

To the Sub-Committee hearing members on 8th Feb 2023,  
ref 2022/01464/LAPR Marquee Application for the West Stand Forecourt Stamford Bridge/Chelsea Football Club

I understand from the LBHF Licensing Policy 2022-27 Policy 5: alignment with other policies and strategies that 'Where appropriate, the Licensing Authority will consider to what extent applications are aligned and show support for other council policies and strategies that support the four licensing objectives and key themes and principles in this Statement of Licensing Policy.

I would like to point out to the Sub-Committee that the Licensing alcohol/closing hours on the present Concourse License are the same as the opening hours allowed by the Planning Permissions that I found in the Appeal Decisions attached. These were issued by the Planning Inspectorate 12 November 1999, so, before the 2003 Licensing Act. The Licensing and Planning hours are clearly 'in alignment' with each other. Clearly, Licensing Hours for the Forecourt have been based on hours allowed by Planning for Britannia Gate.

I highlight a few of the most pertinent points regarding "the Application Site" (defined as 'the site that is the subject of the relevant Planning Application') and the "West Stand Forecourt" (defined as the area in front of the West Stand shown edged orange on Plan No. 3 (Rev 24.06/99). I do not have this Plan No. 3 but the area is visually clear to all of us, especially to my neighbours, resident in the seven houses of Hilary Close.

(I have attached on page 2 a Google map showing clearly that the 'nearest residential property exposed to the noise source' requested in the Licensing Application 2022/01464/LAPR for a 1,350x1,350 canvas-type sided Marquee is according to Google Maps, the residential enclave of seven houses of Hilary Close).

Conditions attached to the Forecourt Hotel

Page 11 of 15 (marked 2-5 at footer): Britannia Gate opening/closing

**2.9 Britannia Gate entrance shall be closed from 2200 hours on all days except match days when the closure shall be whichever is the later of 2200 hours and 2 hours after the end of the match but at 2330 hours at the latest...**

Conditions attached to the West Stand (Upper and Lower tiers)

Page 13 of 15 ( footer marked 2-10): NOISE decibels restrictions attached to the West Stand upper/lower tiers

**4.8 The rating level of noise emitted from machinery and equipment on the Application site shall not exceed 40dB between 2300 hours and 0700 hours the following day and 50dB at any other time. The rating level shall be determined in accordance with BS4142: 1997 and by the reference to the facing elevation of the nearest residential property exposed to the noise source**

Page 14 of 15 ( footer marked 2-11): Britannia Gate restrictions attached to the West Stand upper/lower tiers

