**13.0 Conditions**

1. The development shall be begun within three years of the date of the permission.
2. The development, hereby permitted, shall be carried out in accordance with the

approved plans

* Planning Application Boundary (Location Plan) 015-008-P036 Rev –
* Planning Application Boundaries 015-008-P001 Rev J
* Phasing Plan 015-008-P018 Rev R
* Infrastructure Arrangement 471/ED/16 Rev X
* Planting Schedule LEY1701\_PS01 Rev E
* Site Wide Landscape Planting Plan Phase 1 and Phase 2 LEY1701\_PP01.00 Rev I
* Detailed Landscape Plan Sheet 1 LEY1701\_/PP01.01 Rev F
* Detailed Landscape Plan Sheet 2 LEY1701\_/PP01.02/ Rev F
* Detailed Landscape Plan Sheet 3 LEY1701\_/PP01.03/ Rev F
* Detailed Landscape Plan Sheet 4 LEY1701\_/PP01.04/ Rev F
* Detailed Landscape Plan Sheet 5 LEY1701\_/PP01.05/ Rev F
* Detailed Landscape Plan Sheet 6 LEY1701\_/PP01.06/ Rev F
* Detailed Landscape Plan Sheet 7 LEY1701\_/PP01.07/ Rev F
* Detailed Landscape Plan Sheet 8 LEY1701\_/PP01.08/ Rev F
* Detailed Landscape Plan Sheet 9 LEY1701\_/PP01.09/ Rev I
* Detailed Landscape Plan Sheet 10 LEY1701\_/PP01.10/ Rev G
* Detailed Landscape Plan Sheet 11 LEY1701\_/PP01.11/ Rev G
* Detailed Landscape Plan Sheet 12 LEY1701\_/PP01.12/ Rev F
* Detailed Landscape Plan Sheet 13 LEY1701\_/PP01.13/ Rev F
* Detailed Landscape Plan Sheet 14 LEY1701\_/PP01.14/ Rev F
* Detailed Landscape Plan Sheet 15 LEY1701\_/PP01.15/ Rev G
* Detailed Landscape Plan Sheet 16 LEY1701\_/PP01.16/ Rev F
* Detailed Landscape Plan Sheet 17 LEY1701\_/PP01.17/ Rev F
* Detailed Landscape Plan Sheet 18 LEY1701\_/PP01.18/ Rev F
* Detailed Landscape Plan Sheet 19 LEY1701\_/PP01.19/ Rev F
* Detailed Landscape Plan Sheet 20 LEY1701\_/PP01.20/ Rev F
* Detailed Landscape Plan Sheet 21 LEY1701\_/PP01.21/ Rev F
* Detailed Landscape Plan Sheet 22 LEY1701\_/PP01.22/ Rev F
* Detailed Landscape Plan Sheet 23 LEY1701\_/PP01.23/ Rev F
* Detailed Landscape Plan Sheet 24 LEY1701\_/PP01.24/ Rev F
* Detailed Landscape Plan Sheet 25 LEY1701\_/PP01.25/ Rev F
* Detailed Landscape Plan Sheet 26 LEY1701\_/PP01.26/ Rev F
* Detailed Landscape Plan Sheet 27 LEY1701\_/PP01.27/ Rev I
* Acoustic Fence Section with Landscape Buffer Year 1 LEY1701\_PS01
* Acoustic Fence Section with Landscape Buffer Year 5 LEY1701\_PS02
* Proposed Infrastructure Road Longsections 457/ED/22 Rev –
* Cross-section Location Plan 471/ED/18 Rev H
* Proposed FFL’s and Cross-sections Through First Residential Phase

471/ED/17 Rev G

* Proposed Cross-sections Through Full Site Area 471/ED/19 Rev-
* Preliminary Design SW Drainage Strategy Overview HYD017/101/Rev P5
* Preliminary Design SW Drainage Strategy Phase 2 HYD017/102/Rev P5
* Preliminary Design SW Drainage Strategy Phase 3 - sheet 1 HYD017/103/Rev P5
* Preliminary Design SW Drainage Strategy Phase 3 - sheet 2 HYD017/104/Rev P5
* Preliminary Design SW Drainage Strategy Phase 4 HYD017/105/Rev P5
* Preliminary Design SW Drainage Strategy – Phase 5 HYD017/106/Rev P5
* Preliminary Design SW Drainage Strategy Education and Employment - sheet 1

HYD017/107/Rev P5

* Preliminary Design SW Drainage Strategy Education and Employment - sheet 2

HYD017/108/Rev P5

* Proposed Northern Site Access Arrangement SCP/15043/F06 Rev M
* Potential Roundabout Option – Western Access Strategy SCP/15043/F16 Rev K
* Roundabout Designers Checklist SCP/15043/SK12 Rev G
* Proposed Bus Gate – northbound movements SCP/15043/F21 Rev G1 a
* Proposed Bus Gate – southbound movements SCP/15043/F21 Rev G2
* Proposed Employment Accesses SCP/15043/F27
* Proposed footway provision along the southern side of Comet Road SCP/15043/F28
* Preamble Option (Option 2A) SCP/15043/F24 Rev G
* Visibility on approach to the traffic calming features within the quiet lane section of

Longmeanygate SCP/15043/F37

* Proposed Replacement Car Park – Titan Way SCP/15043/F33 Rev A
* Proposed improvements to Schleswieg Way / Dunkirk Road signalised junction

SCP/15043/F25 Rev D

* Proposed improvements to existing roundabout SCP/15043/F23 Rev F
* Swept path analysis 16.5m articulated HGV passing a large car SCP/15043/ATRF23

Rev F

* Swept path analysis 12m rigid HGV passing a large car SCP/15043/ATR06 Rev B
* Proposed improvements to mini-roundabout – Golden Hill Lane / Broadfield Drive

