

APPENDIX 1 - P1325.11

1. Public Toilet Provision

The public toilet facilities within Tollgate House shall not be used for any other purpose.

Reason: These facilities are essential to the public use of the scheme and the Local Planning Authority need to retain control over their management.

2. Car Parking Reservation

The areas set aside for car parking shall be constructed, laid out and surfaced in accordance with the details as previously approved prior to the final occupation of the development and shall be retained for the accommodation of vehicles visiting the site and shall not be used for any other purpose. All spaces shall be retained for the approved purpose unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure that car parking accommodation, including spaces for people with disabilities, is made permanently available and to prevent the obstruction of nearby streets by parked cars.

3. Car Park Entrance Management and Signage

All car park entrance equipment and signage shall be kept in an operational condition.

Reason: To ensure pedestrians, cyclists and vehicle drivers are not inconvenienced or endangered by the erection of inappropriately designed or sited signs for non-operational facilities and to ensure that Market Traders' vehicles are parked in the appropriate spaces.

4. Cycle and Motorcycle Parking

The existing facilities for the parking of motorcycles and the covered parking of cycles shall not be used for any other purpose and shall be kept in an operational condition.

Reason: To encourage trips to Romford by motorcycle and cycle and to ensure that users have appropriate parking facilities permanently available within the site.

5. Treatment of the Rooftop Residential Amenity Area

The treatment of the final phase of the rooftop residential amenity area (including all hard and soft landscaping and amenity features) shall be fully implemented in accordance with the details as

previously approved prior to residential occupation of the units which are served by that amenity space. Thereafter this area shall not be used for any other purpose.

Reason: In the interests of residential amenity.

6. Access for People with Disabilities

All parts of the development, including all lifts, the car parks and all external public areas, shall be designed to be accessible to people with disabilities. Such provision for people with disabilities shall be carried out in accordance with the details as previously approved and made available before any trading of that phase of the development commences and thereafter maintained as such unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the amenities of future occupants, employees and visitors and in accordance with the Council's policies and practice for access for people with disabilities and in accordance with the provisions of Section 76(1), (2) of the Town & Country Planning Act 1990.

7. Landscaping, Trees and Shrub Planting

If within a period of five years from the date of the planting carried out as part of the previously approved landscaping scheme, any tree or shrub, or any tree or shrub planted in replacement of it, is removed, uprooted or destroyed, is diseased or dies, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason: To ensure that the scheme has an adequate landscape and to ensure that any trees or shrubs planted as part of the landscaping scheme are replaced in accordance with that scheme.

8. External Lighting

External Lighting shall be installed in accordance with the details as previously approved prior to trading/residential occupation commencing in the final phase of the development and shall be retained and kept fully operational thereafter.

Reason: To enable the Local Planning Authority to control the scheme for the lighting of the site so as to protect traffic from excessive glare and maintain residential amenity.

9. Market Stall and Trailer Storage

The storage facilities for market stalls and trailers in Ducking Stool Court shall be implemented in accordance with the details as

previously approved and shall be maintained thereafter to the satisfaction of the Local Planning Authority.

Reason: In the interest of amenity, safety and security.

10. Window Display

The window display areas within the final phase of the development shall be fully implemented in accordance with the details as previously approved and retained thereafter unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of visual amenity and to ensure that the scheme contributes fully to the vitality of the Town Centre.

11. External Decoration

Other than that which constitutes advertisements under the Town & Country Planning (Control of Advertisements) Regulations and which shall be subject to separate application, no bunting or flags shall be displayed on the site unless agreed in writing by the Local Planning Authority.

Reason: In the interests of amenity and townscape.

12. Implementation and Retention of Pedestrian Routes

Details of all pedestrian routes (including their floor and other surface treatments) within the development hereby permitted shall be implemented in accordance with the scheme as previously approved prior to trading commencing in each phase of the development served by that route. Thereafter they shall not be used for any other purpose.

Reason: The Council consider it important that such access facilities are satisfactory for safe and attractive pedestrian access.

13. CCTV

The development hereby permitted shall be provided with Closed Circuit TV coverage and linked with the existing Romford Town Centre Closed Circuit TV system in accordance with the previously approved scheme shall be implemented before the second retail phase is occupied and thereafter kept in operational order.

Reason: To ensure public safety and security.

14. Provision for Loading

The hardened service yard shown in yellow on the plan (reference: 5610/TP004/2e) approved under P0849.00 shall be retained for the loading, unloading and turning of vehicles servicing the scheme, to the satisfaction of, and in accordance with the details previously approved by, the Local Planning Authority with the exception of the unit on the former Laurie Hall site for which separate arrangements are applicable. No loading and unloading of goods (including fuel) from vehicles shall be carried out otherwise than within such areas.

Reason: To avoid obstruction of the surrounding streets and to safeguard the amenities of occupiers of the neighbouring properties.