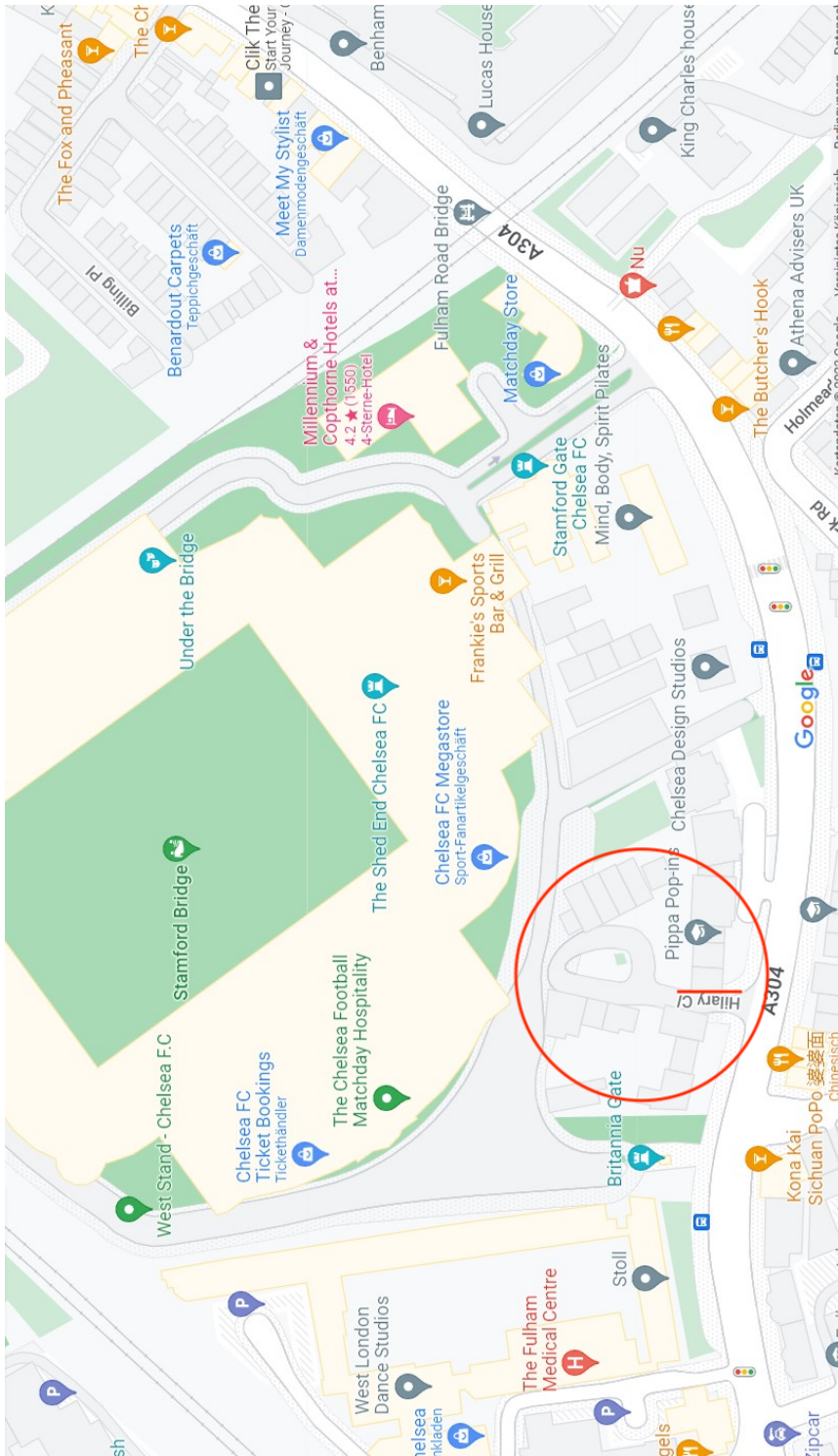
**4.15 Britannia Gate entrance shall be closed from 2200 hours on all days except match days... (as in 2.9, above)**

Page 14 of 15 (footer marked 2/12):

**4.27 The West Stand shall to be used for exhibitions until a scheme for protecting nearby residents from the effects of noise from exhibition use has been submitted to, and approved in writing by the Local Planning Authority and unless the approved scheme is implemented.**

Clearly, a licensed Premises was never envisioned in the Concourse, but 'a scheme for protecting nearby residents from the effects of noise from exhibition use' is clearly needed, were 'live music' and 'recorded music' to be allowed, as applied for in the proposed Licensing Application 2022/01464/LAPR for a Marquee etc

The excerpts, as well as other related points, are underlined or boxed in red by me on the following 14 pages.





## Appeal Decision

inquiry opened on 13 October 1998

by Christopher Jarvis LLB(Hons) MIMgt Solicitor

an Inspector appointed by the Secretary of State for the  
Environment, Transport and the Regions

The Planning Inspectorate  
Tollgate House,  
Houlton Street  
Bristol BS2 9DJ  
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12 NOV 1999

### Appeal 1: T/APP/H5390/A/98/292187/P5

- The appeal is made under Section 78 of the Town and Country Planning Act 1990 against a failure to determine an application for planning permission within the appropriate period for construction of a six storey building comprising a 131 bedroom hotel ancillary accommodation and restaurant.

**Decision:** The appeal is allowed and planning permission granted subject to the conditions set out in Schedule 2.

### Appeal 2: T/APP/H5390/A/98/292193/P5

- The appeal is made under Section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission for a change of use of the undercroft of the South Stand from Stadium Clubroom to Night-club and Restaurant use (Class A3).

**Decision:** The appeal is allowed and planning permission granted subject to the conditions set out in Schedule 2.

### Appeal 3: T/APP/H5390/A/98/292194/P5

- The appeal is made under Section 78 of the Town and Country Planning Act 1990 against a failure to determine an application for planning permission within the appropriate period for construction of a railway station.