SCP/15043/F32

* Proposed improvements – Leyland Lane / Golden Hill Lane junction SCP/15043/F26

Rev D

* Swept path analysis – proposed arrangement – Leyland Lane / Golden Hill Lane

junction SCP/15043/ATR03 Rev B

* Proposed footway provision along the southern side of Comet Road SCP/15043/F28
* Employment Area Detail 015-008-P057 Rev A
* Highway Surfacing Plan Sheet 1 471/ED/26 Rev L
* Highway Surfacing Plan Sheet 2 471/ED/27 Rev K
* Highway Surfacing Plan Sheet 3 471/ED/45 Rev C
* Highway Surfacing Plan Sheet 4 471/ED/46 Rev B
* Bridleway Plan 015-008-SK100 Rev H
* Combined Barratt and David Wilson Homes Layout 471\_CL\_01 Rev L
* Planning Layout David Wilson Homes Parcel 1 H7793:01 Rev S
* Boundary Layout David Wilson Parcel 1 H7793:16 Rev H
* Materials Layout David Wilson Homes Parcel 1 H7793:04 Rev J
* Surfacing Layout David Wilson Homes Parcel 1 H7793:06 Rev G
* Refuse Strategy David Wilson Homes Parcel 1 H7793:RS Rev F
* Storey Heights Plan David Wilson Homes Parcel 1 H7793:SH Rev F
* Streetscapes David Wilson Homes Parcel 1 LTT-ML07 Rev D
* Planning Layout Barratt Homes 471/P/PL/01 Rev S
* Boundary Treatments Layout Barratt Homes 471/P/BT/01 Rev G
* Typical Boundary Treatments 471/P/TBT/01 Rev A
* Materials Layout Barratt Homes 471/P/ML/01 Rev G
* Refuse Strategy Barratt Homes 471/P/RS/01 Rev H
* Storey Heights Plan Barratt Homes 471/P/SH/01 Rev H
* Hard Landscaping Layout (Private Areas) 471/P/HL/01 Rev E
* Sections Barratt Homes Phase 2 471\_P\_SS\_01 Rev A
* Sections Barratt Homes 471\_P\_S\_01 Rev F
* Streetscapes Barratt Homes 471\_P\_SS\_01 Rev F
* David Wilson Homes Housetype – Ingleby
* David Wilson Homes Housetype – Bradgate 1 of 2
* David Wilson Homes Housetype – Bradgate 2 of 2
* David Wilson Homes Housetype – Avondale 1 of 2
* David Wilson Homes Housetype – Avondale 2 of 2
* David Wilson Homes Housetype – Hertford 1 of 2
* David Wilson Homes Housetype – Hertford 2 of 2
* David Wilson Homes Housetype – Kennett 1 of 2
* David Wilson Homes Housetype – Kennett 2 of 2
* David Wilson Homes Housetype – Kennett mid 1 of 2
* David Wilson Homes Housetype – Kennett mid 2 of 2
* David Wilson Homes Housetype – Fairway
* David Wilson Homes Housetype – Meriden 1 of 2
* David Wilson Homes Housetype – Meriden 2 of 2
* Barratt / David Wilson Homes Dual Branded Garages – 6x3 2xsingle elevations
* Barratt / David Wilson Homes Dual Branded Garages – 6x3 2xsingle foundation plans
* Barratt / David Wilson Homes Dual Branded Garages – 6x3 single elevations
* Barratt / David Wilson Homes Dual Branded Garages – 6x3 single foundation plans
* Barratt / David Wilson Homes Dual Branded Garages – 6x3 double elevations
* Barratt / David Wilson Homes Dual Branded Garages – 6x3 double foundation plans
* 2016 Barratt Marketing Suite 6x3 Double Garage (Right hand entrance)
* 2016 Barratt Marketing Suite 6x3 Double Garage (Right hand entrance)
* Barratt Home Housetype – Alderney Classic (Det)
* Barratt Home Housetype – Bedale Classic (Det)
* Barratt Home Housetype – Bedale Classic (End)
* Barratt Home Housetype – Brentford
* Barratt Home Housetype – Brentford
* Barratt Home Housetype – Chester Classic (Det)
* Barratt Home Housetype – Chester Classic (Det)
* Barratt Home Housetype – Hale Classic (Det)
* Barratt Home Housetype – Hale Stone (Det)
* Barratt Home Housetype – Hale Classic (Det) – Gable version
* Barratt Home Housetype – Kingsville (End)
* Barratt Home Housetype – Kingsville (End)
* Barratt Home Housetype – Lutterworth
* Barratt Home Housetype – Lutterworth
* Barratt Home Housetype – Lutterworth
* Barratt Home Housetype – Maidstone Classic (End) - Brick
* Barratt Home Housetype – Maidstone Classic (End) Gable - Stone
* Barratt Home Housetype – Maidstone Classic (End) - Stone
* Barratt Home Housetype – Maidstone Classic (Det) Brick
* Barratt Home Housetype – Maidstone Classic (Det) Stone
* Barratt Home Housetype – Moresby Classic (Det)
* Barratt Home Housetype – Moresby Classic (End)
* Barratt Home Housetype – Moresby Stone (Det)
* Barratt Home Housetype – Moresby Stone (End)
* Barratt Home Housetype – Roxby Classic (End)
* Barratt Home Housetype – Roxby Classic (Mid)
* Barratt Home Housetype – Thornton – DET
* Barratt Home Housetype – NGF Type 67
* Barratt Home Housetype – Woodcote Classic (End)
* Barratt Home Housetype – Woodcote Stone (End)
* Barratt Home Housetype – Double Detached Garage (6x3m int) – Classic
* Barratt Home Housetype –Single Detached Garage (6x3m int) – Classic
* Barratt Home Housetype – Single Stone Detached Garage (6x3 int) – Classic
* Barratt Home Housetype – Double Stone Detached Garage (6x3 int) – Classic
* Highway Costs Rev 6
* Green Infrastructure, Public Amenity and Biodiversity Report prepared by eSCAPE

dated December 2018

* Details of proposed acoustic bund to boundary adjacent to ‘MI Vehicle Integration’

471/ED/42 Rev C

* Details of proposed acoustic bund to boundary adjacent to TNT Depot 471/ED/41

Rev G

* Development Zones 15\_008\_033 Rev –
* Combined Parameters Plan 015-008-P009 Rev ZB
* Parameters: Block Structure 015-008-P020 Rev C
* Parameters: Land Use and Quantums of Development 015-008-P027 Rev F
* Parameters: Access and Movement 015-008-P031 Rev G
* Parameters: Character Areas 015-008-P016 Rev G
* Parameters: Building Heights 015-008-P034 Rev B
* Green Infrastructure Parameters Plan LEY1701
* Arboricultural Impact Assessment and Method Statement Rev G
* Tree Protection Plan Drawing references: 5035.12, 5035.13, 5035.14, 5035.15, 5035.16, 5035.17, 5035.18 and 5035.19 all Rev H
* Crime Impact Statement v1.0 Prepared by AP Martin October 2017
* Utility Statement Prepared by Barratt Date: October 2017
* Sustainability Statement Prepared by Turley Statement of Community Involvement

Prepared by Lexington October 2017

* Employment and Skills Statement Prepared by Turley
* Travel Plan Prepared by SCP Transport Ref: CR/15043/TP/2 Date: 04.12.17
* Character Area Codes (Phase 2 Residential) Document Ref: 15/008/004/Rev A
* Planning Statement Date: January 2019
* Outline Enabling Works Strategy Prepared by ALM Consult Report no. 30071/2 Date

July 2017

* Flood Risk Assessment and Drainage Management Strategy December 2018 Rev 5.

Sustainable Drainage Strategy Rev 2.6

or any subsequent amendments to those plans that have been agreed in writing by the Local Planning Authority.

REASON: For the avoidance of doubt and to ensure a satisfactory standard of development

**Employment and Skills**

1. Prior to commencement of the development an Employment and Skills Plan (ESP) shall

be submitted to and approved in writing by the Local Planning Authority. The ESP shall be implemented in accordance with the approved plan. The ESP shall be based upon the following criteria as set out in the Employment and Skills SPD

* Creation of apprenticeships/new entrants/graduates/traineeships
* Recruitment through Job Hub and Jobcentre plus and other local employment

vehicles.

* Work trials and interview guarantees
* Vocational training (NVQ)
* Work experience (14-16 years, 16-19 years and 19+ years) (5 working days

minimum)

* Links with schools, colleges and university
* Use of local suppliers
* Supervisor Training
* Management and Leadership Training
* In house training schemes
* Construction Skills Certification Scheme (CSCS) Cards
* Support with transport, childcare and work equipment
* Community based projects

**Phasing of the Site**

1. Phasing of the development shall be as per that denoted on drawing no 015-008-PO18

Rev R unless otherwise agreed in writing with the local planning authority.

1. The site clearance to the commercial land and education phase shall be completed

within three years from the planning approval date as set out in the document entitled CEMP dated 15 May 2019 unless agreed in writing.

1. Before construction (occupation) of the first dwelling in Phase Three as shown on

drawing No 015-008-P018 Rev R entitled Phasing Plan dated December 2018 a reserved matters application shall be submitted and approved by the local planning authority for the Employment Land unless otherwise agreed in writing by the local planning authority.

# Ecology

**Bats**

1. Prior to any site clearance a review of the protected species surveys shall be provided

to and agreed in writing with the Local Planning Authority. The conclusion of the report shall be implemented in full.

