

Planning Conditions DC/23/0657/FUL – Steel Processing Plant

Condition	Completed - Date
1. The development hereby permitted shall be begun not later than three years from the date of this permission (25 th September 2028)	
2. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the approved plans and documents.	
Construction Management Strategy 3. No development shall commence until a Construction Management Strategy has been submitted to and approved in writing by the Local Planning Authority (LPA). The strategy shall include: a) Routing of construction vehicles to and from the site; b) Details of hours and days of working; c) Access, parking and turning arrangements for contractors' and delivery vehicles; d) A methodology for avoiding soil from the site tracking onto the highway together with a strategy for remedy of this should it occur. e) The strategy shall include clear location, and layout plans of these facilities. The development shall only take place in accordance with the approved strategy.	
Construction Environmental Management Plan 4. No development shall commence until a Construction Environmental Management Plan: Biodiversity has been submitted to and approved in writing by the LPA. The CEMP: Biodiversity shall confirm how it addresses the ecological mitigation recommendations in Section 5 of the Ecology Report submitted with the planning application (MHE Consulting, April 2023), and include the following: a) Risk assessment of potentially damaging construction activities. b) Identification of "biodiversity protection zones."	

c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements) including on trees and hedges and from lighting. d) The location and timing of sensitive works to avoid harm to biodiversity features including to avoid disturbing foraging Stone-curlew. e) The times during construction when specialist ecologists need to be present on site to oversee works. f) Responsible persons and lines of communication. g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person. h) details of protective fences, exclusion barriers and warning signs. i) measure to protect those trees and hedges on the application site that are to be retained (as set out on the approved plans and particulars) for the duration of the construction phase of the development. j) In conjunction with c. above details of the method to be used to protect trees and their root protection areas from any construction, installation, excavation of service trenches, building foundations, hard standings, roads and footpaths proposed within the root protection areas (may be provided as a method statement). k) The approved CEMP: Biodiversity shall be implemented in accordance with the approved details and adhered to throughout the construction period.	
Ecology mitigation during construction 5. No development shall commence in the Stone-curlew breeding season (April to September inclusive) unless preceded by a Stone-curlew nesting survey that shall be carried out within the application site and a 500m buffer area around the site by a suitably qualified ecologist. If any Stone-curlew nests or actively breeding pairs are encountered, works shall not commence until a further survey confirms that any nesting attempts are concluded, and any chicks have fledged. Any records obtained during the surveys shall be supplied to the LPA, the RSPB and local biodiversity records office.	
Construction Surface Water Management Plan	

6. No development shall commence until details of a Construction Surface Water Management Plan (CSWMP) has been submitted to and approved in writing by the LPA. The CSWMP shall detail how surface water and storm water will be managed on the site during the construction phase of the development (including site clearance operations). The CSWMP shall include method statements and scaled and dimensioned plans and drawings detailing surface water management proposals. The CSWMP shall be implemented in accordance with the approved details and thereafter managed and maintained as approved for the duration of the construction phase of the development.	
Footpath – Risby 7. No development shall commence until scheme for the provision of a new footpath including any associated works between Risby and the site, as indicated in drawing ref: 1012.0003.005.PO3, shall have been submitted to and approved in writing by the LPA. The development shall not be occupied until the approved footpath scheme and associated works have been constructed in accordance with the approved details.	
Archaeology 8. No development shall commence until the implementation of a programme of archaeological work has been secured, in accordance with a Written Scheme of Investigation which has been submitted to and approved in writing by the LPA. The scheme of investigation shall include an assessment of significance and research questions; and: a) the programme and methodology of site investigation and recording; b) the programme for post investigation assessment; c) provision to be made for analysis of the site investigation and recording; d) provision to be made for publication and dissemination of the analysis and records of the site investigation; e) provision to be made for archive deposition of the analysis and records of the site investigation; f) nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation;	

