONS			
76	Full Application	Stadium Management Plan	
77	Full Application	Major Event Day Management Plan	
78	Full Application	Delivery and Servicing Hours	
79	Full Application	Limits on football matches and non-football major events	
80	Full Application	Spectator limit	
81	Outline Application	Commercial use hours of operation, delivery and servicing	Each Reserved Matters application, pursuant to the outline planning application hereby approved, which includes Use Class E floorspace shall be accompanied by details of the proposed hours of operation of the said use(s) including hours of delivery. The details shall be submitted to and approved in writing by the LPA before the operation is brought into use. The use(s) shall be operated only in accordance with the approved details.
WASTE MANAGEMENT CONDITIONS			
82	Full and Outline	Refuse and Recycling	Prior to the first use of the building any building for the purposes hereby approved a scheme for the means of refuse and recycling storage including details of any bin stores shall have been submitted to and approved in writing by the local planning

			authority. The agreed scheme shall be implemented prior to the first occupation or use of the development and retained for such purposes at all times thereafter. This shall also be in accordance with the Essex County Council and Southend-on-Sea Borough Council Waste Management Plan.
83	Full and Outline	Waste Management	Prior to first use of any building a the site waste management strategy and approved in accordance with the Essex County Council and Southend-on-Sea Borough Council Waste Management Plan including mitigation methods to control noise and odour from the waste storage and collection arrangements and pest control measures shall be submitted to and approved by the Local Planning Authority. The agreed scheme shall be implemented prior to the first occupation or use of the development and retained for such purposes at all times thereafter
CCTV CONDITIONS			
84	Full and Outline	CCTV details	No phase of the development shall be occupied until details of the CCTV to shall be installed in the development hereby approved for that phase unless in accordance with details that have previously been submitted to and approved in writing by the local planning authority in liaison with Essex Police. CCTV shall be installed and retained in accordance with the approved details. No events shall be held within the stadium unless and until the approved CCTV is installed and operational.
AIR QUALITY CONDITION			
85	Full and Outline	Car Park Ventilation	

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86	Outline	Phase specific Foul/ potable water connections	
FLOOD AND DRAINAGE CONDITIONS			
87	Full and Outline	Drainage strategy	.
BINDING SECTION 106 AGREEMENT			
88	Full and Outline	Binding S106 Agreement	No development shall commence on any part of the site as shown on drawings as approved under Conditions 4 and 5 or any subsequent/amended version approved in writing by the Local Planning Authority until all interests within the site are bound by either: (1) a Section 106 Agreement containing the same planning obligations to those secured in the Section 106 Agreement dated [TBC]; which accompanies this permission or (2) a confirmatory deed confirming that the land is bound by the Section 106 Agreement dated [TBC] which accompanies this permission to the written satisfaction of the Local Planning Authority.

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Informatives

Topic	Informative
Construction and Demolition Method Statement	<p>Care must be taken to prevent the pollution of ground and surface waters. This will include during works and the location of any hazardous materials including fuel from vehicles and equipment.</p> <p>Where any soils that are known to be contaminated are being excavated or exposed a site waste plan must be prepared in order to store treat and dispose of the materials in accordance with the waste duty of care. It is recommended that advice is sought from the Environment Agency on this matter.</p> <p>Stockpiling and Reuse of Materials: -</p> <ul style="list-style-type: none"> - Soils for storage must be classified before the waste is moved, stockpiled, reused and disposed (hereafter referred to as 'stockpiling') of in accordance with the Guidance on the classification and assessment of waste (1st Edition v1.1) Technical Guidance WM3 (EA, RM, SEPA, NIEA, 2018) (or 'WM3'). - Representative samples of soils must be undertaken in accordance with Appendix D of WM3 and presented to the local authority and other responsible authorities for approval prior to stockpiling. - Prior to stockpiling the quality and condition of soils used for stockpiling must be approved by and in accordance with the Environment Agency

