

1.7 AUTHORITIES, CONSENTS AND APPROVALS

Planning Conditions Tracker – Plot 1 Only (Blocks A, B, C, D)

Former Kent Street Baths - 2017/09434/PA

February 2024



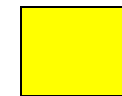
Application has not been submitted



Information submitted and awaiting discharge / condition partially discharged.



Condition discharged / or no submission requirements



Ongoing compliance required

No.	Requirement	Condition	Trigger	Responsibility	Status	Comments
Pre-commencement						
1	Requires the prior submission of contamination remediation scheme on a phased basis	No development shall take place on each phase until the following components of a remediation scheme to deal with the risks associated with contamination of that phase for the intended use have been submitted to and approved, in writing, by the Local Planning Authority: 1) A preliminary risk assessment, which has identified: <ul style="list-style-type: none">• All previous uses• Potential contaminants associated with those uses	Pre-commencement	Curtins		Approved 08 October 2018 ref: 2018/05146/PA Approved document / drawings: Phase 3 Remediation Strategy 063793-CUR-00-XX-RP-GE-00001

		<ul style="list-style-type: none"> • A conceptual model of the site indicating sources, pathways and receptors • Potentially unacceptable risks arising from contamination at the site. <p>2) A site investigation scheme, based on (1) to provide information for a detailed risk assessment of the risk to all receptors that may be affected, including those off site.</p> <p>3) An options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken, timetable of works and site management procedures.</p> <p>4) A verification plan providing details of the data that will be collated in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action</p>			
3	Requires the prior submission of a drainage scheme (phased)	No development comprising construction shall take place on each phase of the development until such time as a scheme for drainage of the site (including foul and surface water), based on sustainable drainage	Pre-commencement	Curtins	<p>Refused 11 October 2021 ref: 2021/07210/PA</p> <p>The details submitted for conditions number 3 are REFUSED for the following reasons:</p> <p>1) Final drainage layout plans are required.</p>

principles and an assessment of the hydrological and hydro geological context of the development for that phase, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details and thereafter maintained.

2) Detailed calculations, with supporting network layout plan, to demonstrate the proposed network performance (for all events up to and including the 100yr plus 30% climate change event) are required.

Approved 18 July 2022 ref: 2022/03837/PA

Approved document / drawings:

Proposed Site Plan - Plot 01 & 02, Drawing No. A-L-012 (identifying Phase 1)

600326-SW Network V06 results dated 25/03/2022 (pages 1-10)

Letter from Severn Trent Water dated 12 October 2021

ATTENUATION TANK 1 using GRAF ECOBLOC MAXX, Drawing No Kent St Baths B_001_C1

ATTENUATION TANK 2 using GRAF ECOBLOC MAXX, Drawing No Kent St Baths B_002_C1

ATTENUATION TANKS 3 & 4 using GRAF ECOBLOC MAXX, Drawing No Kent St Baths B_003_004_C1

