

AMENDMENT SHEET

Planning Committee

28 February 2019

AMENDMENTS OF CONDITIONS AND REPRESENTATIONS RECEIVED

7.1 182120 – Land at Queen Street, Colchester

Report Update

Page 63, paragraph 15.51 – The final sentence should read “Whilst the concerns raised are fully appreciated, they are not considered to constitute a planning reason for refusal”

Page 70, Paragraph 15.82 states that it is proposed that the northern Sheffield stands will be sheltered. The agent has advised that as these stands are primarily proposed for short-stay use they will be uncovered.

On Page 72 (paragraph 15.95) it is explained that Policy ER1 encourages new dwelling houses to comply with Code for Sustainable Homes. For the avoidance of doubt, Members are reminded that the Code for Sustainable Homes was withdrawn in March 2015, with such matters now being dealt with under the Building Regulations. BREAAAM Ratings is still applicable to other developments (i.e. non dwelling houses)

Condition Schedule Update

Condition 1

The development hereby permitted shall be carried out in accordance with the details shown on the submitted Drawing Numbers

- A-03-100 GA Level 00 Rev K
- A-03-101 GA Level 01 Rev F
- A-03-102 GA Level 02 Rev F
- A-03-103 GA Level 03 Rev F
- A-03-104 GA Level 04 Rev G
- A-03-105 GA Level 05 Rev F
- A-H-03-200 Hotel GA Sections Rev B
- A-H-03-310 Hotel GA Elevations Rev C
- A-R-03-200 Residence GA Long Sections D
- A-R-03-300 Residence GA Elevation West & East Rev E
- A-R-03-301 Residence GA Elevation South & North Rev E
- A-R-03-302 Residence GA Elevation Courtyard Rev D
- A-H-21-001 Hotel Typical Façade Bay Study Rev D
- A-H-21-002 Hotel Typical Façade Bay Study Rev A
- A-R-21-001 Residence Typical Façade Bay Study C
- A-R-21-002 Residence Typical Façade Bay Study D
- A-R-21-003 Residence Typical Façade Bay Study B
- Public Realm Landscape Layout 404 PA 061 (2) G

Reason: For the avoidance of doubt as to the scope of this permission and in the interests of proper planning.

Drawing scheduled corrected

Condition 7

No works shall take place within a 10m of the Town Wall (including removal of the bus depot) until an updated condition survey (survey 1) of the Town Wall (the scope of which shall have been agreed by the Council) has been submitted to and approved in writing by the Local Planning Authority. Following the substantial completion of the works within 10m of the Town Wall, a further condition survey of the Town Wall (survey 2) shall be submitted to and approved in writing by the Local Planning Authority. Any new remedial/repair works identified in survey 2 (i.e. damage caused by demolition or construction works) shall be undertaken in accordance with a scope of works and to timeframe that has previously been agreed by the Local Planning Authority and implemented in full prior to the occupation of any part of this development.

Wording added to make it clear that it is only repairs resulting from the construction works that need to be undertaken by the applicant.

Condition 15

Notwithstanding the details submitted and prior to commencement of above ground works, additional drawings of the access ramp and steps and the adjacent walling (including design of the proposed lancet windows) shall be submitted to and approved in writing by the Local Planning Authority. The access ramp and associated works shall be constructed and made available for use by the general public prior to occupation of any part of the development hereby approved unless otherwise agreed in writing by the Local Planning Authority.

Wording added "and prior to commencement of above ground works" and "unless otherwise agreed in writing by the Local Planning Authority".

The development (both for the student accommodation buildings and the hotel building) shall be constructed to achieve a BREEAM Very Good rating in accordance with an approved BREEAM pre-assessment. The approved scheme shall then be provided in accordance with these details. A certificated BREEAM Post Construction Review, or other verification process agreed with the LPA, shall be provided, confirming that the agreed standards have been met, three months post occupation of the development.

Wording amended from prior to occupation to "three months post occupation".

New conditions

The student accommodation hereby permitted shall not exceed 336 units and the accommodation shall not be used for any other purpose(s).

Reason: For the avoidance of doubt as to the scope of this permission and to enable the Local Planning Authority to proper consideration to any intensification or alternative uses.

The hotel hereby permitted shall not exceed 87 bedrooms and the rooms shall not be used for any other purpose(s).

