

**Development Control (Hetton, Houghton & Washington)
Sub-Committee**

01 March 2011

SUPPLEMENTARY REPORT ON APPLICATIONS

REPORT BY DEPUTY CHIEF EXECUTIVE

PURPOSE OF REPORT

This report is circulated a few days before the meeting and includes additional information on the following applications. This information may allow a revised recommendation to be made.

LIST OF SUPPLEMENTARY ITEMS

Applications for the following sites are included in this report.

Washington

- S2. Radial 64 (Former Dunlop Tyre Factory) Birtley Road
Washington.

Number:	S2
Application Number:	10/03972/FUL
Proposal:	Erection of 30,000 sq m manufacturing facility including ancillary offices, car parking / servicing, associated highway improvements and access arrangements.
Location:	Radial 64 (Former Dunlop Tyre Factory) Birtley Road Washington

Further to the main agenda report which set out this application in detail the following outstanding matters are addressed in this supplement report.

- Highways / Access Issues.
- Wildlife.
- Environmental Considerations.

Highways / Access Issues.

As explained in the main agenda report, a number of the proposals put forward in relation to highways were still being given further consideration. Observations and comments have now been received, as set out below:-

- Car Parking
The applicant has advised that parking provision of 600 is what they consider to be the maximum number of parking spaces required. As per the overall quantum of development proposed, this number could in reality be less, once the final size of the proposed buildings have been determined. As such, as part of their travel plan requirement, details will be required in order to justify the overall amount of parking that will be required. Appropriately worded conditions can be imposed to any permission granted to ensure this, should Members be minded to approve the application.

In addition, in order to ensure a consistent approach is undertaken across the site, a Parking Management Scheme will need to be introduced to ensure the car park is used effectively for short-term parking, car-sharing and that no overspill parking will take place. Conditions can be imposed ensuring this occurs, should Members be minded to approve the application.

- Junction arrangements / Highway Improvements.
Further discussions have been ongoing regarding a junction / road improvement scheme at the site entrance and on Birtley Road. This amongst other matters would incorporate traffic signals at the site entrance. For the entrance to operate effectively, these signal would have to operate on a full time basis and the barrier / gate on the main access road would have to remain open during normal “office hours” The final details of this scheme of improvements are yet to be finalised but Transportation Engineers are confident that a satisfactory arrangement can be achieved. As such, it is proposed that appropriately worded conditions can be imposed on any consent issued, should Members be minded to approve the application.
- Pedestrian / Cycle Access.
Further discussions have also taken place regarding this aspect and it has been explained to the applicant that linkages to the site must be achieved from the south, in order to improve accessibility for pedestrians / cyclists. Whilst it is accepted that the applicant has no obligation to provide linkages for other occupants on the site, such as BAE, the importance of the requirement for them to provide such for the portion of the site under consideration has been explained. As such, the applicant has been advised to contact Sustrans, who are responsible for the cycleway that runs along the southern boundary of the site, with a view to establishing whether such linkages can be achieved. As such, it is considered that some form of connectivity will be able to be achieved and appropriately worded conditions can be imposed on any permission issued, should Members be minded to approve the application.
- Travel Plan.
The Travel Plan requirements for the development, which should include measures to reduce reliance upon car-borne travel have now been discussed with the applicant and appropriately worded conditions can be imposed on any permission issued, should Members be minded to approve the application.

Wildlife.

As discussed in the main agenda report, the wildlife proposals broadly follow the guiding principals established in the “Radial 64 Habitat Masterplan” which has been previously approved for the site. A number of differences to these original details are depicted on submitted drawing no. 1872(PL)03, which have now been considered as being acceptable, subject to the following:-

- Landscaping schedules, being detailed and approved before works start on site.
- All retained woodland areas that require a programme of thinning, possibly with herbicide treatment of stumps, should be identified. Only

one area of woodland is marked for underplanting on drawing no. 1872(PL) 03. The addition of ground flora species should be through (native and local provenance) seeding, bulbs and/or plugs as appropriate