Levels and Drainage Strategy, Drawing No. 193-LYR-XX-DW-L-411- 2

Podium Deck - Roof Type, Drawing No. 2325-GHA-01-XX-DR-A-(27)0150_P01

Roof Types - Build-up , Drawing No. 2325-GHA-XX-XX-DR-A-(27)0160_P01

					<p>Drainage Layout Basement Lev 1, Drawing No.600326-HEX-00-00-DR-C-9200_C10</p> <p>Drainage Layout Ground Floor Level, Drawing No. 600326-HEX-00-00-DR-C-9201-Ground Floor Level</p> <p>Drainage Layout</p> <p>Flood Exceedance Plan, Drawing No. 600326-HEX-00-00-DR-C-9205_P01</p> <p>Drainage Construction Details, Drawing No. 600326-HEX-XX-ZZ-DR-D-9203-P02</p> <p>Severn Trent Flow Rates Confirmation 1021552(SW1) and 1021524(SW2)-LO KENT STREET</p> <p>BIRMINGHAM- Amended Approvals (email from Severn Trent Water dated 11/02/2022</p>
4	Requires the prior submission of a scheme for ecological/biodiversity/enhancement measures on a phased basis	<p>Prior to any works above ground floor slab level on each phased of the development, an Ecological Enhancement Strategy for the phase shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>The development shall thereafter be implemented in accordance with the approved details.</p>	Pre-construction (ground floor slab)	GHA – Areas TEP/Layer	<p>Approved 30 May 2023 ref: 2021/10194/PA</p> <p>Approved document / drawings:</p> <p>The Ecological Mitigation and Enhancement Strategy (7695.002) including the sensitive lighting strategy (drawing 079-LYR-XX-ZZ-DWG-L-7991), the soft landscaping details (drawing 193-LYR-XX-ZZ-SKE-L-1001 Landscape GA)</p>
5	Requires the prior submission of details	Prior to any works above ground floor slab level on each phased of the development, details of the number,	Pre-construction (ground floor slab)	GHA/Layer/QODA	<p>Approved 30 May 2023 ref: 2021/10194/PA</p> <p>Approved document / drawings:</p>

	of bird/ bat boxes (phased)	design, location and post-development monitoring arrangements of bat and bird boxes to be provided as part that phase shall be submitted to and approved in writing by the Local Planning Authority. The bird and bat boxes shall be installed in accordance with the approved details and thereafter maintained.				The Ecological Mitigation and Enhancement Strategy (7695.002)
6	Requires the prior submission level details (phased)	No development shall take place on each phase of the development until details of finished site and ground floor levels in relation to the existing site levels, adjoining land and buildings for that phase has been submitted to and approved in writing by the Local Planning Authority. The details shall include the proposed grading and mounding of land areas, cross sections through the site and relationship with the adjoining landform and buildings. The development shall be implemented in accordance with the approved details.	Pre-commencement	Layer		<p>Refused 11 October 2021 ref: 2021/07210/PA</p> <p>The details submitted for conditions number 6 are REFUSED for the following reasons:</p> <p>1) The LLFA notes that the causeway calculations are incomplete and only refer to the surface level catchment.</p> <p>2) Proposed finished floor levels should be designed to mitigate risk of flooding to people and property and to this end the LLFA require that all property FFLs should be set to a minimum of 150mm above surrounding ground levels. A levels plan should be submitted showing this along with further information and levels surround the above-ground attenuation to the rear of the proposed development.</p>

					<p>Approved 18 July 2022 ref: 2022/03837/PA</p> <p>Approved drawings:</p> <p>Proposed Site Plan - Plot 01 & 02, Drawing No. A-L-012 (identifying Phase 1)</p> <p>Levels and Drainage Strategy, Drawing No. 193-LYR-XX-DW-L-411- 2</p> <p>Drainage Layout Ground Floor Level, Drawing No. 600326-HEX-00-00-DR-C-9201-Ground Floor Level</p>
7	<p>Requires the prior submission of hard and soft landscape details (phased)</p>	<p>Prior to any works above ground floor slab level on each phase of the development full details of hard and soft landscape works for that phase shall be submitted to and approved in writing by the Local Planning Authority. These details shall include proposed finished levels or contours, means of enclose, hard surfacing materials, minor artefacts and structures, proposed and existing functional services above and below ground, fully annotated planting plans to a scale of 1:50 and/or 1:100 showing, where used, locations of individually planted trees, areas of woodland, shrubs, hedges, bulbs, and areas of grass. Within ornamental planting areas, plans should be</p>	<p>Pre-construction (ground floor slab)</p>	<p>Layer/ GH A</p>	<p>Approved 7 February 2024 ref: 2023/05720/PA</p> <p>Approved drawings:</p> <p>General Arrangement Sheet ref: 193-LYR-XX-XX-DWG-L-1001 Rev 4;</p> <p>Hardworks Colour Plan ref: 193-LYR-XX-XX-DWG-L-2001 Rev 5;</p> <p>Soundworks Plan ref: 193-LYR-XX-XX-DWG-L-300 Rev 2;</p> <p>Plant Schedule ref: 193-LYR-XX-ZZ-SCH-L-0002</p> <p>Planting schedule</p>