Reason: For the avoidance of doubt as to the scope of this permission and to enable the Local Planning Authority to proper consideration to any intensification or alternative uses

Additional Comments

Essex Police

Following an article in the newspaper (19.01.19) which suggests that the site may become crime ridden and that the developer had refused to work with Essex Police in relation to crime prevention through environmental design, Essex Police wish to state that this is not true. Essex Police and the developer's architect had a very positive meeting in Spring 2018 and we have continued to liaise when security clarification is required over this development.

The Essex Police part of this article was written around the planning comments and at no time did anyone from the newspaper speak to the police. Essex Police have written to the Gazette to explain the error in their reporting but have not as yet received any response.

Natural England

Summary

It has been identified that this development site falls within the 'Zone of Influence' (Zoi) of one or more of the European designated sites scoped into the Essex Coast Recreational disturbance Avoidance and Mitigation Strategy (RAMS).

As you will be aware, the Essex Coast RAMS is a large-scale strategic project which involves a number of Essex authorities, including Colchester, working together to mitigate the recreational impacts that may occur on the interest features of the coastal European designated sites in Essex as a result of new residential development within reach of them; the European designated sites scoped into the RAMS are notified for features which are considered sensitive to increased levels of recreation (e.g. walking, dog walking, water sports etc.) which can negatively impact on their condition (e.g. through disturbance birds, trampling of vegetation, erosion of habitats from boat wash etc.). For further information on these sites, please see the Conservation Objectives and Information Sheets on Ramsar Wetlands which explain how each site should be restored and/or maintained

In the context of your duty as competent authority under the provisions of the Habitats Regulations², it is therefore anticipated that, without mitigation, new residential development in this location is 'likely to have a significant effect' on one or more European designated sites, through increased recreational pressure, either when considered 'alone' or 'in combination' with other plans and projects.

NO OBJECTION - SUBJECT TO APPROPRIATE MITIGATION BEING SECURED

We understand that you have screened this proposed development and consider that it falls within scope of the Essex Coast RAMS, and that you have undertaken a Habitats Regulations Assessment (HRA) (Stage 2: Appropriate Assessment) in order to secure any necessary recreational disturbance mitigation, and note that you have recorded this decision within your planning documentation.

We consider that without appropriate mitigation the application would:

- ☐ have an adverse effect on the integrity of European designated sites within scope of the Essex Coast RAMS

Whilst Natural England has no objection to the development or the Appropriate Assessment, we note that there is limited Green Infrastructure provided (in line with our strategic-level advice (our ref: 244199, dated 16th August 2018 and summarised at Annex 1). The mitigation should rule out an 'adverse effect on the integrity' (AEOL) of the European designated sites that are included within the Essex Coast RAMS from increased recreational disturbance.

We advise that an appropriate planning condition or obligation is attached to any planning permission to secure these mitigation measures.

Natural England has also advised that the tariff should be made prior to commencement rather than prior to occupation.

Officer comment: The Essex Coast Recreational disturbance Avoidance & Mitigation Strategy (RAMS) Habitats Regulations Assessment Strategy document 2018-2038 recommends a tariff of £122.30 per dwelling. With student accommodation, a proportionate approach is suggested to RAMS tariff (mitigation measures) and that this is based on ratio of 2.5 student units per a single dwelling house with studio flats discounted from this calculation and added as single dwellings in their own right.

General Representations

Following the drafting of the report, 4 additional objection letters have been received. The additional representation letters generally repeat the objections that have previously been made in respect of this scheme. An additional issue raised relates to the number of objections to this application and that only 3 speakers are allowed at the 'Have your say' portion of the planning meeting. The view is expressed that everybody should be able to have their say.

Two letters of support has been received. Brompton Bike Hire heartily support this scheme, due to Alumno Group's commitment to providing sustainable transport on site for the residents. A second letter has been received from Corinthian Curzon (Colchester) Ltd. This letter states:

'I refer to the above Planning Application by Alumno, which I understand is going to Planning Committee on Thursday 28th February.

For those that are not aware, Corinthian Curzon (Colchester) Ltd proposed the adjoining leisure development anchored by Curzon Cinemas in 2015 and, after being granted Planning Consent in 2016, refurbished the existing building to a high standard with the Curzon cinema opening in 2018.

