

	Condition	Reason	LPA Notes	Appellant Comments	Inspector suggested changes
1	Details of the appearance, landscaping, layout, and scale, (hereinafter called, the reserved matters) shall be submitted to and approved in writing by the Local Planning Authority before any development begins and the development shall be carried out as approved.	Matters not particularised in the application are reserved for subsequent approval by the local planning authority. To comply with Section 92(1) of the Town and Country Planning Act 1990.		Agreed (14.05.24)	
2	Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.	To comply with the requirements of Section 92 of the Town and Country Planning Act 1990.		Agreed (14.05.24)	
3	The development hereby permitted shall be begun before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.	To comply with the requirements of Section 92 (2) of the Town and Country Planning Act 1990.		Agreed (14.05.24)	

4	The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Map – Revision A, Existing Site Plan Revision B and P2584: Proposed Site Access Junction Layout.	To ensure that the development is carried out in accordance with the approved plans and details.	Approved Plans Agreed (15/05/24)	Final Plans and references to be agreed. Agreed (14.05.24)	
5	Full details of both soft and hard landscape works shall be submitted as part of application(s) for reserved matters approval, as required by Condition 1. The landscaping details to be submitted shall include: a) existing and proposed finished levels and contours b) trees and hedgerow to be retained; c) planting plans, including specifications of species, sizes, planting centres, number and percentage d) mix, and details of seeding or turfing; e) hard surfacing; f) means of enclosure and boundary treatments; and g) structures (such as furniture, play equipment, refuse or other storage units, signs, lighting)	To ensure satisfactory landscape treatment of the site in the interests of visual amenity in accordance with Policies 70 and 74 of the St Albans District Local Plan Review 1994 and the National Planning Policy Framework.	Landscape	Proposed change to 5(g) to read “fixed structures” because unreasonable and unenforceable to submit details of e.g. furniture and play equipment. (BP 14.05.24)	
6	A landscape and ecological management plan (LEMP) for each phase, shall be submitted as part of application(s) for reserved matters approval, as required by Condition 1 and include: a) A description of the objectives; b) Habitat/feature creation measures proposed, including a methodology translocation of habitats, such as the existing topsoil, grassland and timeframes for completion;	To maximise the on site mitigation for biodiversity impact, in line with the requirements of the NPPF.	On-site ecology	Agreed (14.05.24)	

	<p>c) Maintenance of habitat/feature creation measures in the long term and those responsible for delivery;</p> <p>d) Lighting strategy (aim to ensure that illumination of the landscape features does not exceed 0.5 lux); and</p> <p>e) A monitoring programme and the measures required to adapt the LEMP should objectives fail to be met. The LEMP shall cover all landscape areas within the site, other than privately owned domestic gardens.</p>				
7	<p>Full details of the proposed housing mix, including a breakdown of unit sizes and tenure, shall be submitted as part of the first application for reserved matters approval as required by Condition 1, and thereafter approved in writing by the Local Planning Authority The development shall thereafter be carried out in accordance with the approved mix.</p>	<p>To ensure a suitable dwelling mix at the site in accordance with Policy 70 the St Albans District Local Plan Review 1994.</p>	<p>Housing mix</p>	<p>Agreed (14.05.24)</p>	
8	<p>The application for the first reserved matters approval shall include a pre-development tree survey and tree constraints plan, arboricultural impact assessment and retention / protection plan and arboricultural method statement for all trees within the application site and outside the application site adjacent to the site boundaries and adjacent to Lye Lane in association with off-site highway works, as required by Condition 1.</p>	<p>To ensure adequate satisfactory protection of trees and ancient woodland. To comply with Policy 74 of the St Albans District Local Plan Review 1994 and the NPPF.</p>	<p>Tree survey and protection</p>	<p>Agreed (14.05.24)</p>	