**Decision:** The appeal is allowed and planning permission granted subject to the conditions set out in Schedule 2.

### Appeal 4: T/APP/H5390/A/98/292195/P5

- The appeal is made under Section 78 of the Town and Country Planning Act 1990 against a failure to determine an application for planning permission within the appropriate period for demolition of the existing West Stand and construction of new West Stand for Stadium use including a range of facilities for conference, banqueting and exhibition purposes and ancillary uses.

**Decision:** The appeal is allowed and planning permission granted subject to the conditions set out in Schedule 2.

### Appeal 5: T/APP/H5390/A/98/297684/P5

- The appeal is made under Section 78 of the Town and Country Planning Act 1990 against a failure to determine an application for planning permission within the appropriate period for demolition of the existing West Stand and construction of a new single tier West Stand.

**Decision:** The appeal is allowed and planning permission granted in the terms set out in Schedule 1 and subject to the conditions set out in Schedule 2.

APPEAL DECISION



1.12.1.1.  
The Planning Inspectorate

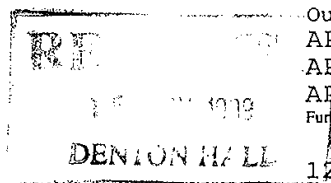
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Your Ref:  
MCH

Our Ref:  
APP/H5390/A/98/292187  
APP/H5390/A/98/292193  
APP/H5390/A/98/292194  
Further Appeal References at the foot of the letter



12 November 1999

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990  
APPEALS BY CHELSEA VILLAGE PLC  
SITE AT FORECOURT HOTEL, STAMFORD BRIDGE STADIUM, FULHAM ROAD,  
LONDON

The attached decision is in a new format. Traditionally decisions have been issued as a letter. That form of layout has meant that the administrative data, facts about the appeal - including the site address, who made the appeal, the local planning authority - as well as information to support the decision and the decision itself, has been embedded within the text. This new approach is intended to provide a clearer and more customer friendly document.

All the information about the appellant, the LPA, the site, the development and the relevant legislation is now at the top of the first page. The decision itself is also given at the beginning with the reasoning which supports it following. No changes have been made to the way in which the decision is reached; the reasoning behind the decision will remain..

Yours faithfully

Mrs A Dixon  
211B

Further Linked Appeal references:-

APP/H5390/A/98/292195, APP/H5390/A/98/297684,  
APP/H5390/A/98/299622, APP/H5390/A/98/299623,  
APP/H5390/A/98/299624, APP/H5390/A/98/299625,  
APP/H5390/E/99/1023805

# APPEAL DECISION

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# APPEAL DECISION

harmful but not sufficiently so to warrant refusal of planning permission. The West Stand is at the margin of acceptability under HFUDP policies G3, EN2, EN8 and EN9 because of its scale and proximity to Sir Oswald Stoll Mansions but, again, this is not fatal to its approval.

12.A.15 The standards of privacy between the West Stand and Sir Oswald Stoll Mansions need careful regulation because of the large mass and number of rooms of the new building relatively close to its neighbour. I find that the normal criterion of 18m for acceptable clear window to window distance (HFUDP S13.2) needs to be extended to 24m. This affects the rooms in the northern part of the building. Chelsea already proposes measures to deal with this. Privacy for the railway station can also be secured by conditions as can prevention of excessive lighting for the station, Lillie Road link and the West Stand.

*Handwritten note:* north chelsea window control

12.A.16 Overbearing and overshadowing are more difficult to overcome, especially as the lower tier has been constructed, and I have carefully borne in mind the circumstances that brought the present situation about. However, it is the case that large-scale development has been planned for this location since 1989 and changes to comply with HFUDP S13.1 criterion for on-site judgement would not seem to alter the impact of the building very significantly for residents of the Mansions. Residents in the flats at the northern end would be most affected. So, while the impact is harmful, it is not so bad as to warrant refusal of planning permission in the context of standards S3 and S13. Nevertheless, in the balance, it justifies the traffic and noise calming regime proposed by Chelsea. This would bring benefit to residents compared to the present unrestricted situation.

12.A.17 Ecological damage would be done by Stamford Bridge station and by the Lillie Road link. The damage caused by the station would be overcome by mitigation on site to preserve the habitat and corridor function of the land so satisfying HFUDP policies EN27, EN28 and EN29. On the other hand, because the Lillie Road link would occupy a significant proportion of calcareous land forming an important and unusual habitat, and that habitat would be effectively destroyed and difficult to recreate, this brings the scheme into direct conflict with HFUDP policy EN27. Chelsea helpfully offers to fund mitigation measures but this would only resolve the corridor and non-calcareous habitat losses for the link required by the policies. The Lillie Road link scheme is therefore contrary to the development plan and, to my mind, the benefits I have identified earlier, although significant, are not sufficient to outweigh this objection and the harm to character. On the other hand the habitat on the land committed for the Fulham Broadway link is preserved.