During this time we have encouraged the Council to agree a development proposal for the adjoining site, as it would clearly benefit the longer term plan for the St Botolph's Area to become a cultural destination within the Town Centre, together with First Site and the Curzon and the adjoining restaurants.

Whilst one can always find adverse comments to make about any development proposal, I suggest it would be preferable to look at the bigger picture, and move forward with a development that will contribute to the creation of a destination that I am sure most people in Colchester would want. The proposed uses are broadly compatible.

At this stage, after various failed development proposals for this site, and after so many years, we consider it is important that the Council ensures that something actually happens. The Curzon cinema needs an appropriate neighbour that is completed and thriving and occupied. With this development completed, St Botolph's will become a destination in its own right, something that the Council has sought for a long time. At the moment, an empty site is not wanted, and the problems that we are having in finding tenants for the restaurant units tell their own story.

Whilst we have positive and negative comments on the proposal, in summary, Corinthian Curzon supports the application and would encourage the Council to approve it.'

7.2 183085 – Albert Roundabout, Cowdray Avenue, Colchester

A further 3 objections have been received.

Further Landscaping Material has been received by the Council following the completion of the Committee Report. This has been reviewed by the Landscape Officer and the following condition has been recommend:

"The landscape details as shown on the approved drawing(s) 170824-L-11A lodged on 27th February 2019 shall be carried out in full prior to the end of the first planting season following the first occupation of the development or in such other phased arrangement as shall have previously been agreed, in writing, by the Local Planning Authority. Any trees or shrubs which, within a period of 5 years of being planted die, are removed or seriously damaged or seriously diseased shall be replaced, like for like, in the next planting season with others of similar size and species, unless the Local Planning Authority agrees, in writing, to a variation of the previously approved details.

Reason: In order to ensure that the landscape is implemented in accordance with the detail submitted within the application."

This new condition is to replace the two conditions below.

Conditions:

4. ZFE – landscape management plan

Prior to the first occupation of the development, a landscape management plan including long term design objectives, management responsibilities and maintenance schedules for all landscape areas other than small, privately owned, domestic gardens shall be submitted to and agreed, in writing, by the Local Planning Authority. The landscape management plan shall thereafter be carried out as approved at all times.

Reason: To ensure the proper management and maintenance of the approved landscaping in the interests of amenity and the character and appearance of the area.

5. Z00 – Non Standard Condition - Landscape

No works shall take place until a scheme of hard and soft landscape works for the publicly visible parts of the site has been submitted to and agreed, in writing, by the Local Planning Authority. This scheme shall include any proposed changes in ground levels and also accurately identify positions, spread and species of all existing trees, shrubs and hedgerows on the site, proposed planting, details of any hard surface finishes and external works, which shall comply with the recommendations set out in the relevant British Standards current at

the time of submission. The approved landscape scheme shall be carried out in full prior to the end of the first planting and seeding season following the first occupation of the development or in such other phased arrangement as shall have previously been agreed, in writing, by the Local Planning Authority. Any trees or shrubs which, within a period of 5 years of being planted die, are removed or seriously damaged or seriously diseased shall be replaced in the next planting season with others of similar size and species.

Reason: In order to ensure that there is a sufficient landscaping scheme for the relatively small scale of this development where there are public areas to be laid out but there is insufficient detail within the submitted application.

7.3 183101 – CNG Sports, Cuckoo Farm Way, Colchester

Please find condition amendments attached. Please also find below colour chart explanation

- **Highlighted yellow** text reflects where CBC has agreed details information
- **Red and bold** text reflects additions
- **Red, bold and strikethrough** reflects removals

