

FREQUENTLY USED CONDITIONS (44)

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FREQUENTLY USED CONDITIONS

TIME

FC01 Standard duration of permission (Full)

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

Reason: To prevent the accumulation of planning permissions; to enable the Local Planning Authority to review the suitability of the development in the light of altered circumstances; and to comply with section 91 of the Town and Country Planning Act 1990.

FC02 Standard duration of permission (Outline)

Application/s for approval of all the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission. The development hereby permitted shall be begun no later than the latest of the following dates:-

- i. The expiration of three years from the date of this permission; or
- ii. The expiration of two years from the date of the approval of the last of the reserved matters to be approved

Reason: To prevent the accumulation of planning permissions; to enable the Local Planning Authority to review the suitability of the development in the light of altered circumstances; and to comply with the requirements of Section 92 of the Town and Country Planning Act 1990.

FC03 Approval of details (Outline)

Approval of the details of the appearance, means of access, landscaping, layout and scale (hereinafter called "the reserved matters") shall be obtained in writing from the Local Planning Authority before any development is commenced.

Reason: This is outline permission only and these matters have been reserved for the subsequent approval of the Local Planning Authority.

FC04 Standard duration of permission (LBC)

The works hereby permitted shall begin before the expiration of three years from the date of this consent.

Reason: To conform with the requirements of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Note: these periods may be longer or shorter but must be justified in accordance with the development plan and any other material considerations.

APPROVED DRAWINGS

FC07 List of approved drawings

The development hereby approved shall be carried out in accordance with the following drawings/details:

(INSERT) as received on **(INSERT)**

Reason: To define the permission for the avoidance of doubt and in accordance with best practice guidance set out in paragraph 022 of the National Planning Practice Guidance.

FC08 List of Approved Drawings (LBC)

The works hereby approved shall be carried out in accordance with the following plans and drawings:

(INSERT) as received on **(INSERT)**

Reason: To define the consent for the avoidance of doubt and in accordance with best practice guidance set out in paragraph 022 of the National Planning Practice Guidance.

PERMITTED DEVELOPMENT RIGHTS

FC09 General pd removal

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order with or without modification) no development covered by **(INSERT)** of Schedule 2 to that Order shall be carried out without the specific grant of planning permission from the Local Planning Authority.

Reason: To prevent harm being caused to the amenity of the area and in the interests of residential amenity in accordance with Policy CS13 of the Milton Keynes Core Strategy 2013 and Saved Policy D1 of the Milton Keynes Local Plan 2001-2011.

FC10 Use restriction

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and/or re-

enacting that Order with or without modification) the premises shall only be used for the purposes specified in the application and for no other purpose (including any other purpose in Use Class/es (INSERT) on the Schedule to the Town and Country Planning (Use Classes) Order 1987 or any provision equivalent to that Class in any Statutory Instrument revoking and/or re-enacting that Order).

Reason: This use only is permitted and other uses, either within the same Use Class, or permitted by the Town and Country Planning (General Permitted Development) Order 2015 will be required to be assessed under a different set of criteria.

FC11 Residential Annex

The development hereby approved shall be used only as ancillary accommodation to the dwelling known as (INSERT) and shall not be used as an independently occupied dwelling and no separate curtilage shall be created.

Reason: It is considered that the site is inappropriate for an independent unit of accommodation in addition to the main dwelling and such development would be detrimental to the amenities of the area, contrary to Policies CS13 of the Milton Keynes Core Strategy 2013 and Saved Policies D1 and T15 of the Milton Keynes Local Plan 2001-2011.

FC12 Windows

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking, re-enacting or modifying that Order), no windows (including roof lights) other than those shown on the approved plans shall be formed in the (INSERT) elevation/s of the building/extension hereby permitted without the specific grant of planning permission from the Local Planning Authority.

Reason: To prevent harm being caused to the amenity of the area and on the amenity of adjoining residential occupiers in accordance with Policy CS13 of the Milton Keynes Core Strategy 2013 and Saved Policy D1 of the Milton Keynes Local Plan 2001-2011.

FC13 Obscure / non opening glazing

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking, re-enacting or modifying that Order), the proposed (INSERT) floor window in the (INSERT) elevation serving a (INSERT) shall be obscurely glazed to a minimum level 3 within the Pilkington range of Textured Glass or equivalent and be non-opening below 1.7 metres from finished floor level. The window shall thereafter be maintained in this condition at all times and shall not be altered to clear glazing or opening without the specific grant of planning permission from the Local Planning Authority.

Reason: To preserve the amenity and privacy of the adjoining residential

occupiers in accordance with Saved Policy D1 (iii) of the Milton Keynes Local Plan 2001-2011.

Note: Consider carefully whether it is reasonable or necessary to require the window to be non-openable. This should be used rarely, only in exceptional circumstances when alternatives solutions have been exhausted.

FC14 Boundary treatment

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and/or re-enacting that Order) no fences, gates or walls shall be erected within the curtilage of the dwellinghouse(s) hereby permitted other than those shown on the approved plans without the specific grant of planning permission from the Local Planning Authority.

Reason: To prevent harm being caused to the amenity of the area and on the amenity of adjoining residential occupiers in accordance with Policy CS13 of the Milton Keynes Core Strategy 2013 and Saved Policy D1 of the Milton Keynes Local Plan 2001-2011.

FC15 Hours of operation

The use of the premises shall not be carried out outside the hours of (INSERT) to (INSERT) Monday to Saturday and (INSERT) to (INSERT) on Sundays.

Reason: To prevent harm being caused to the amenity of the area and to safeguard the residential amenity of nearby occupiers in accordance with Policy CS13 of the Milton Keynes Core Strategy 2013 and Saved Policy D1 of the Milton Keynes Local Plan 2001-2011.

FC16 Use of Refuse and Recycling facilities

Activities relating to the collection of refuse and recyclables and the tipping of empty bottles into external receptacles shall only take place between the hours of (INSERT) to (INSERT) Monday to Saturday and not at all on Sundays or Bank Holidays.

Reason: To safeguard the residential amenity of nearby occupiers in accordance with Policy CS13 of the Milton Keynes Core Strategy 2013 and Saved Policy D1 of the Milton Keynes Local Plan 2001-2011.

MATERIALS

FC19 Sample materials required

No development shall take place above slab level until samples of the external materials to be used in the construction of the development have been submitted and approved in writing by the local planning authority. The development shall thereafter be carried out in full accordance with the

approved details prior to the first occupation of the development.

Reason: To ensure that the development does not detract from the character and appearance of the area in accordance with Policy CS13 of the Milton Keynes Core Strategy 2013 and Saved Policy D2 of the Milton Keynes Local Plan 2001-2011.

FC20 Matching external materials

The external surfaces of the development hereby permitted shall be constructed only of materials of a type and colour which match those of the existing building except where indicated otherwise on the approved drawings.

Reason: To ensure that the new work complements the existing building and to ensure the development does not detract from the character and appearance of the area in accordance with Policy CS13 of the Milton Keynes Core Strategy 2013 and Saved Policies D1 and D2 of the Milton Keynes Local Plan 2001-2011.

LANDSCAPING

FC24 Levels

No development shall take place until details of the proposed finished floor levels of all buildings and the finished ground levels of the site, in relation to existing site levels of surrounding property, has been submitted to and approved by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved levels.

Reason: To ensure that construction is carried out at suitable levels having regard to drainage, access, the appearance of the development and the amenities of neighbouring properties in accordance with Policy CS13 of the Milton Keynes Core Strategy 2013 and Saved Policies D1.

FC25 Landscaping scheme

Notwithstanding the approved drawings, no development shall take place above slab level until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority. These details shall include existing trees and/or hedgerows to be retained and/or removed accurately shown with root protection areas; existing and proposed finished levels or contours; means of enclosure; visibility splays; areas of hard surfacing materials; proximity between street lights and tree planting; pedestrian access and circulation areas; civic space / public park furniture, play equipment, bins etc.; proposed and existing functional services above and below ground such as cables, pipelines, substations. Soft landscape works shall include planting plans at a minimum scale of 1:200 with schedules of plants noting species, plant supply sizes and proposed densities; written specifications (including cultivation and other operations associated with tree, plant and grass establishment; and the implementation programme.

Development shall be carried out in accordance with the approved details. If within a period of two years from the date of the planting of any tree or shrub, that tree or shrub, or any tree and shrub planted in replacement for it, is removed, uprooted or destroyed, dies, becomes severely damaged or diseased, shall be replaced in the next planting season with trees and shrubs of equivalent size, species and quantity.

All hard and soft landscape works shall be carried out prior to the occupation of the building(s) or the completion of the development whichever is the sooner or in accordance with a programme agreed in writing with the Local Planning Authority.

Reason: To protect significant trees and hedgerows, safeguarding the character of the area and preserving habitat and to minimise the effect of development on the area in accordance with Policies CS13 and CS19 of the Milton Keynes Core Strategy 2013 and Saved Policy D1 of the Milton Keynes Local Plan 2001-2011.

FC26 Boundary treatment

Notwithstanding the approved details, no development shall take place above slab level until details of the proposed boundary treatments have been submitted to and approved in writing by the Local Planning Authority. The details shall include a boundary treatment plan (at a minimum scale of 1:500) detailing the position of all proposed boundary treatment and annotated or accompanied by a schedule specifying the type, height, composition, appearance and installation method of boundary treatment throughout the site. The development shall be carried out in accordance with the approved details prior to the occupation of any part of the development and shall thereafter be retained in that form.

Reason: To provide adequate privacy, to protect the external character and appearance of the area and to minimise the effect of development on the area in accordance with Policy CS13 of the Milton Keynes Core Strategy 2013.

FC27 Completion of landscaping scheme pre-occupation

No building or use hereby permitted shall be occupied or the use commenced until the landscaping scheme has been completed in accordance with the approved plans, specifications and timetables unless a revised programme is agreed in writing with the Local Planning Authority.

Reason: To ensure that the appearance of the development is satisfactory and accords with Policies CS13 and CS19 of the Milton Keynes Core Strategy 2013 and Saved Policies D1, NE3 and NE4 of the Milton Keynes Local Plan 2001-2011.

