DAEDALUS PARK SITE B SOUTH - PLANNING CONDITION TRACKING DOCUMENT – REF:17/00100/FULL

ISSUE DATE:	Rev A 09 June 2018		**Tracking document prepared by:** Forum Architecture Ltd.
LOCATION:	**DAEDALUS PARK – SITE B (SOUTH) Lee on the Solent. PO13 9FU**	**REFERENCE NO:** **17/00100/FULL**	**CASE OFFICER:** Simon Barnett. Tel: 0239254 5645
PROPOSAL:	Erection of single storey building (Use class B1/B2/B8) with 55 car parking spaces (as amended by plans received 04.05.17 and 28.06.17)		**APPLICANT:** Tidebank UK Limited

COLOUR KEY TO CONDITIONS:	PRE-COMMENCEMENT	INFORMATIVE	PRE-OCCUPATION	DISCHARGED

No.	Planning Condition	Confirmation obtained	Submission date /comment	Action by
1	The development hereby permitted must be begun within a period of three years beginning with the date on which this permission is granted.			
2	The development herby permitted shall be carried out in accordance with the following approved plans: Drg nos. SK03-05 Vehicle Tracking, 15011 51 P2 Location Plan; 15011 55 P7 Site Plan; 15011 54 P6 Site hard-landscaping and boundary treatment; 15011 61 P3 Hermes – Ground Floor and Roof Plan: 15011 62 P3 Hermes elevations and section;		Application to vary condition (design changes and substitution of drawings) submitted 09.07.18	Gosport BC
3	Before any other part of the development is commenced, the approved boundary treatment for the southern boundary shall be erected and thereafter maintained in accordance with the details shown on the approved plan 15011 54 P6.		Application to vary condition (erection of permanent fence pre-occupation) submitted 09.07.18	Gosport BC
4	The new internal access road, parking spaces, refuse store, cycle hoops and HGV Parking Area/Turning Head shall all be provided in accordance within the details shown on drg no. 15011 55 P7 prior to any of the units within the building known as Hermes being first occupied.			
5	The development, herby permitted, must not be used for any use except those within Classes B1, B2 and B8 in the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) or in any provision equivalent to that class in any statutory instrument revoking and re-enacting that Order with or without modification.			
6	No noise produced by machinery located within the development, herby permitted, shall exceed 5dB Leq90 above the ambient noise level (when measured at the boundary of the site) except for between the hours of 08:00 and 18:00 Monday to Friday and 09:00 to 13:00 Saturdays.			
7	No external plant equipment (including ventilation and extraction equipment) shall be installed until details (including hours of operation and noise emission levels) have been submitted to and approved, in writing, by the Local Planning Authority. External plant equipment must be installed and maintained in accordance with the approved details.			
8	Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order with or without modification), no additional windows, doors or openings, other than those herby permitted, shall be inserted into the south or east elevation of the building known as Hermes, other than those shown on the approved elevation plan 15011/ 62 P3.			
9	The development shall be undertaken in accordance with the external materials and surface materials set out on approved plans 15011 62 P3 Elevations – Hermes and 15011 54 P6 Site hard-landscaping materials and boundary treatment. The material used for the south elevation of the building known as Hermes must be non-reflective.			
10	Details of the soft landscaping scheme, including species and densities to be planted within the 2m wide landscape strip along the western boundary of the site herby approved (as shown on plan no. 15011 55 P7), shall be submitted to the Local Planning Authority for written approval prior to occupation of any of the units within the building known as Hermes and then completed within the next planting season following first occupation of any of the units. Any trees or plants which die, are removed or become seriously damaged or diseased during the first five years shall be replaced with others of identical species (or as may otherwise be agreed, in writing, by the Local Planning Authority) during the next planting season.			
