

SCHEDULE OF CONDITIONS

GENERAL

- 1) The development hereby permitted shall begin not later than three years from the date of this decision
- 2) The development hereby permitted shall be carried out in accordance with the following approved plans:
 - P02 Rev K – Proposed Site Plan Ground Floor
 - P03 Rev H – Proposed Site Plan First Floor
 - P04 Rev B – Existing Store Plan Ground Floor
 - P05 Rev B – Existing Store Plan First Floor
 - P06 Rev B – Proposed Store Plan Ground Floor
 - P07 Rev B – Proposed Store Plan First Floor
 - P08 Rev B – Existing Roof Plan
 - P09 Rev B – Proposed Roof Plan
 - P10 Rev A – Existing Elevations
 - P11 Rev K – Proposed Elevations Sheet 1 of 2
 - P12 Rev J – Proposed Elevations Sheet 2 of 2
 - P14 Rev F – Existing and Proposed Store Sections
 - P15 Rev A – Deck Car Park and Pedestrian Link Detail
 - P16 Rev G – PFS – Proposed Plan
 - P17 Rev H – PFS – Proposed Elevations
 - P18 Rev C – Proposed Acoustic Fence
 - P19 Rev C – Proposed Boundary Fence Adjacent to No. 1 Peases Cottages
 - P20 Rev B – Red Line Site Boundary
 - P21 Rev D – Proposed Sections
- 3) Prior to the first occupation of the development hereby permitted, parking facilities and servicing areas, shown on the approved site plans P02 Rev K and P03 Rev H, shall be provided and made available for use. Thereafter, the approved parking and servicing areas shall remain available for their designated use thereafter.

MATERIALS

- 4) No development shall take place until samples of the materials to be used in the construction of the external surfaces (including walling and roofing materials) of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority.

LANDSCAPING

- 5) No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of soft

landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of the development, planting plans for the site and elsewhere (where appropriate), schedules and written specifications. Upon approval of such a scheme it shall be fully implemented concurrently with the carrying out of development, or within such extended period as may be agreed in writing by the Local Planning Authority. If, within a period of five years, from the date of planting, any tree or plant is removed, uprooted, destroyed or dies, another of the same species and size shall be planted at the same place, unless the Local Planning Authority gives its written approval to any variation.

- 6) Prior to the commencement of the development hereby approved (including demolition work) details of a scheme to protect the existing trees shown on the plans submitted under condition 5 above to be retained, shall be submitted to and approved by the Local Planning Authority. The submitted details shall comprise generally the specification laid down within BS 5837 and shall include fencing of at least 2.3m high, consisting of a scaffolding frame braced to resist impacts, supported by a weldmesh wired to the uprights and horizontals to dissuade encroachment. The approved scheme of protection shall be in place before the commencement of any work, unless otherwise agreed in writing by the Local Planning Authority, to allow an inspection of the measures to ensure compliance with the approved scheme of protection. Notwithstanding the above specification, none of the following activities shall take place within the segregated protection zones in the area of the trees:
 - a. The raising or lowering of levels in relation to the existing ground levels;
 - b. Cutting of roots, digging of trenches or removal of soil;
 - c. Erection of temporary buildings, roads or carrying out of any engineering operations;
 - d. Lighting of fires;
 - e. Driving of vehicles or storage of materials and equipment.
- 7) No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of hard landscaping, which shall include finished land levels or contours, means of enclosure, and minor artefacts and structures. Development shall be carried out in accordance with the approved details prior to the occupation of the extension.
- 8) No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority details of the boundary treatment to Grange Road. Development shall be carried out in accordance with the approved details prior to the occupation of the extension.

EXTERNAL LIGHTING

- 9) Prior to the commencement of the development, or such other timescale as may be agreed in writing by the Local Planning Authority, details of all external lighting to be installed during the construction and operational phases, together with an assessment of its impact on nearby properties and roads shall be submitted to and agreed in writing by the Local Planning Authority. All lighting shall be arranged so as not to shine directly towards

any properties or roads and to be shielded to prevent light spillage beyond the site boundary.

DRAINAGE

- 10) Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development (where appropriate), has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with an agreed schedule and the approved details, and shall be fully operational before the development is completed. The scheme shall also include details of long term management and maintenance responsibilities.
- 11) Prior to being discharged into any watercourse, surface water or soakaway system, all surface water drainage from parking areas and hardstandings shall be passed through an oil interceptor designed and constructed to have a capacity compatible with the site area being drained. Roof water shall not pass through the interceptor.

CONTAMINATION

- 12) No development shall take place until the site has been subject to a detailed scheme for the investigation and recording of contamination of the land and risks to the development, its future uses and surrounding environment. A detailed written report on the findings including proposals and a programme for the remediation of any contaminated areas and protective measures to be incorporated into the buildings shall be submitted to and approved in writing by the Local Planning Authority. The proposals shall include proposals for the disposal of surface water during remediation. The remediation works shall be carried out and a validation report shall be submitted to and approved in writing by the Local Planning Authority in accordance with the approved proposals and programme. If during the course of development further evidence of any type relating to other contamination is revealed, work at the location will cease until such contamination is investigated and remediation measures approved in writing by the Local Planning Authority have been carried out.