- The creation of 'Diversified calcareous grassland' and 'Wildflower Grassland' (which should also be calcareous; with wet flushes where possible) is acceptable in size and location marked on drawing no. 1872(PL) 03. These and other marginal grassland habitats should for the most part remain scrub-free.
- The retained species rich grassland must be suitably protected to avoid damage during works and post-construction. The design and management of the retained species rich grassland area and other areas along the southern boundary, including those proposed for new planting, should favour open grassland habitat (through thinning, scrub control and shade reduction).
- Details of the specification, locations and management of bird and bat boxes is required, and should accord with the woodland management programme and other factors such as lighting.
- The proposed surface water attenuation pond offers a good biodiversity resource and should be designed and managed with sympathetic profiles and landscaping, including open (wet) grassland habitat to the south. Reference should be made to SuDS good practice and the Design Manual for Roads and Bridges.
- Depending on the timetable of works proposed or possible delays in the development programme following approval, the applicant should be aware of the need for further ecological survey work to inform for example contractor method statements; an example being works that might have a negative impact on breeding birds (during March to August inclusive).
- Where possible, selective scrub, woodland and wood edge management works should extend to the land immediately to the south of the boundary along the dismantled railway embankment/Vigo Railway SNCI.

To conclude, the proposal in terms of the overall general landscaping principles that are to be employed, these are considered to be acceptable and as such is in accordance with Policies CN16, CN17, CN18, and CN23 of the UDP. Conditions can be imposed to ensure that these principles are met, should Members be minded to approve the application. These can be found at the foot of the report.

Environmental Considerations.

Further to the comments made in the main agenda report, Environmental Health have confirmed the wording of the conditions that they require to be imposed in order to ensure a satisfactory form of development and to accord with policies EN5, EN6 and EN14 of the UDP. These are set out as conditions 34 to 41 at the end of the report.

CONCLUSION

Having now had the opportunity to fully consider the information that has been submitted by the applicant, it is considered that the site is capable of accommodating the quantum of development proposed. It should be remembered that the site has been allocated for industrial purposes for a considerable amount of time and that this proposal represents a maximum amount of development and parking. Further applications will be required to be submitted in the future to confirm the final details.

As Members are aware, it is usual for conditions to be imposed, in order to ensure that the highest possible standards of development are achieved and to also ensure that any reasonable measures are taken to address any issues that may have identified during the course of the application process.

To this end, a total of 43 conditions are recommend to be imposed and are set out below. The LPA are confident that adherence to these conditions will ensure a satisfactory form of development is achieved, which will accord to UDP policies.

By way of comparison, some 42 conditions were imposed on the outline application for the whole site (08/03879/OUT) and 30 conditions for the BAE facility (09/02281/REM). The conditions that are recommended for this proposal are considered necessary in order to ensure that the proposal generally complies with the overall principals and requirements that have already been established for the site, via these previous applications.

Members are therefore recommended to approve the application, subject to conditions, as set out below.

RECOMMENDATION:- APPROVE Subject to conditions as set out below:-

Conditions

1. Approval of the following shall be obtained from the Local Planning Authority, in writing before the development is commenced.
 - Details of the size of the building(s),
 - Details of the siting of the building(s),
 - Details of the design and external appearance of the building(s)

Plans and particulars of these matters shall be submitted utilising a planning application form and shall be carried out as approved, in order to achieve a satisfactory form of development and in order to comply with policy B2 of the Unitary Development Plan.

2. Application for approval of the above matters shall be made to the Local Planning Authority before the expiration of five years from the date of this permission. The development hereby permitted shall be begun either within five years of the date of this permission or within three years of the date of approval of the last of the above matters to be approved, whichever is the later.
3. For the avoidance of doubt, the total gross floor space (including mezzanine levels) for the development hereby approved shall not exceed 30,000 sq m of industrial units (Use Classes B2). This quantum of development will achieve a satisfactory form of development and ensure the highway network is not unduly strained by the traffic generated by the site and thereby comply with policies B2 and T14 of the Unitary Development Plan.
4. Before the construction of any building or group of buildings is commenced on site, an assessment of its / their design and visual impact on the landscape and or surrounding area and measures to mitigate any adverse impacts shall be submitted to and approved in writing by the Local Planning Authority. Any agreed mitigation measures shall be implemented before the building is brought in to use in the interests of visual amenity and to comply with policy B2 of the adopted UDP.
5. No works shall take place on any part of the development until a scheme of working has been submitted to the satisfaction of the Local Planning Authority; such a scheme shall include siting and organisation of the construction compound and site cabins, routes to and from the site for construction traffic, and measures to ameliorate noise, dust, vibration and other effects, and be so implemented, in the interests of the proper planning of the development and to protect the amenity of nearby occupiers and in order to comply with policies B2 and T14 of the Unitary Development Plan.