12.A.18 Crowd safety is of serious concern on match days and is the subject of certification for public events at the football ground. The siting of the Sports and Leisure Centre seems to allow sufficient room for the anticipated crowds but this, and ambulance and OBU parking, are ultimately matters for safety certification. Closure of the Stamford Bridge station and Lillie Road link during matches and for a suitable period before and after them would not only prevent overcrowding but disturbance and vandalism as well. Although the Lillie Road link is long and emergency access is in doubt, I believe that it could be made safe for use by pedestrians and cyclists through the measures proposed by Chelsea and it would prove a useful facility for the public and Chelsea Village.

APPEAL DECISION

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**Schedule 2**

**Appeal Nos: T/APP/H5390/98/292187/P5 & 9 related appeals**

**GLOSSARY OF TERMS FOR CONDITIONS**

“the Application Site”	the site that is the subject of the relevant Planning Application
“Arkles”	the area shaded in green and cross hatched blue on COR 112E Plan no 1
“Association Football”	football played in accordance with the rules of Association Football
“Bluebells Nightclub”	The area hatched purple on COR 112E plan no.1
the “Chelsea Village Hotel”	The hotel shown hatched blue on COR 112E Plan no. 1 (including Arkles, the Kings Brasserie, Fishnets and the Shed Bar)
“the Development Site”	the site comprising Stamford Bridge Ground, Fulham Road, London SW6 shown edged red on COR 112D Plan No. 1 and including the Railway Station shown edged purple
The “Forecourt (or Court) Hotel”	The area shaded red on COR 112E Plan no 1
“Fishnets”	The area shaded in yellow and cross hatched blue on COR 112E Plan no 1
“Match Days”	a day on which an Association Football match is played or when any pitch event takes place that in each case attracts more than 2,500 spectators
“Non-Match Days”	a day on which no Association Football match is played or when a pitch event takes place that attracts less than 2,500 spectators
“Offices”	The area shaded blue on COR 112E Plan no 1
“patrons”	customers of a facility or venue who may be club members, supporters, guests or members of the general public but excluding staff
“Residential Apartments”	The area hatched brown on COR 112E Plan no 1



APPEAL DECISION

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the "Shed Bar"	The area shaded in brown and cross hatched blue on COR 112E Plan no 1
"Shop/Megastore"	The area hatched green on COR 112E Plan no.2 granted planning permission for retail use by planning permission reference 95/20/01423/16
"the Stadium"	the existing North, South and East Stands and the pitch together with the West Stand as identified on COR 112E Plan No. 2
"Stamford Gate Forecourt"	the area between the Stamford Gate, the Court Hotel and the Chelsea Village Hotel shown edged light blue on COR 112D Plan No. 3 (Rev 25/06/99)
"the Underground Car Park"	the underground car park shown on COR 112D Plan No. 4 (Rev 25/06/99)
← "the West Stand Forecourt" →	the area in front of the West Stand shown edged orange on Plan No. 3 (Rev 25/06/99) →
"West Stand Upper Tier"	terraces, boxes, function rooms, offices, concourses and all internal and external spaces designed for the uses sought in the West Stand upper tier.

