

20 January 2010

Mr Asher Ross
Indigo Planning
Swan Court
Worple Road
London SW19 4JS

Our Ref: APP/J1915/V/09/2101286
Your Ref: SMG/506742

Dear Sir,

**TOWN AND COUNTRY PLANNING ACT 1990 – SECTION 77
APPLICATION BY SAINSBURY'S SUPERMARKETS LIMITED
MCMULLEN'S BREWERY SITE, HARTHAM LANE, HERTFORD SG14 1QN
APPLICATION: REF 3/08/1528/FP**

1. I am directed by the Secretary of State to say that consideration has been given to the report of the Inspector, K D Barton BA(Hons) Dip Arch DipArb RIBA FCI Arb, who held a public local inquiry between 22 and 30 September 2009 into your client's application for mixed use redevelopment of part of McMullen's Brewery site, Hartham Lane, Hertford, Hertfordshire SG14 1QN in accordance with application number 3/08/1528/FP, dated 22 August 2008.
2. On 25 March 2009 the Secretary of State directed, in pursuance of section 77 of the Town and Country Planning Act 1990, that the application be referred to him instead of being dealt with by the relevant planning authority, East Hertfordshire District Council (the Council). That direction was clarified on 27 March 2009.

Inspector's recommendation and summary of the decision

3. The Inspector recommended that planning permission be granted subject to conditions and a Section 106 obligation. For the reasons given below, the Secretary of State agrees with the Inspector's conclusions and agrees with his recommendation. A copy of the Inspector's report (IR) is enclosed. All references to paragraph numbers, unless otherwise stated, are to that report.

Procedural matters

4. In reaching this position the Secretary of State has taken into account the Environmental Statement which was submitted under the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations

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1999. The Secretary of State is content that the Environmental Statement complies with the above regulations and that sufficient information has been provided for him to assess the environmental impact of the application.

5. To overcome some concerns on transport matters it was proposed, during the course of the Inquiry, to limit the size of lorries delivering to the proposed development. Like the Inspector, the Secretary of State does not consider that anyone would be disadvantaged by considering these very minor alterations, the provision of which could be achieved by conditions attached to any grant of planning permission and he has therefore determined the application on this basis (IR1.4).

Matters arising after the close of the inquiry

6. Following the close of the inquiry, G L Hearn Limited wrote to the Secretary of State on 22 December 2009 on behalf of their clients, Tesco Stores Limited. That letter advised that the Council's Development Control Committee had resolved to grant an application by Tesco for an extension to the current Tesco store in Hertford, subject to the resolution of a Section106 agreement. However, as the Tesco application has not yet been granted, the Secretary of State does not consider that the letter raises any new issues which would either affect his decision, or require him to refer back to parties, prior to reaching his decision. A copy of the letter can be made available upon written request to the above address.
7. Following the issue of *Greater Flexibility for Planning Permissions: Guidance* on 23 November 2009, and in particular paragraphs 65-66 of that document, an agreed list of plans submitted as part of the application was requested from your client and the Council and was received on 18 January 2010. This includes the plans listed at IR1.5 and an additional plan, 2500 PL (2) 614B, as notified by the Council and agreed by your client.

Policy considerations

8. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise.
9. In this case, the development plan comprises the Regional Spatial Strategy for the East of England, the *East of England Plan*, published in 2008 (RSS) and the *East Herts Local Plan Second Review* (LP, 2007). The Secretary of State considers that the development plan policies most relevant to the application are those set out by the Inspector at IR3.1 to 3.5.
10. Other material considerations which the Secretary of State has taken into account include Planning Policy Statement (PPS 1), *Delivering Sustainable Development*; PPS4, *Planning for Sustainable Economic Growth*; Planning Policy Guidance Note (PPG) 13, *Transport*; PPG15, *Planning and the Historic Environment*; PPG16, *Archaeology and Planning*; PPS25, *Development and Flood Risk*; Circular 11/95, *The Use of Conditions in Planning Permissions*; and Circular 05/2005, *Planning Obligations*.