9	<p>This permission does not extend to destroy, fell, lop or top existing trees which are inside or adjacent to the red line application site and which have not been shown on the approved plans to be removed. These trees shall be protected during the implementation of the development in accordance with the recommendations set out in BS5837. Before excavation can commence, drawings shall be submitted to the Local Planning Authority giving details of the method of excavation, type of foundation proposed for the buildings and other engineering operations and indicating how the roots of these trees shall be protected. No construction works shall commence until such drawings have been approved in writing by the Local Planning Authority. Any trees removed without such consent or dying or being severely damaged or becoming seriously diseased before the end of that period shall be replaced by trees of such size and species as may be agreed with the Local Planning Authority.</p>	<p>To ensure satisfactory landscape treatment of the site in the interests of visual amenity. To comply with Policy 74 of the St Albans District Local Plan Review 1994.</p>	Tree retention	Agreed (14.05.24)	
10	<p>All existing hedges or hedgerows shall be retained, unless shown on the approved drawings as being removed or with the written consent of the LPA. All hedges and hedgerows on and immediately adjoining the site shall be protected from damage for the duration of works on the site. This shall be to the satisfaction of the Local Planning Authority in accordance with relevant British Standards BS 5837 (2005). Any parts of hedges or hedgerows removed without the Local Planning Authority's consent or which die or become, in the opinion of the Local Planning Authority, seriously diseased or otherwise damaged within five years following practical completion of the</p>	<p>To ensure the continuity of amenity afforded by existing hedges or hedgerows. To comply with Policy 74 of the St Albans District Local Plan Review 1994.</p>	Hedgerow retention	Agreed (14.05.24)	

	approved development shall be replaced as soon as is reasonably practicable and, in any case, by not later than the end of the first available planting season, with plants of such size and species and in such positions as may be agreed with the Authority.				
11	Prior to commencement of the development hereby approved, further details/specifications of the vehicular access arrangements to accord with drawing number P2584 dated 29/02/22 shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the access shall be carried out in accordance with the approved details prior to the first occupation of the development hereby permitted.	To ensure construction of a satisfactory access and in the interests of highway safety, traffic movement and amenity in accordance with Policy 34 of the St Albans District Local Plan Review 1994 and Policy 5 of Hertfordshire's Local Transport Plan (adopted 2018).	Highways - access	Agreed subject to agreed approval of drawing number (14.05.24)	
12	No development shall commence until full details (in the form of scaled plans and / or written specifications) have been submitted to and approved in writing by the Local Planning Authority to illustrate the following on-site arrangements: i) roads, foot/cycleways; ii) foul and surface water drainage; iii) visibility splays; iv) access arrangements; v) parking provision in accordance with adopted standard; vi) loading areas; vii) turning areas.	To ensure suitable, safe and satisfactory planning and development of the site in accordance with Policies 34, 69	Highways – estate layout	Agreed (14.05.24)	

	The development shall be implemented in accordance with those approved plans and details.	and 70 of the St Albans District Local Plan Review 1994 and Policy 5 of Hertfordshire's Local Transport Plan (adopted 2018).			
13	Prior to commencement of the development hereby permitted details shall be submitted to and agreed in writing that demonstrate that surface water runoff from the access shall be in accordance with the overarching surface water drainage scheme and ensure that surface water is intercepted and disposed of separately at the agreed discharge rate so that it does not discharge onto the highway carriageway or flow of the site uncontrolled up to and including the 1 in 100 (1%) plus climate change critical storm. Prior to the first occupation of the development hereby permitted the vehicular access shall be provided and thereafter retained at the position shown on the approved plan drawing number (Drawing: P2584 dated 29/09/22) and in accordance with the surface water drainage scheme.	To ensure satisfactory access into the site and avoid the carriage of extraneous material or surface water onto the highway in accordance with Policy 34 of the St Albans District Local Plan Review 1994 and Policy 5 of Hertfordshire's Local Transport Plan (adopted 2018).	Surface water	Agreed (14.05.24)	
14	No development shall take place until a Construction Management Plan has been submitted to and	In order to protect highway	Highways – construction	Agreed (14.05.24)	

