

Continuation ...

POST-DEVELOPMENT

11. The demolition/development shall take place/commence in accordance with the programme of archaeological works set out in the Written Scheme of Investigation approved under condition 5.

REASON: To ensure works to any archaeological remains are undertaken in accordance with the National Planning Policy Framework and Policy R29 of the Welwyn Hatfield District Plan 2005.

12. The development shall not be occupied/used until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition 5 and the provision made for analysis and publication where appropriate.

REASON: To ensure works to any archaeological remains are undertaken in accordance with the National Planning Policy Framework and Policy R29 of the Welwyn Hatfield District Plan 2005.

13. All works and ancillary operations which are audible at the site boundary, or at such other place as may be agreed with the Council, shall be carried out only between the hours of 8.00am and 6.00pm on Mondays to Fridays, 8.00am and 1.00pm Saturdays and at no time on Sundays and Bank Holidays or any other time.

REASON: To protect the residential amenity of adjoining occupiers in accordance with Policy R19 & D1 of the Welwyn Hatfield District Plan 2005.

14. Before first occupation of the approved development, the proposed road layout for Church Street and Church Lane as shown on drawing number 837 - 055 rev F shall be completed in accordance with the approved plans and constructed to the specification of the local planning authority's satisfaction.

REASON: To ensure that the access is constructed to a satisfactory standard of development in the interests of highway safety

15. Concurrent with the construction of the access to the rear parking area, visibility splays of 2.4m x 25m shall be provided and permanently maintained in each direction within which there shall be no obstruction to visibility between 600mm and 2m above the carriageway level.

REASON: To provide adequate visibility for drivers entering or leaving the site in the interests of highway safety.

16. Prior to first occupation of the development hereby permitted the associated car parking shown on approved plan 837 - 055 rev F shall be laid out for parking and used for no other purposes.

REASON: To ensure the development makes adequate provision for the off-street parking and manoeuvring of vehicles likely to be associated with its use in accordance with policy M14 of the Welwyn Hatfield District Plan 2005.