11	No permanent external lighting shall be erected until details have been submitted to and approved, in writing, by the Local Planning Authority. The lighting shall be carried out as approved and retained thereafter.			
12	The development, herby permitted, must be undertaken in accordance with the recommendations of the submitted ecological appraisal (Lindsay Carrington Ecological Services dated May 2015).			
13	No development shall commence until: (1) All hardstanding present has been removed and a site-wide unexploded ordnance subsurface clearance scan of the site undertaken to either confirm the absence of unexploded ordnance or identify any anomalous readings (which shall thereafter be investigated). The unexploded ordnance scan, investigation, reporting of findings, and any subsequent mitigation measures shall be undertaken by an appropriately qualified expert. The results of the scan and any subsequent mitigation measures shall be submitted to and approved, in writing, by the Local Planning Authority; and (2) All hardstanding present has been removed and a site-wide survey for radiation undertaken followed by an assessment of the risks posed to human health and implementation of any required mitigation measures. The survey, assessment, and any subsequent mitigation measures actions shall be undertaken by an appropriately qualified expert. The results of the survey and any subsequent mitigation measures shall be submitted to and approved in writing, by the Local Planning Authority; and (3) The area of potential hydrocarbon contamination previously identified shall be investigated followed by an assessment of the risks posed to human health and implementation of any required mitigation measures. The investigation, assessment, and any subsequent mitigation measures actions shall be undertaken by an appropriately qualified expert. The results of the investigation, and any subsequent mitigation measures, shall be submitted to and approved, in writing, by the Local Planning Authority.	Conditions 13(1) and 13(3) discharged 09.07.18 Condition 13(2) partial discharge 09.07.18	Ref: DC04/038/18	
14	If contamination not previously identified is found to be present at the site then no further development or site clearance shall be carried out until a remediation strategy detailing how the unexpected contamination is to be dealt with has been submitted to and approved, in writing, by the Local Planning Authority. Development shall proceed in accordance with the approved remediation strategy.			
15	The development shall be carried out in accordance with the approved Construction Management Plan (Rev A as received 7 March 2017). The Dust management procedures to be incorporated into the construction phase of development shall be the subject of an additional document setting out a detailed strategy for dust management including positions, material composition and maximum heights of stockpiled material and monitoring measures to be put in place. Construction shall not commence until the dust management document has been agreed in writing by the Local Planning Authority, and construction shall be carried out in accordance with the agreed plan.	Condition 15 discharged 09.07.18	Ref: DC04/038/18	
16	The construction of the development, herby approved, shall not be undertaken except for between the hours of 08:00 and 18:00 Monday to Friday, 09:00 and 13:00 on Saturdays and at no time on Sundays, Bank Holidays or Public Holidays unless otherwise approved, in writing, by the Local Planning Authority.			
17	No materials (including pallets) shall be stored outside.			
18	There shall be no deliveries to the development, hereby permitted, except for between the hours of 08:00 and 18:00 Monday to Friday, 09:00 and 13:00 on Saturdays unless otherwise approved, in writing, by the Local Planning Authority.			
19	No unit shall be occupied until a scheme to demonstrate an acceptable mechanism for the disposal of foul and surface water has been submitted to and approved, in writing, by the Local Planning Authority.			
20	No percussive piling or works with heavy machinery (i.e. plant resulting in a noise level in excess of 69dbAmax-measured at the sensitive receptor) shall be undertaken during the bird over wintering period – October to March inclusive.			

