
Planning Reference 07/18/0514/F

Proposed Conditions

1. The development components to which the detailed permission relates shall be begun within a period of 3 years commencing on the date of this notice.

Reason - To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

2. The development components hereby permitted in outline shall not be carried out otherwise than in accordance with detailed plans and drawings showing the external appearance, landscaping, internal layout and the disposition of uses which shall have been approved by the Local Planning Authority, before any development is commenced.

Reason - To comply with the requirements of Article 5 of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

3. (a) Application for approval in respect of all matters reserved in Condition 2 above shall be made to the Local Planning Authority within a period of 3 years commencing on the date of this notice.

(b) The development to which this permission relates shall be begun by not later than whichever is the later of the following dates:-

- (i) the expiration of a period of 5 years commencing on the date of this notice;
- (ii) the expiration of a period of 2 years commencing on the date upon which final approval is given by the Local Planning Authority or by the Secretary of State or, in the case of approval given on different dates, the final approval of the last such matter to be approved by the Local Planning Authority or by the Secretary of State.

Reason - To comply with Section 92 of the Town and Country Planning Act 1990.

4. The development hereby permitted shall be carried out and completed in accordance with the proposals contained in the application and drawing numbers set out in the appended schedule submitted therewith.

Reason - To ensure the development is carried out as permitted.

5. The development shall be implemented in accordance with a phasing plan which shall be approved in writing by the Local Planning Authority prior to construction work commencing on site.

Reason - In order to secure comprehensive development in compliance with Policy CH7 of the Local Plan 2018-2033.

6. Details/samples of all external facing and roofing materials shall be submitted to and approved by the Local Planning Authority in writing before any part of the development proceeds beyond ground floor slab level.

Reason - To secure a satisfactory external appearance in accordance with the council's adopted supplementary planning guidance.

7. Details/samples of all surfacing materials to be used shall be submitted to and approved by the Local Planning Authority in writing before any part of the development proceeds beyond ground floor slab level.

Reason - To secure a satisfactory appearance in accordance with the council's adopted supplementary planning guidance.

8. Details of all screen and boundary walls, fences and any other means of enclosure shall be submitted to and approved by the Local Planning Authority in writing before any part of the development hereby approved proceeds beyond ground floor slab level; such approved means of enclosure to be erected as approved before the relevant part of the development is occupied and permanently retained thereafter.

Reason - To ensure that the proposed development does not adversely affect the privacy and visual amenities at present enjoyed by the occupiers of the adjoining and nearby properties in accordance with the council's adopted supplementary planning guidance.

9. A landscaping scheme comprising a plan and specification shall be submitted to and approved by the Local Planning Authority in writing prior to the commencement of any demolition / construction work on the site. It shall be carried out and implemented within 1 year of the commencement of the development or such longer period as may be agreed in writing by the Local Planning Authority.

Reason - To enhance the general appearance of the development, in accordance with Policy NEB4 of the Local Plan 2018-2033.

10. The landscaping scheme submitted in compliance with Condition 9 above shall comprise a contoured plan to a minimum scale of 1:500 showing the existing features to be retained, new features proposed and the treatment thereof and a specification, unless otherwise agreed in writing by the Local Planning Authority. The features to be shown on the plan shall include:-

- (i) All existing trees (including details of their trunk position, spread and species), shrubs, hedges, grass areas and whether these are to be retained, or removed.
- (ii) Proposed planting of trees, shrubs, hedges, grass areas showing the species, size of plants, planting distances/densities, and the number of plants to be used.
- (iii) Details showing the location/depth and extent of any proposed underground works services within the spread of existing trees.
- (iv) Any alterations in ground level around existing trees, shrubs or hedges.
- (v) Public footways, steps and other paved areas and the materials to be used.
- (vi) The location and height of all earthworks, embankments and walls and the materials to be used.

(vii) Watercourses.

(viii) Amenity areas indicating whether these are to be dedicated to public use.

The landscaping specification shall provide details of clearance works, ground preparation, planting and maintenance techniques.

Reason - To enhance the general appearance of the development in accordance with Policy NEB4 of the Local Plan 2018-2033.

11. In the event of the death or destruction of any tree, shrub or hedge to which Condition 10 above relates, within 5 years of first occupation, due to felling, cutting down, uprooting or in any other manner, then unless the Local Planning Authority have dispensed in writing with this requirement there shall be replanted in its place, within such period and of such size and species as shall have been approved by the Local Planning Authority, another tree, shrub or hedge.

Reason - To enhance the general appearance of the development in accordance with Policy NEB4 of the Local Plan 2018-2033.

12. The residential and commercial parking spaces shown on the approved plans shall be laid out and completed before the part of the development to which they specifically relate hereby approved is occupied and shall thereafter be maintained solely for the parking of vehicles.

Reason - To preserve the amenities of the neighbourhood and ensure the provision of off-street parking facilities.

