

SCHEDULES

SCHEDULE 3

REQUIREMENTS

Bekesbourne Street

24. The table below sets out the specific requirements for the Bekesbourne Street site—

<i>Title</i>	<i>Ref</i>	<i>Text</i>
CoCP Part B	BEKST1	Until completion of construction the authorised development shall be carried out in accordance with the CoCP Part A subject to the site specific variations set out in CoCP Part B for this site, unless otherwise agreed with the relevant planning authority in consultation with other relevant stakeholders.
Detailed design approval for kiosk	BEKST2	<p>(1) Construction of the kiosk shall not commence until details of the design (including external appearance and materials), which shall accord with the indicative features on the Proposed landscape plan (Drawing No. DCO-PP-25X-BEKST-260006 – rev 1), the design principles for this site and the Site works parameter plan, are submitted to and approved by the relevant planning authority.</p> <p>(2) The authorised development shall be carried out in accordance with the approved details, unless otherwise approved by the relevant planning authority.</p>
Contaminated land	BEKST3	<p>Site-specific remediation strategy</p> <p>(1) No works shall be carried out at this site (except for demolition of existing buildings, works in the highway including site access, works to trees and installation of monitoring equipment), unless otherwise agreed, until the following are submitted to and approved by the relevant planning authority in consultation with the Environment Agency—</p> <p>a. a preliminary risk assessment and site investigation scheme which identifies—</p> <p>all previous uses</p> <p>potential contaminants associated with those uses</p> <p>a conceptual model of the site indicating sources, pathways and receptors</p>

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		<p>a qualitative risk assessment of any potentially unacceptable risks arising from contamination at the site</p> <p>a proposed site investigation scheme providing information for a detailed quantitative assessment of the risk to all receptors that may be affected, including those off-site.</p> <p>b. a remediation strategy which includes—</p> <p>a detailed quantitative risk assessment</p> <p>an options appraisal giving full details of the remediation measures required and how they shall be carried out</p> <p>a verification plan providing details of the data to be collected in order to demonstrate that the works set out in the remediation strategy are complete and identifying any requirements for long-term monitoring of pollutant linkages, maintenance and arrangements for contingency action</p> <p>a programme for the submission of elements detailed in 3 and 4 below.</p> <p>(2) The authorised development shall be carried out in accordance with the approved details, unless otherwise agreed with the relevant planning authority in consultation with the Environment Agency.</p> <p>Verification report</p> <p>(3) Prior to completion of the works, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved by the relevant planning authority in consultation with the Environment Agency. The report shall include results of sampling and monitoring carried out in accordance with the approved details to demonstrate that the site remediation criteria were met. It shall also include a plan for long-term monitoring of pollutant linkages, maintenance and arrangements for contingency action as identified in the verification plan.</p> <p>(4) The long-term monitoring and maintenance plan shall be implemented in accordance with the approved details, unless otherwise agreed with the relevant planning authority in consultation with the Environment Agency.</p> <p>Unexpected contamination</p> <p>(5) If, in carrying out any works on this site, contamination not previously identified is found to be present, then unless</p>

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		<p>otherwise agreed by the relevant planning authority, no further development or works shall be carried out in the part of the site in which the contamination is identified until a remediation strategy is submitted to and approved by the relevant planning authority in consultation with the Environment Agency. The authorised development shall be carried out in accordance with the approved details, unless otherwise approved by the relevant planning authority.</p>
Archaeology	BEKST4	<p>(1) No excavation shall be carried out until a SSAWSI (which shall accord with the OAWSI) is submitted to and approved by the relevant planning authority in consultation with the HBMCE.</p> <p>(2) The authorised development shall be carried out in accordance with the approved details by a suitably qualified person or body.</p>
Construction traffic management plan	BEKST5	<p>(1) Work No.25 shall not commence until a traffic management plan (which shall accord with the CoCP) is submitted to and approved by the relevant planning authority in consultation with TfL.</p> <p>(2) The authorised development shall be carried out in accordance with the approved details, unless otherwise approved by the relevant planning authority in consultation with TfL.</p>
Section 106 Agreement / Undertaking	BEKST6	<p>The authorised development shall not commence on this site unless and until the undertaker enters into the Bekesbourne Street Section 106 Agreement / Undertaking (in accordance with the obligations specified in the draft at doc. ref. APP119.15).</p>
Bekesbourne Street parking	BEKST7	<p>There shall be no permanent loss of on-street parking on Bekesbourne Street.</p>
Street Trees	BEKST8	<p>(1) Prior to completion of Work No. 25 a scheme of replacement street tree planting shall be submitted to and approved by the relevant planning authority.</p> <p>(2) The authorised development shall be carried out in accordance with the approved details, unless otherwise approved by the relevant planning authority.</p> <p>(3) The approved landscaping works shall be carried out by suitably trained or qualified personnel to a reasonable standard in accordance with the relevant recommendations of appropriate British Standards or other recognised codes of good practice.</p> <p>Replacement trees and shrubs</p>

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		(4) If, within a period of five years from the date of the planting of any tree or shrub, that tree or shrub, or any tree or shrub planted to replace it is uprooted or destroyed or dies, another tree or shrub of the same species and size as that originally planted shall be planted in the same place, unless the relevant planning authority approves any variation.
Heritage interpretation	BEKST9	<p>(1) Prior to completion of the works (save for commissioning) any relevant details applicable to this site from the project wide heritage strategy required by PW11 shall be submitted to and approved by the relevant planning authority.</p> <p>(2) The authorised development shall be carried out in accordance with the approved details, unless otherwise approved by the relevant planning authority.</p>