

# **MILLWAY, DEVONSHIRE ROAD, MILLOM, LA18 4JP**

## **CONDITIONS FOR IRONWORKS RETREAT REGENERATION PROJECT (REF: 4/20/2182/0F1) DATE: 21/01/2021**

### **Description:**

***“REDEVELOPMENT AND EXTENSION OF THE MILLWAY BUILDING FOR RESTAURANT, KITCHEN, CAFE/RESTAURANT, RECEPTION AREA; ERECTION OF OCTAGON COMMUNITY ASSEMBLY BUILDING; 13 NO. RESIDENTIAL UNITS (INCLUDING 4 NO. ACCESSIBLE UNITS); 4 NO. VARDOS WAGONS; 12 AIRSTREAM CARAVANS; 2 ANCILLARY TOILET BLOCKS; SCULPTURES; WAREHOUSE; ASSOCIATED PARKING AND INFRASTRUCTURE WITH ANCILLARY FACILITIES.”***

Condition No.	Wording of Condition	Discharge of Condition Timeframe Requirement			Clarifications Variation of condition clarifications in blue text Discharge of condition in green text Date: 6/12/2021
		Pre-commencement	Pre-occupation	Post-Occupation	
1.	The development must be begun not later than the expiration of three years beginning with the date of this permission.	<b>Not Required to Discharge</b>			
2.	<p>Permission shall relate to the following plans and documents as received on the respective dates and development shall be carried out in accordance with them: -</p> <p>Supporting Planning Statement &amp; Appendices, Ref: 2019-39b</p> <p>Design &amp; Access Statement, Ref: 2020-04</p> <p><b>Plans/Documents</b></p> <p>Site &amp; Masterplan, Drawing No. IDK-IRN-P</p> <p>Site: Location Plan, Drawing No. IDK-IRN-P-00-10-00, Rev. P(A)</p> <p>Site: Masterplan, Drawing No. IDK-IRN-P-00-10-02, Rev. P(E)</p> <p>Site: Masterplan 1/2, Drawing No. IDK-IRN-P-00-10-03, Rev. P(D)</p> <p>Site: Masterplan 2/2, Drawing No. IDK-IRN-P-00-10-04, Rev. P(C)</p> <p>Site: Services, Drawing No. IDK-IRN-P-00-20-01, Rev. P(C)</p> <p>Site: Parking Layout, Drawing No. IDK-IRN-P-00-20-01-00-30-01 Rev. P(B)</p> <p>Site: Millway Parking layout, 1-250, Drawing No. IDK-IRN-P-00-30-02 P(C)</p> <p>The Octagon: Proposed drawings, Drawing No. IDK-OCT-P-02-10-01 P(A)</p> <p>Ancillary 1&amp;2, Drawing No. IDK-ANC-A-02-10-01, Rev. P(A)</p> <p>Millway Drawing No. IDK-MIL-P</p> <p>Millway: Existing floorplans, Drawing No. IDK-MIL-P- 01-10-01, Rev. P(A)</p>	<p><u><b>Variation of Condition Application to substitute information</b></u></p> <p>The redline boundary, description of development and quantum of development remains unaltered.</p> <p>The Section 73 variation of condition application substitutes the approved documents with the updated plans/documents listed below. We have highlighted the plans/documents that need substituting in the 'Wording of Condition' list in yellow to assist Copeland Council's administration of the updated Decision Notice.</p> <p>The following list of updated plans/documents have been submitted as part of the variation of condition application:</p> <ul style="list-style-type: none"> <li>- IRN_IDK Planning Drawings Revised</li> <li>- Barnes Walker Landscape Layout (Drawing No. M2685.04T)</li> <li>- Landscape Layout – Warehouse, Drawing No. M2685-05C</li> <li>- Landscape Management Schedules, Ref. M2685-MS-21.02-01, September 2021</li> <li>- Landscape Management Plan, Ref. M2685-MP-21.09-01, September 2021</li> <li>- Drainage Strategy Report, Ref: CN 20404, Version 4 – 22<sup>nd</sup> September 2021</li> <li>- Existing Drainage Layout, Drawing No. 20404_STG3_01Rev.A</li> <li>- Proposed Drainage Layout, Drawing No. 20404_STG3_02Rev.D</li> <li>- Proposed Road Layout, Drawing No. 20404_STG3_03Rev.D</li> </ul>			