	<p>approved in writing by the Local Planning Authority. Thereafter the construction of the development shall only be carried out in accordance with the approved Plan. The Construction Management Plan shall include details of:</p> <ul style="list-style-type: none"> a. Construction vehicle numbers, type, routing; b. Access arrangements to the site; c. Traffic management requirements; d. Construction and storage compounds (including areas designated for car parking, loading / unloading and turning areas); e. Siting and details of wheel washing facilities; f. Cleaning of site entrances, site tracks and the adjacent public highway; g. Timing of construction activities (including delivery times and removal of waste) and to avoid school pick up/drop off times; h. Provision of sufficient on-site parking prior to commencement of construction activities; i. Post construction restoration/reinstatement of the working areas and temporary access to the public highway; j. where works cannot be contained wholly within the site a plan should be submitted showing the site layout on the highway including extent of hoarding, pedestrian routes and remaining road width for vehicle movements. 	<p>safety and the amenity of other users of the public highway and rights of way in accordance with Policy S11 of the St Stephen Parish Neighbourhood Plan, Policies 34 and 35 of the St Albans District Local Plan Review 1994, the National Planning Policy Framework and Policies 5, 12, 17 and 22 of Hertfordshire's Local Transport Plan (adopted 2018).</p>	<p>management plan</p>		
<p>15</p>	<p>A. No development shall take place until a detailed scheme for the off-site highway improvement works as indicated on drawing numbers (231436-CON-XX-00-SK-C-0001, 231436-</p>	<p>To ensure construction of a satisfactory development</p>	<p>Highways – details of off-site highway works</p>	<p>Agreed (14.05.24)</p>	

	<p>CON-XX-00-SK-C-0002, 231436-CON-XX-00-SK-C-0003, 231436-CON-XX-00-SK-C-0004) has been submitted to and approved in writing by the Local Planning Authority.</p> <p>B. -XX-00-SK-C-0003, 231436-CON-XX-00-SK-C-0004) has been submitted to and approved in writing by the Local Planning Authority.</p> <p>C. Implementation / Construction Prior to the first use of the development hereby permitted, the off-site improvement works referred to in part A of this condition shall be completed in accordance with the approved details.</p>	<p>and that the highway improvement works are designed to an appropriate standard in the interest of highway safety and amenity and in accordance with Policy S11 of the St Stephen Parish Neighbourhood Plan, Policies 34 and 35 of the St Albans District Local Plan Review 1994, Policies 5, 13 and 21 of Hertfordshire's Local Transport Plan (adopted 2018) and the National Planning Policy Framework.</p>			
16	<p>No development shall take place until a detailed scheme for the off-site highway improvement works as indicated in Milestone Transport Planning Traffic Note June 2023 has been submitted to and approved in</p>	<p>To ensure construction of a satisfactory development</p>	<p>Highways – off-site highway works</p>	<p>Agreed (14.05.24)</p>	

