

Condition	Current Wording	Proposed Wording
12	Prior to commencement of development a Construction Environmental Management Plan shall be submitted to and agreed in writing by the LPA. The plan shall detail how, during the site preparation and construction phase of the development, the impact on existing and proposed residential premises and the environment shall be prevented or mitigated from dust, odour, noise, smoke, light and land contamination. The plan shall detail how such controls will be monitored. The plan will provide a procedure for the investigation of complaints. The agreed details shall be implemented throughout the course of the development. Site preparation and construction shall be limited to the following hours; Monday - Friday 07:30 - 18:00 Saturday 08:00 - 13:00 No working on Sundays and Bank Holidays	Prior to the commencement of development within any phase, a Construction Environmental Management Plan for that phase shall be submitted to and agreed in writing by the LPA. The plan shall detail how, during the site preparation and construction phase of the development, the impact on existing and proposed residential premises and the environment shall be prevented or mitigated from dust, odour, noise, smoke, light and land contamination. The plan shall detail how such controls will be monitored. The plan will provide a procedure for the investigation of complaints. The agreed details shall be implemented throughout the course of the development. Site preparation and construction shall be limited to the following hours; Monday - Friday 07:30 - 18:00 Saturday 08:00 - 13:00 No working on Sundays and Bank Holidays
13	No development shall commence on the site until such time as a construction traffic management plan, including as a minimum details of the routing of construction traffic,	No development within any phase shall commence on site until such time as a construction traffic management plan for that phase, including as a minimum details of the routing of

	wheel cleansing facilities, vehicle parking facilities, and a timetable for their provision, has been submitted to and approved in writing by the Local Planning Authority. The construction of the development shall thereafter be carried out in accordance with the approved details and timetable.	construction traffic, wheel cleansing facilities, vehicle parking facilities, and a timetable for their provision, has been submitted to and approved in writing by the Local Planning Authority. The construction of the development shall thereafter be carried out in accordance with the approved details and timetable.
16	No development or site clearance shall take place until an ecological mitigation and enhancement strategy has been submitted to and approved in writing by the LPA. All works are to proceed strictly in accordance with the approved scheme.	No development or site clearance within any phase shall take place until an ecological mitigation and enhancement strategy for that phase has been submitted to and approved in writing by the LPA. All works are to proceed strictly in accordance with the approved scheme
17	No development shall take place/commence until the necessary programme of archaeological work has been completed. The programme will commence with an initial phase of trial trenching to inform a final archaeological mitigation scheme. Each stage will be completed in accordance with a written scheme of investigation (WSI), which has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition/development shall take place other than in accordance with the agreed mitigation WSI, which shall include the statement of significance and research objectives, and	No development within any phase shall take place until the necessary programme of archaeological work for that phase has been completed. The programme will commence with an initial phase of trial trenching to inform a final archaeological mitigation scheme. Each stage will be completed in accordance with a written scheme of investigation (WSI), which has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition/development shall take place other than in accordance with the agreed mitigation WSI, which shall include the statement of significance and research objectives, and

	- The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works - The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.	- The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works - The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.
18	Prior to the commencement of development, a noise assessment to determine which, if any, residential properties are affected by noise from Woodside garage, Burbage dance studio and the road network shall be submitted to and approved, in writing, by the Local Planning Authority. The assessment shall have been undertaken by a competent person, shall include periods for daytime as 0700-2300 hours and night-time as 2300-0700 hours, and identify appropriate noise mitigation measures. All residential units shall thereafter be designed so as not to exceed the noise level criteria as referenced in BS8233:2014 Guidance on sound insulation and noise reduction for buildings.	Prior to the commencement of development within any phase, a noise assessment for that phase, to determine which, if any, residential properties are affected by noise from Woodside garage, Burbage dance studio and the road network shall be submitted to and approved, in writing, by the Local Planning Authority. The assessment shall have been undertaken by a competent person, shall include periods for daytime as 0700-2300 hours and night-time as 2300-0700 hours, and identify appropriate noise mitigation measures. All residential units shall thereafter be designed so as not to exceed the noise level criteria as referenced in BS8233:2014 Guidance on sound insulation and noise reduction for buildings.
19	No approval of reserved matters shall take place until such time as the following details have been submitted to and approved in writing by the Local Planning Authority. Any	No approval of reserved matters for any phase of the development shall take place until the following details for that phase have been submitted to and approved in writing by

	subsequent design must be carried out in accordance with these approved details. a. Modelling updated to the reflect upper end climate change allowance for both the proposed and existing scenarios. b. Full details of flood compensations areas supported by revised modelling, unless modelling/layout demonstrates that compensation is not required. c. Details demonstrating finished floor levels are set at least 300mm above the modelled 1 in 100 year plus upper end climate change allowance. d. Full consideration of source control SuDS.	the Local Planning Authority. Any subsequent design and implementation within that phase shall be carried out in accordance with the approved details. a. Modelling updated to the reflect upper end climate change allowance for both the proposed and existing scenarios. b. Full details of flood compensations areas supported by revised modelling, unless modelling/layout demonstrates that compensation is not required. c. Details demonstrating finished floor levels are set at least 300mm above the modelled 1 in 100 year plus upper end climate change allowance. d. Full consideration of source control SuDS.
20	No development approved by this planning permission shall take place until such time as a surface water drainage scheme has been submitted to and approved in writing by the Local Planning Authority.	No development within any phase approved by this planning permission shall take place until a surface water drainage scheme for that phase has been submitted to and approved in writing by the Local Planning Authority.
21	No development approved by this planning permission shall take place until such time as details in relation to the management of surface water on site during construction of the development has been submitted to and approved in writing by the Local Planning Authority.	No development within any phase approved by this planning permission shall take place until details relating to the management of surface water on site during the construction of that phase has been submitted to and approved in writing by the Local Planning Authority.

22	No occupation of the development approved by this planning permission shall take place until such time as details in relation to the long-term maintenance of the surface water drainage system within the development have been submitted to and approved in writing by the Local Planning Authority.	No occupation of any phase of the development approved by this planning permission shall take place until details relating to the long-term maintenance of the surface water drainage system for that phase have been submitted to and approved in writing by the Local Planning Authority.
23	No development approved by this planning permission shall take place until such time as infiltration testing has been carried out (or suitable evidence to preclude testing) to confirm or otherwise, the suitability of the site for the use of infiltration as a drainage element, has been submitted to and approved in writing by the Local Planning Authority.	No development within any phase approved by this planning permission shall take place until infiltration testing for that phase has been carried out (or suitable evidence to preclude testing) to confirm or otherwise, the suitability of the site for the use of infiltration as a drainage element, has been submitted to and approved in writing by the Local Planning Authority.
25	No part of the development hereby permitted shall be first occupied until an amended full Travel Plan which sets out actions and measures with quantifiable outputs and outcome targets has been submitted to and agreed in writing by the Local Planning Authority. Thereafter the agreed Travel Plan shall be implemented in accordance with the approved details.	No part of the development within any phase hereby permitted shall be first occupied until an amended full Travel Plan for that phase, which sets out actions and measures with quantifiable outputs and outcome targets has been submitted to and agreed in writing by the Local Planning Authority. Thereafter the agreed Travel Plan shall be implemented in accordance with the approved details.