CNG Sports Hub condition amendments

Extant Permission Condition Number 180438	Condition Number 183101	Wording / comment	Amended number
1		The development hereby permitted shall be begun before the expiration of three years from the date of this permission.	1
2	1	<p>The development hereby permitted shall be carried out in accordance with the details shown on the submitted Drawing Numbers:</p> <p>Previously approved drawing:</p> <p>15021-GT3-00-XX-DR-A(03)02 RUGBY PITCH SIZES 15021-GT3-00-XX-DR-A(03)01 RUGBY PITCH SIZES 15021-GT3-02-ZZDR- A(08)16 EXTERNAL SIGNAGE 15021-GT3-02-ZZ-DR-A(08)13 EAST & SOUTH ELEVATIONS 15021-GT3-01-ZZ-DR-A(08)14 NORTH & WEST ELEVATIONS REV I 15021-GT3-01-00-DR-A (08) 10 SPORTS CENTRE GROUND FLOOR 15021-GT3-01-00-DR-A (08) 11 SPORTS CENTRE FIRST FLOOR 15021-GT3-01-01-DR-A (08) 12 SPORTS CENTRE ROOF PLAN 15021- GT3-01-ZZ-DR-A (08) 18 SPORTS CENTRE PERSPECTIVE 15021-GT3-01-ZZVS-A (03) 02 SPORTS CENTRE VISUALS 2 15021-GT3-01-ZZ-VS-A-(03) 03 Rev C SPORTS CENTRE VISUALS 3 15021-GT3-01-ZZ-DR-A-ZZ-VS-A-(03) 04 SPORTS CENTRE VISUALS 4 15021-GT3-01-ZZ-DR-A(08)00 Rev A SPORTS CENTRE 3D CUTAWAYS 15021-GT3-01-ZZ-DR-A (08) 15 SPORTS CENTRE GA SECTIONS 15021-GT3-01-ZZ-DR-A (08) 16 SPORTS CENTRE GA SECTIONS 15021-GT3-02-00-DR-A (08) 10 RUGBY CLUBHOUSE GROUND FLOOR PLAN 15021-GT3-02-01-DR-A (08) 11 RUGBY CLUBHOUSE FIRST FLOOR PLAN 15021-GT3-02-A (08) 00 RUGBY CLUBHOUSE 3D VIEWS 15021-GT3-02-R1-A (08) 12 RUGBY CLUBHOUSE ROOF PLAN 15021-GT3-02-ZZ-DRA (08) 13 RUGBY CLUBHOUSE E & S ELEVS 15021-GT3-02-ZZ-DR-A (08) 14 RUGBY CLUBHOUSE N & W ELEVS 15021-GT3-02-ZZ-DR-A (08) 15 RUGBY CLUBHOUSE GA SECTIONS 15021-GT3-02-ZZ-DR-A (08) 16 RUGBY CLUBHOUSE EXTERNAL SIGNAGE 15021-GT3-02-ZZ-VS-A (03) 02 Rev B RUGBY CLUBHOUSE EXTERNAL VISUALS 2 15021-GT3-04-00-DR-A (08) 10 CYCLE OFFICIALS BOOTH DRAWING 15021-GT3-05-00-DR-A (08) 10 GARDENING EQUIPMENT STORAGE UNIT 15021-GT3-06-00-DR-A (08) 10 TYPICAL BINSTORE DRAWINGS, 15021-GT3-09-00-DR-A (08) 10 TYPICAL STORAGE CONTAINER DRAWINGS 15021-GT3-ZZ-DR-A (08)01 REV A LOCATION PLAN 105714 – 102 Rev. C HIGHWAYS PLAN 105714-101-Rev. E HIGHWAYS PLAN P10362-00-003-111 Rev D01 EXISTING SITE LEVELS P10362-00-003-120 Rev D02 TREE REMOVALPLAN P10362-00-003-130 Rev D00 SITE SECTIONS</p> <p>Amended Section 73 Plans</p> <p>P10362-00-003-100 Rev T07 Site Masterplan P10362-00-003-110 Rev T03 Proposed Levels Plan 15021-GT3-07-00-DR-A-(08)10 Rev A Archery Clubhouse & Store Drawing</p> <p>1.7 In addition, one new drawing is submitted for approval:</p>	2