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	<p>Millway: Existing elevations, Drawing No. IDK-MIL-P-01-20-01, Rev. P(A)</p> <p>Millway: Proposed floorplans, Drawing No. IDK-MIL-P-02-10-01, Rev. P(A)</p> <p>Millway: Proposed elevations, Drawing No. IDK-MIL-P-02-20-01, Rev. P(A)</p> <p>Residences, Drawing No. IDK-RES-P</p> <p>Residences: Sensory Accommodation, Drawing No. IDK-RES-P-02-10-01, Rev. P(A)</p> <p>Residences: Double Accommodation, Drawing No. IDK-RES-P-02-10-02, Rev. P(A)</p> <p>Residences: Double Accommodation Accessible, Drawing No. IDK-RES-P-02-10-03, Rev. P(A)</p> <p>Lodges: Amended Rotunda &amp; Luna Plans and Elevations, scale 1:50, received 13 January 2021.</p> <p>Organs 1/2, Drawing No. IDK-RES-A-02-10-10, Rev. P(A)</p> <p>Organ Sculptures 2/2, Drawing No. IDK-RES-A-02-10-11 Rev. P(A)</p> <p>Warehouse, Drawing No. IDK-WRH-P</p> <p>Warehouse: Proposed Floorplans, Drawing No. IDK-WRH-P-02-10-01, Rev. P(A)</p> <p>Warehouse: Proposed Elevations, Drawing No. IDK-WRH-P-02-20-01, Rev. P(A)</p> <p>Landscape Layout, Drawing No. M2685-04, Rev. M</p> <p>Landscape Layout – Warehouse, Drawing No. M2685-06</p> <p>Landscape Management Plan, Ref. M2685-MP-19.02-01</p> <p>Landscape Management Schedules, Ref. M2685-MS-19.02-01</p> <p>Ecology Summary Report, Ref: 60585249, March 2020, including following Appendices: Figure 1 Site Phase 1 Habitat Map Appendix Bi-Landscape Plan – Main Site Original Permitted Design Appendix C Ecology Progress Report January 2019 Appendix D New Warehouse Site – Grassland Species List Appendix E New Warehouse Site: Reptile/Amphibian Survey Results 2018 Technical Note in response to Natural England comment, Ref: 22092020 Technical Note: Measures to mitigate recreational impacts on the SPA – Issued 21st October 2020 Construction Environmental Management Plan, Ref: 60667903, October 2018 Millway Bat Report, Ref: A114055, August 2019 Millway Noise Management Plan, by Adams Planning + Development, Ref: 2019-39e,</p>	<p>- Proposed Sightlines, Drawing No. 20404_STG3_04Rev.B</p> <p>- Typical Construction Details (1), Drawing No. 20404_STG3_05.1Rev.B</p> <p>- Typical Construction Details (2), Drawing No. 20404_STG3_05.2Rev.B</p> <p>- Construction Environmental Management Plan, Rev. 1, 06/08/2021 by AIBM Ecology</p>			
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	<p>For Millway Building, Ironworks Retreat, Devonshire Road, Millom, Cumbria, LA18 4JP, Received 13 January 2021.</p> <p>Morecambe Bay &amp; Duddon Estuary SPA &amp; Morecambe Bay SAC, - ALSE (Regulation 63) Conservation of Habitats &amp; Species Regulations 2017 (as amended) for Copeland Borough Council, Site: Old Ironworks, Devonshire Road, Millom, Cumbria, by Lucy Gibson Consulting, ref; J202/RP02, October 2020.</p> <p>Appropriate Assessment (Regulation 63) Conservation of Habitats &amp; Species Regulations 2017 (as amended) for Copeland Borough Council, Site: Old Ironworks, Devonshire Road, Millom, by Lucy Gibson Consulting, ref; J202/RP03, December 2020.</p> <p>Drainage Strategy Report, Ref: CN 19343, Version 3 – 13th July 2020.</p> <p>Existing Drainage Layout, Drawing No. 19343_PL01_01</p> <p>Proposed Drainage Layout, Drawing No. 19343_PL01_02, Rev. B</p> <p>Proposed Road Layout, Drawing No. 19343_PL01_01_03, Rev. B</p> <p>Proposed Sightlines, Drawing No. 19343_PL01_01_04, Rev. B</p> <p>Typical Construction Details (1), Drawing No. 19343_PL01_01_05.1, Rev. A</p> <p>Typical Construction Details (2), Drawing No. 19343_PL01_01_05.2</p> <p>Exceedance Route, Drawing No. 19343_PL01_01_06, Rev. B</p> <p>Flood Risk Assessment, Ref: MG / CN19343 – 13th July 2020</p> <p>Earth Environmental &amp; Geotechnical Phase II GeoEnvironmental Investigation, Ref: A1287/17, July 2017 with Appendix 1 &amp; 2</p> <p>Tree Survey Report, Plan, Survey Data and Preliminary Management Recommendations – Tom Dutson, Heartwood Enterprises</p>				
3.	<p><b>Surface Water</b></p> <p>Drainage for the development hereby approved shall be carried out in accordance with the principles set out in the submitted Proposed Drainage Layout ref. 19343_PL01_02, revision AM, dated 25/01/2020 proposing surface water be discharged to the watercourse. No surface water will be permitted to drain directly or indirectly into the public sewer. The development shall be completed in accordance with the approved details.</p>	X			<p><u>Variation of Condition Application</u></p> <p>Proposed Drainage Layout ref. 19343_PL01_02, revision AM, dated 25/01/2020 was superseded by Proposed Drainage Layout ref. 19343_PL01_02, Revision B to amend outfall (on 09-07-20) so the wording of the planning condition is incorrect.</p> <p>The referenced surface water drainage strategy has been updated/superseded by the enclosed report &amp; plans:</p> <ul style="list-style-type: none"> <li>- MPG Drainage Strategy report (Ref: CN20404, V4 dated 22<sup>nd</sup> September 2021</li> <li>- Proposed Drainage Layout, Drawing No. 20404_STG3_02Rev.D</li> </ul>