		<p>sufficiently detailed to show the locations of different single species groups in relation to one another, and the locations of any individual specimen shrubs. Other information shall include planting schedules, noting species, plant sized and proposed numbers/ densities and details of the proposed planting implementation programme. All hard/ soft landscape works shall be implemented prior to the any part of the development on that phase or in accordance with the programme agreed with the Local Planning Authority and thereafter maintained. Any trees or shrubs which, within a period of two years from the completion of the development, die, are removed or become seriously diseased or damaged, shall be replaced in the next planting season with others of similar size and species.</p>			
8	Requires the prior submission of sample materials (phased)	<p>Prior to any works above ground floor slab level on each phased of the development, samples of the materials to be used in the construction of the external surfaces of that phase shall be submitted to and approved in writing by the Local Planning Authority. The samples shall include suitably sized</p>	<p>Pre-construction (ground floor slab)</p>	Winvic /GHA	<p>Approved 30 May 2023 ref: 2021/10194/PA</p> <p>Approved document / drawings:</p> <p>Detail of the ventilation gap shown on the series of drawings provided on the 26th May 2023; sample panels seen on site including on the 14th March 2023 (to see the DPC brickwork); together with the larger sample panels situated on site. Plot 01 Proposed Façade</p>

		mock up panel illustrating the junctions between the proposed materials. The development shall be implemented in accordance with the approved details.				Materials document, GHA (2325-ARP- 220601- Facade Review-RB-01).
9	Requires the prior submission of rooftop railing details (phased)	Prior to any works above ground floor slab level on each phased of the development, details of any rooftop railings/ mansafe systems for buildings on that phase shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the details approved and thereafter maintained.	Pre-construction (ground floor slab)	Winvic		Approved 30 May 2023 ref: 2021/10194/PA Approved document / drawings: As per the covering letter dated 30th November 2021 and the drawing 'standard parapet section' reference 2325-A-SK-211006-002 no rooftop railings are proposed.
10	Requires the prior submission of details of green/ brown roofs (phased)	Prior to any works above ground floor slab level on each phased of the development, a scheme for the provision of green and/or brown roofs on the flat roofs on that phase, including identified biodiversity benefits, shall be submitted to and approved in writing by the Local Planning Authority. Each phase of the development shall be implemented in accordance with the approved details and thereafter maintained.	Pre-construction (ground floor slab)	Layer/TEP		Approved 30 May 2023 ref: 2021/10194/PA Approved document / drawings: Ecological Mitigation and Enhancement Strategy (7695.002), the information and drawings provided on the 18th May 2022 including the additional habitat features and drawings Podium Deck - Roof Type (dwg. 2325-GHA-01-XX-DR-A-(27)0150 rev. P04); and Solar PV Roof Level (dwg. J4714-SEL-ZZ-XX-DR-E-(Z)9919 rev.P2) and the Bauder Flora 3 Seed Mix Details (Oct 2021).
12	Requires the prior submission of	Prior to any works above ground floor slab level on each phased of the development, details of the external	Pre-construction (ground floor slab)	Winvic /GHA		Approved 30 May 2023 ref: 2021/10194/PA Approved document / drawings:

	balcony/ balustrade details (phased)	balconies and balustrades for that phase shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the details approved and thereafter maintained.			Balcony/Balustrade Details - As per the precedent image provided in February 2022 together with drawing 2325-A-R-220520-RB-01
13	Requires the prior submission of microclimate enhancement details (plot 1)	Prior to any works above ground floor slab level on the Plot 1 Block A phase of the development details of any wind mitigation and enhancement measures to be incorporated shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the details approved and thereafter maintained.	Pre-construction (ground floor slab)	Winvic	Approved 14 June 2022 ref: 2021/10807/PA Approved document / drawings: Gate Study Drawing (ref: 2325-A-SK-210804-001A) Gate Screen Location Drawing (ref: 2325-GHA-XX-00-DR-A-(20)0180) Wind Microclimate Review (ref: 432270 Kent Street, Birmingham September 2017)
14	Requires the prior submission of photovoltaic details	Prior to any works above ground floor slab level on Plot 2, details of the rooftop photovoltaic equipment shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the details approved and thereafter maintained.	Pre-construction (ground floor slab)	Winvic	Approved 30 May 2023 ref: 2021/10194/PA Approved document / drawings: As per drawing P21017-SEL-ZZ-XX-DR-E-(Z)9919 P2 (provided June 2022) and PV Technical Submittal (provided on the 15th and 28th Feb 2022)