Extant Permission Condition Number 180438	Condition Number 183101	Wording / comment	Amended number
		15021-PEV-XX-XX-DR-E-0100_Indicative External Lighting Layout_170341 Furthermore the development shall be carried out in accordance with all documentation and reports submitted in support of the application (including amended versions and additional reports where applicable) and in accordance with the previously approved conditions.	
3	2	The Phasing Plan has been agreed by the Council and will be covered by “all documentation and reports submitted in support of the application”.	-
4	3	No external materials shall be used until a schedule of all types and colours has been submitted to and approved, in writing, by the Local Planning Authority and the development shall thereafter be carried out in accordance with the approved schedule.	3
5	4	The surface materials for Phase 2 of the development have been agreed by the Council and will be covered by “all documentation and reports submitted in support of the application”. Prior to the laying down of any surface materials, in connection with Phase 3 of the development , for private, non- adoptable accessways, driveways, footpaths, courtyards, parking areas and forecourts, full details of these materials shall be submitted to and agreed, in writing, by the Local Planning Authority. The development shall thereafter be carried out in accordance with the agreed details.	4
6	5	Prior to the commencement of the relevant phase of development evidence that the development is registered with a BREEAM certification body and a preassessment report (or design stage certificate with interim rating if available) has been submitted indicating that the development can achieve a final BREEAM rating level of at least Very Good.	5
7	6	Within 6 months of the occupation of the development, a final Certificate shall have been submitted to the Local Planning Authority certifying that BREEAM rating Very Good has been achieved for this development.	6
8	7	Prior to the first occupation of the development, the refuse and recycling storage facilities as shown on the approved plans shall have been provided and made available to serve the development. Such facilities shall thereafter be retained to the satisfaction of the Local Planning Authority at all times.	7
9	8	Prior to the first occupation of the development hereby permitted, details of the management company responsible for the maintenance of communal storage areas and for their maintenance of such areas, shall be submitted to, and agreed in writing by the Local Planning Authority. Such detail as shall have been agreed shall thereafter continue.	8
10	9	Prior to the first occupation of the development hereby permitted, equipment, facilities and other appropriate arrangements for the disposal and collection of litter resulting from the development shall be provided in accordance with details that shall have previously been submitted to, and agreed in writing by, the Local Planning Authority. Any such equipment, facilities and arrangements as shall have been agreed shall thereafter be retained and maintained in good order.	9
11	10	All sewage and waste water shall be discharged to the foul sewer.	10
12	11	The surface water drainage scheme for Phase 1 and Phase 2 of the development has been agreed by the Council and will be covered by “all documentation and reports submitted in support of the application”. Prior to the commencement of Phase 3 the-relevant-phase of the development a detailed surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The scheme should include but not be limited to: <ul style="list-style-type: none"> • Limiting discharge rates to 1 in 1 greenfield for all storm events up to an including the 1 in 100 year rate plus 40% allowance for climate change. • Provide sufficient storage to ensure no off site flooding as a result of the development during all storm events up to and including the 1 in 100 year plus 40% climate change event. • Final modelling and calculations for all areas of the drainage system. • The appropriate level of treatment for all runoff leaving the site, including roof areas, in line with the CIRIA SuDS Manual C753. • Detailed engineering drawings of each component of the drainage scheme. • A final drainage plan which details exceedance and conveyance routes, FFL and ground levels, and location and sizing of any drainage features. • A written report summarising the final strategy and highlighting any minor changes to the approved strategy. The scheme shall subsequently be implemented prior to occupation.	11