	<p>writing by the Local Planning Authority. Prior to first use of the development, the approved improvement works shall be completed in accordance with the approved details. For the avoidance of doubt these schemes are listed below and should be accompanied by a Road Safety Audit:</p> <ol style="list-style-type: none"> 1. Drop Kerbs with Tactile Paving at the following locations: <ol style="list-style-type: none"> a. West Riding / Mount Pleasant Lane mini-roundabout junction b. West Riding / St Lawrence Way give-way priority junction c. West Riding / Ashridge Drive give-way priority junction d. West Riding / South Riding give-way priority junction e. West Riding / Oakwood Road give-way priority junction f. West Riding / North Riding give-way priority junction g. West Riding bus stops, adjacent to Woodbury Field Access h. Mount Pleasant Lane / Rosedale Close give-way priority junction i. Mount Pleasant Lane / Wildwood Avenue give-way priority junction j. Mount Pleasant Lane / Randals Walk give-way priority junction k. Oak Avenue / West Riding give-way priority junction l. Oak Avenue / North Riding give-way priority junction 	<p>and that the highway improvement works are designed to an appropriate standard in the interest of highway safety and amenity and in accordance with Policy S11 of the St Stephen Parish Neighbourhood Plan, Policies 34 and 35 of the St Albans District Local Plan Review 1994, Policies 5, 13 and 21 of Hertfordshire's Local Transport Plan (adopted 2018) and the National Planning Policy Framework.</p>			
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	<ul style="list-style-type: none"> m. Oak Avenue / South Riding give-way priority junction n. Oakwood Avenue / St Stephen 011 interaction o. Black Boy Wood / Claremont give-way priority junction p. Black Boy Wood / Hunters Ride give-way priority junction q. Black Boy Wood / Russel Court give-way priority junction r. Access to the Bricket Wood rail station <p>2. The provision of Kassel kerbing and bus shelter improvements to the eastbound bus shelter on West Riding opposite Grassington Close</p>				
17	<p>No dwelling shall be occupied until the cycle parking for that dwelling has been provided in accordance with a scheme for the parking of cycles including details of the design, level and siting of the proposed parking, which shall have first been submitted to and approved in writing by the Local Planning Authority. The scheme must be designed in line with the cycle parking standards contained in the DfT's Cycle Infrastructure Design LTN1/20. The approved scheme shall be fully implemented before the development is first occupied or brought into use and thereafter retained for this purpose.</p>	<p>To ensure the provision of adequate cycle parking that meets the needs of occupiers of the proposed development and in the interests of encouraging the use of sustainable modes of transport in accordance with</p>	<p>Cycle Parking provision (added 16/05/24)</p>	<p>Agreed (16.05.24)</p>	

		Policy S11 of the St Stephen Parish Neighbourhood Plan, Policies 34, 39 and 40 of the St Albans District Local Plan Review 1994, the National Planning Policy Framework and Policies 1, 5 and 8 of Hertfordshire's Local Transport Plan (adopted 2018).			
18	Development shall not commence until details of a scheme for the disposing of surface water by a means of sustainable drainage system incorporating source control measures and ensuring that a detailed ground investigation and infiltration testing has been undertaken to BRE365 across the site and surface water is infiltrated at the worst infiltration rate recorded for the corresponding critical storm. If infiltration is not viable following these tests the surface water discharge shall be to the nearest suitable watercourse and at a rate and volume with supporting information that demonstrate flood risk is not increased on the site and does not increase flood risk to others; substantive evidence shall be included that demonstrates the	To ensure the flood risk is adequately addressed and not increased in accordance with the NPPF.	Flood risk / drainage BP suggested amendments agreed and additional text suggested 04/07/24.	Agreed (14.05.24)	

	<p>connectivity of the watercourse to the wider watercourse network. This shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in full in accordance with the approved details prior to first use of the development. The submitted details shall:</p> <ul style="list-style-type: none"> • Provide information (drawings and calculations) about the design storm period and intensity, the method employed to delay and control the surface water discharge from the site via a proposed Sustainable drainage system and the measures taken to prevent pollution of the receiving surface waters. The updated information shall utilise a CV value of 1 and a suitable safety factor as stated in the Ciria SuDS Manual to ensure the attenuation is sized sufficiently for the critical design storm. This shall also include the following information: <ul style="list-style-type: none"> - Demonstrate that there is no discharge from the site and that the worst-case infiltration rate as demonstrated within the FRA are utilised for the corresponding critical storms if infiltration is not viable then a detailed assessment shall be submitted that demonstrates the proposed discharge rate and volume to a watercourse does not increase flood risk to others for all critical storm events and is no greater than the predevelopment Qbar rate whichever is the lowest. - Demonstrates that the proposed surface water drainage system does not surcharge in the 100% AEP (1 in 1 year) critical storm duration, flood in the 3.33% AEP (1 in 30 year) plus climate change critical storm duration or the 1% AEP (1 in 100 year) critical storm duration. 				
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	<ul style="list-style-type: none"> - Demonstrates that any flooding that occurs within the site when taking into account climate change for the 1% AEP (1 in 100 year) critical storm event in accordance with NPPF does not leave the site uncontrolled via overland flow routes. - Include appropriate legal agreements for any third party land crossings required. - Demonstrate strict accordance with the drainage hierarchy and ensure no surface water discharge to a foul sewer. 				
19	Development shall not commence until details and a method statement for any required interim and temporary drainage measures during the demolition and construction phases have been submitted to and approved in writing by the Local Planning Authority. This information shall provide full details of who will be responsible for maintaining such temporary systems and demonstrate how the site will be drained to ensure there is no increase in the off-site flows, nor any pollution, debris and sediment to any receiving watercourse or sewer system. The site works and construction phase shall thereafter be carried out in accordance with approved method statement, unless alternative measures have been subsequently approved by the Planning Authority.	To prevent flooding and pollution off site as required by the National Planning Policy Framework.	Flood risk / drainage during demolition and construction	Agreed (14.05.24)	
20	Construction shall not begin until a detailed construction phase surface water management plan for the site has been submitted to and approved in writing by the Local Planning Authority, ensuring the integrity of the permeant SuDS drainage features throughout the construction of the development and prevention of any silt or debris from leaving the site through the drainage system. The scheme shall subsequently be	To ensure that the construction of the site does not result in any flooding both on and off site and that all Surface Water Drainage	Drainage / flood risk and Affinity Water	Agreed (14.05.24)	