11. The final version of Planning Policy Statement (PPS) 4, *Planning for Sustainable Economic Growth*, was published on 29 December 2009 and replaces PPS6, *Planning for Town Centres*. The draft version, issued as a consultation paper in May 2009, was taken into account at the inquiry. As the final version of the policy statement does not raise significant new issues of relevance to this application, the Secretary of State does not consider that there is a need for him to refer back to the parties prior to reaching his decision.
12. The Secretary of State has also taken into account draft PPS15, *Planning for the Historic Environment*, published for consultation on 24 July 2009. However, as this is still in draft form and may be subject to change, he has afforded it little weight.
13. In deciding the application the Secretary of State has had regard to the application's potential impacts on listed buildings with particular regard to the desirability of preserving those buildings or their settings, as required by section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. He has also had regard to the application's potential impacts on the Hertford Conservation Area. In accordance with section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, he has paid special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area.

Main issues

Retail matters

14. The Secretary of State agrees with the Inspector at IR10.2.11, for the reasons given there, that the application site would be suitable for retail use, subject to links with the town centre being improved; measures to improve these links are included in the completed section 106 Agreement. He also agrees that there are no sequentially preferable sites or units available within the town centre (IR10.2.11) and therefore considers that the requirements of PPS4's sequential approach have been met.
15. In the light of the Inspector's analysis of the evidence presented to the inquiry concerning the capacity for both comparison and convenience goods expenditure at IR10.2.2-10.2.9 and his reasoning at IR 10.2.12-10.2.17, the Secretary of State agrees with him that the proposed development would not have an adverse impact on nearby centres, or Hertford itself (IR10.2.19). He agrees with the Inspector at IR10.2.18 that the proposed development would be accessible by a choice of means of transport. Like the Inspector, he is of the view that it would have the potential to increase footfall in the town centre to the benefit of the town as a whole (IR10.2.19). Overall he considers that the requirements of PPS4's impact assessment have been met.

Design and heritage

16. For the reasons given by the Inspector at IR10.3.2-10.3.5, the Secretary of State agrees with him at IR10.3.8 that the design of the store would be acceptable and that the repairs and alterations would preserve the architectural and historic

interests of the listed brewery. The Secretary of State also agrees that an adequate assessment of the Conservation Area has been made (IR10.3.6). Like the Inspector, and for the reasons given by him at IR10.3.7, the Secretary of State is of the view that the proposal as a whole would enhance the character and appearance of the Hertford Conservation Area and would accord with the objectives of PPS1, PPG15 and the development plan policies listed (IR10.3.8).

Transportation

17. The Secretary of State notes that although there is longstanding public concern about traffic congestion in the area, it is generally accepted that the application site needs to be redeveloped, and that Hertfordshire County Council (the County Council), as highway authority, does not suggest that there should be no development on the site (IR10.4.1-10.4.2). He notes that the County Council does not object to the increase in the AM peak at the Old Cross Junction and that, however the anticipated increases in traffic are modelled, the PM and Saturday traffic queues would be less than in that AM peak (IR10.4.9). He has also taken into account that the Hartham Lane junction would continue to operate within capacity (IR10.4.10) and agrees with the Inspector that the proposal makes provision for use of modes of travel other than by car (IR10.4.11).
18. The Secretary of State agrees with the Inspector that any redevelopment making full and effective use of this previously developed site on the edge of the town centre would generate additional traffic movements within the local network (IR10.4.1). He has had regard to the evidence submitted concerning three alternative scenarios to the proposed store and agrees with the Inspector that in the sensitive AM traffic peak there would be more traffic at both the Hartham Lane and Old Cross Junctions with any of these alternatives than there would be with the proposed store, creating a greater impact on traffic at the busiest times. Like the Inspector, he considers that although the store would generate higher flows at other times during the day, these are less critical (IR10.4.12).
19. For the reasons given by the Inspector, the Secretary of State agrees with him that the proposal would not materially increase 'rat running' through the residential streets in the Lower Bengoe area, but that any slight impact the proposal might have could be addressed by the Section 106 contribution towards measures to prevent this (IR10.4.13). He also agrees with him for the reasons given that there would be no significant impact on highway safety due to servicing of the store from Hartham Lane/Railway Approach (IR10.4.14).
20. Nonetheless, the Secretary of State accepts that the traffic attracted to the local road network by the proposal would have a detrimental impact on congestion in the PM and Saturday peaks, and that the proposal is therefore contrary to the aims of national and development plan policy in this respect (IR10.4.15).