6. Before the development commences, details of the method of containing the construction dirt and debris within the site and ensuring that no dirt and debris spreads on to the surrounding road network shall be submitted to and approved by the Local Planning Authority. For the avoidance of doubt, these details shall include the installation and maintenance of a wheelwash facility on the site. All works and practices shall be implemented in accordance with the agreed details before the development commences and shall be maintained throughout the construction period in the interests of the amenities of the area and highway safety and to comply with policies B2 and T14 of the approved Unitary Development Plan.
7. The construction works and associated deliveries to site required for the development hereby approved shall only be carried out between the hours of 08.00 and 18.00 Monday to Friday and between the hours of 08.00 and 13.00 on Saturdays and at no time on Sundays or Bank Holidays, unless otherwise agreed in writing in advance with the Local Planning Authority, in order to protect the amenities of the area and to comply with policy B2 of the Unitary Development Plan.
8. No groundworks or development shall commence until the developer has appointed an archaeologist to undertake a programme of observations of groundwork and construction work to record items of interest and finds in accordance with a specification provided by the Local Planning Authority. The appointed archaeologist shall be present at all relevant times during the undertaking of groundworks. The observation is required due to the site being located within an area identified as being of potential archaeological interest (Milbank and Thorold coal pits), in order to ensure that any archaeological remains on the site can be preserved wherever possible and recorded, and , if necessary, emergency salvage undertaken in accordance with Unitary Development Plan Policy B13.
9. The development hereby approved shall not be occupied / brought into use until a report compiled of the results of observations of the groundworks has been submitted to and approved in writing by the Local Planning Authority: An investigative report is required due to the site being located within an area identified as being of potential archaeological interest (Milbank and Thorold coal pits), in order that any archaeological remains on the site can be preserved wherever possible and recorded, to accord with Unitary Development Plan Policy B13.

10. Prior to the commencement of development, a framework Habitat Masterplan for the site shall be submitted to and approved in writing by the Local Planning Authority. This Masterplan shall identify:-
- existing habitats on the site, particularly Biodiversity action Plan (BAP) habitats;
 - measures for the retention, enhancement, and where necessary the creation of new replacement BAP habitats, to ensure the conservation and enhancement of BAP habitats;
 - the maintenance and creation of habitat linkages as necessary to ensure the continued functionality of the BAP habitats on and off the site (including a corridor running north to south across the site)
 - indications of how the proposed layout of development on the site is to support the Masterplan; and
 - a timetable for the implementation of the scheme.

Prior to the commencement of work on each phase of development / work on each building a supplementary statement relating to habitat creation and management in line with the agreed Masterplan shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, all retained woodland areas that require a programme of thinning, possibly with herbicide treatment of stumps, should be identified on each supplementary statement to be submitted. It should also be noted that the addition of ground flora species should be through (native and local provenance) seeding, bulbs and/or plugs as appropriate. Once agreed, the identified measures shall be implemented in accordance with these details, in the interests of maintaining/enhancing the biodiversity of the site and to comply with policies CN18, CN22 and CN23 of the Unitary Development Plan.

11. Prior to the commencement of development, a scheme for the future management of habitats, particularly Biodiversity Action Plan habitats and habitat linkages on the site as a whole shall be submitted to and approved in writing by the Local Planning Authority. The habitat management scheme shall describe the means of delivery of habitat management, including funding. The scheme shall be based upon the agreed Habitat Masterplan (required by condition no. 8 of this consent) and shall include an appropriate monitoring programme and shall be implemented as agreed and maintained as such thereafter, in order to ensure the retention and enhancement of the recognised biodiversity of the site and to comply with policies CN18, CN22 and CN23 of the adopted Unitary Development Plan.