Extant Permission Condition Number 180438	Condition Number 183101	Wording / comment	Amended number
13	12	The scheme to minimise the risk of off-site flooding caused by surface water run-off and groundwater during construction of the development has been agreed by the Council and will be covered by <i>“all documentation and reports submitted in support of the application”</i> .	-
14	13	The Maintenance Plan for the surface water drainage scheme has been agreed by the Council and will be covered by <i>“all documentation and reports submitted in support of the application”</i> .	-
15	14	The applicant or any successor in title must maintain yearly logs of maintenance which should be carried out in accordance with any approved Maintenance Plan. These must be available for inspection upon a request by the Local Planning Authority.	12
16	15	Notwithstanding the provisions of Article 3, Schedule 2 Part 3 of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) the development hereby approved shall be used solely as described in the planning application submission documents and supporting materials and for no other purpose(s) in the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent in any Statutory instrument revoking and re- enacting that Order with or without modification).	13
17	16	Prior to the first occupation of the development, a landscape management plan including long term design objectives, management responsibilities and maintenance schedules for all landscape areas other than small, privately owned, domestic gardens shall be submitted to and agreed, in writing, by the Local Planning Authority. The landscape management plan shall thereafter be carried out as approved at all times.	14
18	17	<p>Prior to the commencement of the relevant phase of development full details of all landscape works have been submitted to and agreed, in writing, by the Local Planning Authority and the works shall be carried out prior to the occupation of any part of the development unless an alternative implementation programme is subsequently agreed, in writing, by the Local Planning Authority. The submitted landscape details shall include:</p> <ul style="list-style-type: none"> • Proposed finished levels or contours; • Means of enclosure including all boundary fencing; • Car parking layouts; • Other vehicle and pedestrian access and circulation areas; • Hard surfacing materials; • Minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting etc.); • Proposed and existing functional services above and below ground (e.g. drainage power, communications cables, pipelines etc. Indicating lines, manholes, supports etc.); • Earthworks (including the proposed grading and mounding of land areas including the levels and contours to be formed, showing the relationship of proposed mounding to existing vegetation and surrounding landform) • Retained historic landscape features; • Proposals for restoration; • Planting plans; • Written specifications (including cultivation and other operations associated with plant and grass establishment); • Schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; and • Implementation timetables and monitoring programs. 	15
19	18	Prior to the commencement of the relevant phase of development details of all earthworks in relation to that phase shall be submitted to and agreed, in writing, by the Local Planning Authority. These details shall include the proposed grading and mounding of land areas including the levels and contours to be formed, showing the relationship of proposed mounding to existing vegetation and surrounding landform. The development shall thereafter be carried out in accordance with the approved details.	16
20	19	The scheme to protect all trees, shrubs and other natural features not scheduled for removal has been agreed by the Council and will be covered by <i>“all documentation and reports submitted in support of the application”</i> .	-
21	20	No burning or storage of materials shall take place where damage could be caused to any tree, shrub or other natural feature to be retained on the site or on adjoining land (see BS 5837).	17

Extant Permission Condition Number 180438	Condition Number 183101	Wording / comment	Amended number																								
22	21	During all construction work carried out underneath the canopies of any trees on the site, including the provision of services, any excavation shall only be undertaken by hand. All tree roots exceeding 5 cm in diameter shall be retained and any pipes and cables shall be inserted under the roots.	18																								
23	22	The Construction Environmental Management Plan for the whole development has been agreed by the Council and will be covered by "all documentation and reports submitted in support of the application".	-																								
24	23	No demolition or construction work shall take place outside of the following times: Weekdays: 8am - 6pm Saturdays: 8am - 1pm Sundays and Public/Bank Holidays: NOT AT ALL. Furthermore, no vehicle connected with the works shall arrive on site before 7:30am or leave after 7:00pm (except on case of emergency).	19																								
25	24	The uses hereby permitted shall be restricted to the following times: <table border="1"> <thead> <tr> <th></th><th>Weekdays</th><th>Saturdays</th><th>Sundays/Bank Holidays</th></tr> </thead> <tbody> <tr> <td>Sports Centre</td><td>07.00-23.00</td><td>07.00-23.00</td><td>08.00-23.00</td></tr> <tr> <td>Rugby Clubhouse</td><td>Mon, Tue, Thur 08.00-23.00 Weds 08.00-Midnight Fri 08.00-01.00 (Sat morning)</td><td>08.00-01.00 (Sunday morning)</td><td>08.00-22.00</td></tr> <tr> <td>Tannoy for matches and events</td><td>Until 21.00</td><td>Until 21.00</td><td>Until 21.00 (on up to 30 days per year)</td></tr> <tr> <td>Floodlighting to two artificial pitches</td><td>Until 22.00</td><td>Until 22.00</td><td>Until 21.00</td></tr> <tr> <td>Cycle track lighting - low lux level and low height</td><td>Until 22.00</td><td>Until 22.00</td><td>Until 21.00</td></tr> </tbody> </table>		Weekdays	Saturdays	Sundays/Bank Holidays	Sports Centre	07.00-23.00	07.00-23.00	08.00-23.00	Rugby Clubhouse	Mon, Tue, Thur 08.00-23.00 Weds 08.00-Midnight Fri 08.00-01.00 (Sat morning)	08.00-01.00 (Sunday morning)	08.00-22.00	Tannoy for matches and events	Until 21.00	Until 21.00	Until 21.00 (on up to 30 days per year)	Floodlighting to two artificial pitches	Until 22.00	Until 22.00	Until 21.00	Cycle track lighting - low lux level and low height	Until 22.00	Until 22.00	Until 21.00	20
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26	25	Prior to the first use of the development hereby permitted, control measures shall be installed in accordance with a scheme for the control of fumes, smells and odours that shall have been previously submitted to, and agreed in writing by, the Local Planning Authority. This scheme shall be in accordance with Colchester Borough Council's Guidance Note for Odour Extraction and Control Systems. Such control measures as shall have been agreed shall thereafter be retained and maintained to the agreed specification and working order.	21																								
27	26	Prior to the first use of the development hereby permitted, any foul water drains serving the kitchen shall be fitted with grease traps that shall at all times thereafter be retained and maintained in good working order in accordance with the manufacturer's instructions.	22																								
28	27	Prior to the first use or occupation of the development hereby permitted, the level of internal amplified sound shall be restricted by the installation and use of a noise limiting device that complies with details that shall have been submitted to and agreed, in writing, by the Local Planning Authority. Thereafter, such devices shall be retained and operated in accordance with the approved specification and working order at all times.	23																								
29	28	Prior to the first use or occupation of the development hereby permitted, all doors allowing access and egress to the premises shall be self-closing and shall be maintained as such, and kept free from obstruction, at all times thereafter.	24																								
30	29	Prior to the first use or occupation of the development as hereby permitted, the buildings shall have been constructed or modified to provide sound insulation against internally generated noise in accordance with a scheme devised by a competent person and agreed, in writing, by the Local Planning Authority. The insulation shall be maintained as agreed thereafter.	25																								
31	30	Prior to the first use or occupation of the development as hereby permitted, full details of the public address system to be installed on the site shall be submitted to and approved in writing with the Local Planning Authority. The system shall thereafter be used solely in accordance with the approved details.	26																								
32	31	Prior to the installation of any floodlighting full details shall be submitted to and agreed, in writing, by the Local Planning Authority. The development shall thereafter be carried out and maintained in accordance with the approved details.	27																								
33	32	The external lighting fixtures for Phase 2 of the development have been agreed by the Council and will be covered by "all documentation and reports submitted in support of the application".	28																								