Flood risk

21. The Secretary of State has had regard to the fact that the Environment Agency does not object to the application, subject to the imposition of a number of conditions. He further agrees with the Inspector that subject to these safeguards,

the proposed scheme accords with the objectives of national and development plan policies on flooding (IR10.5.1).

Other matters

22. For the reasons given by the Inspector, the Secretary of State agrees with him that, although strictly contrary to LP policy HE8, which deals with the employment use of the site, the proposal would not cause any material harm to the aims of the policy and so would have a neutral effect in the overall planning balance (IR10.6.1). He also agrees, for the reasons given by the Inspector, that there would be no unacceptable impact on the living conditions of the occupiers of nearby properties (IR10.6.3-10.6.4).

Conditions

23. The Secretary of State has considered the proposed conditions in the light of the Inspector's comments at IR10.7.7-10.7.13 and national policy as set out in Circular 11/95. He considers that they comply with the policy tests in that circular. The Secretary of State has added a further condition, Condition 39, which sets out a list of the approved application plans, as submitted by your client and the Council (paragraph 7 of this letter refers).

Obligation

24. The Secretary of State has considered the planning obligation in the light of the Inspector's comments at IR10.7.1-10.7.6 and national policy as set out in Circular 05/2005. He agrees with the Inspector at IR10.7.4, for the reasons given, that the contributions towards an arts project and towards a bridge at Dolphin Yard are not necessary to make the application scheme acceptable. He has therefore given these provisions no weight, but agrees with the Inspector at IR10.7.6 that the other planning provisions in the s.106 Agreement are fairly and reasonably related to the scheme and are necessary to make it acceptable.

Overall conclusions

25. While the Secretary of State is conscious of the impacts that the proposed development would have on traffic congestion, he has taken into account the fact that any use of the site would add to local traffic congestion and that other possible uses would be more harmful in this respect. He has also given weight to the measures in the section 106 Agreement designed to encourage modes of transport other than private car. Nonetheless, he concludes that this aspect of the proposal is not in accordance with development plan or national policy.

26. The Secretary of State considers that it is undoubtedly desirable that efficient use is made of this largely derelict, previously developed site which is located on the edge of the town centre. He considers that the one of the principal benefits of the proposal is its potential to contribute to the vitality of the town, which has been characterised as being vulnerable to decline, by increasing footfall in the town centre. He has given significant weight to this. He has also given significant weight to the opportunity the proposal presents of bringing back into beneficial use a historic building for which it would be difficult to find other uses; and to the

enhancement of the Conservation Area which would result from the development. Overall, the Secretary of State concludes that these benefits outweigh the conflict with the development plan and national policy on transportation matters.

Formal decision

27. Accordingly, for the reasons given above, the Secretary of State agrees with the Inspector's recommendation. He hereby grants planning permission for mixed use redevelopment of part of McMullen's Brewery site, Hartham Lane, Hertford, Hertfordshire SG14 1QN in accordance with application number 3/08/1528/FP, dated 22 August 2008, subject to the conditions set out in Annex A to this letter.
28. An applicant for any consent, agreement or approval required by a condition of this permission for agreement of reserved matters has a statutory right of appeal to the Secretary of State if consent, agreement or approval is refused or granted conditionally or if the Local Planning Authority fail to give notice of their decision within the prescribed period.
29. This letter does not convey any approval or consent which may be required under any enactment, bye-law, order or regulation other than section 57 of the Town and Country Planning Act 1990.
30. This letter serves as the Secretary of State's statement under regulation 21(2) of the Town and Country (Environmental Impact Assessment) (England and Wales) Regulations 1999.