12. Prior to the commencement of development, details of the specification, locations and management of bird and bat boxes, which should accord with the habitat management programme (required by condition no. 9 of this consent) and other factors such as lighting, in order to ensure the retention and enhancement of the recognised biodiversity of the site and to comply with policies CN18, CN22 and CN23 of the adopted Unitary Development Plan.
13. No trees in existing areas of tree planting shown to be retained on the approved plans shall be felled without the prior consent of the Local Planning Authority, in the interests of visual amenity and to comply with policy CN17 of the Unitary Development Plan.
14. No existing areas of tree planting shown to be retained on the approved plans shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. Any topping or lopping approved shall be carried out in accordance with British Standard 3998 "Tree Work", in the interests of visual amenity and to comply with policy CN17 of the Unitary Development Plan.
15. Before the development commences a method statement shall be submitted to the Local Planning Authority detailing the method of construction for any works to be undertaken within the crown spread of any trees on the site. Such details to include methods of excavation. All works shall be carried out in accordance with the agreed details in the interests of visual amenity and to comply with policy CN17 of the Unitary Development Plan.
16. The erection of fencing for the protection of any retained trees shall be undertaken in accordance with the plans and particulars to be submitted to and approved by the Local Planning Authority, before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority, in the interests of visual amenity and to comply with policy CN17 of the Unitary Development Plan.
17. If any retained tree is removed, uprooted, destroyed or dies, another tree shall be planted at the same place and that tree shall be of such a size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority, in the interests of visual amenity and to comply with policy CN17 of the Unitary Development Plan.

18. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a detailed scheme of landscaping and treatment of hard surfaces which shall include indications of all existing trees and hedgerows on the land, details for their protection during the course of development, and details of the enhancements to the landscaping on the periphery of the site in the interests of visual amenity and to comply with policies B2 and CN17 of the Unitary Development Plan.
19. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting season following the occupation of the buildings or the completion of the development whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless the Local Planning Authority gives written consent to any variation, in the interests of visual amenity and to comply with policies B2 and CN17 of the Unitary Development Plan
20. Notwithstanding any details on the submitted plans details of all walls, fences or other means of boundary enclosure for each phase of the development shall be submitted to and approved by the Local Planning Authority before the works on that phase of the development is commenced. The agreed boundary treatment shall be completed prior to the occupation of that particular phase or in accordance with an agreed timetable, in the interests of visual amenity and to comply with policy B2 of the Unitary Development Plan.
21. Notwithstanding any indication of materials which may have been given in this application, no development shall take place until a schedule and samples of the materials and finishes to be used for the external surfaces, including walls, roofs, doors and windows has been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, such submissions should include the use of sample panels, where appropriate. Thereafter, the development shall not be carried out other than in accordance with the approved details; in the interests of visual amenity and to comply with policy B2 of the Unitary Development Plan.
22. Notwithstanding the submitted plans, proposed ground level sections across the site and details of the finished slab levels of each building shall be submitted and approved in writing with the Local Planning Authority. All works shall be carried out in accordance with the approved levels details in order to achieve a satisfactory form of development and to comply with policy B2 of the Unitary Development Plan.

23. The development shall not commence until details of the foul and surface water drainage have been submitted to and approved by the Local Planning Authority. The details shall incorporate sustainable urban drainage systems measures, unless otherwise agreed in writing by the Local Planning Authority. For the avoidance of doubt, the proposed surface water attenuation pond should be designed and managed with sympathetic profiles and landscaping, including open (wet) grassland habitat to the south. Reference should be made to current good SuDS practice and the Design Manual for Roads and Bridges.

Once agreed, the development shall not be occupied until these facilities have been provided and installed in accordance with the approved details, in order to ensure satisfactory drainage to the site, which will not result in any additional flood risk on the site or in the local vicinity and to comply with policy EN12 of the Unitary Development Plan.