13. Details of visibility splays to be provided each side of the accesses within which there shall be no obstruction to visibility above a height of 600mm above carriageway level shall be submitted for the written approval of the Local Planning Authority and installed as approved prior to first beneficial use of any part of the development.

Reason - To provide visibility for vehicles entering and leaving the site.

14. Development shall not commence until details of sewage disposal including on and off-site works have been submitted to and approved by the Local Planning Authority in writing. No works which result in, or would result in, the discharge of surface water or foul sewage from the site, shall be commenced until the off-site works referred to above have been completed in accordance with the approved details.

Reason - To ensure that the foul water discharge from the site shall not be prejudicial to the existing sewerage systems.

15. The development drainage systems shall be installed in full compliance with the details set out in the Flood Risk Assessment submitted with the application.

Reason - In order to comply with Policy W4 of the Local Plan 2018-2033.

16. Full details of a comprehensive surface water drainage system to deal with surface water from all components of the Cheshunt Sports Village facilities to include storage tanks, pipework runs and outfall arrangements shall be submitted for the written approval of the Local Planning

Authority and shall be implemented in full as approved prior to first beneficial occupation of any part of the development.

Reason - In compliance with Policy W4 of the Local Plan 2018-2033.

17. The relevant building(s) shall not be occupied until all the road(s), accesses, servicing and parking areas serving the relevant part of the development hereby permitted have been constructed, surfaced and drained.

Reason - To secure satisfactory standards of access for the proposed development.

18. A Construction Environmental Management Plan including HGV routing, on site contractor parking, materials storage, wheel washing along with details of measures to mitigate dust and noise from construction shall be submitted for the written approval of the Local Planning Authority prior to work starting on site and shall be implemented as approved for the duration of development.

Reason - In the interests of highway safety and convenience and to minimise loss of amenity to adjacent residential occupiers.

19. Prior to commencement of development, a detailed site investigation shall be carried out to establish the level of site contamination, to assess the degree and nature of the contaminants present and to determine its potential for environmental pollution. This should take into account the historical uses of the site. The method and extent of the site investigation shall be agreed with the local planning authority. Details of measures to prevent environmental pollution including provisions for monitoring shall then be submitted to and approved in writing by the local planning authority before development commences and the development shall then proceed only in strict accordance with the measures approved. The developer must submit a validation report to the local planning authority upon completion of remediation works.

Reason- To ensure that any site contamination is dealt with safely in the interests of preventing pollution of the environment, the health and safety of the public and users of the development, in accordance with Policy EQ5 of the Local Plan 2018-2033.

20. The applicants and/or their successors in title shall ensure that no construction-related deliveries or development shall take place outside of the hours of 8.00am-6.00pm Monday-Friday and 8.00am-1.00pm Saturday. No such deliveries or work shall take place on Sunday, Statutory or Bank/Public Holidays.

Reason - To preserve the amenities of neighbouring residential occupiers.

21. Full details of the external lighting proposed for all components of the development shall be submitted for the written approval of the Local Planning Authority, shall be installed as approved prior to first use of the relevant part of the development and shall be retained as approved thereafter.

Reason - In order to comply with Policy EQ3 of the Local Plan 2018-2033.

22. No development of the artificial grass pitch shall commence until details of the design and layout, including details of surfacing, line marking and fencing have been submitted to and approved in writing by the Local Planning Authority in consultation with Sport England. The pitch shall be implemented, constructed and maintained in accordance with the approved details for the duration of its operational use.

Reason - In order to ensure that satisfactory sporting and leisure facilities are provided as part of the development in compliance with Policy CH7 of the Local Plan 2018-2033.

23. Full details of measures to minimise the impact of ball-strikes on residential properties shall be submitted for the written approval of the Local Planning Authority and shall be installed as approved prior to first occupation of the relevant apartment.

Reason - In order to provide a satisfactory level of amenity for future residential occupiers of the site.

24. Details of satisfactory facilities to be provided for the storage, segregation and removal of refuse and recycling from the premises shall be submitted to and approved by the Local Planning Authority before the relevant building is occupied.

Reason - In the interests of amenity.

25. The maximum gross floorspace occupied by retail use shall be 500 sqm.

Reason - In order to minimise any impact on the vitality and viability of town and local centres in compliance with Policy RTC1 of the Local Plan 2018-2033.

26. A permanent and comprehensive scheme of ecological enhancement for Cheshunt Sports Village shall be submitted for the written approval of the Local Planning Authority and shall be fully implemented as approved within one year of practical completion of development.

Reason - In order to maximise biodiversity in compliance with Policy NEB1 of the Local Plan 2018-2033.

27. Full details of foundation piling or other penetrative foundation methods shall be submitted for the written approval of the Local Planning Authority prior to that element of the works commencing. The foundation works shall only proceed strictly in accordance with the approved details.