FC28 Protective fencing

All existing trees, woodlands and hedgerows to be retained as shown on the approved plans shall be fully protected in accordance with the latest British Standards (currently BS 5837:2012 'Trees in relation to design, demolition and construction-Recommendations') by the time construction begins. All protective measures must be in place prior to the commencement of any building operations (including any structural alterations, construction, rebuilding, demolition and site clearance, removal of any trees or hedgerows, engineering operations, groundworks, vehicle movements or any other operations normally undertaken by a person carrying on a business as a builder). The Root Protection Area (RPA) within the protective fencing must be kept free of all construction, construction plant, machinery, personnel, digging and scraping, service runs, water-logging, changes in level, building materials and all other operations. All protective measures shall be maintained in place and in good order until all work is complete and all equipment, machinery and surplus materials have been removed from the site.

Signs informing of the purpose of the fencing and warning of the penalties against destruction or damage to the trees and their root zones shall be installed at minimum intervals of 10 metres and a minimum of two signs per separate stretch of fencing.

Reason: To protect significant trees and hedgerows, safeguarding the character of the area and preserving habitat and to minimise the effect of development on the area in accordance with Policies CS13 and CS19 of the Milton Keynes Core Strategy 2013 and Saved Policies D1 and D2A of the Milton Keynes Local Plan 2001-2011.

FC29 Completion of landscaping scheme

The landscaping scheme hereby approved shall be carried out in accordance with the approved plans and specifications within the first planting season following the completion of development unless a revised programme is agreed in writing with the Local Planning Authority.

Reason: To ensure that the appearance of the development is satisfactory and accords with Policies CS13 and CS19 of the Milton Keynes Core Strategy 2013 and Saved Policies D1, NE3 and NE4 of the Milton Keynes Local Plan 2001-2011.

ECOLOGY

Note: Section 40 of the Natural Environment and Rural Communities Act 2006 places a duty on all public authorities to have regard, in the exercise of their functions, to the purpose of conserving biodiversity. A key purpose of this duty is to embed consideration of biodiversity as an integral part of policy and decision making throughout the public sector, which should be seeking to make a significant contribution to the achievement of the commitments made by Government in its Biodiversity 2020 strategy.

Guidance on statutory obligations concerning designated sites and

protected species is published separately because its application is wider than planning. We are required to adopt a pragmatic approach with the overall aim of fulfilling statutory obligations in a way that minimises delays and burdens.

The NPPF is clear that pursuing sustainable development includes moving from a net loss of biodiversity to achieving net gains for nature, and that a core principle for planning is that it should contribute to conserving and enhancing the natural environment and reducing pollution.

In light of the above, ecological protection and enhancement must be discussed early in the application process so that any conditions you impose can be 'compliance' conditions. Only in exceptional circumstances should you impose a pre-commencement condition relating to these matters.

FC33 Biodiversity/ecological enhancement

No development shall take place until a Biodiversity Enhancement Scheme and Management Plan has been submitted to, and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details prior to the occupation of the development.

Reason: To maintain and enhance local biodiversity and ecology in accordance with Policy CS19 of the Milton Keynes Core Strategy 2013 and Saved Policy NE3 of the Milton Keynes Local Plan 2001-2011.

FC34 Mitigation & compensation recommendations

All mitigation and compensation recommendations set out in the (INSERT) dated (INSERT) shall be implemented at the appropriate stage of the development and no later than one year after the final occupation of the development.

Reason: To maintain and enhance local biodiversity and ecology in accordance with Saved Policy NE3 of the Milton Keynes Local Plan 2001-2011 and Policy CS19 of the Milton Keynes Core Strategy 2013.

ARCHAEOLOGY

FC37 Programme of archaeological works

No development shall take place until an archaeological field evaluation comprising trial trenching has been completed. The archaeological evaluation shall be detailed in a Written Scheme of Investigation which shall be submitted to and approved in writing by the Local Planning Authority. On completion of the archaeological field evaluation a further Written Scheme of Investigation for a programme of archaeological mitigation in respect of any identified areas of significant buried archaeological remains shall be submitted to and approved in writing by the Local Planning Authority. The

WSI shall include a statement of significance and research objectives; and:

a. The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works
b. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material.

No development shall take place other than in accordance with the Written Scheme of Investigation so approved. The development hereby permitted shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the approved Written Scheme of Investigation and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason: To enable expert investigation of cultural remains at this site of archaeological interest in accordance with Policy CS19 of the Milton Keynes Core Strategy 2013 and Saved Policy HE1 of the Milton Keynes Local Plan 2001-2011.

CONTAMINATED LAND

FC40 Ground assessment

No development shall take place until an assessment of ground conditions to determine the likelihood of any ground, groundwater or gas contamination of the site has been carried out in accordance with the Environment Agency's '*Model Procedures for the Management of Land Contamination*'. The results of this survey detailing the nature and extent of any contamination, together with a strategy for any remedial action deemed necessary to bring the site to a condition suitable for its intended use, shall be submitted to and approved by the Local Planning Authority before construction works commence.

Any remedial works shall be carried out in accordance with the approved strategy and validated by submission of an appropriate verification report prior to first occupation of the development.

Should any unforeseen contamination be encountered the Local Planning Authority shall be informed immediately. Any additional site investigation and remedial work that is required as a result of unforeseen contamination will also be carried out to the written satisfaction of the Local Planning Authority.

Reason: To ensure that the site is fit for its proposed purposes and any potential risks to human health, property, and the natural and historical environment, are appropriately investigated and minimised in accordance with Saved Policy D1 (iv) of the Milton Keynes Local Plan 2001-2011.

DRAINAGE

FC43 Foul and surface water drainage scheme

Prior to the commencement of the development hereby permitted a detailed design, and associated management and maintenance plan, for a foul and surface water drainage scheme, based on sustainable drainage principles for the site shall be submitted to and be approved in writing by the local planning authority. The management and maintenance plan shall include a detailed time table for the implementation of the foul and surface water drainage scheme. The approved drainage scheme shall subsequently be implemented in accordance with the approved detailed design and in accordance with the approved time table for implementation and be retained thereafter.

Reason: To ensure satisfactory and sustainable foul and surface water drainage to prevent the increased risk of contamination and flooding on or off site in accordance with Policy CS13 of the Milton Keynes Core Strategy 2013 and Saved Policies D1 and D4 of the Milton Keynes Local Plan 2001-2011.

FC44 Completion and Maintenance of SuDS

No building or use hereby permitted shall be occupied or the use commenced until the SuDS scheme for the site has been completed in accordance with the approved Sustainable Drainage Strategy. The SuDS scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.

Reason: To prevent the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal and that the principles of sustainable drainage are incorporated into the proposal and maintained for the lifetime of the proposal in accordance with Policy CS13 of the Milton Keynes Core Strategy 2013 and Saved Policies D1 and D4 of the Milton Keynes Local Plan 2001-2011.

ENVIRONMENTAL

FC48 Construction management plan

No development, including any works of demolition, shall take place until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include site procedures to be adopted during the course of construction including:

- routes for construction traffic
- Method of prevention of mud being carried onto the highway
- location of site compound
- loading and unloading of plant and materials
- the erection and maintenance of security fencing/hoardings and lighting
- proposed temporary traffic restrictions
- parking of vehicles of site operatives and visitors

The development shall be carried out in full accordance with the approved CEMP.

Reason: To ensure there are adequate mitigation measures in place, in the interests of highway and pedestrian safety and in order to protect the amenities of existing and future residents in accordance with Policy CS13 of the Milton Keynes Core Strategy 2013 and Saved Policies D1 and T10 of the Milton Keynes Local Plan 2001-2011.

FC49 Noise mitigation scheme

No development shall take place until details of the noise mitigation measures for the approved scheme have been submitted to and approved in writing by the local planning authority. The approved mitigation measures shall be fully implemented prior to the first occupation of the use hereby permitted and shall thereafter be maintained and retained as approved.

Reason: To safeguard the amenity of existing and future residents in accordance with Policy CS13 of the Milton Keynes Core Strategy 2013 and Saved Policy D1 of the Milton Keynes Local Plan 2001-2011.

FC50 Implementation / Installation of Extract System

No building or use hereby permitted shall be occupied or the use commenced until the extract/ventilation systems shown on the approved plans have been installed in accordance with the approved plans and specifications. The extract/ventilation system shall thereafter be permanently retained.

Reason: To safeguard the amenity of nearby premises and the area generally in accordance with Policy CS13 of the Milton Keynes Core Strategy 2013 and Saved Policy D1 of the Milton Keynes Local Plan 2001-2011.

FC51 Details of Extract System/Management Plan

No building or use hereby permitted shall be occupied or the use commenced until there has been submitted to and approved in writing, by the Local Planning Authority, details of the means of ventilation for the extraction and dispersal of odorous smells/fumes, including details of its method of construction, odour control measures, noise levels and its appearance and finish. The approved scheme shall be installed before the use hereby permitted commences and thereafter shall be permanently maintained in accordance with the specified scheme.

Reason: To safeguard the amenity of nearby premises and the area generally in accordance with Policy CS13 of the Milton Keynes Core Strategy 2013 and Saved Policy D1 of the Milton Keynes Local Plan 2001-2011.

HIGHWAYS

FC55 Highways approval

No building or use hereby permitted shall be occupied or the use commenced until such time as details of the roads, footways, redways and surface water drainage have been submitted to and granted technical approval in writing by the Local Planning Authority in consultation with the Highway Authority and no building or use hereby permitted shall be occupied or the use commenced until the works have been constructed in accordance with the approved details

Reason: To ensure that all road works associated with the proposed development are planned, including any traffic Orders, and to a standard approved by the Local Planning Authority and are completed before occupation in accordance with Policies CS11 and CS13 of the Milton Keynes Core Strategy 2013 and Saved Policies D1, T1 and T3 of the Milton Keynes Local Plan 2001-2011.

FC56 Management & maintenance of streets

No building or use hereby permitted shall be occupied or the use commenced until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an agreement has been entered into under Section 38 of the Highways Act 1980 or a Private Management and Maintenance Company has been established.