g) the site investigation shall be completed prior to development, or in such other phased arrangement, as agreed and approved in writing by the LPA. h) The development shall not be occupied until the site investigation and post investigation assessment has been completed, submitted to and approved in writing by the LPA, in accordance with the programme set out in the approved Written Scheme of Investigation and the provision made for analysis, publication and dissemination of results and archive deposition.	
Soil 9. No development shall commence, including any site clearance, until a soil management plan has been submitted to and approved in writing by the LPA. The soil management plan shall consider the sustainable use of soil in accordance with the DEFRA guidance: "Code of practice for the sustainable use of soils on construction sites" and detail: a) The proposed grading and mounding of land areas including the levels and contours to be formed, showing the relationship of the proposed mounding or excavation to existing vegetation and surrounding landform. b) The handling, storage, or reuse of soil within the site, including aftercare and supervision. c) How soils will be protected and, where necessary, stored and managed on the site during construction and during the life of the development. d) A timetable for implementation. e) The development shall be carried out in accordance with the approved soil management plan.	
Skylark Mitigation Strategy 10. No development shall commence until a Skylark mitigation Strategy has been submitted to and approved by the LPA. The Strategy shall include: a) purpose and conservation objectives for the proposed compensation measure e.g. Skylark plots; detailed methodology for the compensation measures e.g. Skylark plots must follow Agri-Environment Scheme option: 'AB4 Skylark Plots'; b) locations of the compensation measures by appropriate maps and/or plans;	

c) persons responsible for implementing the compensation measure. The Skylark Mitigation Strategy shall be implemented in accordance with the approved details, and all features shall be retained for a minimum period of 10 years.	
Materials 11. No development shall commence above slab level until a sample panel of the materials to be used in the construction of the external surfaces of the buildings shall have been prepared on site for inspection and approved in writing by the LPA. The sample panel shall be at least 1 metre x 1 metre and show the full palette of materials (including roofing and cladding) to be used in the development. The development shall be constructed in accordance with the approved sample, which shall not be removed from the site until completion of the development.	
Hard Landscaping 12. No development above slab level shall commence until details of a hard landscaping scheme for the site have been submitted to and approved in writing by the LPA. These details shall include (but not limited to) means of enclosure; car parking layouts; other vehicle and pedestrian access and circulations areas; hard surfacing materials; and detail of a timeline for implementation of the scheme. The scheme shall be constructed in accordance with the approved details.	
Piling details 13. Piling or any other foundation designs and investigation boreholes using penetrative methods shall not be undertaken within the development site unless and until details of foundation designs have been submitted to and approved in writing by the LPA. The foundation designs shall demonstrate that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.	
Vehicle access and public highway works 14. No development above slab level shall commence until the existing vehicular access has been improved and the roundabout, provided, laid out and completed in all respects in accordance with	

Drawing No. B080-CMP-SI-ZZ-DR-A-00102 PL1 and B080-CMP-SI-ZZ-DR-A-00103 PL1; and made available for use. Thereafter the access shall be retained in the specified form.	
Cycle parking 15. No development above slab level shall commence until details of the location of the cycle parking and shelters including for electric assisted cycles have been submitted to and approved by the LPA. The development shall not be occupied until the approved cycle parking has been provided and thereafter the cycle parking areas shall be retained, maintained, and used for no other purposes.	
Soft Landscaping 16. No development above slab level shall commence until a scheme of soft landscaping for the site drawn to a scale of not less than 1:200 has been submitted to and approved in writing by the LPA. The soft landscaping details shall include 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. The approved scheme of soft landscaping works shall be implemented not later than the first planting season following commencement of the development or within a time scale agreed as part of the soft landscaping scheme. Any planting removed, dying or becoming seriously damaged or diseased within five years of planting shall be replaced within the first available planting season thereafter with planting of similar size and species.	
Drainage scheme 17. No development above slab level shall take place until the strategy for the disposal of surface water within the Flood Risk Assessment (FRA) submitted with the planning application (dated 12th April 2023, ref: 65202317-SWE-ZZ-XX- RP-C-0501) shall have been implemented. The development shall thereafter be managed and maintained in accordance with the approved strategy.	
Deliveries Management Plan 18. The development shall not be occupied until a Deliveries Management Plan has been submitted to and approved in writing by the LPA. Measures within the plan shall include the route for all HGV	