15 Requires the prior submission of shop front design details	Before any shopfront is installed, a shopfront and associated signage strategy in relation to the relevant phase of the development where the shopfront is located shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.	Pre-construction (shop front)	Winvic/EDR	Approved 20 February 2024 ref: 2023/08589/PA Approved drawings: 2325-GHA-BZ-XX-DR-A-(31)0606-C1; 2325-GHA-BA-XX-DR-A-(31)0605-C1; 2325-GHA-BA-XX-DR-A-(31)0604-C1; 2325-GHA-BA-XX-DR-A-(31)0603-C1; 2205-A-L-222_P06 2205-A-L-220_P05
16 Requires the prior approval of the glazing and ventilation strategy	Prior to any works above ground floor slab level on each phased of the development, a glazing and ventilation strategy shall be submitted to and approved in writing by the Local Planning Authority for that phase. The glazing and ventilation strategy shall have regard to local noise and nitrogen dioxide levels. The glazing and ventilation strategy shall be implemented in accordance with the approved details and thereafter maintained.	Pre-construction (ground floor slab)	Winvic	Application ref: 2021/10807/PA Submitted documents: <ul style="list-style-type: none"> • Ventilation Strategy (Nov 2021) • Glazing Acoustic Performance Drawing (ref: 2325-A-SK-211202-001) Condition withdrawn from above application. Approved 18 January 2024 ref: 2022/07122/PA Approved documents: <ul style="list-style-type: none"> • JP Acoustics Report: 1262018 REV 5 • Redmore Environmental Air Quality Assessment: 6862r1 • Leema TM59 Domestic Overheating Assessment Report: 12/06/2023

20	Requires the noise attenuation measures between the residential and commercial parts of the building to be provided (phased)	Prior to any works above ground floor slab level on each phase of the development, a scheme of noise insulation between the commercial and residential premises for that phase shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details prior to the occupation of the building and thereafter maintained.	Pre-construction (ground floor slab)	Winvic		Approved 30 May 2023 ref: 2021/10194/PA Approved document / drawings: RIBA Stage 3 Acoustic Design Report Rev01 (dated 05 May 2021)
24	Requires a further bat survey if demolition does not occur before 15 June 2018	In the event that demolition of Buildings 1 and 2 as identified in the supporting Preliminary Bat Roost Assessment (ref. RT-MME-125524-02 Rev A) has not commenced by the 15 June 2018 a further assessment for the presence of bats in these structures shall be undertaken with the resulting recommendations approved by the Local Planning Authority prior to the demolition works taking place.	Pre-commencement	Winvic		Approved 01 October 2021 ref: 2021/03981/PA Approved document / drawings: Kent Street, Birmingham, Bat Assessment Report, prepared by: The Environment Partnership, dated June 2019; Kent Street, Birmingham - Daytime Bat Roost Assessment Short Letter Report, prepared by: The Environment Partnership, dated 13th August 2021.
Pre-occupation						
2	Requires the prior submission of a contaminated land verification report (phased)	Prior to occupation of each phase of the development, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation for that phase of	Pre-occupation	Winvic		

	development shall be submitted to and approved, in writing, by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include a long term monitoring and maintenance plan for longer terms monitoring or pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the Local Planning Authority.				
11 Requires the prior submission and completion of works for the S278/TRO Agreement (phased)	No phase of the development shall be occupied until a package of highway measures for that phase has been approved by the Local Planning Authority and the approved measures have been substantially completed. The package of measures shall include new site access crossings, reinstate redundant footway crossings, pay and display, and other Traffic Regulation Order changes (including proposed one-way routing of Henstead Street) and associated footway, lighting and surfacing changes and are to be carried out at the applicant's expense to	Pre-occupation	Hexa/ Winvic		Approved 20 February 2024 ref: 2023/08667/PA Approved document: Section 278 Agreement Works Technical Approval, Scheme Ref: DSP1503/SSD 7127, Dated 18 December 2023.