DAEDALUS PARK SITE B NORTH - PLANNING CONDITION TRACKING DOCUMENT – REF:17/00101/FULL

ISSUE DATE:	Rev A 09 June 2018		**Tracking document prepared by:** Forum Architecture Ltd.
LOCATION:	**DAEDALUS PARK – SITE B (NORTH) Lee on the Solent. PO13 9FU**	**REFERENCE NO:** **17/00101/FULL**	**CASE OFFICER:** Simon Barnett. Tel: 0239254 5645
PROPOSAL:	Erection of 3 no. two-storey buildings (Use class B1/B2/B8) with 54 no. car parking spaces (as amended by plans received 28.06.17)		**APPLICANT:** Tidebank UK Limited

COLOUR KEY TO CONDITIONS:	PRE-COMMENCEMENT	INFORMATIVE	PRE-OCCUPATION	DISCHARGED

No.	Planning Condition	Confirmation obtained	Submission date /comment	Action by
1	The development hereby permitted must be begun within a period of three years beginning with the date on which this permission is granted.			
2	The development herby permitted shall be carried out in accordance with the following approved plans: Drg nos. 15017 50 P1 Location Plan; 15017 52 P3 Site Plan; 15017 53 P3 Site Hard Landscaping Materials; 15017 56 P1 Invincible Building Elevations and Section;15017 57 P1 Juno and Keppel Building Elevations and Sections; 15017 54 P1 Invincible Ground Floor and Roof Plan; 15017 55 P1 Juno and Keppel Ground Floor and Roof plan.		Application to vary condition (design changes and substitution of drawings) submitted 09.07.18	Gosport BC
3	The new internal access road, parking spaces, refuse store, cycle hoops shall all be provided in accordance within the details shown on drg no. 15017 52 P3 prior to any of the units within Invincible, Juno or Keppel being first occupied.			
4	The development, herby permitted, must not be used for any use except those within Classes B1, B2 and B8 in the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) or in any provision equivalent to that class in any statutory instrument revoking and re-enacting that Order with or without modification.			
5	No noise produced by machinery located within the development, herby permitted, shall exceed 5dB Leq90 above the ambient noise level (when measured at the boundary of the site) except for between the hours of 08:00 and 18:00 Monday to Friday and 09:00 to 13:00 Saturdays.			
6	No external plant equipment (including ventilation and extraction equipment) shall be installed until details (including hours of operation and noise emission levels) have been submitted to and approved, in writing, by the Local Planning Authority. External plant equipment must be installed and maintained in accordance with the approved details.			
7	The development shall be undertaken in accordance with the external materials and surface materials set out on approved plans 15017 56 P1 Invincible Elevations; 57 P1 Juno and Keppel Elevations; and 15017 53 P3 Site hard-landscaping materials.			
8	Details of the soft landscaping scheme, including species and densities to be planted within the landscape strip along the western and northern boundaries of the site hereby approved (as shown on plan no. 15017 52 P3), shall be submitted to the Local Planning Authority for written approval prior to occupation of any of the units within any of the buildings and then completed within the next planting season following first occupation of any of the units. Any trees or plants which die, are removed or become seriously damaged or diseased during the first five years shall be replaced with others of identical species (or as may otherwise be agreed, in writing, by the Local Planning Authority) during the next planting season.			
9	No permanent external lighting shall be erected until details have been submitted to and approved, in writing, by the Local Planning Authority. The lighting shall be carried out as approved and retained thereafter.			
10	The development, herby permitted, must be undertaken in accordance with the recommendations of the submitted ecological appraisal (Lindsay Carrington Ecological Services dated May 2015).			
11	No development shall commence until: (1) All hardstanding present has been removed and a site-wide unexploded ordnance subsurface clearance scan of the site undertaken to either confirm the absence of unexploded ordnance or identify any anomalous readings (which shall thereafter be investigated). The unexploded ordnance scan, investigation, reporting of findings, and any subsequent mitigation measures shall be undertaken by an appropriately qualified expert. The results of the scan and any subsequent mitigation measures shall be submitted to and approved, in writing, by the Local Planning Authority; and (2) All hardstanding present has been removed and a site-wide survey for radiation undertaken followed by an assessment of the risks posed to human health and implementation of any required mitigation measures. The survey, assessment, and any subsequent mitigation measures actions shall be undertaken by an appropriately qualified expert. The results of the survey and any subsequent mitigation measures shall be submitted to and approved in writing, by the Local Planning Authority; and (3) The area of potential hydrocarbon contamination previously identified shall be investigated followed by an assessment of the risks posed to human health and implementation of any required mitigation measures. The investigation, assessment, and any subsequent mitigation measures actions shall be undertaken by an appropriately qualified expert. The results of the investigation, and any subsequent mitigation measures, shall be submitted to and approved, in writing, by the Local Planning Authority.	Conditions discharged 09.07.18	Ref: DC04/039/18	
12	If contamination not previously identified is found to be present at the site then no further development or site clearance shall be carried out until a remediation strategy detailing how the unexpected contamination is to be dealt with has been submitted to and approved, in writing, by the Local Planning Authority. Development shall proceed in accordance with the approved remediation strategy.			
13	The development shall be carried out in accordance with the approved Construction Management Plan (Rev A as received 7 March 2017). The Dust management procedures to be incorporated into the construction phase of development shall be the subject of an additional document setting out a detailed strategy for dust management including positions, material composition and maximum heights of stockpiled material and monitoring measures to be put in place. Construction shall not commence until the dust management document has been agreed in writing by the Local Planning Authority, and construction shall be carried out in accordance with the agreed plan.	Condition discharged 09.07.18	Ref: DC04/039/18	
14	The construction of the development, herby approved, shall not be undertaken except for between the hours of 08:00 and 18:00 Monday to Friday, 09:00 and 13:00 on Saturdays.			
15	No materials (including pallets) shall be stored outside.			
16	There shall be no deliveries to the development, hereby permitted, except for between the hours of 08:00 and 18:00 Monday to Friday, 09:00 and 13:00 on Saturdays and at no other time unless otherwise approved, in writing, by the Local Planning Authority.			
17	No unit shall be occupied until a scheme to demonstrate an acceptable mechanism for the disposal of foul and surface water has been submitted to and approved, in writing, by the Local Planning Authority.			
18	No percussive piling or works with heavy machinery (i.e. plant resulting in a noise level in excess of 69dbAmax-measured at the sensitive receptor) shall be undertaken during the bird over wintering period – October to March inclusive.			