	carried out in accordance with the approved details.	features are adequately protected in accordance with the National Planning Policy Framework. To ensure that adequate protection of human health is maintained and the quality of groundwater is protected. To comply with Policy 84 of the St Albans District Local Plan Review 1994.			
21	The development hereby approved shall not be occupied until details of the maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall be implemented prior to the first occupation of the development hereby approved and thereafter managed and maintained in accordance with the approved details in perpetuity. The Local Planning Authority shall be granted access to inspect the sustainable drainage scheme for the lifetime of the development. The details of the scheme to be submitted for approval shall	To ensure that the development achieves a high standard of sustainability and ensure the flood risk is adequately addressed for each new dwelling and not increased in	Flood risk / drainage	Agreed (14.05.24)	

	<p>include:</p> <p>a. a timetable for its implementation.</p> <p>b. details of SuDS feature and connecting drainage structures and maintenance requirement for each aspect including a drawing showing where they are located.</p> <p>c. Details of the Flow path conveyance and mitigation measures and maintenance requirements</p> <p>d. a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime. This will include the name and contact details of any appointed management company.</p> <p>The development shall be carried out in accordance with the approved details.</p>	<p>accordance with NPPF.</p>			
22	<p>Prior to first occupation of the development a detailed verification report, (appended with substantiating evidence demonstrating that the approved construction details and specifications have been implemented in accordance with the surface water drainage scheme and flow path conveyance and mitigation features), shall be submitted to and approved in writing by the Local Planning Authority. The verification report shall include a full set of "as built" drawings together with photographs of excavations (including soil profiles/horizons), any installation of any surface water drainage structures and control mechanisms.</p>	<p>To ensure that the development achieves a high standard of sustainability and ensure the flood risk is adequately addressed for each new dwelling and not increased in accordance with</p>	<p>Flood risk / drainage</p>	<p>Agreed (14.05.24)</p>	

		NPPF.			
23	No above ground works shall take place until a scheme for the provision of adequate water supplies and fire hydrants, necessary for firefighting purposes at the site, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the scheme has been implemented in accordance with the approved details.	To ensure adequate water infrastructure provision is made on site for the local fire service to discharge its statutory firefighting duties.	Fire hydrants	Agreed (14.05.24)	
24	No development shall take place within the site until a written scheme of archaeological work (WSI) has been submitted to and approved in writing by the Local Planning Authority. This scheme shall include a programme of archaeological evaluation and open area excavation followed by off-site work such as the analysis, publication, and archiving of the results, together with a timetable for completion of each element. All works shall be carried out and completed in accordance with the approved scheme, unless otherwise agreed in writing by the Local Planning Authority and Historic England. This must be carried out by a professional archaeological organisation in accordance with the agreed Written Scheme of Investigation.	To ensure adequate opportunity is provided for archaeological research on the site. To comply with Policy 111 of the St Albans District Local Plan Review 1994 and the National Planning Policy Framework. To ensure the appropriate identification, recording and publication of archaeological	Archaeology	Agreed (14.05.24)	