**Protection of Birds**

1. No works to trees or shrubs shall occur between the 1st March and 31st August in any

year unless a detailed bird nest survey by a suitably experienced ecologist has been carried out immediately prior to clearance and written confirmation provided that no active bird nests are present which has been agreed in writing by the LPA.

**Invasive Species**

1. Prior to any earthworks a method statement detailing eradication and/or control and/or

avoidance measures for himalayan balsam, monbretia, nuttall’s pondweed and variegated yellow archangel should be supplied to and agreed in writing to the LPA.  The agreed method statement shall be adhered to and implemented in full unless otherwise agreed in writing by the LPA.

**Amphibians**

1. Prior to any earthworks a method statement detailing measures to reduce the risk of

negative impacts on amphibians and in particular common toad should be supplied to and agreed in writing to the LPA.  The agreed method statement shall be adhered to and implemented in full unless otherwise agreed in writing by the LPA.

**Water Courses**

1. No development, site clearance, earth moving shall take place or material or machinery

brought on site until a method statement to protect the Wymott Brook from accidental spillages, sediment, increased flows, dust and debris has been supplied to and agreed by the LPA.  All measure will be implemented and maintained for the duration of the construction period in accordance with the approved details.

**LEMP**

1. No dwellings shall be constructed until a Landscape and Environmental Management

Plan has been submitted to and approved in writing by the LPA.  The content of the plan shall include:

a)    A description and detail of habitats and landscape and other features to be managed within both the footprint of the built development and the open space and ecological enhancement areas which shall include existing habitats along Dolls Lane; the retained pond and associated common toad population;  bat and bird boxes across the development and other habitat enhancement measure in other Green Infrastructure areas as identified in the Land Use & Quantums of Development plan

b)     Aims and objective of the Management Plan

c)      Appropriate management proposals for achieving aims and objectives

d)     Prescriptions for implementing management proposal

e)     A schedule of works including an annual work plan

f)      A monitoring plan

g)     A process for measures and liaison with the LPA when monitoring shows that conservation aims and objective are not being met

The works shall be carried out strictly in accordance with the approved details.

**Protective Fencing to Trees.**

1. Before any site activity (construction or demolition) is commenced in association with the full part of the development, barrier fencing shall be erected around all trees to be retained on the site as detailed in the Tree Protection Plan which has been agreed by the Local Planning Authority. The fencing shall be constructed and located in compliance with BS 5837 2012 - *Trees in Relation to Design, Demolition and Construction - Recommendations*.Within these fenced areas no development, vehicle manoeuvring, storage of materials or plant, removal or addition of soil may take place. This includes ground disturbance for utilities. The fencing shall not be moved in part or wholly without the written agreement of the Local Planning Authority. The fencing shall remain in place until completion of all development works and removal of site vehicles, machinery, and materials in connection with the development.

REASON: To prevent damage to trees during construction works in accordance with Policy G13 in the South Ribble Local Plan 2012-2026

**Landscaping condition**

14. The approved landscaping scheme shall be implemented in the first planting season following completion of the development or first occupation/use, whichever is the soonest, and shall be maintained thereafter for a period of not less than 5 years to the satisfaction of the Local Planning Authority, in compliance with BS 5837 2012 - *Trees in Relation to Design, Demolition and Construction - Recommendations*.  This maintenance shall include the watering, weeding, mulching and adjustment and removal of stakes and support systems, and shall include the replacement of any tree or shrub which is removed, becomes seriously damaged, seriously diseased or dies by the same species. The replacement tree or shrub must be of similar size to that originally planted.

REASON: In the interests of the amenity of the area in accordance with Policy 17 in the Central Lancashire Core Strategy, Policy G13 and Policy G17 in the South Ribble Local Plan 2012-2026

**EA remediation strategy**

15. Prior to each phase of development approved by this planning permission no development shall commence until a remediation strategy to deal with the risks of contamination of the site has been submitted to and approved in writing by the local planning authority. This strategy shall include the following components:

1. An options appraisal and remediation strategy based upon the report entitled “Geo-environmental Appraisal of land at Former Leyland Trucks Vehicle Test Track Leyland Lancashire” by ALM Consultants (report Ref: 30071/1 v2 dated July 2017 giving full details of the remediation measures required and how they are to be undertaken.
2. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy are complete and identifying any requirements for longer -term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the written consent of the local planning authority. The scheme shall be implemented as approved.

For any areas designated as being commercial/industrial development, surface water draining from areas of hardstanding shall be passed through an oil separator series of oil separators prior to being discharged into any watercourse, soakaway or surface water sewer. The separator(s) shall be designated and constructed to have a capacity compatible with the area being drained, shall be installed prior to the occupation of the development and shall thereafter be retained and maintained throughout the lifetime of the development. Clean roof water or vehicle washdowns and detergents shall not pass through the separators. Details of the drainage systems for any areas designated as being commercial development shall be submitted within relevant reserved matters application.

**Drainage EA and UU and LLFA**

16. The development permitted by this planning permission shall be carried out in accordance with the approved Betts Hydro Flood Risk Assessment and Drainage Management Strategy dated 18th December 2018 revision 5.0 and the mitigation measures detailed within the FRA:

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority in consultation with the lead local flood authority and statutory undertaker.

Reasons

1. To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site.

2. To prevent flooding elsewhere by ensuring that compensatory storage of flood water is provided.

17. No development shall commence with the exception of demolition & site clearance until a schedule of pass forward rates for each phase or part phase shown on Betts Hydro Preliminary Design SW Drainage Strategy [Overview] drawing no.101 version P5 in relation to surface water has been submitted and approved in writing by the local planning authority, in consultation with the Lead Local Flood Authority and the statutory undertaker.

Reasons:

1. To limit the pass forward rate to protect the overall discharge rate to the public surface water sewer.

2. To ensure the phasing of development and/or submission of future reserved matters applications for various phases does not seek to change the final destination discharge rate

3. To reduce the risk of flooding to the proposed development and future occupants

4. To reduce the risk of flooding off site by exceeding the agreed discharge rate.

**Condition (appertaining to Outline application)**

18. As part of any reserved matters application and prior to the commencement of any development with the exception of demolition & site clearance the following details shall be submitted to, and approved in writing by, the local planning authority, in consultation with the Lead Local Flood Authority and the statutory undertaker. No surface water shall discharge to the public combined sewerage system either directly or indirectly.

1. A detailed surface water drainage scheme which as a minimum shall include:

a) Information about the lifetime of the development design storm period and intensity (1 in 1, 1 in 2, 1 in 30 & 1 in 100 year + allowance for climate change – see EA advice “Flood risk assessments: climate change allowances’), discharge rates and volumes (both pre and post development), temporary storage facilities, means of access for maintenance and easements where applicable , the methods employed to delay and control surface water discharged from the site, and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters, including watercourses, and details of floor levels in AOD;

b) The drainage scheme should demonstrate that the surface water run-off must not exceed the agreed 160l/s at the final destination point (public surface water sewer). The scheme shall subsequently be implemented in accordance with the approved details before the development is completed;

c) Each phase or part phase shall not exceed the agreed pass forward discharge rate (see condition re schedule of rates) [In accordance with proposed condition 2]

d) Flood water exceedance routes, both on and off site;

e) A timetable for implementation, including phasing where applicable;

f) Site investigation and test results to confirm infiltrations rates;

g) Details of water quality controls, where applicable.

The scheme shall be fully implemented and subsequently maintained, in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reasons:

1. To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site.

2. To reduce the risk of flooding to the proposed development, elsewhere and to

future users.