APPEAL DECISION

Appeal 1: T/APP/H5390/A/98/292187/P5

CONDITIONS ATTACHED TO THE FORECOURT HOTEL

- 1.1 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no flues, extract ducts or equipment, fans, pipes (other than rainwater pipes), lighting or public address system, nor satellite or terrestrial receiving equipment (excluding CCTV) shall be fixed to the external elevations of the development hereby permitted without full details first being submitted to and approved in writing by the Local Planning Authority.
- 1.2 The hotel shall not be occupied until the seven of the parking spaces identified on COR 112D Plan No. 4 (Rev 25/06/99) are designated and marked out within the underground car park to serve the development; and these designated spaces shall not be used for any purpose other than for the parking of vehicles by hotel guests.
- 1.3 The rating level of noise emitted from machinery and equipment on the Application Site shall not exceed 40dB between 2300 hours and 0700 hours the following day and 50dB at any other time. The rating level shall be determined in accordance with BS4142: 1997 and by reference to the facing elevation of the nearest residential property exposed to the noise source.
- 1.4 No servicing of the building hereby permitted shall be carried out between 2200 hours and 0700 hours the following day.
- 1.5 The building shall not be occupied until details of external hard surfaces, parking and loading bays to serve the development at ground level have been submitted to and approved by the Local Planning Authority and those details have been implemented.
- 1.6 The premises shall be used for overnight accommodation and breakfast for hotel guests only and for no other purpose and the restaurant shall be not be used by customers from 1200 hours daily until 0600 hours the following day.

Note:

- i. This decision does not convey any approval or consent which may be required under any enactment, by-law, order or regulation other than Section 57 of the Town & Country Planning Act 1990.
- ii. Attention is drawn to the fact that an applicant for any consent, agreement or approval required by any condition in this planning permission has a statutory right of appeal to the Secretary of State if consent, agreement or approval is refused or granted conditionally or if the authority fail to give notice of their decision within the prescribed period.
- iii. Attention is also drawn to the enclosed note relating to the requirements of the Building Regulations 1991 with regard to access for disabled people.

APPEAL DECISION

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match days when closure shall be whichever is the later of 2200 hours and 2 hours after the end of the match but at 2330 hours at the latest. The gates shall not re-open until 0700 hours between Monday and Saturday and until 0930 hours on Sunday.

- 2.9. Britannia Gate entrance shall be closed from 2200 hours on all days except match days when closure shall be whichever is the later of 2200 hours and 2 hours after the end of the match but at 2330 hours at the latest. The entrance shall not re-open until 0930 hours on Sundays and Public Holidays and until 0700 hours on other days.
- 2.10. The use hereby permitted shall not commence until the hotel barrier shown on COR 112D Plan 3 (Rev 25/06/99) has been installed and it shall then be operated from 2200 hours on all days except match days when it shall be operated from whichever is the later of 2200 hours and 2 hours after the end of the match but from 2330 hours at the latest. It shall continue to be operated until 0700 hours each day except Sunday when it shall continue to operate until 0930 hours.
- 2.11. The removable bollards shown on COR 112D Plan 3 (Rev 25/06/99) between the North Stand and the proposed Sport and Leisure Centre shall be in place from 2200 hours each day and shall remain in place until 0700 hours each day except on Sunday when they shall remain in place until 0930 hours and except to allow access to Outside Broadcast Units on match days from 0700 hours.
- 2.12. No parking of vehicles at ground level shall take place within the boundary of the Development Site other than within the designated spaces shown on COR 112D Plan 5 (Rev 16/06/99). These parking spaces shall be retained and shall be clearly marked and identified for their specific purpose including the provision of three coach spaces and three parking spaces for people with disabilities and no other vehicles shall be parked in the identified spaces. The operational areas allowing circulation around the stadium perimeter shall be kept open.
- 2.13. No vehicles shall park on the West Stand Forecourt shown on COR 112D Plan No. 3 (Rev 25/06/99) other than service vehicles unloading/loading goods required for the West Stand.
- 2.14. No vehicles shall be present on the West Stand Forecourt shown on COR 112D Plan No.3 (Rev 25/06/99) from 2200 hours on any day until 0930 hours on Sundays and on Public Holidays and until 0700 hours on other days except that on Sundays and Public Holidays no vehicle shall be present after 1800 hours.
- 2.15. The use hereby permitted shall not be commenced until refuse storage and collection arrangements, including time limits, have been submitted to and approved in writing by the Local Planning Authority.

Note:

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**Appeal 4: T/APP/H5390/A/98/292195/P5**

