9. No materials, including products, parts, crates, packing or waste shall be stored in the open at the site unless otherwise approved in writing by the Local Planning Authority beforehand.
REASON: In the interests of the visual amenities of the area in accordance with Policies DG1(A), DG3(A)(B), DG4(C) and DG5 of the Fareham Borough Local Plan Review.

10. No development shall take place until the developer has carried out adequate investigation to assess the degree of contamination of the site and to determine its water pollution potential. The methods and extent of the investigation shall be agreed with the Local Planning Authority before any work commences. Details of appropriate measures to prevent pollution of groundwater and surface water, including provisions for monitoring, shall then be submitted and approved in writing by the Local Planning Authority.
REASON: To prevent pollution of the water environment as the site may be contaminated due to the previous use in accordance with Policy DG1(D) of the Fareham Borough Local Plan Review.

11. Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The bund capacity shall give 110% of the total volume for single and hydraulically linked tanks. If there is multiple tankage, the bund capacity shall be 110% of the largest tank or 25% of the total capacity of all tanks, whichever is the greatest. All filling points, vents, gauges and sight glasses and overflow pipes shall be located with the bund. There shall be no outlet connecting bund to any drain, sewer or watercourse or discharding onto the ground. Associated pipework shall be located above ground where possible and protected from accidental damage.
REASON: To prevent pollution of the water environment in accordance with Policy DG1(B)(D) of the Fareham Borough Local Plan Review.

12. Prior to being discharged into any watercourse, surface water sewer or soakaway all surface drainage shall be passed through an oil bypass interceptor designed and constructed to have a capacity compatible with the site being drained. Roof water shall not pass through the interceptor.
REASON: To prevent pollution of the water environment in accordance with Policy DG1(B)(D) of the Fareham Borough Local Plan Review.

13. No development shall take place until details of the measures to be taken to prevent soil and mud being deposited on the public highway by vehicles leaving the site during the construction works have been submitted to and approved by the local planning authority in writing. The approved measures shall be fully implemented upon the commencement of the development and shall be retained for the duration of construction of the development.
REASON: In the interests of highway safety and the amenity of the area in accordance with Policy DG5(C) of the Fareham Borough Local Plan Review.

14. No work relating to the construction of any of the development hereby permitted (Including works of demolition or preparation prior to operations) shall take place before the hours of 0800 or after 1800 Monday to Friday, before the hours of 0800 or after 1300 Saturdays or at all on Sundays or recognised public holidays, unless otherwise agreed in writing with the local planning authority.
REASON: To protect the amenities of the occupiers of nearby residential properties in accordance with Policy DG1(A) of the Fareham Borough Local Plan Review.

Alan Wells.
CHIEF DEVELOPMENT CONTROL OFFICER