Extant Permission Condition Number 180438	Condition Number 183101	Wording / comment	Amended number
		With the exception of the previously agreed external lighting fixtures, No external lighting fixtures shall be constructed, installed or illuminated until details of all external lighting proposals have been submitted to and approved, in writing, by the Local Planning Authority. Thereafter, no lighting shall be constructed or installed other than in accordance with those approved details.	
34	33	All external lighting serving the buildings hereby approved shall only be illuminated during the authorised hours of opening of those buildings.	29
35	34	The Site Investigation for the whole of the development has been agreed by the Council and will be covered by <i>“all documentation and reports submitted in support of the application”</i> .	
36	35	The Remediation scheme for the whole of the development has been agreed by the Council and will be covered by <i>“all documentation and reports submitted in support of the application”</i> .	
37	36	No other works in the relevant phase shall take place prior to that required to carry out remediation, in accordance with the approved remediation scheme. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works. Following completion of measures identified in the approved remediation scheme, a verification/validation report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.	30
38	37	In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 34 as agreed with the Local Planning Authority , and where remediation is necessary a remediation scheme must be prepared as agreed in accordance with the requirements of condition 35, which is subject to the approval in writing with the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 36 .	31
39	38	Prior to the first OCCUPATION/USE of the development, the developer shall submit to the Local Planning Authority a signed certificate to confirm that the remediation works have been completed in accordance with the submitted documents and plans detailed in Condition 35 .	32
40	39	The scheme of green infrastructure has been agreed by the Council and will be covered by <i>“all documentation and reports submitted in support of the application”</i> .	-
41	40	The scheme for electric vehicle charging points has been agreed by the Council and will be covered by <i>“all documentation and reports submitted in support of the application”</i> . Prior to the commencement of the relevant phase of development a scheme for the provision of electric charging points for vehicles and electric bicycles shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the type of charging point to be provided, their location, a timeframe for their implementation and details of their on-going management and maintenance. The development shall be implemented in accordance with the approved details.	33
42	41	The development shall not be occupied or brought into use until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the approved submitted Written Scheme of Investigation and Addendum and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.	34
43	42	Any vehicular hardstanding shall have minimum dimensions of 2.9 metres x 5.5 metres for each individual parking space, retained in perpetuity.	35
44	43	Prior to the development hereby permitted coming in to use, details of the number, location and design of cycle parking facilities shall be submitted to and approved, in writing, by the Local Planning Authority. The approved facility shall be secure, convenient and covered and shall be provided prior to occupation and retained for that purpose at all times thereafter.	36
45	44	Prior to the first occupation of the development hereby approved the developer shall have submitted to and had approved in writing by the local planning authority in consultation with Highways England the following design details relating to the required improvements to the A12 J28 Stadium Junction. The scheme shall	37

