

Job No. 2909-CHE

1-3 Hostmoor Avenue, March Trading park, March, Cambridgeshire

Schedule of Planning Approval Conditions

Approval No. F/YR21/0885/F	ERECT A RETAIL FOOD STORE (CLASS E(A)) WITH ACCOMPANYING CAR PARK, FORMATION OF A NEW ACCESS AND ASSOCIATED HIGHWAY WORKS, AND LANDSCAPING SCHEME TO INCLUDE ERECTING 6 X 6.0M HIGH COLUMN MOUNTED LIGHTS; INVOLVING THE DEMOLITION OF EXISTING STORAGE BUILDINGS (CLASS B8).		Issue 2
Date Issued 21.12.2023			Date 20.03.24
Conditions with Information to Submit	2, 3, 4, 5, 6, 7, 10, 11		
Pre Commencement	2, 3, 4, 5, 6	Pre Occupation	7, 10, 11
Conditions Discharged	N/A		

Condition	Description	Action	Status	Date information issued to LA	Target Discharge	Discharged
1	The development permitted shall be begun before the expiration of 3 years from the date of this permission. Reason - To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.	CONDITION TO BE ADHERED TO THROUGHOUT CONSTRUCTION.	G	--	--	--
2	Prior to any site works, a drainage survey of the retained existing drainage network should be carried out to confirm its presence and suitability for use within the proposed drainage strategy. This should demonstrate the existing pipe network is of suitable condition to continue accepting flows from the site and has a positive connection to the Anglian Water public sewer. If the flows cannot be accepted, then an alternative scheme shall be submitted to and approved by the LPA and the development shall be implemented in accordance with it.	DRAINAGE SURVEY TO BE SUBMITTED. (CRADDYS) Document: '13173w0003a Supporting Letter for Discharge of Conditions FULL-compressed' received from the consulting engineers was submitted on 20.03.24 Reference: PP- 12824501	BC	20.03.24	15.05.24	--

KEY

G	General Condition to be complied with during implementation		AA	Information Issued to LA & Approval Awaited	
BC	To be discharged before construction commences		CD	Condition Discharged	
BO	To be discharged before building occupied		NA	No Action	

Condition	Description	Action	Status	Date information issued to LA	Target Discharge	Discharged
	Reason - To prevent the increased risk of flooding, to improve and protect water quality, and improve habitat and amenity, in accordance with Policy LP14 and LP19 of the Fenland Local Plan 2014.					
3	<p>No laying of services, creation of hard surfaces or erection of a building shall commence until a detailed surface water drainage scheme for the site, based on the agreed Sustainable Drainage Strategy, Stirling Maynard Consulting Engineers, 3272 313, November 2021 has been submitted to and approved in writing by the LPA. The scheme shall subsequently be implemented in full accordance with the approved details prior to first occupation.</p> <p>Reason - To prevent the increased risk of flooding, to improve and protect water quality, and improve habitat and amenity, in accordance with Policy P14 and LP19 of the Fenland Local Plan 2014.</p>	<p>SURFACE WATER DRAINAGE DETAILS (CRADDYS)</p> <p>Document: '13173w0003a Supporting Letter for Discharge of Conditions FULL-compressed' received from the consulting engineers was submitted on 20.03.24</p> <p>Reference: PP- 12824501</p>	BC	20.03.24	15.05.24	--
4	<p>No development, including preparatory works, shall commence until details of measures indicating how additional surface water run-off from the site will be avoided during the construction works have been submitted to and approved in writing by the Local Planning Authority. The applicant may be required to provide collection, balancing and/or settlement systems for these flows. The approved measures and systems shall be brought into operation before any works to create buildings or hard surfaces commence.</p> <p>Reason - To ensure surface water is managed appropriately during the construction phase of the development, so as not to increase the flood risk to adjacent land/properties or occupied properties within the development itself; recognising that initial works to prepare the site could bring about unacceptable</p>	<p>SURFACE WATER DRAINAGE DETAILS (CRADDYS)</p> <p>Document: '13173w0003a Supporting Letter for Discharge of Conditions FULL-compressed' received from the consulting engineers was submitted on 20.03.24</p> <p>Reference: PP- 12824501</p>	BC	20.03.24	15.05.24	--