Reason: To ensure satisfactory development of the site and to ensure estate roads are managed and maintained thereafter to a suitable and safe standard in accordance with Policies CS11 and CS13 of the Milton Keynes Core Strategy 2013 and Saved Policies D1, T1 and T3 of the Milton Keynes Local Plan 2001-2011.

FC57 Completion of Vehicular Access

No building or use hereby permitted shall be occupied or the use commenced until the vehicular access has been provided and thereafter retained at the position shown on the approved plans. Arrangement shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway.

Reason: In the interests of highway safety in accordance with Policy CS13 of the Milton Keynes Core Strategy 2013 and Saved Policy D1 of the Milton Keynes Local Plan 2001-2011.

FC58 Implementation of car/vehicular parking

No building or use hereby permitted shall be occupied or the use commenced until the car/vehicle parking area shown on the approved plans

has been constructed, surfaced and permanently marked out. The car parking area so provided shall be maintained as a permanent ancillary to the development and shall be used for no other purpose thereafter.

Reason: To ensure adequate parking provision at all times so that the development does not prejudice the free flow of traffic or the safety on the neighbouring highway in accordance with Policy CS13 of the Milton Keynes Core Strategy 2013 and Saved Policies D1, T3 and T15 of the Milton Keynes Local Plan 2001-2011.

FC59 Implementation of cycle parking

No building or use hereby permitted shall be occupied or the use commenced until the cycle parking provision shown on the approved plans has been completed. Thereafter, the cycle parking provision shall be kept free of obstruction and shall be available for the parking of cycles only.

Reason: To ensure the provision and availability of adequate cycle parking in accordance with Policy CS13 of the Milton Keynes Core Strategy 2013 and Saved Policy T15 of the Milton Keynes Local Plan 2001-2011.

FC60 Cycle parking details required

Prior to the first occupation of the development hereby approved details of the proposed bicycle parking shall be submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved details prior to the first occupation of the development and shall thereafter be retained for those purposes.

Reason: To ensure the provision and availability of adequate cycle parking in accordance with Policy CS13 of the Milton Keynes Core Strategy 2013 and Saved Policy T15 of the Milton Keynes Local Plan 2001-2011.

FC61 Protection of Parking and Servicing Provision

The areas allocated for vehicle parking, loading and unloading, circulation and manoeuvring on the approved plans shall only be used for the said purpose and not for any other purpose.

Reason: To ensure the provision and availability of satisfactory off-street parking and servicing/loading/unloading facilities for the development in accordance with Policy CS13 of the Milton Keynes Core Strategy 2013 and Saved Policies D1, T3 and T15 of the Milton Keynes Local Plan 2001-2011.

FC62 Restrictions on pd: garages (incidental use)

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and/or re-enacting that Order) the garage/car parking space(s) hereby permitted shall be retained as such and shall not be used for any purpose other than the garaging/parking of private motor vehicles and ancillary domestic storage associated with the residential occupation of the property without the specific

grant of planning permission from the Local Planning Authority.

Reason: To ensure adequate parking is provided, in the interests of highway safety and in accordance with Policy CS13 of the Milton Keynes Core Strategy 2013 and Saved Policies D1 and T15 of the Milton Keynes Local Plan 2001-2011.

HOUSES IN MULTIPLE OCCUPATION (HIMO)

FC66 Implementation of drying area

Prior to the first occupation of the property, the drying area for the household shown on the approved drawings shall be provided and shall thereafter be retained.

Reason: To ensure the property benefits from satisfactory facilities in accordance with Saved Policy H10 (iii) of the Milton Keynes Local Plan 2001-2011.

FC67 Number of lettable rooms

The property shall not be operated with more than **(INSERT)** lettable rooms at any time.

Reason: To control future intensification of the application property in accordance with

ADVERTISEMENT CONSENT

FC70 Standard advertisement time condition

This consent shall be restricted to a period of five years from the date of the consent. On or before the expiry of five years the advertisement/s shall be removed and the building (land) reinstated.

Reason: This condition is specified by the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

FC71 Standard advertisement conditions

- i. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission (this includes the highway authority, if the sign is to be placed on highway land);
- ii. No advertisement shall be sited or displayed so as to:-
 - (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
 - (b) obscure, or hinder the ready interpretation of, official road, rail, waterway or aircraft signs, or otherwise make hazardous the use of these types of transport; or
 - (c) hinder the operation of any device used for the purpose of security or

- surveillance or for measuring the speed of any vehicle.
- iii. Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.
 - iv. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.
 - v. Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

Reason: These conditions are specified by the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and to prevent an unsatisfactory form of permanent display in accordance with Policy CS13 of the Milton Keynes Core Strategy 2013 and Saved Policy D1 of the Milton Keynes Local Plan 2001-2011.

FC72 Levels of Illumination

The illuminated advertisements hereby permitted shall at no time exceed **(INSERT)**.

Reason: In the interests of visual and residential amenity and highway safety in accordance with Policy CS13 of the Milton Keynes Core Strategy 2013 and Saved Policy D1 of the Milton Keynes Local Plan 2001-2011.

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OC11	OT	Sample panels before specified elements started.....
OC12	SL	Stonework panel.....
OC13	PO	Implementation/Installation of (INSERT)
OC14	PO	Secured by Design
OC15	C	Materials – In accordance with approved plans.....
OC16	C	Matching external masonry (conservatories etc.).....
OC17	C	External cladding (agricultural buildings).....

CONSERVATION / LISTED BUILDINGS

OC19	PC	Preservation of Building Prior to Works.....
OC20	OT	Roof materials.....
OC21	OT	Sample panel of brickwork.....
OC22	OT	Sample panel of stonework.....
OC23	OT	Sample panel of plaster.....
OC24	OT	Plaster.....
OC25	OT	Sample panel of render.....
OC26	OT	Render.....
OC27	OT	External boarding.....
OC28	OT	Rainwater goods.....
OC29	OT	Windows.....
OC30	OT	Doors.....
OC31	OT	Repointing sample.....
OC32	OT	Mortar details.....
OC33	OT	Verge & eaves details.....
OC34	C	New works to match.....
OC35	C	Partitions.....
OC36	C	Internal features.....
OC37	C	New stonework.....
OC38	C	External boarding.....
OC39	C	Rainwater goods.....
OC40	C	Rooflights.....

OC41	C	Windows in accordance with approved drawings.....
OC42	C	New external services.....
OC43	C	Former external walls.....
OC44	C	Hidden historic features.....
OC45	C	Demolition linked to redevelopment.....
OC46	C	Demolition linked to redevelopment (outline).....
OC47	C	Matching internal and external surfaces.....

LANDSCAPING / TREES

OC48	OT	Fencing of site boundaries during construction.....
OC49	OT	Hard and soft landscape works (as per approved drawings).....
OC50	SL	Hard landscaping details.....
OC51	SL	Tree Planting (In / Adjacent Hard Landscape).....
OC52	SL	Play Areas.....
OC53	PO	Landscaping scheme.....
OC54	PO	Landscape management plan.....
OC55	C	Retained trees.....
OC56	C	Storage/alterations to levels.....
OC57	C	Tree replacement.....
OC58	C	Construction facilitation pruning.....

ECOLOGY

OC60	OT	Updating of ecological surveys.....
OC61	PO	External lighting (wildlife).....

ARCHAEOLOGY

OC63	PC	Preservation of archaeological features.....
OC64	PO	Completion of a programme of archaeological works.....
OC65	C	Recording of the fabric of buildings

DRAINAGE

OC67	PC	Sustainable Drainage System (SuDS).....
OC68	PO	Flood evacuation plan - residential property.....
OC69	PO	Flood evacuation plan - commercial property.....
OC70	PO	Completion of drainage strategy

ENVIRONMENTAL

OC72	PC	Connection to energy network.....
OC73	SL	Noise sensitive premises.....
OC74	PO	Implementation of technical matters.....
OC75	PO	Artificial lighting (external).....
OC76	PO	Waste management plan
OC77	PO	Energy statement
OC78	C	Sound insulation in accordance with British Standards...

HIGHWAYS

OC79	PO	Construction of roads.....
OC80	PO	Driveway/parking materials.....
OC81	PO	Implementation/Installation of refuse storage/facilities...
OC82	PO	Completion of pedestrians/cyclists access.....
OC83	PO	Reinstatement of redundant accessways.....
OC84	PO	Completion of vehicular servicing facilities.....
OC85	PO	Implementation of car/vehicular parking.....
OC86	PO	Travel Plan (where staff are already on site).....
OC87	PO	Travel Plan (staff not present).....
OC88	C	Travel Plan (as submitted).....

EQUESTRIAN

OC90	PO	Stable waste management plan.....
OC91	C	Private recreational use (land and stables).....
OC92	C	Private recreational use (manège).....
OC93	C	Incidental use to dwelling (stables).....
OC94	C	Incidental use to dwelling (manège).....
OC95	C	Floodlighting (manège).....
OC96	C	Commercial equestrian opening hours.....

LEISURE / TOURISM

OC97	C	Occupancy restriction (open countryside).....
OC98	C	Register of occupants.....
OC99	C	Sports floodlighting (hours restriction).....

OTHER CONDITIONS

LIMITED / TEMPORARY / PERSONAL

OC01 Limited period (buildings)

The building/s hereby permitted shall be removed and the land restored to its former condition on or before **(INSERT)**.

Reason: In accordance with the application and because the proposed building/s would otherwise prove unacceptable in this location.

OC02 Limited period (temporary) permissions (uses)

The use hereby permitted shall be discontinued and the land restored to its former condition on or before **(INSERT)**.

Reason: In accordance with the application and because the proposed use on a permanent basis would be unacceptable in this location.

OC03 Personal permission

This permission shall enure for the benefit of **[INSERT]** only and for no other [person/business]

Reason: **[The reason must be specific to the circumstances affecting the site]**

Example:

The development proposed is only acceptable because of the special circumstances of **(INSERT)** (as noted in the letter from the applicant/agent dated **(INSERT)** and the Local Planning Authority wishes to have the opportunity of exercising control over any subsequent use in the event of the applicant ceasing the use hereby permitted.

