Conditions continued

3. Before the development hereby permitted is commenced details of all external materials, including samples, shall be submitted to and approved by the local planning authority.

4. Before the development hereby permitted is commenced, details of materials to be used in surface treatment, including parking, pedestrian and all such hardsurfaced areas shall be submitted to and approved by the local planning authority.

5. Before the development is commenced a detailed landscaping and planting scheme shall be submitted to and approved by the local planning authority.

6. The approved landscaping and planting scheme shall be implemented within eight months of the development being brought into use.

7. Any tree, hedge or shrub planted as part of the landscaping scheme (or replacement tree/hedge) on the site, and which dies or is lost through any cause during a period of 5 years from the date of first planting, shall be replaced in the next planting season.

8. Before the development is commenced details of all external lighting shall be submitted to and approved by the local planning authority.

9. The development hereby permitted shall not be used other than between the hours of 8.00 am and 6.00 pm Mondays to Fridays, and 8.00 am and 1.30 pm on Saturdays. No working shall take place on Sundays or Bank Holidays.

10. Before the use is commenced space shall be provided within the curtilage of the site for the parking, loading, unloading, and manoeuvring of vehicles in connection with the use in accordance with details to be submitted to and approved by the local planning authority.

11. When provided the approved space for the parking, loading, and unloading of vehicles shall be retained as such.

12. Before the development is commenced a survey and site investigation shall be carried out to assess the likely hazards to the proposed development of any contamination of the land resulting in the presence of potentially toxic substances or combustible fill materials, the possibility of chemical attack on building materials, the emission of toxic or flammable gases, or general problems of stability, drainage, odour, leachate production, and surface run-off.

13. A copy of the survey and site investigation carried out in pursuance of the preceding condition of this permission, together with a report setting out any remedial measures proposed to counter the hazards from any contamination of the land, shall be submitted to and approved by the local planning authority before the development is commenced.