15. Servicing of A3 Unit on Former Laurie Hall Site

The scheme to enable the satisfactory servicing of the unit on the former Laurie Hall site as indicated in green on the plan (reference: 5610/TP002e) approved under P0849.00 as previously approved by the Local Planning Authority, shall be kept in operation unless otherwise agreed in writing with the Local Planning Authority. The unit shall only be serviced in accordance with the approved scheme and servicing of this unit shall not take place other than between 0700-2100 hrs on non-Market days and 1830-2100 hrs on Market days.

Reason: In order to ensure efficient servicing, maintain pedestrian safety and retain residential amenity.

16. Servicing in Ducking Stool Court

Servicing of the Romford Shopping Hall and Units 1, 2, 3 shown on the plan (reference: 5610/TP002e) approved under reference P0849.00 shall only be undertaken between 0700-2100 hrs Monday to Saturday. There shall be no servicing of these units on Sundays.

Reason: In the interests of residential amenity and the satisfactory setting up of the Market.

17. Open Storage Prohibition

Goods and materials (other than Market stalls and Market trailers in their designated storage areas in Ducking Stool Court service yard) shall not be stored or sold on the site in the open or in public circulation areas.

Reason: In the interests of visual amenity and efficient servicing and safe pedestrian circulation.

18. Roller Shutter Equipment

Security equipment to protect external doors and windows shall only be installed in or on the individual units hereby permitted if full details of its specification(s), location, design and appearance have first been submitted to and approved in writing by the Local Planning Authority. The equipment shall only be installed in full compliance with the approved details.

Reason: In the interests of amenity and to ensure the vitality of the development.

19. Construction Methodology

The construction method statement previously approved by the Local Planning Authority to control the adverse impact of the development on the amenity of the public nearby occupiers and the operation of the Market shall be adhered to for the duration of the construction period. The construction method statement shows details of:

(i) parking of vehicles of site personnel, operatives and visitors;

(ii) areas hardened to enable the loading and unloading of plant and materials;

(iii) storage of plant and materials used in constructing the development;

(iv) treatment of all relevant pedestrian routes and highways within and around the relevant site throughout the course of construction and their reinstatement where necessary;

(v) times, routes and means of access into the site for construction traffic and delivery vehicles (including the removal of waste from the site and methods of preventing deposition of materials of the public highway);

(vi) the hours of the day during which external construction or other noisy works are intended;

(vii) the siting, design, size and duration of any temporary buildings including the temporary toilet facilities to replace the existing toilets next to Ludwigshafen Place;

(viii) a scheme for security hoardings including decorative displays and facilities for public viewing;

(ix) a scheme for recycling waste resulting from the construction programme and a means of disposal of waste arising from the construction programme including details of disposal end points. Burning of waste shall be precluded.

(x) the method of demolition of the existing structures including the existing Rumford Shopping Hall (normally to be by hand or hydraulic machinery);

(xi) measures for the suppression of dust to be used whilst demolition and construction are in progress particularly in regard to ensuring the satisfactory operation of the adjoining Market. (These measures to include the provision of a water supply at all areas of demolition); and

(xii) the method of piling (either sheet or loadbearing) on site (normally restricted to auger bored or hydraulic press);

(xiii) the method of preventing mud being deposited on the public highway and details of facilities for vehicle wheel washing;

(xiv) predicted noise and vibration levels from construction and demolition using methodologies and at points to be agreed with the Local Planning Authority;

(xv) the measures to be taken to minimise noise and vibration arising from construction activities to demonstrate best practicable means;

(xvi) a scheme for monitoring noise and vibration levels using methodologies and at points to be agreed with the Local Planning Authority;

(xvii) the measures to be taken to ensure that all plant and equipment used on site is maintained and used in accordance with manufacturer's recommendations;

(xviii) a programme for community liaison to inform the Council, market traders, local residents and commercial occupiers of site activities and the potential for disturbance.

Reason: To protect residential amenity and in the interests of highway safety

20. Construction Hours Limitations

No external construction works, deliveries and external running of construction plant and equipment shall take place on site other than between the hours of 0800 to 1800 hrs on Mondays to Friday and 0800 to 1300 hrs on Saturdays unless agreed in writing with the Local Planning Authority. No external construction works, deliveries and external running of plant and equipment shall take place on Sundays, Bank or Public Holidays unless otherwise agreed in writing with the Local Planning Authority.

Reason: To protect residential amenity.

21. Waste Management Scheme

The waste management scheme for each phase of the development as previously approved by the Local Planning Authority shall be implemented at the commencement of trading or residential occupation (whichever is the sooner) and shall thereafter be permanently maintained unless otherwise agreed in writing with the Local Planning Authority. All refuse shall be properly contained within the approved facilities and shall not be stored or deposited elsewhere.

Reason: To protect the amenity of occupiers of nearby premises and in the interest of public health.

22. Noise from Amplified Music Equipment

Details of the measures to control levels of music and amplified noise emanating from the A3 Unit permitted on the former Laurie Hall site and the A1 Use Class retail units shall be submitted to and approved in writing by the Local Planning Authority before that individual unit commences trading. The approved details shall be implemented prior to the individual unit commencing trading and shall thereafter be kept in operational order and used at all times that music/amplified noise is being played.

