

District Development Control Committee
5 July 2005
EPF/1400/04 – St Johns School, Epping - Appendix 1

Suggested conditions:

1. Submission of details within 3 years and standard time limit for commencement.
2. Development to be carried out in accordance with detailed drawings to be submitted.
3. The extent of the elements of the development and the principles upon which the detailed drawings are to be based are those of the approved drawing numbered 5563/04.
4. No commencement of the residential development shall take place until such time as two or more separate foot/cycle paths to the new school from Tower Road and Lower Swaines via the residential development site have been provided.
5. Foul and surface water drainage details to be agreed.
6. Surface water source control measures shall be carried out prior to occupation in accordance with details which shall have been submitted to and approved by the local planning authority before development commences.
7. The proposed access in Bury Lane shall be for vehicular use only (no pedestrians or cyclists). Use of the access shall be controlled to ensure it is used by staff, visitors and service vehicles, including buses and coaches, only. An access/car park management strategy shall be submitted to and approved by the local planning authority prior to first occupation of the school.
8. The internal layout of the residential development shall be designed in accordance with the highway requirements of the Essex Design Guide for Residential & Mixed Use Areas 1997.
9. Wheel washing equipment to be installed.
10. Retention of existing trees and shrubs.
11. Tree protection measures to be agreed and implemented.
12. Landscaping scheme to be agreed and implemented.
13. The parking facilities for the school shall be submitted to and approved by the local planning authority, shall include parking for the disabled and secure cycle and motorcycle parking and shall be provided in accordance with the approved details prior to first occupation.
14. Materials of construction to be agreed.
15. Details of screen walls and fences to be agreed.

16. Construction work (which includes deliveries and other commercial vehicles to and from the site) shall only take place on site between the hours of 0730 to 1800 Monday to Friday & 0800 and 1300 Saturdays and not at all on Sundays and public holidays.
17. There shall be no external lighting of the school playing fields or hard courts without the prior approval of the local planning authority.