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	<p>Where there is requirement for dewatering the site, the relevant consent must be sought from the Environment Agency</p> <p>Where there is a requirement to obstruct or alter watercourses a consent under section 23 of the Land Drainage Act must be obtained from Southend-on-Sea Borough Council.</p>
Land Contamination	<p>This shall be conducted by a competent person and in accordance with the Essex Contaminated Land Consortium's 'Land Affected by Contamination: Technical Guidance for Applicants and Developers' and DEFRA and the Land Contamination Risk Management (LCRM) guidance from the Environment Agency.</p>
Used Water Network/ Anglian Water	<p>(1) Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087.</p> <p>(2) Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087.</p> <p>(3) Protection of existing assets - A public sewer is shown on record plans within the land identified for the proposed development. It appears that development proposals will affect existing public sewers. It is recommended that the applicant contacts Anglian Water Development Services Team for further advice on this matter. Building over existing public sewers will not be permitted (without agreement) from Anglian Water.</p> <p>(4) Building near to a public sewer - No building will be permitted within the statutory easement width of 3 metres from the pipeline without agreement from Anglian Water. Please contact Development Services Team on 0345 606 6087.</p> <p>(5) The developer should note that the site drainage details submitted have not been approved for the purposes of adoption. If the developer wishes to have the sewers included in a sewer adoption agreement with Anglian Water (under Sections 104 of the Water Industry Act 1991), they should contact our Development Services Team on 0345 606 6087 at the earliest opportunity. Sewers intended for adoption should be designed and constructed in accordance with Sewers for Adoption guide for developers, as supplemented by Anglian Water's requirements.</p>
13	<p>Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement. Therefore, the site layout should take this into account and accommodate those assets within either prospectively adoptable highways or public open space. If this is not practicable then the sewers will need to be diverted at the developers cost under Section 185 of the Water Industry Act 1991. or, in the case of apparatus under an adoption agreement, liaise with the owners of the apparatus. It should be noted that the diversion works should normally be completed before development can commence.</p>
Environmental Health	<p>(1) Construction outside of normal hours - If construction works are to be considered outside of normal hours especially overnight it is recommended that the applicant applies for a prior consent application under section 61 of the Control of Pollution Act 1974. A consent enables the applicant to conduct the works without the worry of enforcement provided they comply with it. The applicant will have to submit details of any noisy works including type of plant and machinery to be used, proposed daily start and finish times, consultation with nearby residents and businesses and duration and time scales of the works. The applicant should contact the Regulatory Services Team at Southend-on-Sea Borough Council for details.</p> <p>(2) Change of Use Class E - Should the use hereby permitted change fully, or part, to Class E paragraphs: (b) sale of food and drink for consumption (mostly) on the premises or (d) indoor sport, recreation or fitness, not involving motorised vehicles or firearms, principally to visiting members of the public, there is a risk of harm to human receptors within existing residential and commercial premises. This is particularly due to the likely required operation outside of normal working hours and over seven days. These risks include:</p> <ul style="list-style-type: none"> Noise from shopfitting and alterations to the premises

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	<ul style="list-style-type: none"> • Noise and vibration from the dropping of free or machine weights and medicine balls • Noise from amplified music played in the premises • Noise from extract ventilation systems and air conditioning condenser units • Noise from customer voices internally and leaving and entering the premises • Odour from extract ventilations systems • Artificial light from signage <p>Whilst planning permission is not required for a change of use to or within Class E Southend-On-Sea Borough Council has a duty to investigate and enforce statutory nuisances under section 80 of the Environmental Protection Act 1990 if the council has established that a nuisance exists or is likely to occur. Therefore where an activity that falls under these paragraphs is proposed it is strongly recommended that an impact assessment of the proposed use is conducted by competent persons. Where likely impacts are established mitigation measures must be evaluated and installed to prevent a statutory nuisance from occurring using the best practicable means to do so.</p> <p>Please note that extensions to the building and installation of extract ventilation systems and other building services are likely to require planning permission. Please contact the local planning authority for advice.</p>
Sport Facilities / Sport England	(1) Community and SUFC Academy Soccer Dome Artificial Grass Pitch Design Specifications - The applicant is advised that the design and layout of the artificial grass pitches 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 the Football Association's Guide to 3G Football Turf Pitches Design Principles and Layouts http://www.thefa.com/get-involved/player/facility-development-and-technical-guidance .
	(1) Community Soccer Dome Artificial Grass Pitch Certification - The applicant is advised that the pitch should be tested every three years by an accredited testing laboratory in order to achieve and maintain FIFA Quality accreditation.
London Southend Airport	(1) Please note that if you require a crane or piling rig to construct the proposed development, this will need to be safeguarded separately and dependant on location may be restricted in height and may also require full coordination with the Airport Authority.
CIL liability	Please note that the proposed development subject of this application is liable for a charge under the Community Infrastructure Levy (CIL) Regulations 2010 (as amended). Further information about CIL can be found on the Planning Portal (www.planningportal.co.uk/info/200136/policy_and_legislation/70/community_infrastructure_levy) or the Council's website (www.southend.gov.uk/cil).
Essex Police	Regular dialogue with Essex Police is expected through the discharge of the above conditions and ongoing design and operation of the scheme in accordance with the letter received from the Strategic Designing Out Crime Manager dated 16 th June 2021