PETROL FILLING STATION

- 13) The use hereby permitted shall not commence until full particulars and details of all plant and machinery to be installed on the site of the Petrol Filling Station including details of sound levels and attenuation, have been submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise in accordance with any approval given.

CONSTRUCTION

- 14) Demolition and construction works shall not take place outside the hours 0800 to 1800 Monday to Friday and 0800 to 1300 on Saturdays and at no times on Sundays and Public Holidays.

- 15) No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
- i) the parking of vehicles of site operatives and visitors
 - ii) loading and unloading of plant and materials
 - iii) storage of plant and materials used in constructing the development
 - iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
 - v) wheel washing facilities
 - vi) measures to control the emission of dust and dirt during construction
 - vii) a scheme for recycling/disposing of waste resulting from demolition and construction works

NOISE

- 16) Prior to the commencement of development and notwithstanding the submitted noise information and proposed mitigation measures, a noise impact assessment and details of noise mitigation measures shall be submitted to and approved in writing by the Local Planning Authority. The approved noise mitigation measures shall be incorporated into the development prior to its occupation or use.

CCTV

- 17) Prior to the occupation of the development, details of security measures to include CCTV, shall be submitted to and approved by the Local Planning Authority. The approved security measures shall be provided prior to the first occupation or use of the building and shall be retained thereafter.

INFORMATION BOARD

- 18) The development hereby permitted shall not be occupied until details of the proposed information board have been submitted to and agreed in writing by the Local Planning Authority.

HIGHWAYS

- 19) Prior to the commencement of the development hereby permitted, details of a scheme of improvement works to the A167 Victoria Road/Grange Road roundabout, the provision of a new junction onto the A167 to the west of the existing light controlled crossing and the re-configuration of the access and egress, together with a timescale for the implementation of these works, shall be submitted to and approved in writing by the Local Planning Authority. The improvement works shall be carried out in accordance with the details as approved prior to the first occupation of the development hereby approved.
- 20) Prior to the occupation of the development hereby permitted, or such other timescale which may first be agreed in writing by the Local Planning Authority,

a car park management plan shall be submitted to and approved in writing by the Local Planning Authority. The car park management plan shall be formulated to ensure that priority is given to short stay parking and where the operator implements a charge for the use of the car park, the charge for short stay car parking shall be no less than, and no more than double the charge currently being levied by Darlington Borough Council short stay car parks within the town centre. The car park management plan shall be carried out as approved.

- 21) Prior to the commencement of the development hereby permitted, or such other timescale which may first be agreed in writing by the Local Planning Authority, details of the following, together with a timescale for their implementation, shall be submitted to and approved in writing by the Local Planning Authority:
- (i) Details of all pedestrian and cycle routes through the site, to include proposed signage measures;
 - (ii) Detailed plans of the proposed access ramp at the Polam Lane access; and
 - (iii) Detailed plans showing the provision of secure covered parking for at least 15 no. cycles within the site.
- 22) The development shall not be brought into use until details of a Travel Plan in respect of the occupiers of the building have been submitted to and approved in writing by the Local Planning Authority. The Travel Plan must include:
- (i) the contact details of a nominated Travel Plan Co-ordinator;
 - (ii) an implementation programme;
 - (iii) an accessibility assessment including details of transport links to the site and on site facilities;
 - (iv) clearly defined aims and objectives in relation to travel modes;
 - (v) clearly defined senior management and staff responsibilities and roles in the implementation of the Travel Plan;
 - (vi) details of and results from an initial staff travel to work survey;
 - (vii) clearly specified ongoing targets for staff travel mode shares; and
 - (viii) a plan for monitoring and reviewing the effectiveness of the Travel Plan.

Thereafter, the Travel Plan shall be implemented in accordance with the approved details, agreed in writing with the Local Planning Authority.

OTHER MATTERS

- 23) The recycling centre hereby approved shall not be brought into operation until such time as an acoustic fence has been erected in complete accordance with the details shown on drawing number 2006-097 P18 Revision C, dated 13 March 2009.
- 24) No deliveries shall be accepted at or despatched from the store save between the hours of 0700 and 2200 Monday to Saturday except that:
- (i) deliveries may be accepted at and despatched from the store between 1000 hours and 1700 hours on a Sunday, provided that the number of deliveries accepted shall not exceed 2;

- (ii) deliveries to the store, not exceeding 3 per night, may be accepted between 2200 hours and 0700 hours on any night, except between 2200 hours on a Sunday and 0700 hours on a Monday.
- 25) Prior to the occupation of the development, or other such timescale as may be agreed in writing by the Local Planning Authority, a management plan setting out controls to ensure good practice for the 3 night time deliveries permitted under condition 24 above, shall be submitted to and approved in writing by the Local Planning Authority and shall be implemented in accordance with that scheme.
- 26) Prior to the commencement of the development hereby approved, a scheme of phasing of development shall be submitted to and be approved in writing by the Local Planning Authority and shall be implemented in accordance with that scheme.
- 27) The net sales area of the extended store devoted to comparison goods shall not exceed 2,232 sqm and no more than 842 sqm shall be used for the sale of clothing.