24. Prior to being discharged into any watercourse, surface water sewer or soakaway systems, all surface water drainage from parking areas and hardstandings shall be passed through trapped gullies installed in accordance with a scheme submitted to and approved in writing by the Local Planning Authority, before the development is commenced, in order to prevent pollution of the water environment and to comply with policy EN12 of the approved Unitary Development Plan.
25. Prior to the occupation of any of the buildings on site, a scheme of junction improvements at (i) the junction on Birtley Road at the access to the site and (ii) the junction of Birtley Road and Picktree Lane, together with a timetable for their implementation shall be submitted to and approved in writing by the Local Planning Authority. The agreed scheme(s) shall then be fully implemented in accordance with the agreed timetable in the interests of highway safety and to comply with policy T14 of the approved Unitary Development Plan.
26. Prior to the occupation of any of the buildings on site, details of the car parking for (i) the site as a whole and (ii) each phase / unit shall be submitted to and agreed in writing by the Local Planning authority. The agreed scheme for each phase/unit which shall accord with the requirements of the Council's Supplementary Planning Guidance, unless otherwise agreed in writing by the Local Planning Authority, shall be fully surfaced and laid out before the relevant unit is brought in to use in order to ensure a satisfactory level of car parking provision in the interests of highway safety and to comply with policies T14 and T22 of the adopted Unitary Development Plan.

27. Prior to the occupation of any of the buildings on site, car parking management schemes for the (i) the site as a whole and (ii) for each operator (if applicable) shall be submitted to and agreed in writing by the Local Planning Authority. For the avoidance of doubt, the agreed scheme should adequately demonstrate that the overall amount of parking provided is sustainable and necessary for the operational requirements of the site / operator. Once agreed, the car parking areas shall be laid out and be fully implemented in accordance with these schemes and operated in such a manner thereafter, in order to ensure that car parks are used effectively for short-term parking and car-sharing and that no overspill parking will take place, in the interests of highway safety and to comply with policies T14 and T22 of the adopted Unitary Development Plan.
28. Prior to the occupation of any of the buildings on site, a plan detailing enhanced cycle links between the site and the adjacent cycleway network shall be submitted to and agreed in writing by the Local Planning Authority. The agreed scheme shall be fully implemented before any of the buildings on the site are brought in to use and to comply with policies T9 and T14 of the adopted UDP.
29. Prior to the occupation of any of the buildings on site, a plan detailing enhanced pedestrian links between the site and the adjacent footpath network, Rickleton Way and Vigo Lane shall be submitted to and agreed in writing by the Local Planning Authority. The agreed scheme shall be fully implemented before any of the buildings on the site are brought in to use and to comply with policies T8 and T14 of the adopted Unitary Development Plan.
30. Prior to the occupation of any of the buildings on site, the details of the internal road layout and servicing arrangements shall be submitted to and approved in writing by the Local Planning Authority. The agreed scheme shall then be fully implemented and no unit occupied until the road giving access to it and its servicing area are laid out and surfaced to at least base course level in order to ensure satisfactory access and servicing is available and to comply with policy T14 of the approved Unitary Development Plan.
31. Prior to the occupation of any of the buildings on site, a site-wide Travel Plan, which shall include clearly defined individual targets and penalties to meet the target modal shift of 16% from car borne journeys, shall be submitted to and approved in writing by the Local Planning Authority. Once agreed, the measures and monitoring strategy as set out in the site-wide Travel Plan shall be fully implemented in order to ensure that the Travel Plan targets are being met and the use of modes of transport other than the private car are being promoted and to comply with policy T 14 of the adopted Unitary Development Plan.

32. Prior to the occupation of any of the buildings on site the occupant shall prepare and submit to the Local Planning Authority a Unit Travel Plan based on the format contained in the agreed site-wide Travel Plan. The unit Travel Plan shall be agreed in writing by the Local Planning Authority and the requirements of the agreed Plan shall be implemented by the operator in order to ensure access to the site by alternative modes of travel and to accord with policies T1 and T2 of the Unitary Development Plan.
33. Notwithstanding the submitted details, any site access gates / barriers installed at the site entrance at Birtley road shall wherever possible, remain open between the hours of 08.00 and 18.00 Monday to Friday in order to enable the free flow of traffic, in the interests of highway safety and to comply with policies T14 and T22 of the Unitary Development Plan.
34. No development shall be commenced until the application site has been subjected to a detailed desk study and site investigation and remediation objectives have been determined through risk assessment, and approved in writing by the Local Planning Authority and detailed proposals for the removal, containment or otherwise rendering harmless any contamination (the "Remediation Statement") have been submitted to and approved in writing by the Local Planning Authority, in the interests of amenities of the surrounding area and to comply with policy EN14 of the Unitary Development Plan.
35. No development approved by this permission shall be commenced until the works specified in the Remediation Statement have been completed in accordance with the approved scheme and a report validating the remediated site has been approved in writing by the Local Planning Authority, in the interests of the amenities of the surrounding area and to comply with policy EN14 of the Unitary Development Plan.
36. Should any contamination not previously considered be identified during construction works an additional method statement regarding this material shall be submitted to the Local Planning Authority for approval, in the interests of the amenities of the surrounding area and to comply with policy EN14 of the Unitary Development Plan.
37. Before any phase of the development hereby approved is occupied, the details of any CCTV / floodlighting / exterior lighting, including a technical specification to demonstrate that overspill does not occur shall be submitted to and approved in writing by the Local Planning Authority. All works shall then be implemented in accordance with the agreed details and maintained as such thereafter, in order to ensure a satisfactory form of development and to comply with policy B2 of the Unitary Development Plan.