		Birmingham City Council specification. For the avoidance of doubt the new pedestrianised route between Henstead Street and Kent Street and the works to Henstead Street shall be implemented in conjunction with the development of plot 1.			
17	Requires the prior submission of a Sustainable Drainage Operation and Maintenance Plan (phased)	Prior to the first occupation of each phase of the development hereby approved, a Sustainable Drainage Operation and Maintenance Plan (including details of agreement with an adopting body and proposed inspection and maintenance actions) for that phase has been submitted to and approved in writing by the Local Planning Authority and the sustainable drainage for the development has been completed in accordance with the approved sustainable drainage scheme. The approved drainage system shall be operated and maintained thereafter in accordance with the approved agreement with the adopting party and the approved Sustainable Drainage Operation and Maintenance Plan.	Pre-occupation	Hexa	Approved 20 February 2024 ref: 2024/00430/PA Approved document: 600326-HEX-00-XX-RP-C-9202-P03 - SuDS Operation and Maintenance Manual
18	Requires the prior submission of a lighting scheme (phased)	Each phase of the development hereby approved shall not be occupied until a detailed lighting scheme and timetable for its implementation for that phase	Pre-occupation	Winvic	Application ref: 2024/00431/PA Valid from: 23 January 2024 Decision Due by: 19 March 2024

	<p>has been submitted to and approved in writing by the Local Planning Authority. The detailed lighting scheme shall include as appropriate:</p> <p>(i) Annotated plans showing lighting positions for the external spaces, facades, building elevations and structures they illuminate;</p> <p>(ii) Any horizontal and vertical overspill (to include light trespass and source intensity) affecting surrounding residential premises; and</p> <p>iii) Details of the lighting fittings including: colour, watts and periods of illumination.</p> <p>The lighting works shall be implemented in accordance with the approved details and shall be completed prior to the occupation of any part of that phase of the development, and thereafter maintained.</p>		
19 Requires the provision of cycle parking prior to occupation	<p>Prior to the first occupation of each phase of the development hereby approved, the cycle storage facilities shown on the approved drawings shall be provided. Once provided, the cycle storage facilities shall be thereafter maintained.</p>	Pre-occupation	<p>No details are required to be submitted with this condition. It is noted here due to the requirement of cycle storage facilities being implemented prior to the first occupation of each phase.</p>

21	Requires the prior submission of extract and odour control details	Prior to the first occupation by any A3 class uses within the identified commercial units, details of the extract ventilation and odour control equipment, including any details of any noise levels from fixed machinery, noise control an external ducting shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details and thereafter maintained.	Pre-occupation	EDR / future tenants		Information subject to tenant requirements. Condition to discharge at later stage.
22	Requires the prior submission of a CCTV scheme (phased)	No phase of the development shall be occupied until a scheme for the provision of a network of closed circuit television cameras for the private monitoring and surveillance of the approved development, including the proposed location of the cameras, mounting columns, proposals for the use and management of the system and proposals for its installation for that phase has been submitted to and approved in writing by the Local Planning Authority. The CCTV system shall be installed in accordance with the approved details prior to first occupation and thereafter maintained as part of the operation of the development.	Pre-occupation	Winvic		Approved 02 December 2023 ref: 2023/07880/PA Approved document / drawings: PL2017-SEL-BA-ZZ-DR-E-(A)-7000 C1; PL2017-SEL-BA-ZZ-DR-E-(A)-7001 P1; PL2017-SEL-BB-ZZ-DR-E-(B)-7000 P1; PL2017-SEL-BB-ZZ-DR-E-(B)-7001 P1; PL2017-SEL-BC-ZZ-DR-E-(C)-7000 C1; PL2017-SEL-BC-ZZ-DR-E-(C)-7001 C1; PL2017-SEL-BD-ZZ-DR-E-(D)-7000 C2; PL2017-SEL-BD-ZZ-DR-E-(D)-7001 C1; J4714-SEL-ZZ-B1-DR-E-(Z)-5119 C1; J4714-SEL-ZZ-00-DR-E-(Z)-5100 P2.