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BT	To be discharged before building starts Trading		NA	No Action	

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	impacts, in accordance with Policy LP14 of the Fenland Local Plan 2014.					
5	<p>Prior to commencement of development, a Construction Management Plan (CMP) shall be submitted to and approved by the LPA. The CPM will be required to address the following:</p> <ul style="list-style-type: none"> • Site preparation (use of equipment and machinery including mobile plant/potential smoke & dust pollution/general noise control) • Construction phase (noise control of vehicular activity, machinery and equipment/siting of skips and waste disposal arrangements/dust Suppression) • Complaint response and investigation procedures • Hours of construction • Measures to keep the highway free of mud and debris which would otherwise make the highway unsafe. • The method to be used to remove any asbestos from the site. • Site compounds for parking, storage / delivery of materials <p>and the CMP shall be implemented as approved.</p> <p>Reason - In the interests of safe operation of the highway and protection of general residential amenity in accordance with policy LP15 and LP16 of the Fenland Local Plan.</p>	<p>Construction Management Plan (CAMFORD)</p> <p>Document: 'Aldi March – CELMP Issue 1' received from the Managing Contractor was submitted on 20.03.24.</p> <p>Reference: PP-12824267</p>	BC	20.03.24	15.05.24	--

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6	<p>No development shall take place (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the Local Planning Authority. The CEMP (Biodiversity) shall include the following:</p> <p>a) Summary of potentially damaging activities. b) Identification of "biodiversity protection zones". c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements) including ensuring no Non-Native Invasive Species are spread across the site. d) The location and timing of sensitive works to avoid harm to biodiversity features. e) The times during construction when specialist ecologists need to be present on site to oversee works. f) Responsible persons and lines of communication. g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person. h) Use of protective fences, exclusion barriers and warning signs.</p> <p>The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.</p> <p>Reason - To ensure that the recommended mitigation and compensation suggested in section 5 of the PEA (Ecology Solutions, 2020) are followed correctly. This will ensure that the development aligns with the National Planning Policy Framework and Fenland Local Plan.</p>	<p>Construction Environmental Management Plan (CAMFORD)</p> <p>Document: 'Aldi March – CELMP Issue 1' & 'Site Waste Management Plan Aldi Store March' received from the Managing Contractor was submitted on 20.03.24.</p> <p>Reference: PP-12824267</p>	BC	20.03.24	15.05.24	--

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7	<p>The development hereby permitted shall not be occupied until at least 2 bird boxes and 2 bat boxes have been suitably designed into the scheme in accordance with best practice methodology as set out by the Royal Society for the Protection for Birds and Bat Conservation Trust, evidence of the inclusion of these boxes should be provided to the Local Planning Authority.</p> <p>Reason - To secure the long-term protection of the nesting bird and bat potential, in accordance with Policy LP19 of the Fenland Local Plan 2014.</p>	<p>BIRD AND BAT BOXES TO BE INSTALLED.</p> <p>(CAMFORD)</p>	BT	--	--	--
8	<p>All ecological measures and/or works shall be carried out in accordance with the details contained in the PEA (Ecology Solutions, 2023) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.</p> <p>Reason - Protected species are a material concern for Local Planning Authorities as per the National Planning Policy Framework and Fenland Local Policy. The disturbance of protected species may be an infraction as described within the Wildlife and Countryside Act 1981.</p>	<p>CONDITION TO BE ADHERED TO THROUGHOUT CONSTRUCTION.</p>	G	--	--	--
9	<p>Prior to occupation of the development, the developer shall upgrade the existing traffic island on the Hostmoor Avenue (west) arm of the Tesco Access roundabout to comprise a pedestrian refuge island with dropped kerbs and tactile paving as shown in principle in drawing no. 19126-010 Rev C.</p> <p>Reason - In the interest of highway safety in accordance with Adopted Local Plan Policy LP15.</p>	<p>CONDITION TO BE ADHERED TO THROUGHOUT CONSTRUCTION.</p>	G	--	--	--

