

RECOMMENDATION : APPROVE subject to

- 1) Conclusion of public consultation period, following which to present new information to Chair of the Committee to agree with the Head of Planning whether permission can to be issued at Officer level.
- 2) Securing legal agreement as described in report and Addendum update report
- 3) Conditions as proposed in the summarised list below, with the final versions to be agreed under delegated authority to the Head of Planning, and pre-commencement conditions to be agreed with the applicant.

Proposed conditions

- 1) Standard time limit
 - 2) To accord with plans
 - 3) Site to provide a foodstore only, and no other E class use.
 - 4) Floorspace to be limited to maximum of 1411 sq m sales area.
 - 5) A maximum 1129 sqm to be used as convenience good retailing and no more than 282 sqm to be used as comparison goods retailing.
 - 6) No subdivision of the building into smaller premises.
 - 7) No extensions to the building through permitted development rights.
 - 8) No commencement until highways works are agreed & provide pre-use
 - 9) Contamination investigations and remediation plan - inc extra surveys
 - 10) Contamination risks assessment from foundations works proposals
 - 11) Ground gas surveys and monitoring plan
 - 12) Materials management plan
 - 13) Drainage outflow point to be surveyed and agreed to ensure deliverable
 - 14) Flood resilience and safety measures to be agreed following principles in FRA
 - 15) Flood emergency response plan to be agreed, and mezzanine provided to appropriate height 2.09m AOD, and available for public use in emergency
 - 16) Provide and retain visibility splays and other Highways Authority requirements
 - 17) Drainage to accord with the approved drainage layout plans
 - 18) Drainage maintenance schedule to be agreed and followed
 - 19) Foul drainage strategy to be agreed
 - 20) Fire hydrant to be agreed and provided
 - 21) Materials to be agreed
 - 22) Landscaping scheme to be agreed, to accommodate attenuation and at least 9 trees and suitable replacements for those being removed where necessary
 - 23) Landscaping schedule to be agreed
 - 24) Substation screening and substation to be green
 - 25) Ecology enhancement scheme to be agreed, inc bird and bat boxes
 - 26) Provision of EV charging as per the layout and schedules proposed
 - 27) Provision of various parking space types and cycle parking stands
 - 28) No external lighting without prior permission
 - 29) Noise mitigation measures as proposed in noise impact assessment
 - 30) Solar panels as proposed prior to use
 - 31) Tree protection measures as per AIA
 - 32) Implement Travel Plan upon commencement of use
 - 33) Hours of construction
 - 34) Hours of use of the store
- And any additional / amended conditions proposed by the Head of Planning and agreed with the Chairperson of the Committee.