		and historic remains affected by the development.			
25	Following the completion of the fieldwork and the post-excavation assessment in Condition 24, appropriate resources will be agreed with the Local Planning Authority for the post-excavation project generated by the archaeological WSI. This will include all necessary works up to and including an appropriate publication and archiving and will include an agreed timetable and location for that publication.	To ensure adequate opportunity is provided for archaeological research on the site. To comply with Policy 111 of the St Albans District Local Plan Review 1994 and the National Planning Policy Framework. To ensure the appropriate publication of archaeological and historic remains affected by the development.	Archaeology – post fieldwork Reference to Condition 23 changed to Condition 15 (16/05/24) Condition number reference changed (04/07/24)	Reference to Condition 21 to be changed to Condition 23. (BP 14.05.24) Agreed (14.05.24)	
26	Noise from plant and equipment associated with the development shall be 10dB (LAeq) below the background noise level (LA90) at the nearest residential properties (5dB below the background noise level if evidence is provided which shows that no tonality is present).	To protect the amenities of adjoining development. To comply with Policy 70 of the	Noise	Agreed (14.05.24)	

		St. Albans District Local Plan Review 1994.																			
27	<p>Prior to the approval of the reserved matters pursuant to Condition 1, a detailed noise assessment shall be submitted the Local Planning Authority. The noise assessment shall be approved in writing prior to the commencement of development. The noise assessment shall be carried out in accordance with BS8233: 2014 Guidance on sound insulation and noise reduction for buildings to establish the potential impact of noise from road traffic on the proposed development.</p> <p>Sound insulation measures shall be incorporated into the design of the proposed development so that the indoor ambient noise criteria described in BS8233:2014 are achieved within all habitable rooms.</p> <p>In general, for steady external noise sources, internal ambient noise level should not exceed the guideline values in the table below:</p> <table border="1" data-bbox="338 1061 1039 1361"> <thead> <tr> <th>Activity</th> <th>Location</th> <th>0700 to 2300</th> <th>2300 to 0700</th> </tr> </thead> <tbody> <tr> <td>Resting</td> <td>Living room</td> <td>35 dB Laeq, 16 hour</td> <td></td> </tr> <tr> <td>Dining</td> <td>Dining room/area</td> <td>40 dB Laeq, 16 hour</td> <td></td> </tr> <tr> <td>Sleeping (daytime)</td> <td>Bedroom</td> <td>35 dB Laeq, 16 hour</td> <td>30 dB Laeq, 8 hour</td> </tr> </tbody> </table>	Activity	Location	0700 to 2300	2300 to 0700	Resting	Living room	35 dB Laeq, 16 hour		Dining	Dining room/area	40 dB Laeq, 16 hour		Sleeping (daytime)	Bedroom	35 dB Laeq, 16 hour	30 dB Laeq, 8 hour	To protect the amenities of future occupiers. To comply with Policy 70 of the St. Albans District Local Plan Review 1994.	<p>Noise assessment and mitigation</p> <p>Agreed and updated (15/05/24)</p> <p>Updated 04/07/24 to reflect advice from Environmental Compliance team. While the results of the outline noise assessment demonstrate acceptable internal noise levels can be achieved at this site in accordance with the Concept Plan contained therein, this has not been demonstrated for the illustrative 'Proposed Site Plan – Revision C' or for a scheme of up to 115 dwellings. The final mitigation scheme will need to be reviewed once</p>	<p>Proposed amendment to acknowledge that the WHO say LAFmax 45dB should not typically be exceeded, with 'typical' being defined as <u>more than 10-15 times a night</u>.</p> <p>Proposed change:</p> <p>"In general, for steady external noise sources, it is desirable that the internal ambient noise level does not typically (from 2300 to 0700 defined as 10-15 times a</p>	
Activity	Location	0700 to 2300	2300 to 0700																		
Resting	Living room	35 dB Laeq, 16 hour																			
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Sleeping (daytime)	Bedroom	35 dB Laeq, 16 hour	30 dB Laeq, 8 hour																		

