

PLANNING CONDITION STATUS FORM

Project Number – 1096

Revision - E

Date – 26.01.16

SWISS HOUSE, ST GEORGES WALK, WATERLOOVILLE

Client	PMC Construction & Development Services Ltd
Local Authority	Havant Borough Council
Contact	
Application Number:	APP/15/00420 [case number: APP/15/01175]
Section Agreements	-

PRE-COMMENCEMENT CONDITIONS

3. Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, demolition of 9 St Georges Walk (aka Swiss Cottage) shall not commence until a comprehensive photographic internal and external record of the building has been submitted to and approved by the Local Planning Authority.		
Action By	Date Submitted	Date Discharged
PMC	14.10.2015	02.11.2015
4. Prior to the commencement of the development hereby approved (or such other date or stage in development as may be agreed in writing by the Local Planning Authority), a scheme to deal with the risks associated with the site shall be submitted to and approved in writing by the Local Planning Authority. That scheme shall include all of the following elements unless specifically excluded, in writing, by the Local Planning Authority:- 1) A desk study identifying: All previous uses; Potential contaminants associated with those uses; A conceptual model of the site indicating sources, pathways and receptors; Potentially unacceptable risks arising from contamination at the site, including those from soil gas. 2) A site investigation scheme based on (1) for the purpose of informing an appropriate assessment of the risks to all receptors that may be affected, including those off site. 3) The results of the site investigation and risk assessment at (2) and, if appropriate, a method statement based on these results, giving full details of the remediation measures required and how they are undertaken. 4) A verification report shall be prepared on completion of the works set out in (3) (if any), confirming the remediation measures that have been undertaken in accordance with the method statement, and setting out measures for maintenance, further monitoring and reporting, if appropriate. All elements shall be adhered to unless agreed in writing by the Local Planning Authority.		
Action By	Date Submitted	Date Discharged
PMC	14.10.2015 / 01.12.2015	4.1 = 02.11.2015 4.2 = 04.01.2016 4.3 = 04.01.2016

5. Construction of the building hereby approved shall not commence until plans and particulars specifying the layout, depth and capacity of all foul and surface water drains and sewers proposed to serve the same, and details of any other proposed ancillary drainage works/plant (e.g. pumping stations) have been submitted to and approved in writing by the Local Planning Authority. Unless agreed otherwise in writing by the Local Planning Authority, the development hereby permitted shall not be brought into use prior to the completion of the implementation of all such drainage provision in full accordance with such plans and particulars as are thus approved by the Authority.		
Action By	Date Submitted	Date Discharged
RBA	01.12.2015	
6. Construction of the building hereby approved shall not commence until plans and particulars specifying the finished levels (above ordnance datum) of both the ground floors of the proposed buildings and the surrounding ground levels in relation to existing ground levels have been submitted to and approved by the Local Planning Authority. The development shall thereafter be carried out in strict accordance with the approved details.		
Action By	Date Submitted	Date Discharged
KSA	01.12.2015	
7. Construction of the building hereby approved shall not commence until a detailed soft landscaping scheme for all open parts of the site not proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. Such scheme shall specify the proposed finished ground levels in relation to the existing levels, the distribution and species of ground cover to be planted, the positions, species and planting sizes of the trees and shrubs to be planted and/or retained, and timing provisions for completion of the implementation of all such landscaping works. The implementation of all such approved landscaping shall be completed in full accordance with such approved timing provisions. Any tree or shrub planted or retained as part of such approved landscaping scheme which dies or is otherwise removed within the first 5 years shall be replaced with another of the same species and size in the same position during the first available planting season.		
Action By	Date Submitted	Date Discharged
ANOther	01.12.2015	04.01.2016
8. Construction of the building hereby approved shall not commence until a specification of the materials to be used for the surfacing of all open parts of the site proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall not be brought into use until the implementation of all such hardsurfacing has been completed in full accordance with that specification.		
Action By	Date Submitted	Date Discharged
PMC / KSA	01.12.2015 / 26.01.2016	
9. Construction of the building hereby approved shall not commence until plans and particulars specifying the alignment, type, height, materials and design (including fixing method) of the proposed railings have been submitted to and approved in writing by the Local Planning Authority. Unless agreed otherwise in writing by the Authority, the development hereby permitted shall not be brought into use prior to the completion of the installation of the railings as are thus approved by the Local Planning Authority. At all times hereafter, all of the railings shall be retained in a wholly sound and effective condition.		
Action By	Date Submitted	Date Discharged
KSA	01.12.2015	04.01.2016

INFORMATIVE ITEMS

1 The development hereby permitted shall be begun before the expiration of three years from the date on which this planning permission was granted.
2. The development hereby permitted shall be carried out in accordance with the following approved plans: Planning and Design and Access Statement 8290 10 (Proposed Site Plan) 8290 11 Revision A (Proposed Floor Plans) 8290 12 Revision B (Proposed Elevations - Sheet One of Two) 8290 13 (Proposed Elevations - Sheet Two of Two)
10. The building hereby permitted shall be constructed using the external facing and roofing materials shown on the drawings approved pursuant to Condition 2, unless otherwise agreed by the Local Planning Authority.
11. The existing access to the site from St Georges Walk shall be stopped up and abandoned and any footway/verge crossings shall be reinstated on completion of the new access.
12. The building shall not be occupied until space for the parking and turning of vehicles and the storage of cycles has been provided within the site, and surfaced and marked out in accordance with the approved details. Such areas shall thereafter be retained and used solely for those purposes.
13. No floodlighting or other form of external lighting scheme shall be installed unless it has been approved by the Local Planning Authority. Such details shall include location, height, type and direction of light sources and intensity of illumination. Any lighting scheme agreed in writing by the Local Planning Authority shall not thereafter be altered without prior consent other than for routine maintenance, which does not change its details.