23	Requires the prior submission a noise study to establish residential acoustic protection	Glazing and ventilation systems to residential premises shall be such that internal sound levels do not exceed the following: Living rooms and bedrooms (0700 to 2300): 23dB LAeq (15 minutes) Bedrooms (2300 to 0700): 30dB LAeq (15 minutes) and 45dB LAmx. Prior to the first occupation of each phase of the development hereby approved, a validation report shall be submitted to and approved by the Local Planning Authority, demonstrating that the internal sound levels specified are achieved. The validation report shall be based on a methodology to be approved in writing by the LPA.	Pre-occupation	JPM/Dewpoint		Approved 18 January 2024 ref: 2022/07122/PA JP Acoustics Report: 1262018 REV 5
31	Requires the parking area to be laid out prior to use	Prior to the first occupation of each phase of the development hereby approved the vehicle parking and servicing facilities for that phase shall be constructed, surfaced and marked out in accordance with the approved details and these areas shall not thereafter be used for any purpose other than parking, loading and unloading of vehicles.	Pre-occupation	GHA/Hexa		

Compliance

25	Removes the PD rights for telecom equipment	Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any Order amending, revoking and/or re-enacting that Order, with or without modification, no structures, satellite antenna, apparatus or plant of any sort (including structures or plant in connection with any use for telecommunication systems) are to be installed on any roof or within the curtilage of the premises without the further subsequent planning approval from the Local Planning Authority.	Compliance	EDR		
26	Prevents the use from changing within the use class	Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order amending, revoking and/or re-enacting that Order, with or without modification), the parts of the building hereby approved for Use Classes A1, A2, A3, S1, D2 and B1(a) shall only be used for the purposes of A1, A2, A3, S1, D2 and B1(a) of Schedule to the Town and Country Planning (Use Classes) Order 1987, (or in any provision equivalent to that Class in any statutory instrument amending, revoking and/ or re-enacting that Order with or without modification) only.	Compliance	EDR		

29	No obstruction, displays or signage fitted to shop front	There shall be no obstruction, displays or signage fitted to the shop front windows unless otherwise agreed in writing by the Local Planning Authority.	Compliance	EDR		
30	Requires a minimum of 24 no. spaces with access to electric vehicle charging points	The development shall provide no fewer than 24 no. parking spaces within the approved car parks with access to charging points for use by electric vehicles as set out in paragraph 5.2.8 of the supporting Transport Assessment reference 663326-CUR-00-XX-RP-TP-004 Rev P01.	Compliance	Winvic		
32	Limits the hours of operation to 0700 and 2300 on Sundays to Thursdays and 0700 and 2400 on Fridays and Saturdays	The commercial uses hereby approved shall take place between the hours of 0700 and 2300 on Sundays to Thursday and 0700 and 2400 on Fridays and Saturdays.	Compliance	N/A		
33	Limits delivery time of goods to or from the site to 0700 and 1900 hours on Mondays to Saturdays and 0900 and 1900 on Sundays	Deliveries and collections serving the commercial uses shall not be outside of 0700 and 1900 hours on Monday to Saturdays nor 0900 and 1900 on Sundays.	Compliance	N/A		
34	Requires the development to be carried out in	The development hereby approved shall be implemented on a two phase basis in accordance with the details submitted	Compliance	EDR		

	accordance with the phasing plan	with the application and shown on drawing number A-L-012.				
35	Clarifies the trigger point for other conditions and that the substation relocations works can be carried out in advance	For the avoidance of doubt, the removal, relocation and construction of a substation shell building (not including finalised external finishes) and associated equipment for the new substation shall not constitute works above ground floor slab level. For the purpose of this planning approval, 'ground floor slab level' is defined as the floor (excluding any elevations) of the first level of a building which has doors and entrances opening onto existing streets and the proposed amenity space as shown on drawing number A-L-099 rev A (lower ground floor plan) and on A-L-100 rev A (upper ground floor plan)	Compliance	EDR		
36	Requires the scheme to be in accordance with the listed approved plans	The development hereby approved shall be implemented in accordance with the details submitted with the application and shown on drawing numbers.	Compliance	EDR/Winvic		
37	Limits the approval to 3 years (Full)	The development hereby permitted shall be begun before the expiration of (3) years from the date of this permission.	Compliance			