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					- Proposed Road Layout, Drawing No. 20404_STG3_03Rev.C - Proposed Sightlines, Drawing No. 20404_STG3_04Rev.B - Typical Construction Details (1), Drawing No. 20404_STG3_05.1Rev.B - Typical Construction Details (2), Drawing No. 20404_STG3_05.2Rev.B - Typical Highway Construction Details, Drawing No. 20404_STG3_06.1Rev.B
4.	<b>Foul Water</b> Foul and surface water shall be drained on separate systems. Reason To secure proper drainage and to manage the risk of flooding and pollution.	Drainage is on separate systems  <b>Not Required to Discharge</b>			
5.	<b>Contamination</b> No development approved by this planning permission shall commence until a remediation strategy to deal with the risks associated with contamination of the site in respect of the development hereby permitted, has been submitted to, and approved in writing by, the local planning authority. This strategy will include the following components: <ul style="list-style-type: none"> <li>1. A preliminary risk assessment which has identified:</li> <li>All previous uses, potential contaminants associated with those uses, a conceptual model of the site indicating sources, pathways and receptors, and potentially unacceptable risks arising from contamination at the site</li> <li>2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off-site.</li> <li>3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.</li> <li>4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.</li> <li>Any changes to these components require the written consent of the local planning authority. The scheme shall be implemented as approved.</li> </ul>	X			<u><b>Discharge of Condition Application</b></u>  Please see enclosed: <ul style="list-style-type: none"> <li>- EEG July 2017 Phase 2 GeoEnvironmental investigation</li> <li>- EEG Trial pit log 20 June 2017</li> <li>- Groundsure Appendix EE 1A &amp; 1B March 2016</li> <li>- QTS Environmental Report No.: 17-60654 Appendix EE 2.</li> </ul> In particular, we would highlight that the important section is 7.1 which we have extracted below.  <b>7.1 Soil Contamination</b>  Based on available soil contamination test results there is a low-moderate potential risk from soil contamination to construction workers, ground workers and members of the public, and appropriate measures, such as PPE, site health plans, appropriate disposal of material arisings will mitigate this risk. The groundworks contractor must provide a soil management plan including methods of dealing with known areas of contamination and any unanticipated soil contamination encountered during groundworks.  As discussed in the above sections, the contamination tests indicate generally low concentrations of the potential contaminants compared to the proposed end use criteria. It is therefore considered that, based on the information available, remedial action should not generally be required at this site, with the exception of the importation of 300mm of clean topsoil within areas of soft landscaping in order to promote healthy plant growth.