Right to challenge the decision

31. A separate note is attached setting out the circumstances in which the validity of the Secretary of State's decision may be challenged by making an application to the High Court within six weeks from the date of this letter.
32. A copy of this letter has been sent to East Hertfordshire District Council and all parties who appeared at the inquiry.

Yours faithfully

Maria Stasiak

Authorised by the Secretary of State to sign in that behalf

Annex A

Schedule of Conditions

- 1) The development hereby permitted shall begin not later than three years from the date of this decision.
- 2) No development shall take place until samples of the materials to be used in the construction of the external surfaces of the building hereby permitted, including rainwater goods, have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved samples.
- 3) No bricklaying shall take place until a sample panel of the brickwork has been provided on the site and approved in writing by the local planning authority. The panel shall be retained as a reference for all external brickwork within the development which shall be carried out in accordance with the approved sample panel.
- 4) No development shall take place until details of the measures to be taken in the design, construction, decommissioning and demolition of the development to: re-use existing materials within the new development; recycle waste materials for use on site and off; minimise the amount of waste generated; minimise the pollution potential of unavoidable waste; treat and dispose of the remaining waste in an environmentally acceptable manner; and to utilise secondary aggregates and construction and other materials with a recycled concept, have been submitted to and approved in writing by the local planning authority. The development shall be undertaken in accordance with the approved measures.
- 5) No development shall take place until details of cycle parking facilities have been submitted to and approved in writing by the local planning authority. The approved cycle parking facilities shall be provided prior to the first occupation of the store and retained thereafter.
- 6) No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the local planning authority.
- 7) No development shall take place until detailed drawings of new doors, windows, roof eaves, shopfront, canopy, and the junction between the listed building and the store at a scale of not less than 1:20 have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.
- 8) Prior to the occupation of the store, or within a timetable agreed in writing by the local planning authority, the repairs and refurbishment of the listed brewery shall be carried out in accordance with a programme of works that has been submitted to and approved in writing by the local planning authority.
- 9) No development shall take place until details of facilities for the storage and removal of refuse from the site have been submitted to and approved in writing by the local planning authority. The facilities shall be provided in

accordance with the approved details prior to the occupation of the store and retained thereafter.

- 10) Prior to the first occupation of the development hereby permitted, 232 spaces shall be provided within the application site for the parking of cars and such spaces shall be retained at all times solely for the parking of cars in connection with the development hereby permitted. The car park shall include a designated taxi rank as indicated on drawing 2500 SK1008A.
- 11) No development shall take place until details of hard and soft landscaping have been submitted to and approved in writing by the local planning authority. These details shall include: (a) Means of enclosure (b) Hard surfacing materials (c) Planting plans (d) Schedule of plants, noting species, planting sizes and proposed numbers/densities. The details shall extend to the landscaping of areas of Hartham Common, within the District Councils ownership, to the north of the site, including the enhancement of the recycling bins provision and the implementation of off-site works shown on drawing 06055/32A.
- 12) All hard and soft landscape work shall be carried out in accordance with the approved details and in accordance with the relevant recommendations of British Standards or other recognised Codes of Good Practice. The works shall be carried out prior to the first occupation of any part of the development or in accordance with a timetable agreed with the local planning authority. Any trees or plants that, within a period of five years after planting, are removed, die or become seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved, unless the local planning authority gives its written consent to any variation.
- 13) Prior to the first occupation of the development hereby permitted, a schedule of landscape maintenance for a minimum of five years shall be submitted to and approved in writing by the local planning authority and shall include details of the arrangements for its implementation.
- 14) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended), the areas shown for landscaping on the plans hereby approved shall be retained and maintained as open landscaping, and shall not be developed, enclosed or used in any way that is detrimental to that open character.
- 15) Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended), the erection or construction of gates, fences, walls or other means of enclosure as described in Schedule 2, Part 2, Class A of the Order shall not be undertaken without the prior written permission of the local planning authority.
- 16) The retail store hereby permitted shall only be open for customers between 07:00 and 22:00 hours Mondays to Saturdays and for no more than six hours between 07:00 and 22:00 hours on Sundays and Bank Holidays.
- 17) The use of the store hereby permitted shall be solely for Class A1 retail use with an ancillary A3 Café use. The net retail sales floor area shall not exceed 2328m².