Note: Unless the permission otherwise provides, planning permission runs with the land and it is seldom desirable to provide otherwise. There are occasions, however, where it is proposed exceptionally to grant permission for the use of a building or land for some purpose which would not normally be allowed at the site, simply because there are strong compassionate or other personal grounds for doing so. A permission personal to a company is inappropriate because its shares can be transferred to other persons without affecting the legal personality of the company. This condition will scarcely ever be justified in the case of a permission for the erection of a permanent building so please use with caution.

OC04 Personal permission (temporary)

This permission shall enure for the benefit of **(INSERT)** and shall be for a period of **(INSERT)** from the date of this decision or the period during which the premises are occupied by **(INSERT)** whichever is the shorter.

Reason: **(INSERT)**

Example:

The development proposed is only acceptable because of the special circumstances of **(INSERT)** (as noted in the letter from the applicant/agent dated **(INSERT)** and the Local Planning Authority wishes to have the opportunity of exercising control over any subsequent use in the event of the applicant ceasing the use hereby permitted.

PERMITTED DEVELOPMENT RIGHTS

OC05 Specific pd removal

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order with or without modification) no **(INSERT)** shall be erected or

constructed without the specific grant of planning permission from the Local Planning Authority.

Reason: To prevent harm being caused to the amenity of the area and in the interests of residential amenity in accordance with Policy CS13 of the Milton Keynes Core Strategy 2013 and Saved Policy D1 of the Milton Keynes Local Plan 2001-2011.

Note: For large scale developments be plot specific when removing permitted development rights, i.e. it may only be necessary to restrict further extensions on the more limited sized plots.

OC06 Use restriction (general)

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and/or re-enacting that Order with or without modification) no development covered by Part 3 of Schedule 2 to that Order shall be carried out without the specific grant of planning permission from the Local Planning Authority.

Reason: To prevent harm being caused to the amenity of the area and on the amenity of adjoining residential occupiers in accordance with Policy CS13 of the Milton Keynes Core Strategy 2013 and Saved Policy D1 of the Milton Keynes Local Plan 2001-2011.

OC07 Open areas

No open storage or display of goods, materials, finished or unfinished products or parts, crates or refuse shall take place on any open area of the site.

Reason: To ensure that vehicle movements are not obstructed and to protect the character and appearance of the area in accordance with Policy CS13 of the Milton Keynes Core Strategy 2013 and Saved Policy D1 of the Milton Keynes Local Plan 2001-2011.

OC08 Balconies

The roof area of the extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area without the specific grant of planning permission from the Local Planning Authority.

Reason: To safeguard the privacy of to the occupants of the adjacent properties in accordance with Saved Policy D1 of the Milton Keynes Local Plan 2001-2011.

OC09 Hours open to customers

No customers shall remain on the premises outside the hours of **(INSERT)** to **(INSERT)**.

Reason: To prevent harm being caused to the amenity of the area and to

safeguard the residential amenity of nearby occupiers in accordance with Policy CS13 of the Milton Keynes Core Strategy 2013 and Saved Policy D1 of the Milton Keynes Local Plan 2001-2011.

MATERIALS / DESIGN

OC10 Submission of samples before specified elements started

Samples of the **(INSERT)** shall be submitted to and be approved in writing by the Local Planning Authority before the relevant parts of the work are commenced. The development shall thereafter be carried out in full accordance with the approved details prior to the first occupation of the development.

Reason: In order that the external appearance of the building is satisfactory in accordance with Policy CS13 of the Milton Keynes Core Strategy 2013 and Saved Policy D2 of the Milton Keynes Local Plan 2001-2011.

OC11 Sample panels before specified elements started

Sample panels of the **(INSERT)** demonstrating the colour, texture, face bond and pointing shall be erected on site and approved in writing by the Local Planning Authority before the relevant parts of the work are commenced. The development shall thereafter be carried out in full accordance with the approved details prior to the first occupation of the development.

Reason: In order that the external appearance of the building is satisfactory in accordance with Policy CS13 of the Milton Keynes Core Strategy 2013 and Saved Policy D2 of the Milton Keynes Local Plan 2001-2011.

OC12 Stonework panel

No development shall take place above slab level until a sample panel of the stonework has been erected on site and approved in writing by the Local Planning Authority. The sample panel should use the proposed mortar type, bond, coursing and pointing and shall thereafter be kept on site for reference until the stonework is completed and the development shall be carried out in accordance with the approved details.

Reason: To ensure that the development does not detract from the character and appearance of the area in accordance with Policy CS13 of the Milton Keynes Core Strategy 2013 and Saved Policy D2 of the Milton Keynes Local Plan 2001-2011.

OC13 Implementation/Installation of **(INSERT)**

No building or use hereby permitted shall be occupied or the use commenced until the **(INSERT)** have been completed in accordance with the approved plans.

Reason: The implementation of the development without **(INSERT)** would result in an unacceptable scheme which would be detrimental to the

amenities of adjoining properties and the character of the area, contrary to Policy CS13 of the Milton Keynes Core Strategy 2013 and Saved Policy D1 of the Milton Keynes Local Plan 2001-2011.

OC14 Secured by Design

Prior to the occupation of each dwelling, a copy of the certification confirming the achievement of Secured by Design accreditation (as awarded by Thames Valley Police) for that dwelling shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved measures prior to the occupation of the respective dwelling.

Reason: In the interests of reducing crime and disorder in accordance with Policies CS13 and CS18 of the Milton Keynes Core Strategy 2013 and saved Policy D1 of the Milton Keynes Local Plan.

OC15 Materials – In accordance with approved plans

The development hereby approved shall be carried out in accordance with the materials specified on the approved plans.

Reason: To ensure that the new work complements the existing building and to ensure the development does not detract from the character and appearance of the area in accordance with Policy CS13 of the Milton Keynes Core Strategy 2013 and Saved Policies D1 and D2 of the Milton Keynes Local Plan 2001-2011.

OC16 Matching external masonry (conservatories etc.)

All new masonry shall be finished externally in materials to match in form, texture and colour to those of the existing building.

Reason: To ensure that the new work complements the existing building and to ensure the development does not detract from the character and appearance of the area in accordance with Policy CS13 of the Milton Keynes Core Strategy 2013 and Saved Policies D1 and D2 of the Milton Keynes Local Plan 2001-2011.

OC17 External cladding (agricultural buildings)

The external cladding of the building hereby approved shall be coloured **[INSERT]** or in such other colour to be approved in writing by the Local Planning Authority prior to any works above slab level. The development shall thereafter be carried out in accordance with the approved details.

Reason: In order to ensure the successful assimilation of the building in the landscape in accordance with Policy CS13 of the Milton Keynes Core Strategy 2013 and Saved Policy D2 of the Milton Keynes Local Plan 2001-2011.

CONSERVATION/LISTED BUILDINGS

OC19 Preservation of Building Prior to Works

No development shall take place a method statement detailing measures to ensure the safety, stability and protection from the weather of the building has been submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be carried out in accordance with the approved details.

Reason: To ensure the protection of this statutorily listed building, in accordance with Policy CS19 of the Milton Keynes Core Strategy 2013 and Saved Policies HE2 and HE4 of the Milton Keynes Local Plan 2001-2011.

OC20 Roof materials

Prior to the installation of any new roof materials, at least three samples of the proposed roof material and a sample of the proposed ridge tile, shall be submitted to, and be approved in writing by the Local Planning Authority. Samples shall be accompanied with details of their source/supplier. The works shall thereafter be carried out in accordance with the approved details.

Reason: To preserve the character and special interest of the listed building, the setting of the listed building in accordance with Policy CS19 of the Milton Keynes Core Strategy 2013 and Saved Policies HE4 and HE5 of the Milton Keynes Local Plan 2001-2011.

OC21 Sample panel of brickwork

Prior to the commencement of any new brickwork, a sample panel of brickwork shall be constructed on site for the inspection and written approval of the Local Planning Authority. The sample panel should use the proposed brickwork material, mortar type, bond, coursing and pointing, and include coping where proposed. The panel shall remain on site until the works are completed and the development shall thereafter be carried out in accordance with the approved details.

Reason: To preserve the character and special interest of the listed building, the setting of the listed building in accordance with Policy CS19 of the Milton Keynes Core Strategy 2013 and Saved Policies HE4 and HE5 of the Milton Keynes Local Plan 2001-2011.

OC22 Sample panel of stonework

Prior to the commencement of any new stonework, a sample panel of stonework shall be constructed on site for the inspection and written approval of the Local Planning Authority. The sample panel should use the proposed material, mortar type, bond, coursing and pointing, and include coping where proposed. The panel shall remain on site until the works are completed. The works shall thereafter be carried out in accordance with the approved particulars.

Reason: To preserve the character and special interest of the listed building, the setting of the listed building in accordance with Policy CS19 of the Milton Keynes Core Strategy 2013 and Saved Policies HE4 and HE5 of the Milton Keynes Local Plan 2001-2011.

OC23 Sample panel of plaster

Prior to the commencement of any new internal plaster, a sample panel of the proposed internal plaster shall be provided on site for the inspection and written approval of the Local Planning Authority. The works shall thereafter be carried out in accordance with the approved particulars.

Reason: To preserve the character and special interest of the listed building, the setting of the listed building in accordance with Policy CS19 of the Milton Keynes Core Strategy 2013 and Saved Policies HE4 and HE5 of the Milton Keynes Local Plan 2001-2011.

OC24 Plaster

Prior to the commencement of any new plaster, details of the proposed plaster mixes and finish shall be submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be carried out in accordance with the approved particulars.

Reason: To preserve the character and special interest of the listed building, the setting of the listed building in accordance with Policy CS19 of the Milton Keynes Core Strategy 2013 and Saved Policies HE4 and HE5 of the Milton Keynes Local Plan 2001-2011.

OC25 Sample panel of render

Prior to the commencement of any new external render, a sample panel of the proposed external render shall be provided on site for the inspection and written approval of the Local Planning Authority. The works shall thereafter be carried out in accordance with the approved particulars.

Reason: To preserve the character and special interest of the listed building, the setting of the listed building in accordance with Policy CS19 of the Milton Keynes Core Strategy 2013 and Saved Policies HE4 and HE5 of the Milton Keynes Local Plan 2001-2011.

