

Item 11 - HW/FUL/24/00283 - Temporary Bus Station Planning Conditions

Essex County Council consultation response:

Having considered all the information submitted, from a highway and transportation perspective, providing the proposal is carried out in accordance with submitted drawing 0102 S2 -P03, the Highway Authority has no objections to make on this proposal as it is not contrary to the Highway Authority's Development Management Policies, adopted as County Council Supplementary Guidance in February 2011.

Amend condition 3 to read:

- 3 Prior to commencement of operation of the facility a Biodiversity Enhancement Layout for biodiversity enhancements shall be submitted to and approved in writing by the local planning authority. The content of the Biodiversity Enhancement Layout shall include the following:
- a) detailed designs or product descriptions for biodiversity enhancements; and
 - b) locations, orientations and heights for biodiversity enhancements on appropriate drawings.

The enhancement measures shall be implemented in accordance with the approved details prior to commencement of operation of the facility and all features shall be retained as approved thereafter.

Reason: To enhance protected and Priority species and habitats and to comply with guidance in the NPPF 2023 and Policy PL9 of the Harlow Local Development Plan 2020.

Amend condition 3 to read:

- 4 Prior to first use of the development the cycle parking for 40 cycle spaces as shown on plan reference HART-MCB-POR-00-DR-A-102-S2-P04 shall be available for use and retained for such purpose as such for the lifetime of the development.

Reason: To ensure that appropriate cycle parking is provided to provide a sustainable transport option and to comply with Policy IN3 of the Harlow Local Development Plan 2020.

New condition 5

- 5 The development hereby permitted shall be carried out in accordance with the approved plans as shown listed in the table below.

Reason: For the avoidance of doubt and in the interests of proper planning.

<u>Plan and Document Reference</u>	<u>Date Received</u>
HARTI-MCB-POR-00-DR-A-0100-S2 Rev P03 Site Location Plan	22.07.2024
HARTI-MCB-POR-00-DR-A-0101-S2 Rev P03 Existing Site Plan	22.07.2024

Additional Informative

All work within or affecting the highway is to be laid out and constructed by prior arrangement with, and to the requirements and satisfaction of, the Highway Authority, details to be agreed before the commencement of works. The applicants should be advised to contact the Development Management Team by email at development.management@essexhighways.org