Hi Eralp,

Thanks for confirming the EOT.

Further to this could you let me know if you agree to the following pre-commencement conditions:

Prior to the commencement of works a Construction Logistics Plan (CLP) shall be submitted to and approved in writing by the Local Planning Authority. The CLP shall include the following information for all construction phases of the development:

a) Hours of construction;

b) Hours of deliveries;

c) Parking of vehicles associated with deliveries, site personnel, operatives and visitors;

d) Facilities for the loading and unloading of plant and materials;

e) Details of the storage facilities for any plant and materials;

f) The siting of any site huts and other temporary structures, including site hoardings;

g) Details of the proposed security arrangements for the site;

h) Details of the precautions to guard against the deposit of mud and substances on the public highway, to include washing facilities by which vehicles will have their wheels, chassis and bodywork effectively cleaned and washed free of mud and similar substances prior to entering the highway;

i) Details outlining the proposed range of dust control methods and noise mitigation measures;

j) Details demonstrating compliance with the non-road mobile machinery (NRMM) regulations 2015;

k) Details confirming that all delivery vehicles are registered under the Freight Operators Recognition Scheme (FORS) achieving a minimum of silver status.

All construction phases of the development shall be carried out strictly in accordance with the details so approved.

Reason: To safeguard the amenity of surrounding residents and the area generally, and to prevent adverse impacts upon the transport network during the construction phase of the development. This condition is required to be pre-commencement to ensure that all phases of construction do not adversely impact the amenity of surrounding residents and the area generally, and do not adversely impact upon the transport network.

Prior to the commencement works, a construction environmental management plan (CEMP: Biodiversity) shall be submitted to and approved in writing by the local planning authority. The CEMP shall include precautionary measures for nesting birds, badger, hedgehogs, reptiles and foraging / commuting bats.

The CEMP (Biodiversity) shall include the following.

a) Risk assessment of potentially damaging construction activities, i.e. to roosting bats, foraging and commuting bats, nesting birds.

b) Identification of "biodiversity protection zones".

c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).

d) The location and timing of sensitive works to avoid harm to biodiversity features.

e) The times during construction when specialist ecologists need to be present on site to oversee works.

f) Responsible persons and lines of communication.

g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.

h) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority"

Reason: To conserve protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (Priority habitats & species).

Kind regards,