



4. **APPLICATION NO:** EPF/760/05 **PARISH** Ongar

**SITE ADDRESS:**

Smiths Brasserie, Fyfield Road, Ongar

**DESCRIPTION OF PROPOSAL:**

Outline planning permission to demolish existing building and car park, and erection of 20 No. flats with associated parking.

**GRANTED SUBJECT TO:**

1. Application for the approval of details reserved by this permission (siting, design, external appearance and landscaping of the site) must be made not later than the expiration of three years from the date of this Notice. The development hereby permitted must be begun not later than whichever is the later of the following date.
  - a. The expiration of five years from the date of this Notice.
  - b. The expiration of two years from the date of the final approval of the details reserved by this permission or, in the case of approval on different dates, the final approval of the last matter approved.
2. Approval of the details of the siting, design and external appearance of the building and soft and hard landscaping of the site (hereinafter called the reserved matters) shall be obtained in writing from the Local Planning Authority before any development begins.
3. No development shall commence until a scheme to prevent direct overlooking of nos. 2, 4 and 6 Moreton Road from windows above ground floor ceiling height on the west elevation of any building in the southern part of the site, has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out and implemented as agreed before first commencement of any of the flats served by these windows.
4. A flood risk assessment shall be submitted to and approved by the Local Planning Authority prior to commencement of development. The assessment shall include calculations of increased run-off and associated volume of storm detention using Windes or other similar programme. The approved measures shall be undertaken prior to the first occupation of the building hereby approved and shall be adequately maintained.
5. No construction work or deliveries into the site shall take place other than between the hours of 07.30 and 18.30 on Monday to Friday and 08.00 to 13.00 on Saturdays unless agreed otherwise in writing by the Local Planning Authority. No construction work or deliveries shall take place on Sundays, Bank or Public Holidays unless otherwise agreed in writing by the Local Planning Authority.
6. Details of cycle and motorcycle parking shall be submitted to and agreed in writing by the Local Planning Authority prior to work commencing on site. The details as agreed shall be carried out and implemented before first occupation of any of the flats hereby approved.

