

## APPEAL A

### SCHEDULE OF CONDITIONS

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

2. The development/works hereby permitted shall only be implemented in accordance with the plans as set out in the plans list below.

07 September 2021 W0653-0100a Existing Site and Roof Plan;

07 September 2021 W0653-0111a Existing Ground Floor Plan;

07 September 2021 W0653-0112a Existing Fires Floor Plan;

07 September 2021 W0653-0113b Existing Elevations Page 1;

07 September 2021 W0653-0114b Existing Elevations Page 2;

07 September 2021 W0653-0201c Proposed First Floor;

07 September 2021 W0653-0204d Proposed Fourth Floor;

07 September 2021 W0653-000a Site Location Plan;

25 October 2021 W0653-0150c Proposed Site and Roof Plan;

25 October 2021 W0653-0202d Proposed Second Floor;

25 October 2021 W0653-0203d Proposed Third Floor;

25 October 2021 W0653-0300a Proposed North West Elevations;

25 October 2021 W0653-0301d Proposed East Elevation;

25 October 2021 W0653-0302f Proposed South East Elevation;

25 October 2021 W0653-0303e Proposed South West Elevation;

25 October 2021 W0653-0400d Proposed Sections;

22 November 2021 W0653-0200h Proposed Ground Floor.

3. The use hereby approved shall operate in accordance with all terms and measures set out within the submitted Student Management Plan (Student Management Plan, Frome House, Lower Bristol Road by Crossman Acquisitions, dated 23 March 2022) including the Car Parking Enforcement and Move-in/Move-out Strategies unless otherwise agreed in writing by the Local Planning Authority.

4. No development shall commence until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority and shall include details of demolition, deliveries (including storage arrangements and timings), contractor parking, traffic management, working hours, site opening times, wheel wash facilities, a local highway condition survey and site compound arrangements. The scheme shall also specify the sound levels of the equipment, their location, and proposed mitigation methods to protect residents from noise and dust. The development shall thereafter be undertaken in accordance with the approved details.

5. No development shall take place (including demolitions, ground works, or vegetation clearance until a Construction Environmental Management Plan (CEMP: Biodiversity) has been submitted to and approved in writing by the Local Planning Authority. The CEMP (Biodiversity) shall include, as applicable, a plan showing exclusion zones and specification for fencing of exclusion zones; details and specifications of all necessary measures to avoid or reduce ecological impacts during site clearance and construction; findings of updated surveys or pre-commencement checks of the site; and appointment of an ecological clerk of works. The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.

6. No development shall take place until full details of a Wildlife Enhancement Scheme for the site have been submitted to and approved in writing by the Local Planning Authority. These details shall include proposals for implementation of wildlife enhancement measures, including wildlife-friendly planting / landscape details; provision of integrated bat boxes and 10 x swift features, with proposed specifications and proposed numbers and positions to be shown on plans as applicable. All works and measures included in the approved Wildlife Enhancement Scheme shall be carried out and completed in accordance with the approved details and within specified timescales, prior to first occupation of the development.

7. No construction of the external walls of the development shall commence until a sample panel of all external walling materials to be used has been erected on site, and approved in writing by the Local Planning Authority, and kept on site for reference until the development is completed. The development shall be undertaken in accordance with the approved details.

8. No construction of the roof of the development shall commence until a schedule and sample of all external roofing materials has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be undertaken in accordance with the approved details.

9. No new external lighting shall be installed until full details of the proposed lighting design have been submitted to and approved in writing by the Local Planning Authority. These details shall include:

- a. Lamp models and manufacturer's specifications, positions, numbers and heights;
- b. Measures to limit use of lights when not required, to prevent upward light spill and to prevent light spill onto nearby vegetation and adjacent land (particularly the railway line). The lighting shall be installed and operated thereafter in accordance with the approved details.