Extant Permission Condition Number 180438	Condition Number 183101	Wording / comment	Amended number
		<p>generally conform to the arrangements shown in outline on Systra Drawing 105714-100 Revision B dated 15 June 2018 Scheme details shall include drawings and documents showing:</p> <ul style="list-style-type: none"> i. How the improvement interfaces with the existing highway alignment and carriageway markings including lane destinations, ii. Full construction details relating to the highway improvement. This should include any modification to existing structures or proposed structures, with supporting analysis, iii. Full signing, lighting and drainage details and details of any modifications to vehicle restraint systems, where applicable, iv. confirmation of full compliance with Departmental Standards (DMRB) and Policies (or approved relaxations/departures from standards), v. Evidence that the scheme is fully deliverable within land in the control of either the Highway Authority or the Applicant; vi. An independent Stage 1 Road Safety Audit, carried out in accordance with Departmental Standards (DMRB) and Advice Notes; vii. An independent Stage 2 Road Safety Audit (taking account of the Stage 1 Road Safety Audit recommendations) carried out in accordance with Departmental Standards (DMRB) and Advice Notes. <p>The above works are to be complete and open to traffic before the development is brought into its intended use.</p>	
46	45	The scheme shown in outline on Systra 105714-100 Revision B dated 15 June 2018, as referred to in condition no.45 and as approved by the Local Planning Authority, shall be implemented and completed to the satisfaction of the Local Planning Authority, in consultation with Highways England. No occupation of the site shall take place unless and until the junction improvements have been delivered and are fully operational.	38
47	46	Prior to the first occupation of the development hereby approved the applicant shall provide evidence that the scheme is included within the Colchester Travel Club.	39
48	47	The Construction Management Plan has been agreed by the Council and will be covered by "all documentation and reports submitted in support of the application".	-
49	48	<p>No occupation of the development shall take place until the following have been provided or completed:</p> <ul style="list-style-type: none"> a. A priority junction off Cuckoo Farm Way to provide access to the proposal site as shown in principle on the planning application drawings b. A footway/cycleway along the southwest side of Severalls Lane as shown in principle on planning application drawing number 105714- 101 Rev. E c. An all-purpose equestrian/cycle/pedestrian route off Boxted Road as shown in principle on planning application drawing number 105714-102 Rev. C d. A travel plan in accordance with Essex County Council guidance. 	40
50	49	The new sports hall shall be constructed substantially in accordance with Sport England and National Governing Body Technical Design Guidance Notes (Sport England: Sports Halls Design and Layouts 2012) and in particular the artificial lighting of the indoor cricket nets shall comply with the English Cricket Board 'Indoor Sports Halls with Cricket Provision (TS3) Technical Standards Guidance'.	41
51	50	The grass playing field/s and pitch/es and two artificial grass pitches shall be constructed and laid out in accordance with the planning application and with the standards and methodologies set out in the guidance notes: 'Natural Turf for Sport' (Sport England, 2011), 'Artificial Sports Surfaces' (Sport England 2012) and RFU Guidance Note 7 'Artificial Rugby turf', 'Guide to Flood Lighting' and Guidance Note 2 - 'Grass Pitches'.	42
52	51	Within 3 months of the date of this permission (or other period agreed with the LPA) a programme of use for the two new artificial grass pitches (AGPs) shall be submitted to and approved by the Local Planning Authority in consultation with Sport England. The programme of use shall provide access to the rugby club to both AGPs at peak rugby training and competition times.	43
53	52	Before the Colchester Northern Gateway Sports Hub is brought into use, a Management and Maintenance Scheme for the facility including management responsibilities, a maintenance schedule and a mechanism for review shall be submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. The scheme shall provide for the replacement of the Artificial Grass Pitch carpet within a specified period (usually 10 to 15 years). The measures set out in the approved scheme shall be complied with in full, with effect from commencement of use of the Sports Hub.	44