- 18) Prior to the first occupation of the store, details shall be submitted of the internal ground floor layout of areas within 10m of glazed sections of the north and east elevations. Such details shall indicate open areas behind the proposed shop windows. No posters, boards, display equipment or other obstructions shall be placed within the identified shop window areas. The development shall thereafter be laid out and retained in accordance with the approved details.
- 19) No development shall take place until details of: a phasing programme for the development of the site; methods for accessing the site and provisions for construction traffic access; wheel washing facilities; and associated parking areas and storage of materials have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.
- 20) No plant or machinery to be used in connection with any site demolition, site preparation or construction works, shall be operated on the premises before 07:30 hours on Monday to Saturday, nor at any time on Sundays or Bank Holidays.
- 21) Prior to the first occupation of the development, all highway works, including those specified below, shall be completed in accordance with the approved drawings
 - (a) All access roads, parking areas, and pedestrian links, as shown on the approved Drawing No. 2500 SK 1008 Rev A.
 - (b) Amendments to the Hartham Lane / Cowbridge junction as shown on the approved Drawing No.62422/A/19 Rev B.
 - (c) Realignment of Hartham Lane, including new footways.
 - (d) Pedestrian / cycle link and bridge to Folly Island as shown on the approved Drawing No. 06055/28 Rev D.
 - (e) Loading facilities for the listed building as indicated on Drawings No.62422/AR/W1 or No.62422/AA/1.
- 22) Prior to the first occupation of the development hereby permitted, the existing vehicular access shall be permanently closed and the kerbs and footway/verge reinstated in accordance with details that have been submitted to and approved in writing by the local planning authority.
- 23) Prior to the first occupation of the development hereby permitted, the following visibility splays shall be provided and permanently maintained within which there shall be no obstruction to visibility between 600mm and 2m above the carriageway level:
 - (a) Dwg No. 62422/A55 – 25m forward visibility at service yard corner.
 - (b) Dwg No. 62422/SK01 – 25m forward visibility at service yard exit.
 - (c) Dwg No. 62422/A/25 Rev A – Visibility splays from existing business access.
 - (d) Dwg No. 62422/A/21 – Visibility splays from revised McMullen access.
 - (e) New store access with realigned Hartham Lane, 2.4m x 43m.