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6.	<b>SUDS</b> No drainage systems for the infiltration of surface water to the ground are permitted other than with the written consent of the local planning authority. Any proposals for such systems must be supported by an assessment of the risks to controlled waters. The development shall be carried out in accordance with the approved details. Reason To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants. This is in line with paragraph 170 of the National Planning Policy Framework.	X			<u>Discharge of Condition Application</u>  Please see: - Drainage Strategy Report, Ref: CN 20404, Version 4 – 22 <sup>nd</sup> September 2021 - Existing Drainage Layout, Drawing No. 20404_STG3_01Rev.A - Proposed Drainage Layout, Drawing No. 20404_STG3_02Rev.D - Proposed Road Layout, Drawing No. 20404_STG3_03Rev.C - Proposed Sightlines, Drawing No. 20404_STG3_04Rev.B - Typical Construction Details (1), Drawing No. 20404_STG3_05.1Rev.B - Typical Construction Details (2), Drawing No. 20404_STG3_05.2Rev.B - Typical Highway Construction Details, Drawing No. 20404_STG3_06.1Rev.B  These documents/plans clarify that the that the surface water drainage of the site will be significantly improved by a reduction of impermeable area of approx.. 800m2
7.	<b>Highways</b> The carriageway, footways, footpaths, cycle ways etc shall be designed, constructed, drained and lit to a standard to be agreed and in this respect further details shall be submitted to and approved in writing by the Local Planning Authority before work commences on site. No work shall be commenced until these details have been approved. Any works so approved shall be constructed before the development is complete.	X			<u>Discharge of Condition Application</u>  Please see: - Drainage Strategy Report, Ref: CN 20404, Version 4 – 22 <sup>nd</sup> September 2021 - Existing Drainage Layout, Drawing No. 20404_STG3_01Rev.A - Proposed Drainage Layout, Drawing No. 20404_STG3_02Rev.D - Proposed Road Layout, Drawing No. 20404_STG3_03Rev.C - Proposed Sightlines, Drawing No. 20404_STG3_04Rev.B - Typical Construction Details (1), Drawing No. 20404_STG3_05.1Rev.B - Typical Construction Details (2), Drawing No. 20404_STG3_05.2Rev.B - Typical Highway Construction Details, Drawing No. 20404_STG3_06.1Rev.B

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8.	<b>Highways</b> The existing Millway boundary wall adjacent to Devonshire Road and the post and wire fencing for the proposed car park shall be reduced to a height not exceeding 1.05m above the carriageway level of the adjacent highway in accordance with details submitted to the Local Planning Authority and which have subsequently been approved before the development is brought into use and shall not be raised to a height exceeding 1.05m thereafter.	Car Parking Area Control  <b>Not Required to Discharge</b>			
9.	<b>Highways</b> Details of all measures to be taken by the applicant/developer to prevent surface water discharging onto or off the highway shall be submitted to the Local Planning Authority for approval in writing prior to development being commenced. Any approved works shall be implemented prior to the development being completed and shall be maintained operational thereafter.	X		x	<b>Discharge of Condition Application</b>  Please see: - Drainage Strategy Report, Ref: CN 20404, Version 4 – 22 <sup>nd</sup> September 2021 - Existing Drainage Layout, Drawing No. 20404_STG3_01Rev.A - Proposed Drainage Layout, Drawing No. 20404_STG3_02Rev.D - Proposed Road Layout, Drawing No. 20404_STG3_03Rev.C - Proposed Sightlines, Drawing No. 20404_STG3_04Rev.B - Typical Construction Details (1), Drawing No. 20404_STG3_05.1Rev.B - Typical Construction Details (2), Drawing No. 20404_STG3_05.2Rev.B - Typical Highway Construction Details, Drawing No. 20404_STG3_06.1Rev.B
10.	<b>Highways</b> The use of the development shall not be commenced until the access and parking requirements have been constructed in accordance with the approved plan. Any such access and or parking provision shall be retained and be capable of use when the development is completed and shall not be removed or altered without the prior consent of the Local Planning Authority.	Car Parking Area Control  <b>Not Required to Discharge</b>			
11.	<b>Highways</b> The use of the development shall not be commenced until the existing access to the highway onto Devonshire Road is permanently closed and the site parking area provided, the highway crossing and boundary shall be reinstated in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority.	Car Parking Area Control  <b>Not Required to Discharge</b>			