OC26 Render

Prior to the commencement of any new render, details of the proposed render mixes and finish shall be submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be carried out in accordance with the approved particulars.

Reason: To preserve the character and special interest of the listed building, the setting of the listed building in accordance with Policy CS19 of the Milton Keynes Core Strategy 2013 and Saved Policies HE4 and HE5 of the Milton Keynes Local Plan 2001-2011.

OC27 External boarding

Prior to the installation of any new external boarding, a sample of external boarding complete with proposed finish shall be submitted to, and approved in writing by the Local Planning Authority. The works shall thereafter be carried out in accordance with the approved particulars.

Reason: To preserve the character and special interest of the listed building, the setting of the listed building in accordance with Policy CS19 of the Milton Keynes Core Strategy 2013 and Saved Policies HE4 and HE5 of the Milton Keynes Local Plan 2001-2011.

OC28 Rainwater goods

Prior to the installation of any new rainwater goods, full details of proposed rainwater goods shall be submitted to, and approved in writing by the Local Planning Authority. The works shall thereafter be carried out in accordance with the approved particulars.

Reason: To preserve the character and special interest of the listed building, the setting of the listed building in accordance with Policy CS19 of the Milton Keynes Core Strategy 2013 and Saved Policies HE4 and HE5 of the Milton Keynes Local Plan 2001-2011.

OC29 Windows

Prior to the installation of any new windows, full details of the proposed windows shall be submitted to and approved in writing by the Local Planning Authority. Details shall include window elevation drawings, horizontal and vertical cross sections at a scale of at least 1:5 and details of specific mouldings at a scale of at least 1:2. Details shall confirm the finish of the windows, depth of reveal (to facing brickwork) and include their opening method and sill. The works shall thereafter be carried out in accordance with the approved particulars prior to the occupation of the building.

Reason: To preserve the character and special interest of the listed building, the setting of the listed building in accordance with Policy CS19 of the Milton Keynes Core Strategy 2013 and Saved Policies HE4 and HE5 of the Milton Keynes Local Plan 2001-2011.

OC30 Doors

Note: If this condition is required in addition to condition OC29 please consider merging into one condition

Prior to the installation of any doors, full details of the proposed doors shall be submitted to, and approved in writing by the Local Planning Authority. Details shall include elevation drawings, horizontal and vertical cross sections at a scale of at least 1:5 and confirm the proposed finish. The works shall thereafter be carried out in accordance with the approved particulars prior to the occupation of the building.

Reason: To preserve the character and special interest of the listed building, the setting of the listed building in accordance with Policy CS19 of the Milton Keynes Core Strategy 2013 and Saved Policies HE4 and HE5 of the Milton Keynes Local Plan 2001-2011.

OC31 Repointing sample

Prior to any repointing being carried out, a 1m² sample panel of repointing shall be provided on site and approved in writing by the Local Planning Authority. The works shall thereafter be carried out in accordance with the approved sample panel.

Reason: To preserve the character and special interest of the listed building, the setting of the listed building in accordance with Policy CS19 of the Milton Keynes Core Strategy 2013 and Saved Policies HE4 and HE5 of the Milton Keynes Local Plan 2001-2011.

OC32 Mortar details

Prior to the any new pointing/repointing, details of the mortar mix(es) and finish(es) shall be submitted to and be approved in writing by the Local Planning Authority. The works shall thereafter be carried out in accordance with the approved particulars.

Reason: To preserve the character and special interest of the listed building, the setting of the listed building in accordance with Policy CS19 of the Milton Keynes Core Strategy 2013 and Saved Policies HE4 and HE5 of the Milton Keynes Local Plan 2001-2011.

OC33 Verge & eaves details

Prior to works of construction above ground floor level, drawings at a scale of no less than 1:10 showing the proposed finished verge and eaves details and the position and means of fixing rainwater goods shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details prior to the occupation of the building.

Reason: To preserve the character and special interest of the listed building, the setting of the listed building in accordance with Policy CS19 of the Milton Keynes Core Strategy 2013 and Saved Policies HE4 and HE5 of the Milton Keynes Local Plan 2001-2011.

OC34 New works to match

All new external and internal works and finishes, and any works of making good, shall match the existing original fabric in respect of using materials of a matching form, composition and consistency, detailed execution and finished appearance, except where indicated otherwise on the drawings hereby approved.

Reason: To preserve the character and special interest of the listed building, in accordance with Policy CS19 of the Milton Keynes Core Strategy 2013 and Saved Policies HE4 and HE5 of the Milton Keynes Local Plan 2001-2011.

OC35 Partitions

All new partitions shall be scribed around the existing ornamental plaster mouldings.

Reason: To preserve the character and special interest of the listed building, in accordance with Policy CS19 of the Milton Keynes Core Strategy 2013 and Saved Policies HE4 and HE5 of the Milton Keynes Local Plan 2001-2011.

OC36 Internal features

All existing internal decoration features, including plaster work, ironwork, fireplaces, doors, windows, staircases, staircase balustrades and other woodwork, shall remain undisturbed in their existing position, and shall be fully protected during the course of works on site unless expressly specified in the approved drawings.

Reason: To preserve the character and special interest of the listed building, in accordance with Policy CS19 of the Milton Keynes Core Strategy 2013 and Saved Policies HE4 and HE5 of the Milton Keynes Local Plan 2001-2011.

OC37 New stonework

All new stonework shall be natural, local limestone, laid, coursed and pointed in a manner to match the existing building. Mortar shall consist only of a lime and sharp sand mix with brushed back and slightly recessed joints.

Reason: To preserve the character and special interest of the listed building, in accordance with Policy CS19 of the Milton Keynes Core Strategy 2013 and Saved Policies HE4 and HE5 of the Milton Keynes Local Plan 2001-2011.

OC38 External boarding

Notwithstanding the details on the submitted plans, all external boarding shall be featheredged, stained black.

Reason: To preserve the character and special interest of the listed building, in accordance with Policy CS19 of the Milton Keynes Core Strategy 2013 and Saved Policies HE4 and HE5 of the Milton Keynes Local Plan 2001-2011.

OC39 Rainwater goods

Notwithstanding the details on the submitted plans, rainwater goods shall be

cast iron, painted black, gutters shall be half round in profile and down pipes are to be round.

Reason: To preserve the character and special interest of the listed building, in accordance with Policy CS19 of the Milton Keynes Core Strategy 2013 and Saved Policies HE4 and HE5 of the Milton Keynes Local Plan 2001-2011.

OC40 Rooflights

Notwithstanding the details on the submitted plans, rooflights shall be of a conservation type, have a vertical glazing bar, have a maximum distance between the top and sides of the window and adjacent roof covering of 50mm, have lead flashings and soakers and have no parts that project above the plane of the roof.

Reason: To preserve the character and special interest of the listed building, in accordance with Policy CS19 of the Milton Keynes Core Strategy 2013 and Saved Policies HE4 and HE5 of the Milton Keynes Local Plan 2001-2011.

OC41 Windows in accordance with approved drawings

The windows used in the development shall be exactly as detailed on the approved drawings.

Reason: To preserve the character and special interest of the listed building, in accordance with Policy CS19 of the Milton Keynes Core Strategy 2013 and Saved Policies HE4 and HE5 of the Milton Keynes Local Plan 2001-2011.

OC42 New external services

No new plumbing, pipes, soil stacks, flues, vents, extracts, ductwork, grilles, security alarms, lighting, cameras or other appurtenances shall be fixed on the external faces of the building unless shown on the drawings hereby approved without the specific grant of Listed Building Consent from the Local Planning Authority.

Reason: To preserve the character and special interest of the listed building, in accordance with Policy CS19 of the Milton Keynes Core Strategy 2013 and Saved Policies HE4 and HE5 of the Milton Keynes Local Plan 2001-2011.

OC43 Former external walls

The external walls to be made internal by the proposed development shall not be painted, rendered or in any way treated without the specific grant of Listed Building Consent from the Local Planning Authority.

Reason: To preserve the character and special interest of the listed building, in accordance with Policy CS19 of the Milton Keynes Core Strategy 2013

and Saved Policies HE4 and HE5 of the Milton Keynes Local Plan 2001-2011.

OC44 Hidden historic features

Any hidden historic features which are revealed during the course of works shall be retained in situ, work in the relevant area of the building shall be suspended and the Local Planning Authority notified immediately. Provision shall be made for their retention, relocation and/or proper recording, as required by the Local Planning Authority.

Reason: To preserve the character and special interest of the listed building, in accordance with Policy CS19 of the Milton Keynes Core Strategy 2013 and Saved Policies HE4 and HE5 of the Milton Keynes Local Plan 2001-2011.

OC45 Demolition linked to redevelopment

The demolition works hereby permitted shall not be carried out otherwise than as part of the completion of development for which planning permission was granted on (INSERT) and such demolition and development shall be carried out without interruption and in complete accordance with the plans referred to in this consent and any subsequent approval of details.

Reason: To ensure the demolition is followed by immediate rebuilding, avoiding the unnecessary loss of buildings and to maintain the character and appearance of the Conservation Area in accordance with Policy CS19 of the Milton Keynes Core Strategy 2013 and Saved Policies D1 and HE6 of the Milton Keynes Local Plan 2001-2011.

Note: Please use with caution. This should only be used in exceptional circumstances to avoid the unnecessary loss of buildings.

OC46 Demolition linked to redevelopment (outline permissions)

No buildings or structures on the site shall be demolished until:

- (a) A contract for the carrying out of works of redevelopment of the site has been made; and
- (b) Planning permission has been granted for the redevelopment for which the contract provides.

Reason: In order to avoid the unnecessary loss of important buildings and to ensure all reasonable steps are taken to ensure the new development will proceed after the loss has occurred in accordance with Policies CS13 and CS19 of the Milton Keynes Core Strategy 2013 and Saved Policies D1 and D2A of the Milton Keynes Local Plan 2001-2011.

OC47 Matching internal and external surfaces

All new and disturbed internal and external surfaces shall be made to match the existing in all respects.

