



**VARIATION OF CONDITION
REPORT
H11-1142-21**

PROPOSED CONVERSION

AT

THE ROYAL STANDARD
LONDON ROAD
LONG SUTTON
SPALDING
PE12 9ED

FOR

IMN PROPERTIES LTD.

Job No. SE-1734

October 202

Condition 1

The development must be begun not later than the expiration of three years beginning with the date of this permission.

Noted.

Condition 2

The development hereby permitted shall be carried out in accordance with the following approved plans:

100

PP1000

Flood Risk Assessment by Swann Edwards dated November 2021

Application Form

Condition to be varied to the below description.

The development hereby permitted shall be carried out in accordance with the following approved plans:

100

PP1000A

Flood Risk Assessment by Geoff Beel Consultancy dated October 2022

Application Form

Condition 3

Prior to the occupation of any dwelling, full details of the arrangement for private refuse/recycling collection shall be submitted to and approved in writing by the Local Planning Authority. The approved management arrangements shall be implemented upon first occupation of any dwelling and thereafter retained for the lifetime of the development.

Condition to be removed as details provided on Drawing PP1000A.

Condition 4

The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment by Swann Edwards dated November 2021 and the following mitigation measures detailed within the FRA:

- Habitable floor levels are a minimum of 300mm above existing ground level with flood resilient construction up to 300mm above finished floor level and safe refuge available at first floor level with no sleeping accommodation at ground floor level.
- On site rainwater from the development will discharge to a soakaway designed to BRE365 requirements and Building Regulations approval.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority.

Condition to be varied to the below description.

The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment by Geoff Beel Consultancy dated October 2022 and the following mitigation measures detailed within the FRA:

- Floor level of the development will be the same as existing building with flood resistant construction up to 300mm above finished floor level and safe refuge available at first floor level with no sleeping accommodation at ground floor level.

- On site rainwater from the development will discharge to a soakaway designed to BRE365 requirements and Building Regulations approval.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority.

Condition 5

The development hereby permitted shall not be commenced until a scheme to deal with any contamination of land or pollution of controlled waters has been submitted to and approved in writing by the Local Planning Authority (LPA).

The scheme shall include all of the following measures unless the LPA dispenses with any such requirement in writing:

- i) A preliminary risk assessment (desk study) shall be carried out to identify and evaluate all potential sources of contamination and the impacts on land and/or controlled waters, relevant to the site. The desk-top study shall establish a 'conceptual site model' and identify all plausible pollutant linkages. Furthermore, the assessment shall set objectives for intrusive site investigation works/Quantitative Risk Assessment (or state if none required). A full copy of the desk-top study and a non-technical summary shall be submitted to the LPA without delay upon completion.
- ii) If identified as being required following the completion of the desk-top study, an exploratory site investigation shall be carried out to fully and effectively characterise the nature and extent of any land contamination and/or pollution of controlled waters. It shall specifically include a risk assessment that adopts the Source-Pathway-Receptor principle, in order that any potential risks are adequately assessed taking into account the sites existing status and proposed end use. A full copy of the site investigation and findings shall be forwarded to the LPA without delay upon completion.
- iii) Thereafter, a written method statement detailing the remediation strategy for land contamination and/or pollution of controlled waters affecting the site and a timetable for their completion shall be submitted to and approved in writing by the LPA. This shall include details of the proposed verification plan including compliance criteria and monitoring details.

No deviation shall be made from this scheme without the express written agreement of the LPA. If during redevelopment contamination not previously considered is identified, then the LPA shall be notified immediately and no further work shall be carried out until a method statement detailing a scheme for dealing with the suspected contamination has been submitted to and agreed in writing by the LPA.

Condition to be removed as all works are to be carried out in accordance with revised drawing PP1000A. The site is currently for residential use with patio areas to the gardens of the existing flats. The proposal seeks to build above the existing flat roof section to create two residential units with all new garden areas to be sealed hardstanding areas.

Condition 6

If contamination of land and/or pollution of controlled waters has been identified as a result of investigation undertaken in accordance with Condition 5 above and remediation is required, a full copy of a verification report shall be submitted to, and approved in writing by, the Local Planning Authority prior to the first occupation of the development. The report shall provide verification that the required works regarding contamination have been carried out in accordance with the approved Method Statement(s). Post-remediation sampling and monitoring results shall be included in the closure report to demonstrate that the required remediation objectives and criteria has been fully met.

Noted.

Condition 7

The water consumption of each dwelling hereby permitted should not exceed the requirement of 110 litres per person per day (as set out as the optional requirement in Part G of the Building Regulations 2010 and the South East Lincolnshire Local Plan, 2019). The person carrying out the work must inform the Building Control Body that this duty applies. A notice confirming the requirement for the water consumption has been met shall be submitted to the Building Control Body and Local Planning Authority, no later than five days after the completion of each individual dwelling.

Noted.

Condition 8

Four swift nest bricks shall be incorporated within the external walls of the extension hereby approved and shall be retained thereafter.

Noted.