

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	
17	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>