Reason: To preserve the character and special interest of the listed building, in accordance with Policy CS19 of the Milton Keynes Core Strategy 2013 and Saved Policies HE4 and HE5 of the Milton Keynes Local Plan 2001-2011.

LANDSCAPING/TREES

OC48 Fencing of site boundaries during construction

Within one month of the commencement of development details shall be submitted to and approved in writing by the Local Planning Authority detailing the temporary fencing along its [INSERT] boundaries to a height of [INSERT] metres. The approved fencing shall be erected within [INSERT] month of the date of the approval of the Local Planning Authority and shall thereafter be maintained in that form during the course of construction works.

Reason: In order to protect the amenities of adjoining residential occupiers and to enable the Local Planning Authority to exercise control over the external character and appearance of the development during construction in accordance with Policy CS13 of the Milton Keynes Core Strategy 2013 and Saved Policy D1 of the Milton Keynes Local Plan 2001-2011.

OC49 Hard and soft landscape works (as per approved drawings)

All hard and soft landscape works shall be carried out in accordance with the approved details no later than during the first planting season following the date when the development hereby permitted is ready for occupation or in accordance with a programme to be agreed in writing with the Local Planning Authority. If within a period of two years from the date of the planting of any tree or shrub, that tree or shrub, or any tree and shrub planted in replacement for it, is removed, uprooted or destroyed, dies, becomes severely damaged or diseased, shall be replaced in the next planting season with trees and shrubs of equivalent size, species and quantity.

Reason: To protect significant trees and hedgerows, safeguarding the character of the area and preserving habitat and to minimise the effect of development on the area in accordance with Policies CS13 and CS19 of the Milton Keynes Core Strategy 2013 and Saved Policy D1 of the Milton Keynes Local Plan 2001-2011.

OC50 Hard landscaping details

No development shall take place above slab level until samples and trade descriptions of the materials to be used in the areas of hardstanding have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details prior to the first occupation of the development.

Reason: To protect the character and appearance of the area and to

minimise the effect of development on the area in accordance with Policies CS13 and CS19 of the Milton Keynes Core Strategy 2013 and Saved Policies D1 and D2A of the Milton Keynes Local Plan 2001-2011.

OC51 Tree Planting (In / Adjacent Hard Landscape)

No development shall take place above slab level until full details of the underground tree soil cell system, to provide additional rooting volume underneath and / or adjacent to hard pavings, have been submitted to and approved in writing by the Local Planning Authority. The details shall include a plan showing the locations and areas of tree cells; tree planting pit details tailored to tree species with soil volumes, root director, integrated underground guying, drainage and water irrigation. The development shall be carried out in accordance with the approved details prior to the first occupation of the development and shall thereafter be retained.

Reason: To ensure that trees are able to flourish in the interests of the character and appearance of the area in accordance with Policies CS13 and CS19 of the Milton Keynes Core Strategy 2013 and Saved Policies D1 and D2A of the Milton Keynes Local Plan 2001-2011.

Note: This is a condition that would normally be required with new developments where we no longer have grass verges and tree planting is shoe-horned into hard paved areas. If not properly considered the trees fail as they have no soil below ground to thrive resulting in poor quality developments.

OC52 Play Areas

Notwithstanding the approved details, no development shall take place above slab level until full details for the provision of equipped play area(s) in compliance with the Milton Keynes Local Plan have been submitted to and approved in writing by the Local Planning Authority. Details shall include:

- details of the type and location of play/recreation equipment, seating and litter bins to be situated within the play area(s);
- details of the surface treatment, including the location and type of safety surfaces to be installed;
- details of fences to be erected in/around the play area(s);
- details of the timing/phasing of these works; and
- details of the long-term management and maintenance arrangements of the play area(s).

The development shall thereafter be carried out in accordance with the approved details.

Prior to the occupation of the [INSERT] dwelling within the development or in accordance with a programme agreed in writing with the Local Planning Authority, all the works required for the provision of open space / equipped play area(s) included in the scheme, shall be completed and thereafter that area shall not be used for any purpose other than as a public open space / play area(s).

Reason: To ensure the provision of adequate play facilities within the site at an appropriate time and to guarantee their long term future in accordance with Policy CS13 of the Milton Keynes Core Strategy 2013 and Saved Policy L3 of the Milton Keynes Local Plan 2001-2011.

OC53 Landscaping scheme

No building or use hereby permitted shall be occupied or the use commenced until there has been submitted to and approved in writing by the Local Planning Authority full details of both hard and soft landscape works. These details shall include existing trees and/or hedgerows to be retained and/or removed accurately shown with root protection areas; existing and proposed finished levels or contours; means of enclosure; visibility splays; areas of hard surfacing materials; proximity between street lights and tree planting; pedestrian access and circulation areas; civic space / public park furniture, play equipment, bins etc.; proposed and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines etc. indicating lines, manholes, supports etc.); retained historic landscape features and proposals for restoration, where relevant. Soft landscape works shall include planting plans at a minimum scale of 1:200 with schedules of plants noting species, plant supply sizes and proposed densities; written specifications (including cultivation and other operations associated with tree, plant and grass establishment); and the implementation programme.

Development shall be carried out in accordance with the approved details. If within a period of two years from the date of the planting of any tree or shrub, that tree or shrub, or any tree and shrub planted in replacement for it, is removed, uprooted or destroyed, dies, becomes severely damaged or diseased, shall be replaced in the next planting season with trees and shrubs of equivalent size, species and quantity.

All hard and soft landscape works shall be carried out prior to the occupation of the building(s) or the completion of the development whichever is the sooner or in accordance with a programme agreed in writing with the Local Planning Authority.

Reason: To protect significant trees and hedgerows, safeguarding the character of the area and preserving habitat and to minimise the effect of development on the area in accordance with Policies CS13 and CS19 of the Milton Keynes Core Strategy 2013 and Saved Policy D1 of the Milton Keynes Local Plan 2001-2011.

OC54 Landscape management plan

A landscape management plan for a minimum period of **[INSERT]** years, including long term design objectives, management responsibilities and a schedule of landscape maintenance with details of the arrangements for its implementation for all landscaped open space and public amenity areas, other than privately owned domestic gardens, shall be submitted to and approved in writing by the Local Planning Authority prior to the initial occupation of the development or the completion of any phase of the

development, whichever is the sooner, for its permitted use. The landscape management plan shall be carried out in full accordance with the approved details.

Reason: To protect significant trees and hedgerows, safeguarding the character of the area and preserving habitat and to minimise the effect of development on the area in accordance with Policies CS13 and CS19 of the Milton Keynes Core Strategy 2013 and Saved Policy D1 of the Milton Keynes Local Plan 2001-2011.

OC55 Retained trees

The existing trees and/or hedgerows shown to be retained on the plans hereby approved shall be protected in accordance with BS 5837:2012 and shall not be damaged or destroyed, uprooted, felled, lopped, topped or poisoned during the construction period of the development without the prior written consent of the Local Planning Authority.

Reason: To protect significant trees and hedgerows, safeguarding the character of the area and preserving habitat and to minimise the effect of development on the area in accordance with Policies CS13 and CS19 of the Milton Keynes Core Strategy 2013 and Saved Policies D1 and D2A of the Milton Keynes Local Plan 2001-2011.

OC56 Storage/alterations to levels

No materials shall be used, stored or prepared, no temporary buildings shall be erected and no ground levels shall be altered or compacted within the Root Protection Area (RPA) (as defined in BS 5837:2012) of any tree retained on site or of any tree beyond the site perimeter whose RPA lies within the site, unless agreed in writing by the Local Planning Authority.

Reason: To protect significant trees and hedgerows, safeguarding the character of the area and preserving habitat and to minimise the effect of development on the area in accordance with Policies CS13 and CS19 of the Milton Keynes Core Strategy 2013 and Saved Policies D1 and D2A of the Milton Keynes Local Plan 2001-2011.

OC57 Tree replacement

A replacement tree/s of equivalent species no less than selected standard (10 to 12 centimeter stem circumference at 1 metre from the top of the root system) in size, shall be planted within the domestic curtilage of **(INSERT)** in the first available planting season (October to March inclusive) after felling has been carried out, or such other species, size, location or period as may be agreed in writing by the Local Planning Authority.

If within a period of five years from the date of planting, the replacement tree specified above (or any other tree planted in replacement for it) is removed, uprooted or is destroyed or dies, another tree of the same size and species shall be planted at the same location.

Reason: To ensure continuity of tree cover and to protect the appearance and character of the area and to minimise the effect of development on the area in accordance with Policies CS13 and CS19 of the Milton Keynes Core Strategy 2013 and Saved Policies D1 and D2A of the Milton Keynes Local Plan 2001-2011.

OC58 Construction facilitation pruning

If construction-facilitation pruning of the trees is required, the extent required shall be agreed with the Local Planning Authority and should be carried out by a competent, qualified and experienced tree surgeon according to the provisions of BS 3998: 2010 and current arboriculture industry best practice. The Local Planning Authority shall be given five working days notice before the commencement of works.

Reason: To protect significant trees and hedgerows, safeguarding the character of the area and preserving habitat and to minimise the effect of development on the area in accordance with Policies CS13 and CS19 of the Milton Keynes Core Strategy 2013 and Saved Policies D1 and D2A of the Milton Keynes Local Plan 2001-2011.

ECOLOGY

OC60 Updating of ecological surveys

Any ecological surveys more than 3 years old at the commencement of the development shall be updated and sent to the Buckinghamshire and Milton Keynes Environmental Records Centre. The Ecological Survey Reports shall be updated to include a desk study using data obtained from the Buckinghamshire and Milton Keynes Environmental Records Centre and other local sources, paying consideration to the potential for the site to provide habitat for any Protected Species.

Reason: To maintain and enhance local biodiversity and ecology in accordance with Saved Policy NE3 of the Milton Keynes Local Plan 2001-2011 and Policy CS19 of the Milton Keynes Core Strategy 2013.

OC61 External lighting (wildlife)

No building or use hereby permitted shall be occupied or the use commenced until a lighting plan has been submitted to and approved in writing by the Local Planning Authority. If any lighting is required within the vicinity of existing or newly created bat features, it shall be low level, with baffles to direct the light away from the features, thus preventing severance of bat commuting and foraging routes. The development shall thereafter be carried out in accordance with the approved details prior to the first occupation of the development or the commencement of the use and shall be subsequently retained in that form thereafter.

