

<p>15/00144/FUL</p> <p>27 - 29 Eldon Way Hockley</p>	<p>1. Revised S106 Commitment from Applicant</p> <p>The applicants have confirmed that they accept the figures, as stated within the officer report, as appropriate contributions towards the Hockley Area Action Plan, and as such are willing to contribute a sum of £53,125. This sum is made up of a contribution of £14,875 towards new and improved pedestrian links and £38,250 towards public realm enhancement to the Eldon Way Opportunity Site.</p> <p>S106 Heads of Terms</p> <ol style="list-style-type: none">1. Contribution of £14,875 towards new and improved pedestrian links, as identified in the Hockley Area Action Plan.2. Contribution of £38,250 towards public realm enhancement in the Eldon Way Opportunity Site, as identified in the Hockley Area Action Plan.3. Affordable housing – 35% comprising a split of 70% social rent and 30% intermediate rent. <p>2. Revised Officer Recommendation</p> <p>The commitment of the applicant to pay the requested financial contribution overcomes the reason for refusal, as published. There is no other reason to refuse the proposed development and the recommendation has therefore been changed to one of approval, subject to s106 agreement and the following heads of conditions:-</p> <p>General</p> <ol style="list-style-type: none">1. Time Limit – Reserved Matters2. No development shall commence before details of Reserved Matters have been submitted to and approved by the Local Planning Authority.
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	<p>Layout and Design</p> <p>3. Materials to be agreed.</p> <p>Highways and Parking</p> <p>4. Existing redundant accesses to be suitably and permanently closed incorporating reinstatement of the highway footway/kerbway.</p> <p>5. Parking spaces should measure 2.9m x 5.5m.</p> <p>6. Location and details of the powered two wheeler parking bays and cycle parking facilities to be agreed with the Local Planning Authority.</p> <p>7. Construction Method Statement to be agreed.</p> <p>Retail</p> <p>8. The retail units proposed to be restricted to A1, A2 and A3 uses only.</p> <p>Ecology and Arboricultural</p> <p>9. Tree protection required during construction.</p> <p>Noise Pollution</p> <p>10. Prior to commencement, an acoustic report should be submitted to and agreed in writing by the Local Planning Authority.</p> <p>Technical Housing Standards and Renewable Energy</p> <p>11. Technical Housing Standards to be adhered to for each unit.</p> <p>Reason: The application is granted approval for up to 20 flats, subject to the Technical Housing Standards being met. Where the Technical Housing Standards cannot be met for any one unit, a reduction in total units would be required in order to ensure the standards are met.</p> <p>12. Water efficiency measures to be agreed.</p> <p>13. Energy Performance measures to be agreed.</p> <p>14. Details of 10% renewable energy to be agreed.</p>
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