Reason - In order to comply with Policy W1 of the Local Plan 2018-2033.

28. Full details of the required potable water supply upgrades shall be submitted for the written approval of the Local Planning Authority and there shall be no beneficial occupation of a dwelling until the approved supply upgrades have been completed.

Reason - In order to ensure that adequate water infrastructure is provided for future residential occupiers of the development.

29. Full details of comprehensive electric vehicle (EV) charging facilities to serve the residential and commercial components of the scheme (including any consequent supply upgrades required) shall be submitted for the written approval of the Local Planning Authority and the approved charging provisions shall be installed prior to the occupation of the relevant part of the development.

Reason - In order to comply with Policy TM4 of the Local Plan 2018-2033.

30. Full details of pedestrian/cycle access upgrades within the application red line boundary, shall be submitted for the written approval of the Local Planning Authority and shall be fully implemented as approved prior to occupation of the [XXth] dwelling.

Reason - In order to comply with Policy TM1 of the Local Plan 2018-2033.

31. The maximum capacity of the stadium complex hereby approved shall be 2000 spectators at any one time to include all seated and standing attendance.

Reason - In the interests of safety and convenience of all road users of the local highway network in compliance with Policy TM1 of the Local Plan 2018-2033.

32. No works shall be carried out under this planning permission on any land within the land edged red on the plan annexed to the Section 106 Agreement dated [X] unless and until all parties with any legal or equitable interest in the said land have entered into an Agreement pursuant to Section 106 of the Town and Country Planning Act 1990 (and other appropriate powers) binding such interest with the obligations contained within the Section 106 Agreement dated [X] and title to such area of land has been properly deduced to the Council.

Reason – The planning permission has been granted subject to a S106 Agreement dated [X] and at the time of this permission being issued, the applicant is not able to bind all relevant parties and interests in the site to the terms of the planning obligations that it contains.

33. Notwithstanding the details shown on drawing 15_238_PL20_2, the first floor east-facing side windows will be fitted with obscured glazing, permanently fixed closed to a minimum height of 1.7m above internal finished floor level.

Reason - In the interest of amenity for adjacent residential occupiers in compliance with Policy EQ1 of the Local Plan 2018-2033.

34. Details of balcony privacy screens to prevent overlooking of properties on Montayne Road shall be submitted for the written approval of the Local Planning Authority, and shall be installed as approved prior to first beneficial occupation and permanently retained as such thereafter.

Reason - In the interest of amenity for adjacent residential occupiers in compliance with Policy EQ1 of the Local Plan 2018-2033.

35. Prior to the construction of the northern block, plans must be submitted and approved in writing by the Local Planning Authority which show the building's internal layout and the disposition of the uses therein.

Reason – In the interests of the proper planning of the site in compliance with Policy CH7 of the Local Plan 2018-2033.

36. Prior to the construction of the western block, plans must be submitted and approved in writing by the Local Planning Authority which show the building's internal layout and the disposition of the uses therein.

Reason – In the interests of the proper planning of the site in compliance with Policy CH7 of the Local Plan 2018-2033.

Schedule of Plans which Would be Approved

- 15_238_PL01_1 Site Location Plan
- 15_238_PL02_1 Application Areas Plan
- 15_238_PL02E Proposed Block Plan
- 15_238_PL03A Proposed Ground Floor Plan
- 15_238_PL04A Proposed First Floor Plan
- 15_238_PL05A Proposed Second Floor Plan
- 15_238_PL06A Proposed Third Floor Plan
- 15_238_PL07A Proposed Fourth Floor Plan
- 15_238_PL09A Proposed Roof Plan
- 15_238_PL15C Proposed Parking Plan
- 15_238_PL16A Proposed Long Elevations
- 15_238_PL17A Proposed Stadium Elevations
- 15_238_PL18A Proposed Housing Elevations
- 15_238_PL18_1 Proposed Housing Section
- 15_238_PL19A Proposed Stadium Sections
- 15_238_PL20_1 House Type A1 Plans & Elevations
- 15_238_PL20_2 House Type C Plans & Elevations
- 15_238_PL20A House Type A2 Plans & Elevations
- 15_238_PL21A House Type B Plans & Elevations
- 15_238_PL22A Apartment Type 1A Plans
- 15_238_PL23_1 Apartment Type 1B Plans
- 15_238_PL23A Apartment Type 1D Plans
- 15_238_PL24 Apartment Type 1C Plans
- 15_238_PL25A Apartment Type 2A Plans
- 15_238_PL26A Apartment Type 2B Plans
- 15_238_PL27 Apartment Type 2C Plans
- 15_238_PL28 Apartment Type 2D Plans
- 15_238_PL29A Apartment Type 2E Plans
- 15_238_PL31 Montayne Road Section Drawing
- 15_238_PL50 Proposed Pedestrian & Cycle Plan