Reason: To ensure the Protected Species is adequately protected and in accordance with Saved Policy NE2 of the Milton Keynes Local Plan 2001-2011 and Policy CS19 of the Milton Keynes Core Strategy 2013.

ARCHAEOLOGY

OC63 Preservation of archaeological features

No development shall take place, including site clearance, until a detailed foundation design together with a method statement for the construction have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure the preservation in situ of archaeological features of identified importance in accordance with CS19 of the Milton Keynes Core Strategy 2013 and Saved Policy HE1 of the Milton Keynes Local Plan 2001-2011.

OC64 Completion of a programme of archaeological works

No building shall be occupied or the use commenced until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation dated (INSERT) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason: To ensure that archaeological remains and features are recorded and published prior to their destruction in accordance with Policy CS19 of the Milton Keynes Core Strategy 2013 and Saved Policy HE1 of the Milton Keynes Local Plan 2001-2011.

OC65 Recording of the fabric of buildings

The applicant/developer shall ensure that all groundworks, including geotechnical works and all works which are likely to disturb or conceal the building in the course of redevelopment or refurbishment, are monitored and recorded by an archaeologist or an archaeological organisation. The record will comply with the standards set out by A Guide to Good Recording Practice, Historic England (2016). A bound hard copy and digital copy of the recording report will be deposited with the Milton Keynes Historic Environment Record prior to the occupation of the development, or within three months of the recording survey being completed, whichever is the sooner. Project Details and a digital copy of the report will be uploaded to the Archaeology Data Service OASIS website.

Reason: To ensure that affected heritage assets are adequately recorded in accordance with Policy CS19 of the Milton Keynes Core Strategy 2013 and Saved Policy HE1 of the Milton Keynes Local Plan 2001-2011.

DRAINAGE

OC67 Sustainable Drainage System (SuDS)

No development shall take place until a Sustainable Drainage Strategy and associated detailed design, management and maintenance plan of surface water drainage for the site using SuDS methods has been submitted to and approved in writing by the Local Planning Authority. The approved drainage system shall be implemented in accordance with the approved Sustainable Drainage Strategy prior to the use of the building commencing and maintained thereafter for the lifetime of the development.

Reason: To prevent the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal is incorporated into the design and the build and that the principles of sustainable drainage are incorporated into this proposal and maintained for the lifetime of the proposal in accordance with Saved Policies S13 and D1 (ii) of the Milton Keynes Local Plan 2001-2011.

OC68 Flood evacuation plan - residential property

No building or use hereby permitted shall be occupied or the use commenced until a Flood Warning and Evacuation Plan (FEP) has been submitted to and approved in writing by the Local Planning Authority This Plan shall include the following information:

During Demolition/Construction Process:

- command & control (decision making process and communications to ensure activation of FEP);
- training and exercising of personnel on site (H&S records of to whom and when);
- flood warning procedures (in terms of receipt and transmission of information and to whom);
- site evacuation procedures and routes; and,
- provision for identified safe refuges (who goes there and resources to sustain them).

During Occupation of Development:

- occupant awareness of the likely frequency and duration of flood events;
- safe access to and from the development;
- subscription details to Environment Agency flood warning system, 'Flood Warning Direct'.

Reason: To limit the risk of flooding by ensuring the provision of a satisfactory means of flood management on the site in accordance with Policy CS13 of the Milton Keynes Core Strategy 2013 and Saved Policies D1 and D4 of the Milton Keynes Local Plan 2001-2011.

OC69 Flood evacuation plan - commercial property

No building or use hereby permitted shall be occupied or the use commenced until a Flood Warning and Evacuation Plan (FEP) has been submitted to and

approved in writing by the Local Planning Authority This Plan shall include the following information:

- command & control (decision making process and communications to ensure activation of FEP);
- training and exercising of personnel on site (H&S records of to whom and when);
- flood warning procedures (in terms of receipt and transmission of information and to whom);
- site evacuation procedures and routes; and
- provision for identified safe refuges (who goes there and resources to sustain them).

The FEP shall be reviewed at intervals not exceeding 3 years, and will form part of the Health & Safety at Work Register maintained by the site occupier.

Reason: To limit the risk of flooding by ensuring the provision of a satisfactory means of flood management on the site in accordance with Policy CS13 of the Milton Keynes Core Strategy 2013 and Saved Policies D1 and D4 of the Milton Keynes Local Plan 2001-2011.

OC70 Completion of drainage strategy

The drainage strategy hereby approved shall be carried out in accordance with the approved plans and specifications prior to the occupation of the building unless a revised programme is agreed in writing with the Local Planning Authority.

Reason: To ensure satisfactory and sustainable surface water drainage to prevent the increased risk of flooding on or off site in accordance with Policy CS13 of the Milton Keynes Core Strategy 2013 and Saved Policies D1 and D4 of the Milton Keynes Local Plan 2001-2011.

ENVIRONMENTAL

OC72 Connection to energy network

Prior to the commencement of development, an Energy Statement confirming either that the building shall be connected to the Central Milton Keynes energy network for the purposes of providing the heat and electrical energy requirements of the building (other than such energy as is generated by renewable means on or within the building), or providing reasoned justification for not connecting on the grounds of feasibility, shall be submitted to and agreed in writing by the Local Planning Authority. The approved measures shall be implemented prior to the occupation of the building and thereafter the connection between the building and network maintained.

Reason: To ensure the development complies with Policy CS14 of the Milton Keynes Local Plan 2001-2011 and the Sustainable Construction SPD.

OC73 Noise sensitive premises

No development shall take place above slab level until details of noise insulation measures for all residential accommodations have been submitted to and approved in writing by the Local Planning Authority.

The noise insulation measures shall achieve the design criteria of BS 8233: 2014 'Guidance on Sound Insulation and Noise Reduction for Buildings' and the approved scheme shall be implemented prior to the commencement of the use and be permanently maintained thereafter.

Reason: To safeguard the amenity of the occupiers of the proposed development in accordance with Policy CS13 of the Milton Keynes Core Strategy 2013 and Saved Policy D1 of the Milton Keynes Local Plan 2001-2011.

OC74 Implementation of technical matters

No building or use hereby permitted shall be occupied or the use commenced until the recommendations made in **(INSERT)** have been implemented in full which shall thereafter be permanently maintained.

Reason: To safeguard the amenity of the occupiers of the proposed development in accordance with Policy CS13 of the Milton Keynes Core Strategy 2013 and Saved Policy D1 of the Milton Keynes Local Plan 2001-2011.

OC75 Artificial lighting (external)

No building or use hereby permitted shall be occupied or the use commenced until a report detailing the lighting scheme and predicted light levels at neighbouring residential properties has been submitted to and been approved in writing by the Local Planning Authority.

Artificial lighting to the development must conform to requirements to meet the Obtrusive Light Limitations for Exterior Lighting Installations for Environmental Zone - E2 contained within Table 1 of the Institute of Light Engineers Guidance Notes for the Reduction of Obtrusive Lighting, GN01, dated 2005.

Reason: In order to safeguard the amenities of adjoining residential occupiers in accordance with Policy CS13 of the Milton Keynes Core Strategy 2013 and Saved Policy D1 of the Milton Keynes Local Plan 2001-2011.

OC76 Waste management plan

The development hereby approved shall not be brought into use until a waste management plan has been submitted to and approved in writing by the Local Planning Authority. The operation of the use shall thereafter be carried out in full accordance with the approved waste management plan.

Reason: In order to ensure there are adequate facilities for the storage and recycling of recoverable materials in accordance with Policy CS13 of the Milton Keynes Core Strategy 2013 and Saved Policy D1 of the Milton Keynes Local Plan 2001-2011.

OC77 Energy statement

Prior to the occupation of the building full details of the preferred renewable technologies together with an Energy Statement confirming that 10% of the total energy emissions are addressed through renewable energy processes shall be submitted to and approved in writing by the Local Planning Authority. The approved measures shall be implemented prior to the occupation of the building.

Reason: To ensure the development complies with Policy D4 of the Milton Keynes Local Plan 2001-2011 and the Sustainable Construction SPD.

OC78 Sound insulation in accordance with British Standards

No building or use hereby permitted shall be occupied or the use commenced until a scheme of noise insulation measures for (INSERT) has been implemented in accordance with the provisions of BS 8233: 2014 'Guidance on sound insulation and noise reduction for buildings'.

Reason: To safeguard the amenity of the occupiers of the proposed development in accordance with Policy CS13 of the Milton Keynes Core Strategy 2013 and Saved Policy D1 of the Milton Keynes Local Plan 2001-2011.

HIGHWAYS

OC79 Construction of roads

No building or use hereby permitted shall be occupied or the use commenced until the roads, footways and redways have been constructed to binder course surfacing level from the dwelling(s) to the adjoining Highway in accordance with details to be approved in writing by the Local Planning Authority in consultation with the Highway Authority.

Reason: To ensure satisfactory development of the site in accordance with Policies CS11 and CS13 of the Milton Keynes Core Strategy 2013 and Saved Policies D1, T1 and T3 of the Milton Keynes Local Plan 2001-2011.

OC80 Driveway/parking materials

Notwithstanding the details on the approved plans no building or use hereby permitted shall be occupied or the use commenced until the vehicular areas that are within 5 metres from the boundary of the site where it meets the public highway have been constructed and surfaced in a stable and durable manner in accordance with details to be approved in writing by the Local Planning Authority. Arrangements shall be made for surface water drainage from the site to be intercepted and disposed of separately so that it does not

discharge into the highway.

Reason: To avoid the carriage of mud or other extraneous material or surface water in the interests of highway safety, to reduce the risk of flooding, to minimise inconvenience to users of the development and ensure the satisfactory parking of vehicles outside of highway limits in accordance with Policies CS11 and CS13 of the Milton Keynes Core Strategy 2013 and Saved Policies D1, T1 and T3 of the Milton Keynes Local Plan 2001-2011.