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12.	<b>Highways</b> The footway detailed in Doc IDK-IRN-P-00-10-02 Rev.P(D) Site Master Plan shall link from the existing adopted footway on Devonshire Rd into the site allowing pedestrians access to and from the development and this shall be provided for the lifetime of the development.	<u>Variation of Condition Application</u> Wording of the planning condition needs updating to reference the updated Master & Site Co-ordination Plan 03 – IRN-IDK-00-MP-502 in IDK's updated drawing pack which achieves the planning condition's stated objective.			
13.	<b>Highways</b> Development shall not commence until a Construction Traffic Management Plan has been submitted to and approved in writing by the Local Planning Authority. The CTMP shall be implemented as approved and include details of: <ul style="list-style-type: none"> <li>• Retained areas for vehicle parking, manoeuvring, loading and unloading for their specific purpose during the development;</li> <li>• Cleaning of site entrances and the adjacent public highway;</li> <li>• Details of proposed wheel washing facilities;</li> <li>• The sheeting of all HGVs taking spoil to/from the site to prevent spillage or deposit of any materials on the highway;</li> <li>• Details of any proposed temporary access points (vehicular / pedestrian)</li> <li>• Surface water management details during the construction phase</li> </ul>	X			<u>Discharge of Condition Application</u> Please see Construction Environmental Management Plan, Rev. 1, 06/08/2021 by AIBM Ecology that addresses these requirements
14.	<b>Highways/LLFA</b> No development shall commence until a detailed surface water scheme that is accordance with the principles set out in Doc 19343-Drainage Strategy Report V3 has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include: <ul style="list-style-type: none"> <li>a) Details of permeable surface to be used on the car park</li> <li>b) Access provision to allow maintenance to attention tanks and silt traps</li> <li>c) Further details of how the NJT ponds regulate in weather events</li> </ul> The development shall thereafter be constructed, maintained and managed in accordance with the approved Drainage Strategy	X			<u>Discharge of Condition Application</u> See: Drainage Strategy Report, Ref: CN 20404, Version 4 – 22 <sup>nd</sup> September 2021 <ul style="list-style-type: none"> <li>- Existing Drainage Layout, Drawing No. 20404_STG3_01Rev.A</li> <li>- Proposed Drainage Layout, Drawing No. 20404_STG3_02Rev.D</li> <li>- Proposed Road Layout, Drawing No. 20404_STG3_03Rev.C</li> <li>- Proposed Sightlines, Drawing No. 20404_STG3_04Rev.B</li> <li>- Typical Construction Details (1), Drawing No. 20404_STG3_05.1Rev.B</li> <li>- Typical Construction Details (2), Drawing No. 20404_STG3_05.2Rev.B</li> <li>- Typical Highway Construction Details, Drawing No. 20404_STG3_06.1Rev.B</li> </ul> AIBM Ecology's NJT Mitigation Strategy



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15.	<b>Highways/LLFA</b> No development shall commence until a Construction Surface Water Management Plan has been submitted to and approved in writing by the Local Planning Authority.	X			<u>Discharge of Condition Application</u>  See: Drainage Strategy Report, Ref: CN 20404, Version 4 – 22 <sup>nd</sup> September 2021 - Existing Drainage Layout, Drawing No. 20404_STG3_01Rev.A - Proposed Drainage Layout, Drawing No. 20404_STG3_02Rev.D - Proposed Road Layout, Drawing No. 20404_STG3_03Rev.C - Proposed Sightlines, Drawing No. 20404_STG3_04Rev.B - Typical Construction Details (1), Drawing No. 20404_STG3_05.1Rev.B - Typical Construction Details (2), Drawing No. 20404_STG3_05.2Rev.B - Typical Highway Construction Details, Drawing No. 20404_STG3_06.1Rev.B
16.	<b>HRA</b> All of the mitigation measures identified in the section entitled 'Proposed Mitigation for likely recreational impact on SPA Features' of the Appropriate Assessment, by Lucy Gibson, ref. 1202/RP03, dated 11 December 2020, paragraphs 19 – 23 inclusive as well as paragraphs 24 – 28 inclusive, shall be implemented in full before the accommodation units are occupied as set out in perpetuity for the lifetime of the development.	General Control  <b>Not Required to Discharge</b> These mitigation measures will be adhered to and implemented in full.			
17.	<b>Holiday Letting Restriction</b> The accommodation units including the rotunda lodges, the Luna, residences, airstream caravans and Vardo wagons hereby approved shall be occupied solely for holiday letting purposes and shall not be sold or let as permanent dwellings.	General Control  <b>Not Required to Discharge</b>			
18.	<b>Natterjack Toads</b> No development shall commence until an updated Natterjack toad survey and a 'Natterjack Toad Mitigation Plan' is submitted to and approved in writing by the Local Planning Authority. These shall include details of mitigation required during construction, such as detailed in the Ecology Summary Report and the CEMP. Mitigation for natterjack toads will need to be considered in conjunction with mitigation for reptiles. The Plan shall be implemented as approved.	X			<u>Discharge of Condition Application</u> Please see AIBM Ecology's NJT Mitigation Strategy