- 24) No external loudspeaker systems shall be installed.
- 25) No deliveries to the site shall take place by vehicles longer than 13.5m. A written record of the time and date of deliveries and vehicle details shall be kept for inspection by the local planning authority on request.
- 26) Prior to the commencement of the development, details of the method for piling for construction works, including a method statement and noise emissions, shall be submitted to and approved in writing by the local planning authority. All piling works shall be carried out in accordance with the approved details.
- 27) Prior to first occupation of the store fire hydrants shall be installed at the site in accordance with details previously submitted to and approved in writing by the local planning authority.
- 28) No development shall take place until measures for the protection of bats, their roosts and access points, have been carried out in accordance with details, including a schedule of works, previously submitted to and approved in writing by the local planning authority.
- 29) Site clearance and removal of buildings, trees and shrubs shall not take place in the breeding season from 1st March to 31st August.
- 30) Floor levels for the store building shall be at least 300mm above the 1 in 100 year level plus climate change flood level of 37.57m above Ordnance Datum.
- 31) No development shall take place until details of works for the disposal of surface and foul water have been submitted to and approved in writing by the local planning authority. The approved details shall be implemented prior to first occupation of the store.
- 32) Prior to the commencement of the use of the store, directional signage at the site and interpretation boards at the riverside shall be erected in accordance with details previously submitted to and approved in writing by the local planning authority.
- 33) The development shall be operated incorporating the provisions of the renewable energy systems as detailed within the submitted Sustainability Statement and revised Sustainability Statement, and the use of locally sourced supplies (within 10 miles of the site) for the biomass boiler, or by the use of other renewable technologies approved in writing by the local planning authority.
- 34) No more than 20% of the net retail sales area shall be used for the sale of comparison goods.
- 35) No development shall take place until details of an amended entrance to the servicing area, including landscaping and revised boundary wall have been submitted to and approved in writing by the local planning authority. The details will ensure that the vehicle movements within the development comply with the tracking plans- Drawings Nos.62422/AR/Z07 and 62422/AR/Z08 and ensure visibility will comply with Drawings Nos.62422/A/55 and 62422/SK01. The development shall be carried out in accordance with the approved details.
- 36) Notwithstanding the detail shown on the application plans prior to the occupation of the development details of an additional pedestrian access point

to the riverside walk to be provided in the south eastern corner of the car park shall be submitted to and approved in writing by the local planning authority. The access shall be provided in accordance with the approved details.

- 37) The development hereby permitted shall not be brought into use until an external lighting scheme, in accordance with the Institute of Lighting Engineers 2005 Guidance Notes for the Reduction of Obtrusive Light, has been submitted to and approved in writing by the local planning authority. External lighting shall only be installed in accordance with the approved scheme.
- 38) Development other than that required to be carried out as part of an approved scheme of remediation must not commence until items 1 to 4 below have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the local planning authority in writing until item 4 has been complied with in relation to that contamination.

1. Site Characterisation

An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the local planning authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

(i) a survey of the extent, scale and nature of contamination;

(ii) an assessment of the potential risks to:

- human health,
- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
- adjoining land,
- groundwaters and surface waters,
- ecological systems,
- archeological sites and ancient monuments;

(iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's *'Model Procedures for the Management of Land Contamination, CLR 11'*.

2. Submission of Remediation Scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment

must be prepared, and is subject to the approval in writing of the local planning authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

3. Implementation of Approved Remediation Scheme

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation. 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 report (referred to in PPS23 as a 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.

4. Reporting of Unexpected Contamination

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 item 1 above, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of item 2 above and approved in writing by the local planning authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared and approved in writing by the local planning authority in accordance with item 3.

5. Long Term Monitoring and Maintenance

A monitoring and maintenance scheme to include monitoring the long-term effectiveness of the proposed remediation, and the provision of reports on the same must be prepared and approved in writing by the local planning authority prior to the first occupation of the store hereby permitted.

Following completion of the measures identified in that scheme and when the remediation objectives have been achieved, reports that demonstrate the effectiveness of the monitoring and maintenance carried out must be produced, and submitted to the local planning authority.

This must be conducted in accordance with DEFRA and the Environment Agency's '*Model Procedures for the Management of Land Contamination, CLR 11*'.

- 39) The development hereby permitted shall be carried out in accordance with the following approved plans:

Chetwoods drawings nos: 2500 PL (2) 000A, 100A, 427A, 500B, 614B,
2500 SK 1005A, 1007A, 1008A, Henry Riley drawing 35406W, TLP
drawings nos 06055/26D, 27D, 28D, 29C, 30K, 31B, 32A, GGA drawings
nos 19391 SK 102 P6, SK104 P3, Acanthus drawings nos 3912 41, 42, 43,
63A, 64, 67A, 71B, 72C, 73B, 74, 75, 76, 82A, 83A, 84A, 85A, 86A, 87A,
101, 102, 103, 104, 105, 106, 121, 122, 123, 124, 125, 126, 127, 128, 129,
130, 131, 132, 133, 134, 135, 136.