3. To ensure that water quality is not detrimentally impacted by the development proposal.

**Condition (appertaining to Full application)**

19. No development shall commence with the exception of demolition & site clearance works until details of the design, based on sustainable drainage principles, and implementation of an appropriate surface water sustainable drainage scheme have been submitted to and approved in writing by the local planning authority in consultation with the Lead Local Flood Authority and the statutory undertaker. No surface water shall discharge to the public combined sewerage system either directly or indirectly.

Those details shall include, as a minimum:

a) Information about the lifetime of the development, design storm period and intensity (1 in 1 , 1 in 2, 1 in 30 & 1 in 100 year + allowance for climate change see EA advice “Flood risk assessments: climate change allowances’), discharge rates and volumes (both pre and post development), temporary storage facilities, the methods employed to delay and control surface water discharged from the site, and the measures taken to prevent flooding and pollution of the receiving groundwater and/or and/or surface waters, including watercourses, and details of floor levels in AOD;

b) The overarching drainage strategy should demonstrate that the surface water run-off must not exceed the pre-development runoff rate which has been calculated at 160 litres per second at the final destination point (public surface water sewer). The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

c) Each phase or part phase shall not exceed the agreed pass forward discharge rate (see condition re schedule of rates) [In accordance with proposed condition 2]

d) Flood water exceedance routes, both on and off site;

e) A timetable for implementation, including phasing as applicable;

f) Evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltrations rates;

g) Details of water quality controls, where applicable.

The scheme shall be implemented in accordance with the approved details prior to first occupation of any of the approved dwellings, or completion of the development, whichever is the sooner. Thereafter the drainage system shall be retained, managed and maintained in accordance with the approved details.

Reasons

1. To ensure that the proposed development can be adequately drained.

2. To ensure that there is no flood risk on or off the site resulting from the proposed development

3. To ensure that water quality is not detrimentally impacted by the development proposal

20. No dwellings shall be occupied until details of an appropriate management and maintenance plan for the sustainable drainage system for the lifetime of the development have been submitted which, as a minimum, shall include:

a) The arrangements for adoption by an appropriate public body or statutory undertaker, management and maintenance by a Residents’ Management Company

b) Arrangements concerning appropriate funding mechanisms for its on-going maintenance of all elements of the sustainable drainage system (including mechanical components) and will include elements such as:

i. on-going inspections relating to performance and asset condition assessments

ii. operation costs for regular maintenance, remedial works and irregular maintenance caused by less sustainable limited life assets or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime;

c) Means of access for maintenance and easements where applicable. The plan shall be implemented in accordance with the approved details prior to first occupation of any of the approved dwellings, or completion of the development, whichever is the sooner. Thereafter the sustainable drainage system shall be managed and maintained in accordance with the approved details.

Reasons:

1. To ensure that appropriate and sufficient funding and maintenance mechanisms are put in place for the lifetime of the development

2. To reduce the flood risk to the development as a result of inadequate

maintenance

1. To identify the responsible organisation/body/company/undertaker for the

sustainable drainage system.

21. All attenuation basins, flow control devices/structures and offsite connections to the proposed SuDS drainage relevant to any phase and downstream of that phase to the outfall are to be constructed and operational prior to the commencement of any development within that phase.

Reasons:

1. To ensure site drainage during the construction process does not enter the public surface water sewer at un-attenuated rate.

2. To prevent a flood risk on and off site during the construction of the development.

**A Strategy for Foul Water Management for the Entire Site**

22. Prior to the commencement of any development (with the exception of demolition or site clearance works), an updated strategy for foul water management for the entire site shall be submitted to the local planning authority and approved in writing. The foul water strategy for the entire site shall only be in accordance with the principles established in the Betts Hydro Flood Risk Assessment and Drainage Management

Strategy dated 18 December 2018 revision 5.0. The updated strategy for foul water management shall also include the following details as a minimum:

a) identify any foul water drainage connections including the volume of flows between the different phases / development parcels of the development defined by

b) identify any parts of the site where foul pumping is necessary. Thereafter, the strategy shall minimise the number of pumping stations throughout the site; and

c) identify any phasing of foul water infrastructure and a timetable for its implementation.

There shall be no foul water connections between phases or part phases of development other than in accordance with the connections identified and approved under [8a].

No part of the development hereby granted permission in full, shall be commenced on any phase or part phase of the development hereby permitted unless and until the updated strategy for foul water management has been approved by the local planning authority.

At the same time as the submission of each subsequent reserved matters application for a phase or part phase granted in outline, an updated strategy for foul water management shall be submitted to the Local Planning Authority for approval in writing. Such strategy shall include as a minimum the details listed in 8a) – 8c).

No part of the development granted permission in outline shall be commenced on any phase or part of any phase of the development hereby permitted unless and until an updated strategy for foul water management submitted with the relevant reserved matters application has been approved in writing by the local planning authority.

The development shall be implemented in accordance with the approved details.

Reason:

To prevent flooding and pollution and to ensure a holistic approach to the construction of the detailed foul water drainage infrastructure for the entire site and to ensure a proliferation of pumping stations is avoided in the interests of sustainable development.

**Condition - Foul Water Drainage Details for Each Phase**

23. Prior to commencement of any phase or part of any phase of the development hereby granted in full and as part of the submission of reserved matters for any phase or part phase granted in outline, full details of the foul drainage scheme for that phase or part phase including a timetable for implementation shall be submitted to and approved in writing by the local planning authority. The details shall include the timing arrangements, storage requirements and rate of discharge for any pumped foul discharge. Foul and surface water shall drain on separate systems. The details for each part or phase must be consistent with the updated strategy for foul water management for the entire site submitted and approved pursuant to Condition 8 Thereafter the development shall be implemented in accordance with the approved details.

Reason:To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution.

**Site Levels**

24.Unless otherwise agreed in writing with the local planning authority, all finished floor levels herby permitted shall be in accordance with the range identified between the minimum and maximum design levels shown on Cross Section Local Plan Drawing No. 471-Ed-18 Rev G.

**LAAS (Archaeology)**

25 .No development shall take place in the vicinity of Paradise Farm (ie 100m diameter area centred on NGR 351933 422693) until the applicant, or their agent or successors in title has secured the implementation of a programme of archaeological work. This must be carried out in accordance with a scheme of investigation, which shall first have been submitted to and agreed in writing by the local planning authority.

**Construction and EHO Details**

26. There shall be no burning of waste materials or vegetation on site.

27. Prior to the commencement of any works on site details of the wheel wash and its location shall be submitted to the local planning authority for written approval. A wheel wash shall be installed during site preparation and construction phases of the development at the entrance of any construction phase of the development and shall be used by all vehicles leaving the relevant phase of the development to prevent the transfer of debris onto clean internal development roads used by residents and the public highway.

28. Prior to commencement of any phase or part of any phase of the development hereby granted in full and as part of the submission of reserved matters for any phase or part phase granted in outline, the location of the site compound and storage yard shall be agreed in writing with the local planning authority.

29. Any agreed external lighting provided during any construction phase of the development shall be so installed to prevent:

* Overspill beyond the site boundary
* Horizontal glare beyond the site boundary
* Direct upward light.

30. During the site preparation and construction of the development no machinery, plant or powered tools shall be operated outside the hours of 08:00 to 18:00 Monday to Friday 08;00-13;00 on Saturdays. No construction shall take place at any time on Sundays or nationally recognised Bank Holidays.

31. No deliveries of construction materials or removal of construction waste shall be undertaken outside the hours of 08:00-1800 Monday to Friday and 08:00-13:00 Saturday. No deliveries or removal of waste shall be carried out on Sunday or nationally recognised Bank Holidays.