	<p>resting)</p> <p>The levels shown in the above table are based on the existing guidelines issued by the World Health Organisation.</p> <p><i>The LA_{max,f} for night time noise in bedrooms should be below 45dBA; this is not included in the 2014 standard but note 4 allows an LA_{max,f} to be set. 45dBA and over is recognised by the World Health Organisation to be noise that is likely to cause disturbance to sleep.</i></p>		<p>further details of the scheme are known including plot layouts and elevations as the final requirements will depend on various factors such as glazing areas, room volumes, internal layout, façade construction type and ventilation strategy.</p>	<p>night) exceed the guideline values in the table below: ...”</p>	
28	<p>The units hereby approved shall not be occupied unless details of noise and vibration levels within a selection of the most affected units/flats’ living rooms and bedrooms and within the external amenity space (post completion of the building works) have been submitted to and approved in writing by the Local Planning Authority in the form of an acoustic report demonstrating that acceptable resting levels of noise attenuation have been achieved in accordance with standards set out within BS8233: 2014 Guidance on sound insulation and noise reduction for buildings. The selection of the most affected premises shall be made by a competent person.</p> <p>If acceptable noise levels have not been achieved, the report will details what additional measures will be undertaken to ensure that they are achieved. These additional measures shall be implemented prior to the occupation of the building in accordance with details so</p>	<p>To ensure that adequate precautions are implemented to avoid noise nuisance, to protect the amenities of future occupiers. To comply with Policy 70 of the St. Albans District Local Plan Review 1994.</p>	<p>Additional condition recommended by Environmental Compliance (04/07/24)</p>		

	approved.				
29	Prior to commencement of above ground works, details of an acoustic screen as identified in the Outline Planning Noise Assessment (ref. AP1734/21456/0) including its position, height, finish, method of construction and an ongoing maintenance plan shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out and maintained in accordance with the approved details.	To protect the amenities of future occupiers. In the interests of visual amenity and to ensure adequate protection of trees associated with the adjoining ancient woodland. To comply with Policies 70 and 74 of the St. Albans District Local Plan Review 1994.	Acoustic screen	Agreed (14.05.24)	
30	Prior to commencement of above ground works, details of any external lighting proposed in connection with the development, including a light spillage plan, shall be submitted to and approved by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.	In the interests of the visual amenities of the area and the residential amenity of adjoining and future occupiers. In the interests of the protection of protected species. To comply with	External lighting details	Agreed (14.05.24)	

		Policies 70, 80 and 106 of the St. Albans District Local Plan Review 1994.			
31	<p>Prior to commencement of development (including piling or the implementation of a geothermal open/closed loop system) the following shall be submitted to and approved in writing by the Local Planning Authority (in consultation with Affinity Water):</p> <p>i An Intrusive Ground Investigation to identify the current state of the site and appropriate techniques to avoid displacing any shallow contamination to a greater depth.</p> <p>ii A Risk Assessment identifying both the aquifer and the abstraction point(s) as potential receptor(s) of contamination.</p> <p>iii A Method Statement detailing the depth and type of excavations (e.g. piling) to be undertaken including mitigation measures (e.g. appropriate piling design, off site monitoring boreholes etc.) to prevent and/or minimise any potential migration of pollutants to public water supply. Any excavations must be undertaken in accordance with the terms of the approved method statement.</p>	<p>To avoid displacing any shallow contamination to a greater depth and to prevent and/or minimise any potential migration of pollutants to a public water supply abstraction. To ensure that adequate protection of human health is maintained and the quality of groundwater is protected. To comply with Policy 84 of the St Albans District Local Plan Review 1994.</p>	Affinity Water	Agreed (14.05.24)	