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19.	<b>External Finishes</b> Before development commences a schedule of external finishes for all the buildings and structures on the site shall be submitted to and approved in writing by the Local Planning Authority. The finishes shall implemented as approved before the development is brought into use.	X			<b>Discharge of Condition Application</b> The materials are still being finalised. AIBM will discharge in due course.
20.	<b>Trees</b> Before development commences a Tree Constraints Plan and arboricultural Method Statement shall be submitted to and approved in writing by the Local Planning Authority. The Plan and Method Statement shall be implemented as approved.	X			<b>Discharge of Condition Application</b> Please see Tom Dudson Tree Survey, Constraints Plan & Method Statement (15 <sup>th</sup> November 2021)
21.	<b>Obscure Glazing to Café/ Restaurant</b> All of the glazed panels on the eastern elevation of the café/restaurant of the Millway building shall be obscure glazed prior to the use hereby approved commencing. Once installed the obscure glazing shall be retained in perpetuity.	General Control  <b>Not Required to Discharge</b>			
22.	<b>Warehouse Opening Hours</b> The new Warehouse shall only open between the hours of: 8am and 6pm Monday to Friday inclusive: 9am and 2pm Saturday and Sunday.	Warehouse Opening Hours Control  <b>Not Required to Discharge</b>			
23.	<b>Millway Café/Restaurant</b> Before the Millway café/ restaurant is fitted out details of the internal layout shall be submitted to and approved in writing by the Local Planning Authority. The layout shall include details of the kitchen, location of hygiene facilities, details of extraction systems, location of grease traps as required. The café / restaurant shall be fitted out in accordance with the approved details before it is brought into use.	X			<b>Discharge of Condition Application</b> The details are still being finalised. AIBM will discharge in due course.
24.	<b>Stone Circles</b> Full details of the proposed stone circles shall be submitted to and approved in writing by the Local Planning Authority before they are erected. The stone circles shall be erected as approved.	X			<b>Discharge of Condition Application</b> The details are still being finalised. AIBM will discharge in due course.
25.	<b>PV Arrays</b> Full details of any solar PV arrays to be installed shall be submitted to and approved in writing by the Local Planning Authority before they are erected. The PV arrays shall be implemented as approved.	X			<b>Discharge of Condition Application</b> See: Max Fordham's Solar Array Schedule
26.	<b>Bike Shelters</b> Full details of the proposed bike shelters shall be submitted to	X			<b>Discharge of Condition Application</b>

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	and approved in writing by the Local Planning Authority before they are erected.				See: Millway Bike Shed Plans and Elevations Plan – Drawing No. IRN-IDK-02-MIL-210 & Warehouse Ground Floor, Mezzanine and Roof GA Plans Carpark Bike Shed Plans and Elevations (Drawing No. IRN-IDK-05-WRH-210)
27.	<b>Accessible Parking</b> Full details of all the proposed accessible parking provision, including layout, design and construction shall be submitted to and approved in writing by the Local Planning Authority before the development becomes operational. The accessible parking shall be implemented as approved.		X		<u><b>Discharge of Condition Application</b></u>  The Octagon has 3 accessible parking spaces. See: Masterplan & Site Coordination Plan 01(Drawing No. IRN-IDK-02-MIL-210) There are a further 3 accessible parking spaces for the Residences. See: Masterplan & Site Coordination Plan 02 (Drawing No. IRN-IDK-00-MP-501) 3 accessible parking spaces for the Millway building. See: Masterplan & Site Coordination Plan 03 (Drawing No. IRN-IDK-00-MP-502) 2 accessible parking spaces for the Warehouse and main car park. See: Masterplan & Site Coordination Plan 05 (Drawing No. IRN-IDK-00-MP-504) And MPGadsden Drainage & Civils design update
28.	<b>CEMP Update</b> Before any development commences updated Sections 5 - 8 inclusive of the CEMP (2018) shall be submitted to and approved in writing by the Local Planning Authority. The revised CEMP shall be implemented as approved.	X			<u><b>Discharge of Condition Application</b></u>  Please see AIBM Ecology's CEMP
29.	<b>Landscaping</b> Before development commences a landscaping and maintenance scheme, including boundary treatment for the proposed car park and warehouse site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented as approved before the car park and warehouse are brought into use.	X			<u><b>Discharge of Condition Application</b></u>  See: Barnes Walker Landscape Layout (Drawing No. M2685.04T) Landscape Layout – Warehouse (Drawing No. M2685-05C) & Landscape Management Schedules