	NOMA Redfern PP Conditions Tracker 04/05/20								
	Planning Permission Ref. 121290/FO/2018								
Condition No.	Condition	Pre-works commencing	Pre-occupation	Within X months of completion	Compliance Only	Responsibility	Status	Discharge Date	Notes/ Action Required
1	The development must be begun not later than the expiration of three years beginning with the date of this permission.				x	NOMA GP) Ltd expires 4/01/22			
2	The development hereby approved shall be carried out in accordance with the following drawings and documents (see approved drawing and document list)				x				
3	Notwithstanding the details submitted with the application, samples and specifications of items 2 a, 3 f, 4 b, 4c, 5a and 6a on the materials list Rev O stamped as received by the City Council as local planning authority on 18th December 2018 shall be submitted and approved in writing by the City Council as local planning authority in accordance with the programme set out in that materials list and prior to works relating to those items commencing on site.	x				SR/ Russells	Agreed with MCC via email corrospondence with Angela Leckie on 30 April 2020		
4	Before the fit out of any A3 (restaurants/cafes), A4 (drinking establishments), D1 (Exhibition Space) or D2 (Assembly and Leisure) (Sui Generis) use within the ground and lower ground floor units (1 ,2 and 3)hereby approved commences, details of how the unit shall be acoustically insulated and treated to limit the break out of noise in accordance with a noise study of the premises and a scheme of acoustic treatment that has been submitted to and approved in writing by the City Council as local planning authority. For the avoidance of doubt this approval is on the basis that only background music levels will be allowed in the units and that no live or amplified music will be played. The approved noise insulation scheme shall be completed before the unit is first occupied. Prior to occupation a post completion report to verify that all of the recommended mitigation measures have been installed in the relevant unit shall be submitted and agreed in writing by the City Council as local planning authority and any non compliance suitably mitigated in accordance with an agreed scheme prior to occupation.	x	x			Hann Tucker /Tenant			
5	The Construction phase of development shall be implemented in accordance with the Russel's Construction Redfern Building - Noma Employment, Skills & Business Engagement Plan. The approved Plan shall remain in operation on the commencement of development, and shall be kept in place thereafter. Within 3 months of the completion of development A Report with the Local Labour results of the development including an analysis of new and existing construction apprenticeship jobs shall be submitted and acknowledge by the City Council as local planning authority.			x	x	Russells			
6	The development shall be carried out in accordance with sections 4,5 and 6 the Crime Impact Statement Version B dated 14-09-18. The development hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of a secured by design accreditation.		x		x	GMP /SR			
7	The retail units shall not be open to the public outside the following hours,:- A4 Bar: 0700-0100. A1 retail or A3 restaurant and café: 0900-0100. Sui Generis Use: 0900-1900. Monday to Sunday.				x	Tenant			

	NOMA Redfern PP Conditions Tracker 04/05/20								
	Planning Permission Ref. 121290/FO/2018								
Condition No.	Condition	Pre-works commencing	Pre-occupation	Within X months of completion	Compliance Only	Responsibility	Status	Discharge Date	Notes/ Action Required
8	Prior to occupation of any A3, A4 or Sui Generis Use within the ground and lower ground floor units (1 ,2 and 3) details of a scheme for the storage (including segregated waste recycling) and disposal of refuse for each unit ; shall be submitted to and approved in writing by the City Council as local planning authority. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.		x			SR/ Tenant			
9	Prior to occupation of each element of the development identified as (a) and (b) a scheme for the acoustic insulation of any externally mounted ancillary equipment associated with: (a) the office accommodation; and (b) each ground and lower ground floor unit (1 ,2 and 3) to ensure that it achieves a background noise level of 5dB below the existing background (La90) in each octave band at the nearest noise sensitive location shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the equipment. The approved scheme shall be implemented prior to occupancy and shall remain operational thereafter.		x			Hann Tucker/Tenant			
10	Final details of the method of extraction of any fumes, vapours and odours from each ground and lower ground floor unit (1 ,2 and 3) shall be submitted to and approved in writing by the City Council as local planning authority prior to occupation of that unit. The details of the approved scheme shall be implemented prior to occupancy of that unit and shall remain in situ whilst the use or development is in operation within that unit.		x			CWC/Tenant			
11	Deliveries, servicing and collections, including waste collections shall not take place outside the following hours: 07:30 to 20:00 Monday to Saturday 10:00 to 18:00 Sundays and Bank Holidays				x	Tenant			
12	Before the development hereby approved is first occupied a Travel Plan shall be submitted to and agreed in writing by the City Council as Local Planning Authority. In this condition a Travel Plan means a document which includes: i) the measures proposed to be taken to reduce dependency on the private car by employees of the development ii) a commitment to surveying the travel patterns of residents during the first three months of use of the development and thereafter from time to time iii) mechanisms for the implementation of the measures to reduce dependency on the private car iv) measures for the delivery of specified travel plan services v) measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car. Within six months of the first use of the development, a revised Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted to and approved in writing by the City Council as local planning authority. Any Travel Plan which has been approved by the City Council as local planning authority shall be implemented in full at all times when the development hereby approved is in use.		x	x		Transport consultant			
`13	The development hereby approved shall include for full disabled access to be provided to all areas of the building and via the main entrances and to the floors above.				x	SR/Russells			

	NOMA Redfern PP Conditions Tracker 04/05/20								
	Planning Permission Ref. 121290/FO/2018								
Condition No.	Condition	Pre-works commencing	Pre-occupation	Within X months of completion	Compliance Only	Responsibility	Status	Discharge Date	Notes/ Action Required
14	In relation to the Units 1,2 and 3 (ground and lower ground floor) the following details shall be submitted and agreed in writing before first occupation of the units: (a) a signage strategy; (b) a layout and design strategy for any outside furniture and associated fixtures and fittings.		x			SR/ Workman/Tenant			
15	Within 6 months of the first date of occupation of the development, The development hereby approved shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of at least a 'very good' rating. Post construction review certificate(s) shall be submitted to, and approved in writing by the City Council as local planning authority			x		SAL			

	Key
	Compliance
	Prior to works commencing
	With 3/6 months of completion/ Post Occupation
	Prior to Occupation

	NOMA Redfern LBC Conditions Tracker 04/05/2020 Listed Building Consent Ref. 121291/LO/2018								
Condition No.	**Condition**	**Pre-works commencing**	**Pre-occupation**	**Within X months of completion**	**Compliance Only**	**Responsibility**	**Status**	**Discharge Date**	**Notes/ Action Required**
1	The development must be begun not later than the expiration of three years beginning with the date of this permission.				x	NOMA (GP) Ltd expires 4/01/22			
2	The development hereby approved shall be carried out in accordance with the following drawings and documents (see decision notice)				x	x			
3	Notwithstanding the details submitted with the application, samples and specifications of items 2 a, 3 f, 4 b, 4c, 5a and 6a on the materials list Rev O stamped as received by the City Council as local planning authority on 18th December 2018 shall be submitted and approved in writing by the City Council as local planning authority in accordance with the programme set out in that materials list and prior to works relating to those items commencing on site.	x				SR / Russells	Agreed with MCC via email corrospondence with Angela Leckie on 30 April 2020		

	Key
	Compliance
	Prior to works commencing
	With 3/6 months of completion/ Post Occupation
	Prior to Occupation