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	Note: The identified plan is indicative only and a detailed scheme will have to be submitted to and approved by the highway authority under a Section 278 agreement and it is this design that must be implemented.					
10	<p>Prior to occupation of the development, the developer shall be responsible for the provision and implementation of a Travel Plan to be agreed in writing with the Local Planning Authority. The Travel Plan shall include suitable measures and incentives to promote sustainable travel to the site. The development shall be implemented in accordance with the approved Travel Plan.</p> <p>Reason - In the interest of sustainable travel in accordance with Adopted Local Plan Policy LP15.</p>	TRAVEL PLAN TO BE SUBMITTED (CONNECT)	BT	--	--	--
11	<p>No fixed plant and/or machinery shall come into operation until details of the fixed plant and machinery serving the development hereby permitted, and any mitigation measures to achieve this condition, are submitted to and approved in writing by the local planning authority. The rating level of the sound emitted from the site shall not exceed 45 dBA between 0700 and 2300 hours and 34 dBA at all other times. The sound levels shall be determined by measurement or calculation at the nearest noise sensitive premises. The measurements and assessment shall be made according to BS 4142:2014</p> <p>Reason - To ensure that the development complies with approved details in the interests of the protection of human health and the environment. in accordance with Policy LP16 of the Fenland Local Plan 2014.</p>	PLANT DETAILS / ACCOUSTICS (K2)	BT	--	--	--

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12	<p>No removal of nests in building, hedgerows, trees or shrubs shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check for active birds' nests immediately before the vegetation is cleared or building disturbed and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority.</p> <p>Reason - Protected species are a material concern for Local Planning Authorities as per the National Planning Policy Framework and Fenland Local Policy. The disturbance of protected species may be an infraction as described within the Wildlife and Countryside Act 1981 20 The development hereby permitted shall be carried out in accordance with the following approved plans and documents.</p>	CONDITION TO BE ADHERED TO THROUGHOUT CONSTRUCTION.	G	--	--	--
13	<p>The landscaping scheme as listed below, shall be implemented in full within 6 months of the store hereby approved first trading.</p> <p>Reason - In the interest of the appearance of the development and to accord with Adopted Local Plan Policy LP16.</p>	CONDITION TO BE ADHERED TO THROUGHOUT CONSTRUCTION.	G	--	--	--
14	<p>Prior to the commencement of development, the tree protection measures as given in the tree protection plan shall be in situ and shall remain in place until all construction works on the site have been completed.</p> <p>Reason - In the interest of the appearance of the development and to accord with Adopted Local Plan Policy LP16.</p>	CONDITION TO BE ADHERED TO THROUGHOUT CONSTRUCTION.	G	--	--	--

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15	<p>The development hereby permitted shall be carried out in accordance with the following approved plans and documents:</p> <p>3272 313 Drainage Strategy (revision Nov 2021) Geo-Environmental Assessment Report (revision 2023) Travel Plan 2909-CHE-101 Existing Site Layout 2909-CHE-103 Existing Site Elevations 2909-CHE-115 Proposed Roof Plan 2303 Lighting Assessment Plan (revision PL1) 2909-CHE-100 Location Plan (revision B) 2909-CHE-112 Proposed Floor Plans (revision B) 2909-CHE-113 Proposed Site Elevations (revision B) 2909-CHE-114 Proposed Elevations (revision B) 2909-VL L01 Proposed Landscape Scheme (revision E) 20102-BT1 Tree Protection Plan 2909-CHE-111 Proposed Site Layout (Block plan) (revision G) 19126-010 Access Details (revision C)</p> <p>Reason - For the avoidance of doubt and in the interest of proper planning.</p>	DRAWINGS TO BE ADHERED TO THROUGHOUT CONSTRUCTION.	G	--	--	--

INFORMATIVES:-

You are advised that this permission should be read in conjunction with the planning permission. 07/21/0519/F dated 17 November 2022.

DRAWINGS ASSOCIATED WITH APPROVAL		
DATE	NON MATERIAL AMENDMENTS / REVISED DOCUMENTS SUBMITTED	APPROVED
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