32. Prior to the commencement of work on site with the exception of demolition and site clearance of any works on site details of all piling activities shall be submitted to the local planning authority together with all mitigation measures to be taken. Piling activities shall be limited to 09:00 -17:00 Monday to Friday with no activity on Saturday ,Sunday or nationally recognised Bank Holidays and so designed to minimise the generation of noise and vibration.

33. Prior to the commencement of any works on site, a noise monitoring strategy shall be agreed in writing with the local planning authority. The strategy shall provide details of intermittent noise monitoring during construction. The strategy shall be implemented during construction to monitor the sound levels being emitted and to take suitable action should it appear that the identified sound limits are likely to be breached. This monitoring shall include vibration monitoring during all piling works.

34. On completion of the development /remediation works the developer shall submit written confirmation in the form of a verification work to the LPA, that all works were completed in accordance with the agreed Remediation Statement.

35. Once works commence on the site, should operatives discover any adverse ground conditions and suspect it to be contaminated, they should report this to the Site Manager and the Contamination Land officer at South Ribble Borough Council. Works in that location should cease and the problem area roped off. A competent Person shall be employed to undertake sampling and analysis of the suspected contaminated materials. A report which contains details of sampling methodologies shall be submitted to the local planning authority for approval in writing. The approved remediation scheme shall be implemented prior to further development works taking place to occupation of the development. Should no adverse ground conditions be encountered during site works and/or development a verification statement shall be forwarded in writing to the local planning authority prior to occupation of the building which confirms that no adverse ground conditions were found.

36. Prior to the importation of any subsoil and/or topsoil material into the proposed development site, or reuse of any reclaimed materials information supporting the suitability of the materials shall be submitted to the Local Planning Authority for approval in wiring. The information submitted shall include details of the material source, sampling methodologies and analysis, which demonstrates that the material does not pose a risk to any identified receptors on site and is considered safe and suitable for the intended use.

37. Prior to the commencement of each residential, phase of the development with the exception of demolition and site clearance, details of the provisions of secure cycle storage for all domestic properties (without integral garages) shall be submitted to the Local Planning Authority for approval. The development shall be carried out in accordance with the approved details.

38. Prior to the commencement of each phase of development with the exception of demolition and site clearance full details of the waste storage facilities for any blocks of flats, commercial or industrial units shall be submitted to and approved in writing by the local planning authority. Once approved the waste storage facilities shall be provided prior to first use of the development and shall be retained and maintained thereafter.

39. Electric vehicle recharge points shall be provided to every residential property, prior to occupation. This shall consist of as a minimum a 3.5ksh electrical socket located externally (or in the garage if available) in such a position that a 3-metre cable will reach the designated car parking spaces. A switch shall be provided internally to allow the power to be turned off by the residents. The recharging point shall be of a suitable weatherproof design.

40. Prior to the first use of the development 10% of parking bays shall be provided with a rapid (30 mins) electric vehicle recharge point to the parking area. The parking bay shall be appropriately marked to ensure the sole use by electric vehicles and an adequate charging infrastructure with associated cabling provided for each designated parking bay. The charging point shall be located so that a 3m cable will readily reach the vehicle to be charged when parked in the designated parking bay.

41. Prior to the first use of the development 10% of parking bays shall be provided with a fast (3-4 hours) electric vehicle recharge point to the parking area. The parking bay shall be appropriately marked to ensure the sole use by electric vehicles and an adequate charging infrastructure with associated cabling provided for each designated parking bay. The charging point shall be located so that a 3m cable will readily reach the vehicle to be charged when parked in the designated parking bay.

42. The acoustic barrier to the eastern boundary with the existing industrial estate shall be constructed and installed in line with the following drawings and shall remain and be retained in perpetuity.

* Drawing No. LEY1701\_PS01 entitled “Acoustic Section Landscape Buffer Year 1
* Drawing No. Acoustic Section Landscape Buffer Year 5
* Details of proposed acoustic bund to boundary adjacent to ‘MI Vehicle Integration’ 471/ED/42 Rev C
* Details of proposed acoustic bund to boundary adjacent to TNT Depot 471/ED/41 Rev G

43. Acoustic mitigation measures identified within the submitted Environmental Statement relating to individual properties within Phase 2 of the development shall be installed and retained thereafter.

**Materials.**

44. Before the construction of the first dwelling is undertaken the details of the external materials for the full part of the application shall be submitted to and approved in writing by the local planning authority.

# Education

# 44. Before the construction of any dwellings on the application site, the applicant and Lancashire County Council shall provide evidence in writing to the local planning authority to demonstrate that the school site has been transferred to Lancashire County Council.

# Energy Efficiency 1

45. The Phase 2 development (the first residential phase as shown on drawing no. 471\_CL\_01 Rev N) shall achieve an average minimum Dwelling Emission Rate of 19% above 2013 Building Regulations.

*REASON: Policy 27 of the Central Lancashire Core Strategy requires new dwellings to be built to Code for Sustainable Homes Level 4.  However following the Deregulation Bill 2015 receiving Royal Ascent it is no longer possible to set conditions with requirements above a Code Level 4 equivalent.  As Policy 27 is an adopted Policy it is still possible to secure energy efficiency reduction as part of new residential schemes in the interests of minimising the environmental impact of the development.*

# Energy Efficiency 2

46. Prior to the commencement of the Phase 2 development (the first residential phase as shown on drawing no. 471\_CL\_01 Rev N) details shall be submitted to and approved in writing by the Local Planning Authority demonstrating that the phase achieves an average minimum Dwelling Emission Rate of 19% above 2013 Building Regulations. The development thereafter shall be completed in accordance with the approved details.

*REASON: Policy 27 of the Central Lancashire Core Strategy requires new dwellings to be built to Code for Sustainable Homes Level 4.  However, following the Deregulation Bill 2015 receiving Royal Ascent it is no longer possible to set conditions with requirements above a Code Level 4 equivalent. As Policy 27 is an adopted Policy it is still possible to secure energy efficiency reductions as part of new residential schemes in the interests of minimising the environmental impact of the development. This needs to be provided prior to the commencement so is can be assured that the design meets the required dwelling emission rate*

# Energy Efficiency 3

47. No dwelling within the Phase 2 development (the first residential phase as shown on drawing no. 471\_CL\_01 Rev N)     approved shall be occupied until a SAP assessment (Standard Assessment Procedure), or other alternative proof of compliance (which has been previously agreed in writing by the Local Planning Authority) such as an Energy Performance Certificate, has been submitted to and approved in writing by the Local Planning Authority demonstrating that the dwelling has achieved the required Dwelling Emission Rate.

*REASON: Policy 27 of the Central Lancashire Core Strategy requires new dwellings to be built to Code for Sustainable Homes Level 4.  However, following the Deregulation Bill 2015 receiving Royal Ascent it is no longer possible to set conditions with requirements above a Code Level 4 equivalent. As Policy 27 is an adopted Policy it is still possible to secure energy efficiency reductions as part of new residential schemes in the interests of minimising the environmental impact of the development.*

**Reserved Matters**

**Time Limit (Reserved Matters).**

48. An application for approval of reserved matters for Phase 3 and the Employment Phase as set out on Drawing 015-008-P018 Rev R. must be made not longer than the expiration of three years beginning with the date of this permission and the development must be commenced not later than the expiration of two years from the final approval of the reserved matters of Phase 2 and the Employment Phase or in the case of approval on different dates the final approval of the last such matter to be approved.

49. An application for approval of reserved matters for Phase 4 as set out on Drawing 015-008-P018 Rev R. must be made not longer than the expiration of five years beginning with the date of this permission and the development must be commenced not later than the expiration of two years from the final approval of the reserved matters of Phase 4 or in the case of approval on different dates the final approval of the last such matter to be approved.

