

Agreed Network Rail agreed conditions with London Borough of Ealing

Condition 1: The Development shall commence before the expiration of 3 years from the date that the Order comes into force.

Reason: To comply with the requirements of the Town and Country Planning Act 1990 and ensure that the Development is commenced within a reasonable period of time.

Condition 2: No part of the Development shall commence until the detail of any temporary lighting with minimal impact on neighbouring residents has been submitted to and approved in writing by the local planning authority.

Reason: To ensure details of temporary lighting have been designed to minimise disturbance to the adjoining residents.

Condition 3: No part of the Development shall commence until the detail of any temporary hoardings has been submitted to and approved in writing by the local planning authority.

Reason: To ensure the design of the temporary fencing is appropriate in its siting and appearance.

Condition 4: No part of the Development shall commence until the detail of hours of working within the temporary compound has been submitted to and approved in writing by the local planning authority.

Reason: To mitigate potential disturbance to local residents.

Condition 5: No part of the Development shall commence until the details of the reinstatement of the site have been submitted to and approved in writing by the local planning authority. The decommissioning plan shall cover the removal of all temporary infrastructure from the site and should show how and when the site will be returned to its current use and shall include a restoration programme. The development shall thereafter be carried out in accordance with the approved details, including any variations to the decommissioning plan as may be approved by the Local Planning Authority from time to time.

Reason: To allow return of part of the application site to the owner to commence residential development of the site.

Condition 6: Prior to the commencement of the development layout and elevation plan details of all proposed temporary buildings (including any windows at first floor level) and how will be made good on completion should be submitted to in writing to the LPA to demonstrate the buildings will have no amenity issues to adjoining residents.

Reason: To protect the amenities of nearby residents.

Condition 7: Prior to commencement of the development, a construction environmental management plan shall be submitted to the Council for approval in writing. Details shall include control measures for:- - noise and vibration (according to Approved CoP BS 5228-1 and - 2:2009+A1:2014), - dust (according to Supplementary Planning Guidance by the GLA (2014) for The Control of Dust and Emissions during Construction and Demolition), - lighting ('Guidance Note 01/20 For The Reduction Of Obtrusive Light' by the Institution of Lighting Professionals), - delivery

locations, - hours of work and all associated activities audible beyond the site boundary), - neighbour liaison, notifications to interested parties and - public display of contact details including accessible phone numbers for persons responsible for the site for the duration of the development .

Reason: To ensure that the amenity of occupiers of surrounding premises is not adversely affected by noise, vibration, dust, lighting or other emissions from the site, in accordance with Policies 7A of the Ealing Development Management DPD and Policy D14 of the London Plan.

Condition 8: A Construction Traffic Management Plan shall be submitted to and agreed in writing by the Local Planning Authority prior to commencement of the development. This shall identify:

- The routing of construction vehicles and management of their movement into and out of the site by a qualified and certificated banksman;
- Access arrangements and times of movement of construction vehicles (to minimise the impact on the surrounding highway network);
- Contact details for the Site Supervisor responsible for the development ;
- Travel initiatives for site related worker vehicles;
- Parking provision for site related worker vehicles;
- Details of times for construction traffic and delivery vehicles, which must be outside network peak and school peak hours;
- Engagement with local residents; and
- Contact details of the Project Manager and Site Supervisor responsible for the development to be provided.

Reason: In the interests of highway safety and to mitigate the impact of construction vehicles on the surrounding network, road infrastructure and local residents, particularly at peak traffic times in accordance with the agreed plan.

1 November 2023