**CONDITIONS ATTACHED TO THE WEST STAND (UPPER & LOWER TIERS)**

- 4.1 The upper tier of the West Stand hereby permitted shall be begun before the expiration of five years from the date of the planning permission.
- 4.2 Development of the upper tier of the West Stand shall not commence until particulars and samples of materials and blinds to be used in all west facing window apertures of the development and details of landscaping of surfaces in the West Stand forecourt have been submitted to, and approved in writing by, the Local Planning Authority and the development shall not be occupied until the construction accords with the approved details. *not permitted submission*
- 4.3 The Stadium's primary purpose shall be the playing of Association Football and shall not be any other primary purpose including any other purpose in Class D2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 and any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification and the playing area shall only be used for the following events: *restriction as to use*
- (i) the home matches of one professional football club for the playing of Association Football
  - (ii) domestic, European or international football matches
  - (iii) events within Use Class D2(e) for children and for educational establishments
  - (iv) up to 12 events each calendar year additional to the above within Use Class D2(e) and subject to the number of spectators not exceeding 2,500 at each event
  - (v) up to 6 events each calendar year within Use Class D2(e) additional to the above but excluding televised sporting events and subject to the prior written approval of the Local Planning Authority in each case and provided such events do not take place on Sundays.
- 4.4 No event permitted under condition 4.3(iv) or 4.3(v) shall take place until the public address system to be used on each occasion has been designed to minimise the transmission of airborne sound beyond the stadium boundaries and the details of the sound amplification arrangements have been submitted to, and approved by, the Local Planning Authority. *PA*
- 4.5 Except for the Chelsea Village Hotel (including the spaces now known as the King's Brasserie, Fishnets, the Bridge Bar and the Shed Bar), the Forecourt (or Court) Hotel, the apartments, the offices (when used exclusively for such a purpose) and the Nightclub (Bluebells), no persons shall be present within the area outlined red on COR 112D Plan No. 3 (Rev 25/06/99) other than for the purposes of cleaning, security or maintenance from midnight between Sunday and Thursday and from 0100 hours on Saturday and Sunday until 0700 hours on each day except until 0930 hours on Sunday. *Apkles not mentioned*
- 4.6 On non-match days the internal facilities in the East, North, West and South Stands,

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restriction  
of use

including the "Galleria" and the night-club shown within the area outlined red on COR 112E Plan No. 2, shall, subject to other conditions attached to this permission, be limited to the following numbers of patrons at any one time:

- from 0900 hours to 2000 hours – no more than 2,500
- from 2000 hours to 0100 hours – no more than 2,000 except for 6 occasions per calendar year when up to 2,500 may be present
- from 0100 hours to 0200 hours - no more than 600 except for 2 occasions per calendar year when up to 900 persons may be present.

Except as provided by other conditions, no patrons of the stand venues shall be present outside these hours. The provisions of this condition shall also apply on match days between 0000 and 0700 hours Monday to Saturday and between 0000 and 0930 hours on Sunday.

who keeps  
record

4.7

The number of patrons present in the stand venues during the periods of control set out in condition 4.6 shall be recorded and those records shall be made available on request by the Local Planning Authority.

noise

4.8

The rating level of noise emitted from machinery and equipment within the Application Site shall not exceed 40dB between the hours of 2300 hours and 0700 hours and 50dB at any other time. The rating level shall be determined by reference to the facing elevation of the nearest residential property to the noise source and in accordance with BS4142:1997.

4.9

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no flues, extract ducts or equipment, fans, pipes (other than rainwater pipes), lighting or public address system, nor satellite or terrestrial receiving equipment (excluding CCTV) shall be fixed to the south west elevation of the development hereby permitted without full details first being submitted to and approved in writing by the Local Planning Authority.

fence  
datum

4.10

The upper tier of the West Stand shall not be occupied for use until the eastern boundary wall and acoustic canopy shown along a green line on COR 112D Plan No. 3 (Rev 25/06/99) but extended southwards to a point opposite the south-eastern corner of the Forecourt Hotel is constructed to the following heights relative to Ordnance Datum:

- 4 metres from its northern end to the point opposite the night-club entrance the datum being the night-club entrance;
- graduating up to 5.5 metres from the point opposite the night-club entrance to the north-eastern corner of the Forecourt Hotel the 5.5 metre datum being the level forecourt area north of the Forecourt Hotel and east of "Fishnets";
- 4 metres from the north-eastern corner of the Forecourt Hotel to the south-eastern corner of the Forecourt Hotel the datum being the level forecourt area north of the Forecourt Hotel.