50. An application for approval of reserved matters for Phase 5, Education Phase and the Local Centre as set out on Drawing 015-008-P018 Rev R. must be made not longer than the expiration of seven years beginning with the date of this permission and the development must be commenced not later than the expiration of two years from the final approval of the reserved matters of Phase 5 and the Education Phase and the Local Centre or in the case of approval on different dates the final approval of the last such matter to be approved.

**Condition 1**

51. Reserved Matter Approval – Phases 3, 4, 5,

This permission, as it relates to the Phases 3, 4, 5, as set out in Drawing No 015-008-P018 rev R entitled Phasing Plan is granted in Outline:

OUTLINE, in accordance with the provisions of Article 5 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 and before any development is commenced, the approval of the Local Planning Authority shall be obtained to the following reserved matters:

(a) appearance;

(b) landscaping;

(c) layout; and

(d) scale

(e) access

Full particulars of these reserved matters, including plans, sections and elevations and all to an appropriate scale, and any other supporting documents shall be submitted to the Local Planning Authority for the purpose of obtaining their approval, in writing. The development shall then be carried out in complete accordance with those particulars.

For the avoidance of doubt, the illustrative drawings submitted in support of the application including those set out within the approved Design and Access Statements (addendum) are not approved.

Reason: In order to comply with the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) which requires the submission to and approval by, the Local Planning Authority of reserved matters

**Condition**

52. Prior to the submission of the first reserved matters application submitted for the site a site wide Delivery Strategy which accords with the triggers contained in the Section 106 forming part of his decision, shall be submitted to and approved in writing by the local planning authority.

The Delivery Strategy shall include an Implementation Plan based upon Drawing No. 471/ED/16 Rev X entitled Infrastructure Arrangement setting out details of the proposed sequence of development across the entire outline elements of the hybrid application, the extent and location of any Sub-phases; (including reference to the type and extent of development in each Phase and Sub-phase); and the trigger points for the delivery of associated infrastructure and facilities.

The Delivery Strategy shall state when each of the following will be delivered:

1. any environmental mitigation measures specified in the Environmental Statement or as amended by the further information for the Environmental Statement
2. major access infrastructure, including roads, footpaths and cycle ways
3. public open space areas, including informal open spaces, recreation and sports areas, , equipped play areas and ecological areas and habitats

(d) all structural and Site-wide landscaping, earth bunds and any additional green infrastructure,

(e) all strategic drainage infrastructure, lakes and SUDS infrastructure

(f) main housing sites

(g) Local Centre/s and the facilities therein

(h) Commercial uses

(i) waste management and recycling facilities (permanent and temporary)

No development shall commence until the Delivery Strategy has been approved in writing by the local planning authority and thereafter each Reserved Matters Application for any Phase or part of a Phase submitted pursuant to the standard Reserved Matters condition shall be accompanied by an updated Implementation Plan for the approval of the local planning authority. The development shall then be carried out in accordance with the Delivery Strategy as approved and updated.

Reason:

To ensure that the development is delivered in a structured way in accordance with the approved parameter plans and in accordance with the Phasing Strategy.

**Site-wide Strategic Framework**

53. Prior to the submission of the first Reserved Matters Application submitted for the Site, a Site-wide Strategic Framework shall be submitted to the Local Planning Authority for written approval prior to the determination of any Reserved Matters applications. The Strategic Framework shall be in accordance with:

* the Site-wide Delivery Strategy (as required in compliance with Condition X);
* the approved parameter plans described in condition X; and the specified sections of the Design and Access Statement (March 2017), as referred to in Condition X and submitted as part of the outline planning application.

The Strategic Framework should include a number of key plans in order to define the following frameworks:

* Land use distribution and disposition (including heights and densities)
* Movement corridors (including strategic and principal primary, secondary roads, public transport corridors, pedestrian and cycle routes, greenways)
* Key strategic infrastructure (including SuDs, strategic attenuation areas, strategic swales, flood mitigation, significant utility provision,)
* Strategic Green Infrastructure corridors and structures (including public open spaces both formal and informal, ecological and habitat areas)
* Key Place-making features (including character areas, focal points, gateway features and important frontages)

**PRIOR TO RESERVED MATTERS (DETERMINATION) - Landscaping**

54. Within any Reserved Matters Application pursuant to this approval within the built-up area, the landscape details required by condition X shall include detailed landscape designs and specifications for the associated Reserved Matters Site. The details shall be accompanied by a Design Statement that demonstrates how the landscaping scheme accords with any emerging or approved details sought as part of a Design Code for the Site. The landscape designs and specifications shall include the following

Soft Landscaping

a) Full details of planting plans and written specifications, including cultivation proposals for maintenance and management associated with plant and grass establishment, details of the mix, size, distribution, density and levels of all trees/hedges/shrubs to be planted and the proposed time of planting. The planting plan shall use botanic names to avoid misinterpretation. The plans should include a full schedule of plants.

b) 1:200 plans (or at a scale otherwise agreed) with cross-sections of mounding, ponds, ditches and swales and proposed treatment of the edges and perimeters of the Site.

c) The landscape treatment of roads (primary, secondary, tertiary and green) through the development.

d) A specification for the establishment of trees within hard landscaped areas including details of space standards (distances from buildings etc.) and tree pit details.

e) The planting and establishment of structural landscaping to be provided in advance of all or specified parts of the Site as appropriate.

f) Full details of any proposed alterations to existing watercourses/drainage channels, including Warping Drain.

g) Details and specification of proposed earth modelling, mounding,

re-grading and/or embankment areas or changes of level across the Site to be carried out including soil quantities, topsoil storage to BS 3882: 2007, haul routes, proposed levels and contours to be formed, sections through construction to show make-up, and timing of works.

Hard Landscaping

h) Full details of all proposed methods of boundary treatment including details of all gates, fences, walls and other means of enclosure both within and around the edge of the Site.

i) Full details, including cross-sections, of all bridges and culverts.

j) Utility routes, type and specification.

k) The location and specification of minor artefacts and structures, including furniture, refuse or other storage units, signs and lighting columns/brackets.

l) 1:200 plans (or at a scale otherwise agreed) including cross sections, of roads, paths and cycleways.

m) Details of all hard surfacing materials (size, type and colour)

The landscaping within the application Site areas shall be implemented in accordance with the approved phasing programme unless an alternative programme for provision is agreed in writing by the Local Planning Authority. The scheme shall be carried out in accordance with the approved details.

REASON: To ensure that appropriate Hard and Soft landscaping provision is provided on a phased basis in relation to the development of the Site.

**PRIOR TO RESERVED MATTERS - Condition requiring Design Brief for Local Centre**

55 No development shall take place within any Phase containing the proposed Local Centre (as defined by the Phasing Plan Drawing No.015-008-P018 Rev R approved in accordance with Condition 2) until a Design Brief for the Local Centre has been submitted to and approved in writing by the Local Planning Authority.

The Design Brief will be co-ordinated with the Strategic Framework referred to in condition X and will set out specific guidance on mix and disposition of uses, access and circulation, public realm, parking, layout, urban design principles and architectural treatment. It will include how the maximum approved floorspace thresholds for community and commercial uses will be divided into units and distributed within the centre.

**PRIOR TO RESERVED MATTERS - Condition requiring Design Brief for Employment Phase**

56. No development shall take place within any Phase containing the proposed Employment Phase (as defined by the Phasing Plan Drawing No.015-008-P018 Rev R approved in accordance with Condition 2) until a Design Brief for the Employment Phase has been submitted to and approved in writing by the Local Planning Authority.