Appendix 4: Planning Conditions

GENERAL CONDITIONS		
1	Commencement	
2	Phasing Plan	
3	Retention of operational stadium until Fossetts Farm is operational	
4	Approved Plans and documents	
CONSTRUCTION RELATED CONDITIONS		
5	Demolition and Construction Management Plan	
6	Construction Logistics Plan	
DESIGN, LANDSCAPING AND ECOLOGY CONDITIONS		
7	Site levels	
8	Building materials submission and approval	
9	Landscaping scheme, phasing Materials details and management	
10	Landscape Management	
11	Trees – replacement of retained and provided trees	
12	Accessible dwelling standards	
13	Obscure glazing	<p>Notwithstanding the details shown in the plans submitted and otherwise hereby approved, no phase of the development hereby granted consent shall not be first occupied or brought into use unless and until plans are submitted to the Local Planning Authority and approved in writing which clearly specify all the windows and other openings in the development that are to be permanently glazed with obscured glass and fixed shut or provided with only a fanlight (or other similar) opening and the manner and design in which these windows and openings are to be implemented.</p> <p>The development hereby permitted shall be implemented in full accordance with the details approved under this condition before it is first occupied or brought into use and shall be permanently retained as such</p>

		thereafter. The windows included within such agreed scheme shall be glazed in obscure glass which is at least Level 4 on the Pilkington Levels of Privacy, or such equivalent as may be agreed in writing with the local planning authority. Top hung lights agreed within such scheme shall be a minimum of 1.7 metres above internal floor level. In the case of multiple or double-glazed units at least one layer of glass in the relevant units shall be glazed in obscure glass to at least Level 4. The windows shall be retained in accordance with the agreed details for the lifetime of the development.
14	Privacy Screens	
15	Designing out crime	
16	Scheme of Biodiversity Enhancement	
16	Biodiversity Net Gain	<p>No development shall take place, including ground and site preparation works, unless and until there has been submitted to and approved in writing by the Local Planning Authority a Biodiversity Net Gain assessment for the site. The assessment should detail how the provision of at least a net gain in biodiversity, in terms of both habitats and linear habitats, has been achieved. The assessment should be undertaken using the most recent DEFRA biodiversity metric available at the time. If there is a shortfall in biodiversity net gain on the site itself, off-site compensation should shall be provided. It shall be implemented in accordance with the timescales approved in the strategy.</p> <p>Reason: In the interest of biodiversity in accordance with National Planning Policy Framework (2019) and Policies KP2 and CP4 of the Core Strategy (2007) and Policies DM1 and DM3 of the Development Management Document (2015).</p>
HIGHWAYS AND PARKING CONDITIONS		
18	Car Parking Provision	<p>As outlined on the approved drawings in Condition 4, 502 car parking spaces and two car club spaces with electric vehicle charging points shall be provided and retained in perpetuity for the parking of occupiers and visitors. Accessible car parking spaces should shall be provided to serve the wheelchair accessible units.</p> <p>Reason: To ensure that adequate car parking is provided and retained to serve the development in accordance with Policy DM15 of the Council's Development Management Document (2015) and Policy CP3 of the Core Strategy (2007).</p>
19	Car Park Management Plan and Electric vehicle charging points	
20	Cycle parking and storage - details	
21	Detailed Highways Design	
22	Residential Travel Plan	
23	Delivery and Servicing Plan	
CONTAMINATION ASSOCIATED CONDITIONS		