32	<p>If, during development, contamination not previously identified is found to be present at the site, then no further development shall be carried out until a Remediation Strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the Local Planning Authority in consultation with Affinity Water. The remediation strategy shall be implemented as approved with a robust pre and post monitoring plan to determine its effectiveness.</p>	<p>To ensure that the development does not contribute to unacceptable concentrations of pollution posing a risk to public water supply from previously unidentified contamination sources at the development site and to prevent deterioration of groundwater and/or surface water. To ensure that adequate protection of human health is maintained and the quality of groundwater is protected. To comply with Policy 84 of the St Albans District Local</p>	Affinity Water	Agreed (14.05.24)	
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		Plan Review 1994.			
33	<p>Open space shall be provided on site in accordance with a scheme that shall first be submitted to and agreed in writing by the local planning authority. No development shall commence until details of all play spaces have been submitted to and approved in writing by the Local Planning Authority. The approved play space scheme shall be completed prior to occupation of 50% of the dwellings hereby permitted and thereafter the approved play space shall be retained.</p> <p>Such scheme shall indicate but not be limited to:</p> <p>(a) Details of types of equipment to be installed. (b) Surfaces including details of materials and finishes. (c) The location of any proposed signage linked to the play areas</p>	To comply with the requirements of Policy 70 of the St Albans Local Plan Review 1994.	Open space provision	Delete the first sentence because there are no parameter plans to be submitted as they are only required for schemes of 300 dwellings or more. Otherwise agreed (BP 14.05.24) Agreed (14.05.24)	
34	No development shall take place until a Site Waste Management Plan (SWMP) for the site has been submitted to and approved in writing by the Local Planning Authority in consultation with the Waste Planning Authority. The SWMP shall aim to reduce the amount of waste being produced on site and shall contain information including estimated and actual types and amounts of waste removed from the site and where that waste is being taken to. The development shall be carried out in accordance with the approved SWMP.	This is a pre-commencement condition to promote sustainable development and to ensure measures are in place to minimise waste generation and maximise the on-site and off-site reuse and	Site waste management plan	Agreed (14.05.24)	

		recycling of waste materials, in accordance with Policy 12 of the Hertfordshire Waste Core Strategy and Development Management Policies Development Plan Document.			
35	No development shall take place until permission has been granted for development, in the form of the footpath alongside Lye Lane to link the site to West Riding, to take place on Common Land.	Grampian Condition which requires permission from the Secretary of State for Environment, Food and Rural Affairs via an application to the Planning Inspectorate.	Agree with the intention of the condition and need for the footpath in the event of the development coming forward. The deliverability of this element of the proposal is subject to matters covered by another regulatory regime. Is there is a reasonable prospect of the common land consenting process delivering a positive decision within the relevant timescales? (16/05/24)	Proposed by BP 14.05.24 The Condition is considered to be compliant with paragraph 56 of the NPPF.	

36	<p>No development shall take place until permission has been granted by the Lead Local Flood Authority (LLFA), for any works to any watercourse including the culverting of the watercourse along Lye Lane required for the construction of the proposed footpath. The application for which will include a detailed environmental appraisal as set out in the LLFA's Application for Ordinary Watercourse Land Drainage Consent and demonstrate the proposals will not increase flood risk or have a negative impact on the environment. Any required mitigation must be submitted and agreed prior to the commencement of works.</p>	<p>Separate permission is required for culverting of a watercourse in accordance with the Land Drainage Act 1991. Hertfordshire County Council is the LLFA.</p>	<p>Agree with the intention of the condition The deliverability of this element of the proposal is subject to matters covered by another regulatory regime. Is there is a reasonable prospect of the land drainage consenting process delivering a positive decision within the relevant timescales? (05/06/24)</p>	<p>Agree, noting that if consent for an application is unreasonably withheld that decision can be appealed to an independent arbitrator.</p>	
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