The Design Brief will be co-ordinated with the Strategic Framework referred to in condition X and will set out specific guidance on mix and disposition of uses, access and circulation, public realm, parking, layout, urban design principles and architectural treatment. It will include how the maximum approved floorspace thresholds for employment uses will be divided into units and distributed within the phase.

**COMPLIANCE: Compliance with Framework Masterplan**

57. Each application for the approval of Reserved Matters shall include a written statement which demonstrates how the proposed development accords with the approved Site-wide Strategic Framework and any approved Phase-wide Design Code.

**Phases 3-5 Outline Employment**

58.Notwithstanding the submitted details the employment land shall consist of B1 use unless otherwise agreed in writing with the local planning authority.

**Boundary Treatments**

59. The information submitted as part of any future reserved matters applications which relate to the boundary of Paradise Park shall include details which identities the relationship of the boundaries.

60. Prior to commencement of each employment, educational or local centre phase of the development an acoustic assessment shall be undertaken, in line with an agreed methodology with the Local Authority Environmental Health Department to assess the sound levels to be generated from the development and the impact on surrounding residential properties. Any mitigation measures required to achieve a suitable sound level external and internal at the residential properties shall be identified. Full details shall be implemented, retained and maintained thereafter.

61.Prior to commencement of each employment, education or local centre phase of the development with exception of demolition and site clearance site details of secure cycle storage for all industrial, commercial, health and educational units shall be submitted to the local planning authority. The approved details shall be implemented in full.

62.Prior to the commencement of each employment, educational or local centre phase with the exception of demolition and site clearance, details of suitable changing and shower facilities for the use by staff to all such phases shall be submitted to the Local Planning Authority for approval. The approved details shall be implemented in full.

63. Operational hours for all phases the subject of the Reserved Matters application shall be limited to the following hours:

* Retail: 07:00- 23:00Monday to Saturday 10:00-16:00 Sunday and bank holidays
* Commercial:07:00-19:00 Mon-Friday:08:00-13:00 Saturdays no Sunday or public holidays
* School 07:30-21:00 Monday to Friday, 10:00 -13:00 Saturday, no Sunday or Public Holidays
* School 07:30-19:00mon-fri 10:00-16:00 sat nio Sunday or public holidays, no use of outside area before 08:00 on any day non term time.
* Local Centre: 07:00-23:00 Mon- Sat, 09:00-21:00 Sunday and bank holiday.

64. With each reserved matters application details of the likely sound levels experienced by the proposed development will be identified along with any mitigation measures required to ensure suitable sound levels area achieved in external and internal areas of the properties as agreed with the Local Planning Authority. Full details shall be submitted for approval to the Local Planning Authority. The approved details shall be implemented in full.

65. Prior to the installation of any extraction/ventilation systems associated with any commercial, leisure or school development full details of the noise levels to be experienced at the nearest properties and the fixings to be used shall be provided to the local planning authority for written approval. The approved system shall then be installed as agreed and thereafter maintained as approved. Any changes to the system shall first be agreed with the local planning authority in writing.

66. Prior to the installation of any extraction/ventilation systems associated with any commercial, leisure or school development, an assessment of the potential impact of odour from the development shall be undertaken and mitigation measures identified. This shall be submitted to the local planning authority for approval. The assessment shall be undertaken in line with Control of Odour & Noise from Commercial Kitchen Exhaust Systems 2018 and shall include a maintenance plan. Once agreed the mitigation measure shall be fully implemented prior to first use of the site and shall thereafter be retained and maintained in efficient working order in line with the approved scheme for the duration of the approved use. Any changes to the approved scheme shall first be agreed in writing with the local planning authority.

67. A noise impact assessment shall be submitted to for approval by the local planning authority at the reserved matters stage for all commercial, industrial, educational, and leisure developments. The assessment shall consider the sound levels to be generated as part of the developments and the impact these will have on existing or proposed sensitive receptors. The methodology shall first be agreed in writing with the local planning authority. Suitable mitigation measures shall be included within the assessment to ensure that no adverse impact is experienced by the sensitive receptors. All identified mitigation measures shall be incorporated into that phase of development and shall be completed, maintained and retained thereafter. Details of any mitigation measures for individual units shall be detailed and included within property deeds.

**Highways and Transportation**

68. Notwithstanding the details set out in the CEMP dated May 2019 no phase of development shall take place, until a Construction Management Plan for that phase has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

1. vehicle routing and the parking of vehicles of site operatives and visitors;

2. hours of operation (including deliveries) during construction;

3. loading and unloading of plant and materials;

4. storage of plant and materials used in constructing the development;

5. siting of cabins, site compounds and material storage area;

6. the erection of security hoarding where appropriate;

7. wheel washing facilities that shall be available on site for the cleaning of the wheels of vehicles leaving the site and such equipment shall be used as necessary to prevent mud and stones being carried onto the highway. Coordinating with the highway authority under adverse weather conditions (rain, snow or icy).

8. measures to mechanically sweep the roads adjacent to the site as required during the full construction period.

9. measures to control the emission of dust and dirt during construction;

10. a scheme for recycling/disposing of waste resulting from demolition and construction works.

11. measures to protect all watercourses within and adjacent to the site during the construction phase and to prevent building materials or surface water run-off entering the watercourses.

*Reason: In the interests of highway safety at all times of year, to protect the amenities of the nearby residents and to ensure that existing watercourses are protected during the construction phase.*

69. Prior to the construction/provision of any services, detailed plans to facilitate full fibre superfast Broadband for future occupants of the site shall be submitted to and approved in writing by the Local Planning Authority. The plans shall seek to ensure that upon occupation of individual retail unit/dwelling, industry standard ducting to facilitate the provision of full fibre superfast broadband service for a site-wide network is in place provided as part of the initial highway works within the site boundary.

*Reason: To ensure a sustainable form of development and in the interests of visual amenity*

70. No phase of development shall commence until a timetable for the implementation for the Full Travel Plan for that phase has been submitted to, and approved in writing by, the Local Planning Authority which where relevant is consistent with previous phases. Prior to the first occupation of the development hereby permitted, a Full Travel Plan shall be submitted to, and approved in writing by, the Local Planning Authority. The Travel Plan to include objectives, targets, measures to achieve targets, monitoring, and implementation timescales and continue with the provision of a travel plan co-ordinator. The approved plan(s) will be audited and updated at intervals as approved and the approved plan(s) be carried out. All elements of the Full Travel Plan shall continue to be implemented at all times thereafter for a minimum of 5 years after completion of that phase development.

*Reason: To ensure that the development provides sustainable transport options.*

**Highway matters**

71. No part of the development hereby approved shall be commenced until a phasing strategy for the delivery and completion of the individual traffic mitigation measures identified below has been agreed in writing with the Local Planning Authority, in consultation with the relevant Highway Authority:

* Comet Road / Longmeanygate / Flensburgh Way / Schleswig Way Roundabout. The principles of the agreed scheme are shown in Drawing Number SCP/15043/F23 Rev F.
* Schleswig Way / Dunkirk Lane Signal Controlled Junction. SCP/15043/F25 REV D
* Tiger junction (Longmeanygate / Golden Hill Lane / Leyland Lane) Signal Controlled. The mitigation scheme is identified in Drg SCP/15043/F26 Rev D
* Proposed Improvement to Mini roundabout – Golden Hill Lane / Broadfield Drive, SCP15043/F32 -
* Traffic Calming on Longmeanygate, The principles of the scheme developed are highlighted on Drg SCP/15043/F24 Rev G.
* Titan Way Changes (and primary access into the site)
* Titan way Changes with Paradise Lane (to support public transport services and sustainable modes with bus gate and vehicle turning provision). –SCP/15043F21 Rev F2
* Comet Way footway provision – SCP/15043/F28 Rev
* Northern access Drg No: - Northern Site Roundabout SCP/15043/FO6 Rev M
* Western access Drg No: - Western Site Roundabout SCP/15043/F16 Rev K
* Employment access SCP/15043/F27 Rev A
* Car Park SCP/15043/F33 Rev A
* Other Measures and sustainability provision including that required
  + to public footpaths,
  + PROW within and adjacent to the site and
  + that provided under a s106:
    - to fund a highway network operational review, prior to and during the main buildout of the site, make necessary changes to Traffic Regulation Orders and to support wider signing/gateway strategy to corridors in and around the development (including that which is through movement).
    - to fund necessary changes to the public transport services
    - to support the action plan of measures to be introduced including traffic calming and individual measures per dwelling
    - to fund improvements to gates/stiles between the end of Doll Lane and where it re-joins the Bridleway south of the western access.