38. Prior to any building(s) becoming occupied / operational, a noise assessment in line with British Standard 4142:1997 "Rating industrial noise affecting mixed residential and industrial areas" shall be undertaken by a suitably qualified and experienced noise control consultant. For the avoidance of doubt, such an assessment shall include both internal and external noise sources (such as vehicular audible warning systems) and demonstrate that the level of noise from the site shall, throughout the life of the development, not exceed the background level (LA90) by more than 5 dB as measured one metre in front of the nearest noise sensitive façade. The noise source should be either measured or acoustic data taken from the manufacturer's information for the item or plant of interest. A background noise survey must be performed during the proposed operating hours. Following analysis and corrections to the data in accordance with BS4142, the report should accurately determine the difference between the source and existing noise levels. This report, which shall include the specification of any necessary mitigation measures, shall be submitted to and agreed in writing by the Local Planning Authority. The agreed measures shall be implemented before the occupation of the relevant building(s) in order to ensure no undue noise nuisance is created and be maintained as such thereafter, in order to comply with policy EN5 of the Unitary Development Plan.
39. Prior to any building(s) becoming occupied / operational an air quality assessment shall be undertaken which demonstrates the likely changes in air quality or exposure to air pollutants, as a result of a proposed development. Such an assessment shall provide sufficient qualitative and quantitative information to determine the 'significance' of the air quality impacts, and therefore the priority given to air quality concerns.

The basis of the assessment should be to compare the existing situation with that following completion of the development and determine the changes in air quality expected. The assessment will also need to compare predicted pollutant concentrations with relevant air quality objectives and limit values, requiring the assessment to be consistent with the target years for the limit values and objectives.

The method of assessment is included within the guidance document 'Development Control: Planning for Air Quality (2010 Update)' produced by Environmental Protection UK, and reference should be made to this document within the assessment. Once completed, the air quality assessment shall be submitted to and approved in writing by the Local Planning Authority in order to ensure a satisfactory form of development and to comply with Policy EN9 of the Unitary Development Plan.

40. Notwithstanding the submitted plans, detailed scale drawings of the positioning of all external plant / machinery / flues and extraction equipment shall be submitted to and agreed in writing with the Local Planning Authority, prior to the occupation of the building(s) concerned and should be maintained as such thereafter, in order to protect the amenities of the area and to comply with Policy B2 of the Unitary Development Plan.
41. Before works on each phase of the development, hereby permitted, is commenced a plan showing the provision of adequate facilities for the storage of refuse within that phase shall be submitted to and approved by the Local Planning Authority, and shall be so installed and maintained thereafter in order to ensure a satisfactory form of development and to comply with policy EN1 of the Unitary Development Plan.
42. Before each building of the development hereby approved is commenced, details of energy efficiency / renewable energy measures should be submitted to and agreed in writing by the Local Planning Authority. Such details, which shall achieve at least the equivalent of 10% of energy demand from renewable resources and the BREEAM very good rating, unless otherwise agreed in writing with the Local Planning Authority, shall include a justification for the type of measures chosen, including estimations of energy saved / created by such measures, in the interests of sustainable development and in order to comply with policies R1 and R4 of the Unitary Development Plan.
43. Unless otherwise first agreed in writing with the Local Planning Authority, the development hereby granted permission shall be carried out in full accordance with the following approved plans:-

-plan no's here-

In order to ensure that the completed development accords with the scheme approved and to comply with policy B2 of the Unitary Development Plan.