deliveries to and from the site, details of vehicle tracking, CCTV, internal site signage and the establishment of a neighbour liaison committee. The development shall be implemented in accordance with the approved details before the development is brought into use and shall be operated in accordance with the Deliveries Management Plan for the lifetime of the development.	
Off-site signage 19. No part of the development shall be occupied until a traffic management scheme to include road signage improvements on the off slip from the westbound carriageway of the A14 and on the local highway network to direct motorists and HGV's to and from the development, has been submitted to and approved in writing by the LPA, and the scheme has been completed in accordance with the approved details and has been certified in writing as complete on behalf of the LPA.	
Dust management plan 20. The development shall not be occupied until a Dust Management Plan (DMP) has been submitted to and approved in writing by the LPA. The scheme shall, take into account the potential effects and mitigation in the Dusk Risk Assessment dated 24 July 2022. and the recommended content of DMPs in the Institute of Air Quality Management (IAQM) 'Guidance on the Assessment of Mineral Dust Impacts for Planning' (May 2016). The development shall be implemented and operated in accordance with the approved DMP thereafter.	
Noise 21. The development shall not be occupied until the following noise mitigation measures are provided: a) A 5m high acoustic fence in accordance with the acoustic fence detail on drawing B080-CMP-SI-DR-A-00801 rev PL1 along the northern boundary in the location shown in Figure A3 in Appendix A of the Sharps Acoustics report dated 1 st July 2024 (SAR). b) A 1.8m high acoustic fence in accordance with the acoustic fence detail on drawing B080-CMP-SI-DR-A-00801 rev PL1 along the northern and eastern boundaries in the location shown in Figure A3 in Appendix A of the SAR. c) A 5m high earth bund to the south of the site, located as shown in Figure A3 in Appendix A of the SAR.	

d) Acoustic cladding to all doors. e) Acoustic attenuators/louvres attached to ventilation openings. The noise mitigation measures shall be retained and maintained for the lifetime of the development.	
Noise management plan 22. The development shall not be occupied until a Noise Management Plan (NMP) has been submitted to and approved in writing by the LPA. The NMP shall accord with the noise modelling assumptions set out in the Sharps Acoustic report dated 1 July 2024 and shall include, as a minimum, details of the following: a) Details and timings of operations and activities permitted to be undertaken at the development site including details of loading and unloading of HGVs, movement and flipping of beams; b) Details of the method to be used to ensure that the flipping of beams only takes place within the buildings and on resilient plastic covered bearers or other resilient bearers with a similar or better dampening performance; c) Details of acoustic cladding to be attached to all doors, and acoustic attenuators/louvres attached to ventilation openings; d) Measure to ensure that Vehicles shall not be permitted to be left idling at the development site at any time; e) Measure to ensure that all external doors to the production shed and merchant shed shall remain closed between 2300 and 0700 hours. (This excludes internal doors between the production shed and the covered area from which vehicles are loaded); f) Measure to ensure that there shall be no use of tonal reversing alarms at the site at any time; g) Name of person(s) responsible for implementation of the NMP; h) Clear complaints procedure outlining how complaints shall be investigated, and what remedial action shall be taken and who is responsible for complaint investigation; and i) How documented record of all complaints shall be maintained and made available to the LPA if requested. The development shall be operated in accordance with the approved NMP at all times.	

Biodiversity Enhancement Strategy 23. The development shall not be occupied until a Biodiversity Enhancement Strategy for protected, priority and threatened species prepared by a suitably qualified ecologist is submitted to and approved in writing by the LPA. The content of the Biodiversity Enhancement Strategy shall include the following: a) purpose and conservation objectives for the proposed enhancement measures; b) detailed designs or product descriptions to achieve stated objectives; c) locations, orientations, and heights of proposed enhancement measures by appropriate maps and plans (where relevant); d) persons responsible for implementing the enhancement measures; and e) details of initial aftercare and long-term maintenance. f) The strategy shall be implemented in accordance with the approved details and shall be retained in that manner thereafter.	
Landscape and ecology management plan 24. The development shall not be occupied until a Landscape and Ecological Management Plan (LEMP) has been submitted to, and approved in writing by, the LPA. The content of the LEMP shall include the following: a) description and evaluation of features to be managed. b) ecological trends and constraints on site that might influence management. c) aims and objectives of management. d) appropriate management options for achieving aims and objectives. e) prescriptions for management actions. f) preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period). g) details of the body or organisation responsible for implementation of the plan. h) ongoing monitoring and remedial measures.	