10. On completion of the development but prior to any occupation of the development hereby approved, an acoustic assessment by a competent person shall be submitted to and approved in writing by the Local Planning Authority. The acoustic assessment shall demonstrate that the development has been constructed to provide the following sound attenuation against external noise. The following levels shall be achieved: Maximum internal noise levels of 35dB LAeq, 16hr and 30dB LAeq, 8hr for living rooms and bedrooms during the daytime and night time respectively. For bedrooms at night individual noise events (measured with F time weighting) shall not (normally) exceed 45dB LAmax. The development and associated sound attenuation measures must be maintained in accordance with the agreed details for the lifetime of the development.

11. No occupation of the development hereby approved shall commence until an Ecological Follow-up Statement has been submitted to and approved in writing by the Local Planning Authority. The statement shall confirm and demonstrate, using photographs, the completion and implementation of all measures of the approved wildlife enhancement scheme in accordance with approved details.

12. No occupation or use hereby permitted shall commence until bicycle storage for at least 34 bicycles have been provided in accordance with details which have been submitted to and approved in writing by the Local Planning Authority. The bicycle storage shall be retained permanently thereafter, free from obstruction and used solely for the purpose of parking bicycles.

13. The areas allocated for parking, as indicated on submitted Proposed Ground Floor Plan W0653-0200 Rev F shall be kept clear of obstruction and shall not be used other than for the parking of vehicles in connection with the development.

14. No development shall commence, except ground investigations and remediation, until a surface water drainage strategy based on sustainable drainage principles has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried in accordance with the details so approved.

15. No development above slab level shall take place until full details of both hard and soft landscape proposals and programme of implementation have been submitted to and approved in writing by the Local Planning Authority. The details shall include, as appropriate:

- a. Proposed finished levels or contours;
- b. Means of enclosure;
- c. Car parking layouts;
- d. Other vehicle and pedestrian access and circulation areas;
- e. Hard surfacing materials;
- f. Minor artifacts and structures (e.g. outdoor furniture, play equipment, refuse or other storage units, signs, lighting);

g. Proposed and existing functional services above and below ground (e.g. drainage, power, communication cables, pipelines, etc, indicating lines, manholes, supports, etc); and  
h. Retained historic landscape features and proposal for restoration. Where relevant soft landscape details shall include:

- i. Planting plans;
- ii. Written specifications (including cultivation and other operations associated with plant and grass establishment); and
- iii. Schedule of plants, noting species, planting sizes and proposed numbers/densities.

16. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme of implementation to be submitted to and agreed in writing by the Local Planning Authority. Any trees or plants indicated on the approved scheme which, within a period of 10 years from the date of the development being completed, die, are removed or become seriously damaged or diseased shall be replaced during the current or first available planting season with other trees or plants of species, size and number as originally approved. All hard and soft landscaping works shall be retained in accordance with the approved details for the lifetime of the development.

17. Prior to the first occupation of the development hereby permitted the following tables (as set out in the Council's Sustainable Construction Supplementary Planning Document, adopted November 2018) shall be completed in respect of the completed development and submitted for the written approval of the Local Planning Authority together with the following documents;

- a. Table 2.1 Energy Strategy (including detail of renewables);
- b. Table 2.2 Proposals with more than one building type (if relevant);
- c. Table 2.4 (Calculations);
- d. Building Regulations Part L post-completion documents; and
- e. Microgenerators Certification Scheme (MGS) Certificate/s (if renewables have been used).

18. No occupation of the approved student units shall take place until a scheme for rainwater harvesting or other methods of capturing rainwater for used by residents (e.g. water butts) has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be constructed in accordance with the approved details.

19. The approved dwelling shall be constructed to meet the national optional Building Regulations requirement for water efficiency of 110 litres per person per day.

20. No occupation of the approved student units shall take place until a scheme for gull deterrent measures has been submitted to and approved in writing by the Local Planning Authority. Prior to the occupation of the approved student units the gull deterrent measures shall be implemented in full and retained as approved for the lifetime of the development

End of Schedule