Reason: In the interest of public amenity.

23. Noise and Odour Control

Details of the measures to control noise and odour from all mechanical systems serving an individual premises of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority before that individual unit commences trading. The details shall include the maintenance programme of all filtration systems. The approved details shall be implemented before trading in each particular unit commences in full accordance with the approved details and thereafter kept in operational order and used at all times when the premises are operational.

Reason: In the interests of public amenity.

24. Scheme for Prevention of Noise to Residential Accommodation

The scheme for protecting residents from noise arising from the car park, pedestrian routes, market activities (including setting-up and dismantling of the Market), surrounding commercial properties and

traffic on St Edward's Way as previously approved by the Local Planning Authority shall be implemented in accordance with the agreed details prior to any residential occupation and kept fully operational thereafter.

Reason: To protect residents from disturbance.

25. Noise

Noise levels (expressed as the equivalent continuous sound level, (LAeq (1 hr) from fixed plant and machinery at the nearest noise sensitive premises shall not exceed LA90-10dB.

Reason: To protect the residential amenity.

26. Noise/Vibration Control

Before any of the retail development hereby permitted commences such works as may be necessary to control the transmission of noise/vibration, from the commercial premises, through the building fabric to ensure that the occupiers of adjoining premises are not adversely affected by noise/vibration shall be carried out in accordance with the scheme as previously approved by the Local Planning Authority to undertake. The approved scheme shall be fully implemented prior to retail trading commencing and maintained thereafter.

Reason: To maintain residential amenity.

27. Ventilation, Satellite Dishes and Other Plant

Extract ventilation, air conditioning or equipment such as lift gear, aerials, satellite dishes, external telecommunications equipment etc shall only be installed on the development hereby permitted if full details of their specification, location, external discharge points, design and acoustic performance have first been submitted to and approved in writing by the Local Planning Authority. The system(s) for individual buildings shall be installed prior to the use of the buildings and maintained to the satisfaction of the Local Planning Authority in accordance with the approved details.

Reason: In the interests of public amenity.

28. Management Plans

The following management plans as previously approved by the Local Planning Authority shall be maintained in operation unless otherwise agreed in writing by the Local Planning Authority.

(i) a landscape management plan (including the roof amenity area for the residential units);

(ii) a management plan for the residential element (including the means of maintaining the security of private residential areas (foyers, doors, corridors, stairs and lifts) and the maintenance of these.

(iii) a maintenance plan for the whole scheme including public and private areas.

Reason:

In the interests of the appearance and security of the development, its use by the community, the transport strategy and the vitality and viability of the town centre.

29. Shop-Front Design

Before the retail development hereby approved commences trading, details shall be submitted to and approved in writing by the Local Planning Authority showing design details of all shop-fronts in the scheme. The details shall be implemented before retail trading commences.

Reason: In the interests of amenity and ensuring that the scheme has a satisfactory appearance.

30. Medical Premises Parking

The fourteen car parking spaces for the medical premises (including two for Doctors and twelve for visitors) and ten car parking spaces for people with disabilities as indicated in the approved drawing reference no.245000 L1 Rev:H shall be permanently retained for this purpose unless otherwise agreed in writing with the Local Planning Authority.

Reason: To safeguard these spaces for use by Doctors and visitors to the medical premises.

INFORMATIVES

1. This approval is not a consent under the Town & Country Planning (Control of Advertisements) Regulations. A separate application under the Advertisement Regulations must be submitted for any signage together with the appropriate fee.

2. The developer should ensure that the highways outside the site affected by the construction works are kept in a clean and tidy condition in accordance with the approved planning condition for

the construction methodology, otherwise action may be taken under the Highways Act.

3. The Council expects the developer to make every effort to ensure that drivers of construction, delivery and other related traffic are made fully aware of and abide strictly by the off-site construction traffic route presented to this Council in support of the planning application and as set out in the approved construction methodology.
4. All retail units shall be provided with a connection to main foul drainage (of a diameter of at least 100mm).
5. All retail units with a retail floor area greater than (50m²) shall be provided with flush sanitary accommodation connected to main drainage for the use of employees. Units with a floor area in excess of (100m²) shall be provided with separate facilities for male and female and include provision for people with disabilities.
6. Provision should be made for any windows, skylights or any transparent or translucent wall, ceiling or roof to be safety accessible for cleaning.
7. Prior to retail trading commencing it would be helpful to the Council and Police Authority for the developer to have submitted a 24 hour safety audit of all pedestrians routes so that sufficient and appropriate town centre policing can be agreed.
8. The Local Planning Authority will expect the scheme to be lit only in accordance with the approved lighting scheme.

Reason for Approval

The proposed development is considered to be in accordance with the aims, objectives and provisions of Policies DC61 and DC68 of the LDF Core Strategy and Development Control Policies Development Plan Document.