The LEMP shall include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management bodies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details for a minimum of 30 years to deliver the required condition of habitats created.	
Loading and parking areas 25. The development shall not be occupied until the areas within the site shown on the Proposed Masterplan Drawing Ref: 8080-CMP-SI-ZZ-DR-A-00102 PL1 for the purposes of loading, unloading, manoeuvring, and parking of vehicles have been provided. Thereafter the areas shall be retained, maintained, and used for no other purposes.	
Lighting 26. The development shall not be occupied until details of a lighting scheme shall have been submitted to and approved in writing by the LPA. The scheme shall be based on the principles shown on indicative drawing no. 21-201-PL-EX-001 rev PL1 and shall: a) be in accordance with ILP Guidance Note:08/23 (Bats and Artificial Lighting at Night) b) identify those areas/features on site that are particularly sensitive for nesting Stone-curlew and bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and b) show how and where external lighting will be installed (through provision of appropriate lighting contour plans and technical specifications so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the Stone-curlew and bats using their territory or having access to their breeding sites and resting places c) be in accordance with ILP Guidance Note GN01/21 The Reduction of Obtrusive Light, specifically for Environmental Zone 'E2' Rural. Lighting shall be minimised, and glare and sky	

glow shall be prevented by correctly using, locating, aiming, and shielding luminaires, in accordance with Guidance Note GN01/21. All external lighting shall be installed in accordance with the specifications and locations set out in the approved scheme before the development is brought into use and maintained thereafter in accordance with the approved scheme.	
Travel plan 27. The Travel Plan dated April 2023 shall be implemented in full upon first occupation of the development and subject to review as per the review process within the Travel Plan.	
Cycleway/footway 28. The development shall not be brought into use until the footpath/cycleway as shown on drawings 1012.0003.005 P03 and 1012.0003.006 P03 connecting the site to Little Saxham Bridleway 1 to the east and Risby village to the north have been constructed to adoptable standards. The route shall be made available for public use and maintained for public use in perpetuity.	
Post completion noise assessment 29. Within 12 months of the first operation of the buildings on site, a post-completion noise impact assessment (PNIA) shall be carried out, submitted to, and approved in writing by the LPA to confirm compliance with the sound criteria in Condition 30. Where the PNIA indicates the requirements of condition 30 are not being met, a scheme to provide additional measures to mitigate noise shall be submitted to and approved in writing by the LPA within 1 month of the PNIA's findings and the additional measures shall be implemented within 3 months of the PNIA and thereafter be retained and maintained.	
Noise restriction 30. The cumulative rating level of noise emitted from operational activities at the development shall not exceed the representative existing background noise level by more than +3 dB(A) during the daytime (07:00-23:00 hrs) and more than +0 dB(A) during the nighttime (23:00-07:00 hrs). The measurements / assessment shall be made according to BS 4142:2014+A1:2019 'Methods for rating and assessing industrial and commercial sound' at the nearest and / or most affected noise sensitive	

receptors(s), and be inclusive of any penalties for tonality, intermittency, impulsivity or other distinctive acoustic characteristics.	
Contamination 31. Any contamination that is found during the course of construction of the approved development that was not previously identified shall be reported immediately to the LPA. Development on the part of the site affected shall be suspended and a risk assessment carried out and submitted to and approved in writing by the LPA. Where unacceptable risks are found remediation and verification schemes shall be submitted to and approved in writing by the LPA. These approved schemes shall be carried out before the development [or relevant phase of development] is resumed or continued.	
Surface Water Verification report 32. Within 28 days of practical completion of the development, a surface water drainage verification report shall be submitted to the LPA, detailing and verifying that the surface water drainage system has been inspected and has been built and functions in accordance with the approved designs and drawings. The report shall include details of all SuDs components and piped networks,	
BREEAM 33. No later than 6 months after the first occupation of the development, a post-construction BREEAM certificate shall be submitted to and approved in writing by the Local Planning Authority confirming that the development has achieved a BREEAM rating of 'Excellent'. In the event that the initial post-construction assessment does not achieve the required rating, the developer shall undertake remedial measures to improve the building's performance. A revised post-construction BREEAM certificate confirming achievement of the 'Excellent' rating shall be submitted to and approved in writing by the Local Planning Authority within 3 months of completion of the remedial works.	