*Reason: To ensure that both the local highway networks continue to fulfil its purpose whilst, maintaining the safety for all users.*

72. No phase of the development hereby approved shall be commenced until the full design details of the traffic mitigation schemes relevant to that phase, as identified in the phasing strategy approved under Condition 11, have been submitted to and approved in writing by the local planning authority, in consultation with Lancashire County Council, unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of safety and sustainable transport.

73. With the exception of pre-commencement site clearance and preparation works, no part of the development hereby approved shall commence until a scheme for the construction of all site access, temporary access, emergency access and sustainable access have been submitted to, and approved in writing by, the Local Planning Authority.

*Reason: In order to satisfy the Local Planning Authority and Highway Authority that the final details of the highway works are acceptable before work commences on site.*

74. Prior to first use of the development a delivery, collections and servicing strategy shall be submitted to, and approved in writing by, the Local Planning Authority.

*Reason: In order to maintain flow of traffic on local roads when the development is operational.*

75. Any external source of lighting shall be effectively screened from view of a driver on the public highway.

*Reason: to avoid glare, dazzle or distraction to passing motorists.*

76. Prior to first use of the development hereby permitted a prescribed Large Vehicle Delivery Route Plan shall be submitted to, and approved in writing by, the Local Planning Authority.

*Reason: In order to maintain flow of traffic on local roads when the development is operational.*

77. Prior to the first use or occupation of any phase of non-residential development, a Car Park Management Strategy for that phase shall be submitted to, and approved in writing by, the Local Planning Authority, in consultation with the Highway Authority. The Strategy shall include details of:

- the maximum duration of stay for all users (non employment)

- include number of parking spaces per user type

- car park enforcement

- detail of provision and management measures to satisfy overspill from other land use elements

- measures and techniques to maximise car park efficiency/security and the way it will be managed,

- mechanism for a review of the Strategy within 12 months of the opening of the phase to confirm the satisfactory operation and safety of each car park and surrounding highway network from the duration of stay approved.

- The car park shall be surfaced and laid out in accordance with the approved plans and operated in accordance with the approved Car Park Management Strategy.

*Reason: To allow for safe and efficient operation of the car park and negating against antisocial behaviour*

**Informative Notes**

The following informative notes apply:

The grant of planning permission does not entitle a developer to obstruct a right of way and any proposed stopping-up or diversion of a right of way should be the subject of an Order under the appropriate Act.

The grant of planning permission will require the applicant to enter into an appropriate Legal Agreement with the County Council as Highway Authority. The Highway Authority hereby reserves the right to provide the highway works within the highway associated with this proposal. Provision of the highway works includes design, procurement of the work by contract and supervision of the works. The applicant should be advised to contact the Lancashire County Council, Highways in the first instance, to ascertain the details of such an agreement and the information to be provided.

Traffic Regulation Orders, diversions of Public Rights of Way, Stopping Up of existing highway, changes to public transport scheduling/routing and other activities require separate statutory consultation processes beyond the planning application process. The applicant will be obliged to meet all the costs associated with these of works and ensure that any works which rely upon them do not commence until all legal processes have been satisfactorily completed.

**UU**

It is the applicant's responsibility to investigate the possibility of any United Utilities’ assets potentially impacted by their proposals and to demonstrate the exact relationship between any United Utilities' assets and the proposed development including any changes in level and any engineering operations. A number of providers offer a paid for mapping service including United Utilities. To find out how to purchase a sewer and water plan from United Utilities, please visit the Property Searches website; <https://www.unitedutilities.com/property-searches/>. Due to the public sewer transfer, not all sewers are currently shown on the statutory sewer records, if a sewer is discovered during construction; please contact a Building Control Body to discuss the matter further.

Public sewers and water mains pass through the site including a critical surface water sewer and a potable water trunk main. We recommend that the applicant contacts United Utilities to agree any protection measures and the relevant access and maintenance strips in accordance with the minimum distances specified in Sewers for Adoption and our Standard Conditions for Works Adjacent to Pipelines. A copy of these conditions are included. The applicant must comply with our standard conditions, for work carried out on, or when crossing assets. United Utilities assets and standard conditions should be taken into account in the final site layout, or a diversion will be necessary, which will be at the applicant's expense. The level of cover to the water mains and sewers must not be compromised either during or after construction. Any changes in cover level should be discussed and agreed with United Utilities. United Utilities also recommends the details for the proposed noise attenuation features are agreed given the proximity to United Utilities’ assets.

If the applicant intends to obtain a water supply from United Utilities for the proposed development, we strongly recommend they engage with us at the earliest opportunity. To discuss a potential water supply or any of the water comments detailed above, the applicant can contact the team at [DeveloperServicesWater@uuplc.co.uk](mailto:DeveloperServicesWater@uuplc.co.uk). United Utilities can supply water, however, further investigations will be required to determine what reinforcement to our existing network will be required and this should be given early consideration with United Utilities so that the costs and lead in time for the delivery of any reinforcement works can be accounted for as part of the construction process.

**LLFA**

**Informative 1**

For the avoidance of doubt, this response does not grant the applicant permission to connect to the ordinary watercourse(s) and, once planning permission has been obtained, it does not mean that land drainage consent will be given.

The applicant should obtain Land Drainage Consent from Lancashire County Council **before** starting any works on site.

**Informative 2**

For avoidance of doubt this response does not grant the applicant permission to connect to the highway drainage network.

Neither does this response cover the suitability of any highway drainage proposal.

The highway drainage proposal and the suitability for future highway adoption under Section 38 of the Highways Act 1980 is for the Local Highway Authority to comment on.

**CIL**

You are advised that as of 1st September 2013, the Central Lancashire Community Infrastructure Levy (CIL) Charging Schedule came into effect. CIL applies to all applicable planning permissions granted on or after this date. The proposed development has been assessed and it is the Council's view that it is CIL LIABLE. Full details are available on the Council's website <http://www.southribble.gov.uk/content/community-infrastructure-levy>

Attention is drawn to the condition(s) attached to this planning permission. In order to discharge these conditions, an Application for Approval of Details Reserved by Condition form must be submitted, together with details required by each condition imposed. The forms can be found on South Ribble Borough Council's website [www.southribble.gov.uk](http://www.southribble.gov.uk)

**Cadent Gas**

The applicant’s attention is drawn to the comments made by Cadent Gas in their email dated 18 January 2019.

All developers are required to contact Cadets Plant Protection Team for approval before carrying out any works on site and ensuring requirements are adhered to Email: [plantprotection@cadentgas.com](mailto:plantprotection@cadentgas.com) Tel 0800 688 588