24	Land Contamination	
NOISE AND ILLUMINATION RELATED CONDITIONS		
25	Noise Insulation of Dwellings – Transport Noise	<p>Prior to the completion above ground floor slab level of the six dwellings fronting Victoria Avenue located in Buildings C1 and C2 details of how the internal and external areas of dwellings are protected from external noise in accordance with BS8233:2014 and the current Noise Policy Statement for England will be submitted to and approved by the local planning authority. The development shall be implemented in accordance with the approved details before the dwellings are occupied .The internal ambient noise levels shall not exceed the guideline values in Table 4 of BS8233:2014 namely:</p> <ul style="list-style-type: none"> • 07:00 to 23:00 <ul style="list-style-type: none"> ○ Resting - Living room 35 dB LAeq,16hour ○ Dining - Dining room/area 40 dB LAeq,16hour ○ Sleeping/Daytime Resting - Bedroom 35 dB LAeq,16hour 30 dB LAeq,8hour • 23:00 to 07:00 <ul style="list-style-type: none"> ○ Sleeping Night-time Bedroom 35 dB LAeq,16hour • Adequate glazing specification RW39 should be provided in order to mitigate road traffic noise including installation of any ventilation systems necessary to achieve BS 8233:2014 internal noise levels. • External areas shall be designed and located to ensure that amenity areas are protected on all boundaries as to not exceed 55 dBLAeq,T. The six dwellings fronting Victoria Avenue located in Buildings C1 and C2 are excluded on the basis of good design and meeting amenity requirements. • Where it is necessary a scheme for approval for alternative means of ventilation is required in writing to demonstrate that: <ul style="list-style-type: none"> • Noise from the system will not present an adverse impact on occupants. • The alternative means of ventilation will enable optimum living conditions for heating and cooling in all weather and with reference to climate change predictions <p>The six dwellings fronting Victoria Avenue located in Buildings C1 and C2 shall not be occupied until a post completion noise survey has been undertaken by a suitably qualified acoustic consultant, and a report submitted to and approved in writing by the Local Planning Authority. The post completion testing shall assess performance of the noise mitigation measures. A method statement shall be submitted to and approved by the Local Planning Authority prior to the survey being undertaken, unless otherwise agreed in writing by the Local Planning Authority. If additional noise mitigation measures are required (where necessary to ensure the appropriate noise levels can be met), these shall be submitted to an approved in writing by the Local Authority and implemented in full prior to the first occupation of the six dwellings. The Post Completion report shall assess the performance of any ventilation and cooling/heating system that has</p>

		<p>been installed to the satisfaction of the local authority. The approved alternative means of ventilation and cooling/heating shall be maintained thereafter.</p> <p>Reason: To protect residential amenity and general environmental quality in accordance with the National Planning Policy Framework (2019), Core Strategy (2007) Policies KP2 and CP4, and Policies DM1 and DM3 of the Development Management Document (2015).</p>
26	Noise from Residential Building Services	<p>Prior to first occupation of each building to which it relates in accordance with the Phasing Plan submitted in accordance with Condition 2 a noise impact assessment shall be conducted by a competent person to assess the impact of noise from plant and equipment within the proposed residential buildings on occupiers of dwellings. This shall include noise and vibration from:</p> <ul style="list-style-type: none"> • Elevators including service elevators • Air condition units and condensers • Automatically opening doors • Service entrances and barriers <p>The impact assessment shall include requirements for mitigation measures. The Noise impact Assessment shall be submitted in writing for approval. All mitigation measures must be implemented in accordance with the approved report before the dwellings are occupied and post-installation testing completed and verification sent submitted in writing for approval. The mitigation measures shall be retained and maintained hereafter.</p> <p>Reason: To protect residential amenity and general environmental quality in accordance with the National Planning Policy Framework (2019), Core Strategy (2007) Policies KP2 and CP4, and Policies DM1 and DM3 of the Development Management Document (2015).</p>
27	External Illumination	<p>Prior to the first occupation of the development hereby approved, details of all external illumination of the site</p>
FLOOD AND DRAINAGE CONDITIONS		
28	Detailed design of a surface water drainage scheme	
WASTE MANAGEMENT AND UTILITIES CONDITIONS		
29	Recycling and Waste Management Plan	
SUSTAINABILITY CONDITIONS		
30	Water Efficiency design measures	
31	Renewable Energy Scheme	

32	Energy Conservation Measures	
LONDON SOUTHEND AIRPORT		
33	London Southend Airport Height Restriction	
34	Roof Equipment	
35	Southend Airport Instrument Flight Procedures Compliance	
36	Crane Height	
OTHER		
37	Archaeological Watching Brief	
38	Removal of certain permitted development rights	
39	Binding S106 Agreement	<p>No development shall commence on any part of the site as shown on the approved drawings in Condition 4, or any subsequent/amended version approved in writing by the Local Planning Authority until all interests within the site are bound by either: (1) a Section 106 Agreement containing the same planning obligations to those secured in the Section 106 Agreement dated [TBC]; accompanying this permission or (2) a confirmatory deed confirming that the land is bound by the Section 106 Agreement dated [TBC] accompanying this permission to the written satisfaction of the Local Planning Authority.</p> <p>Reason: For the avoidance of doubt and in the interests of proper planning.</p>
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