OC81 Implementation/Installation of refuse storage/facilities

No building or use hereby permitted shall be occupied or the use commenced until the refuse store, and area/facilities allocated for storing of recyclable materials, as shown on the approved plans have been completed in accordance with the approved plans. Thereafter, all refuse and recyclable materials associated with the development shall either be stored within this dedicated store/area, as shown on the approved plans, or internally within the building(s) that form part of the application site. No refuse or recycling material shall be stored or placed for collection on the public highway or pavement, except on the day of collection.

Reason: To safeguard the amenity of the occupiers of adjoining premises, protect the general environment, and prevent obstruction to pedestrian movement, and to ensure that there are adequate facilities for the storage and recycling of recoverable materials in accordance with Policy CS13 of the Milton Keynes Core Strategy 2013 and Saved Policies D1 and D4 of the Milton Keynes Local Plan 2001-2011.

OC82 Completion of pedestrians/cyclists access

No building or use hereby permitted shall be occupied or the use commenced until the means of access for pedestrians and cyclists have been constructed in accordance with the approved plans. The means of access shall thereafter be retained for these purposes only.

Reason: In the interests of highway safety in accordance with Policy CS13 of the Milton Keynes Core Strategy 2013 and Saved Policies D1 and T3 of the Milton Keynes Local Plan 2001-2011.

OC83 Reinstatement of redundant accessways

No building or use hereby permitted shall be occupied or the use commenced until the existing access to the development site has been permanently stopped up and the footway reinstated in accordance with the approved plans.

Reason: In the interests of pedestrian safety in accordance with Policy CS13 of the Milton Keynes Core Strategy 2013 and Saved Policies D1 and T3 of the Milton Keynes Local Plan 2001-2011.

OC84 Completion of vehicular servicing facilities

No building or use hereby permitted shall be occupied or the use commenced until the facilities for loading, unloading, circulation and manoeuvring have been completed in accordance with the approved plans. Thereafter, these areas shall be kept free of obstruction and available for these uses.

Reason: To ensure that there are adequate servicing facilities within the site in the interests of highway safety in accordance with Policy CS13 of the Milton Keynes Core Strategy 2013 and Saved Policies D1 and T3 of the Milton Keynes Local Plan 2001-2011.

OC85 Implementation of car/vehicular parking

No building or use hereby permitted shall be occupied or the use commenced until the car/vehicle parking area shown on the approved plans has been constructed, surfaced and permanently marked out. The car parking area so provided shall be maintained as a permanent ancillary to the development and shall be used for no other purpose thereafter.

Reason: To ensure adequate parking provision at all times so that the development does not prejudice the free flow of traffic or the safety on the neighbouring highway in accordance with Policy CS13 of the Milton Keynes Core Strategy 2013 and Saved Policies D1, T3 and T15 of the Milton Keynes Local Plan 2001-2011.

OC86 Travel Plan (where staff are already on site)

No building or use hereby permitted shall be occupied or the use commenced until a full Travel Plan comprising immediate, continuing and long-term measures to promote and encourage alternatives to single-occupancy car use has been prepared, submitted to and approved in writing by the Local Planning Authority. The approved Travel Plan shall then be implemented, monitored and reviewed in accordance with the agreed Travel Plan Targets to the satisfaction of the Local Planning Authority.

Reason: To support sustainable transport objectives including a reduction in single occupancy car journeys and the increased use of public transport, walking and cycling in accordance with Saved Policy T11 of the Milton Keynes Local Plan 2001-2011.

OC87 Travel Plan (staff not present)

No building or use hereby permitted shall be occupied or the use commenced until an interim Travel Plan has been submitted to and approved in writing by the Local Planning Authority. Within three months of occupation of the development, a site co-ordinator shall be nominated to manage the Travel Plan and conduct a Site Audit and Staff Travel Surveys, leading to the submission of a site-wide Travel Plan report. Targets for modal shift must be agreed in line with Milton Keynes Council targets to achieve a reduction in single occupancy vehicle usage. The approved Travel Plan shall then be implemented, monitored and reviewed in accordance with the agreed Travel Plan Targets to the satisfaction of the Local Planning

Authority.

Reason: To support sustainable transport objectives including a reduction in single occupancy car journeys and the increased use of public transport, walking and cycling in accordance with Saved Policy T11 of the Milton Keynes Local Plan 2001-2011.

OC88 Travel Plan (as submitted)

The Approved Travel Plan dated **(INSERT)** shall be implemented in accordance with the timescales specified therein, to include those parts identified as being implemented prior to occupation and following occupation, unless alternative timescales are agreed in writing with the Local Planning Authority. The Approved Travel Plan shall be monitored and reviewed in accordance with the agreed Travel Plan targets.

Reason: To support sustainable transport objectives including a reduction in single occupancy car journeys and the increased use of public transport, walking and cycling in accordance with Saved Policy T11 of the Milton Keynes Local Plan 2001-2011.

EQUESTRIAN

OC90 Stable waste management plan

The development hereby approved shall not be brought into use until a stable waste management plan has been submitted to and approved in writing by the Local Planning Authority. The operation of the use shall thereafter be carried out in full accordance with the approved waste management plan.

Reason: In order to protect the amenities of neighbouring residential occupiers, to protect the rural character of the area and to protect the environment in accordance with Policy CS13 of the Milton Keynes Core Strategy 2013 and Saved Policies D1, NE4 and L6 of the Milton Keynes Local Plan 2001-2011.

OC91 Private recreational use (land and stables)

The use of the land and stables hereby permitted shall be limited solely to the private keeping and exercising of horses and shall not be used for any commercial equestrian enterprise or business (including livery).

Reason: The Local Planning Authority would wish to consider the implications of a commercial or other more intensive use having regard to residential amenity, traffic generation and highway safety in accordance with Policies CS13 and CS19 of the Milton Keynes Core Strategy 2013 and Saved Policies D1, NE4, T3, T10, T15 and L6 of the Milton Keynes Local Plan 2001-2011.

OC92 Private recreational use (manège)

The manège hereby approved shall be used solely for private recreational purposes and shall not be used for any trade, business or equestrian enterprise (including livery).

Reason: The Local Planning Authority would wish to consider the implications of a commercial or other more intensive use having regard to residential amenity, traffic generation and highway safety in accordance with Policies CS13 and CS19 of the Milton Keynes Core Strategy 2013 and Saved Policies D1, NE4, T3, T10, T15 and L6 of the Milton Keynes Local Plan 2001-2011.

OC93 Incidental use to dwelling (stables)

The stables hereby approved shall be used solely for purposes incidental to the enjoyment by the occupants of **(INSERT)** and shall not be used for any trade, business or equestrian enterprise (including livery).

Reason: The Local Planning Authority would wish to consider the implications of a commercial or other more intensive use having regard to residential amenity, traffic generation and highway safety in accordance with Policies CS13 and CS19 of the Milton Keynes Core Strategy 2013 and Saved Policies D1, NE4, T3, T10, T15 and L6 of the Milton Keynes Local Plan 2001-2011.

OC94 Incidental use to dwelling (manège)

The manège hereby approved shall be used solely for purposes incidental to the enjoyment by the occupants of **(INSERT)** and shall not be used for any trade, business or equestrian enterprise (including livery).

Reason: The Local Planning Authority would wish to consider the implications of a commercial or other more intensive use having regard to residential amenity, traffic generation and highway safety in accordance with Policies CS13 and CS19 of the Milton Keynes Core Strategy 2013 and Saved Policies D1, NE4, T3, T10, T15 and L6 of the Milton Keynes Local Plan 2001-2011.

OC95 Floodlighting (manège)

No lighting or floodlighting shall be erected or installed to light the manège without the specific grant of planning permission by the Local Planning Authority.

Reason: In order to protect the amenities of neighbouring residential occupiers and to protect the rural character of the area in accordance with Policies CS13 and CS19 of the Milton Keynes Core Strategy 2013 and Saved Policies D1, NE4 and L6 of the Milton Keynes Local Plan 2001-2011.

OC96 Commercial equestrian opening hours

Notwithstanding the opening times proposed as part of the application, hours of commercial activity, other than essential animal husbandry

activities, shall be restricted to the hours of (INSERT) to (INSERT) and deliveries to and collections from the site shall be restricted to the hours of (INSERT) to (INSERT).

Reason: In order to protect the amenities of neighbouring residential occupiers and to protect the rural character of the area in accordance with Policies CS13 and CS19 of the Milton Keynes Core Strategy 2013 and Saved Policies D1, NE4 and L6 of the Milton Keynes Local Plan 2001-2011.

LEISURE/TOURISM

OC97 Occupancy restriction (open countryside)

The accommodation hereby approved shall only be used for holiday accommodation purposes and not for any other residential use falling within Class C3 of the Town and Country Planning Use Classes Order 1987 (or any Order revoking or re-enacting that Order with or without modification).

Note: “any other residential use” would include a person or persons’ main residence, or a permanent residential unit of occupation.

Reason: To ensure that the holiday let unit is not used for permanent residential occupation which, given the open countryside location would represent an unsustainable form of development, and to accord with Policies CSA, CS9, CS13 and CS19 of the Milton Keynes Core Strategy 2013 and Saved Policies S10, D1 and NE4 of the Milton Keynes Local Plan 2001-2011.

OC98 Register of occupants

The owners/operators of the holiday let unit hereby approved shall maintain an up-to-date register of the names of all owners/occupiers of the holiday let unit, and of their main home addresses, which shall be made available within 1 calendar month of a written request by the Local Planning Authority.

Reason: To ensure that the holiday let unit is not used for permanent residential occupation which, given the open countryside location would represent an unsustainable form of development and to accord with Policies CSA, CS9, CS13 and CS19 of the Milton Keynes Core Strategy 2013 and Saved Policies S10, D1 and NE4 of the Milton Keynes Local Plan 2001-2011

OC99 Sports floodlighting (hours restriction)

The use of the floodlights shall be restricted to the hours of (INSERT) to (INSERT) on any given day.

Reason: In order to protect the residential amenity of adjacent residential occupiers, to protect the character of the area and in accordance with Policies CS13 and CS19 of the Milton Keynes Core Strategy 2013 and Saved Policies D1 and NE4 of the Milton Keynes Local Plan 2001-2011.