APPEAL DECISION

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- 4.11 Details of the materials to be used for the eastern boundary wall required by condition 4.10 shall be submitted to and approved by the Local Planning Authority before construction of the wall commences.
- 4.12 The upper tier of the West Stand shall not be occupied for use until the behavioural and directional signage has been installed according to details submitted to, and approved in writing by, the Local Planning Authority.
- 4.13 The upper tier of the West Stand shall not be occupied for use until the gates shown on COR 112D Plan No. 3 (Rev 25/06/99) at the south-west and north-west corners of the West Stand (the South-West and North-West Gates) and at the north end of the Bovril Gate entrance (North Bovril Gate) have been erected in the locations marked according to details submitted to, and approved in writing by, the Local Planning Authority.
- 4.14 The South-West North-West and North Bovril Gates shall be retained in the positions shown on COR 112D Plan No.3 (Rev 25/06/99) and shall be closed from 2200 hours on all days except match days when closure shall be whichever is the later of 2200 hours and 2 hours after the end of the match but at 2330 hours at the latest. The gates shall not re-open until 0700 hours between Monday and Saturday and until 0930 hours on Sunday.
- 4.15 Britannia Gate entrance shall be closed from 2200 hours on all days except match days when closure shall be whichever is the later of 2200 hours and 2 hours after the end of the match but at 2330 hours at the latest. The entrance shall not re-open until until 0930 hours on Sundays and Public Holidays and until 0700 hours on other days.
- 4.16 The Southern Door to the East Stand Lower Tier Concourse shown on COR 112 D Plan No. 3 (Rev 25/06/99) shall be closed from 2200 hours on each day and shall remain closed until 0700 hours the following day between Monday and Saturday and until 0930 hours on Sunday.
- 4.17 The upper tier of the West Stand shall not be occupied until the hotel barrier shown on COR 112D Plan 3 (Rev 25/06/99) has been installed and it shall then be operated from 2200 hours on all days except match days when it shall be operated from whichever is the later of 2200 hours and 2 hours after the end of the match but from 2330 hours at the latest. It shall continue to be operated until 0700 hours each day except Sunday when it shall continue to operate until 0930 hours.
- 4.18 The removable bollards shown on COR 112D Plan 3 (Rev 25/06/99) between the North Stand and the proposed Sport and Leisure Centre shall be in place from 2200 hours each day and shall remain in place until 0700 hours each day except on Sunday when they shall remain in place until 0930 hours and except to allow access to Outside Broadcast Units on match days from 0700 hours.
- 4.19 The shop (Megastore) shall be closed between 2200 hours and 0700 hours the following day except for Sunday when it shall be closed until 0930 hours.



- 4.20 The upper tier of the West Stand shall not be occupied until the designated parking spaces shown on COR 112D Plan 5 (Rev 16/06/99) have been marked out and identified for their specific purpose including the provision of three coach spaces and three parking spaces for people with disabilities. These parking spaces shall be retained and no other vehicles shall be parked in the spaces designated. The operational areas allowing circulation around the stadium perimeter shall be kept open.
- 4.21 No vehicles shall park on the West Stand Forecourt shown on COR 112D Plan No. 3 (Rev 25/06/99) other than service vehicles unloading/loading goods required for the West Stand.
- 4.22 No vehicles shall be present on the West Stand Forecourt shown on COR 112D Plan No.3 (Rev 25/06/99) from 2200 hours on any day until 0930 hours on Sundays and on Public Holidays and until 0700 hours on other days except that on Sundays and Public Holidays no vehicle shall be present after 1800 hours.
- 4.23 The upper tier of the West Stand shall not be occupied until refuse storage and collection arrangements, including time limits, have been submitted to and approved in writing by the Local Planning Authority.
- 4.24 Any windows in the development hereby permitted situated within 24 metres of any window in any neighbouring property shall be permanently glazed to the maximum obscuration level and shall be designed to be fixed closed.
- 4.25 Windows to the club or function rooms on levels 2, 3 and 4 shown on drawings 94200/PO5H, PO6H and PO7H that are situated within 24 metres of any window in any neighbouring property shall be fitted with blinds and those blinds shall be closed between sunset and sunrise when the interior is illuminated.
- 4.26 The flat roof areas of the West Stand shall be used for maintenance and no other purpose.
- 4.27 The West Stand shall not be used for exhibitions until a scheme for protecting nearby residents from the effects of noise from exhibition use has been submitted to, and approved in writing by, the Local Planning Authority and unless the approved scheme is implemented.
- 4.28 The premises shown as "existing CFC offices" on COR 112D Plan 5 (Rev 16/06/99) shall be used for offices ancillary to the use of the stadium and for no other purpose including any purpose in Class D2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.

Note: