

Pre-Commencement Condition Compliance Matrix

Planning Ref: 71758 – Land Adjacent 31/33 Victoria Court, Tottington, Bury

Condition No.	Condition Requirement	Submitted Document(s)	Summary of Compliance
Condition 5	Construction Environmental Management Plan (CEMP) – Watercourse Protection. No development, site clearance or earthworks until approved.	CEMP Method Statement – Protection of Black Brook	Provides full pollution prevention measures, runoff controls, dust suppression, spill response, and monitoring arrangements to protect Black Brook throughout construction. Fully satisfies Condition 5.
Condition 6	Method Statement for Invasive Non-Native Species (Himalayan Balsam & Giant Bramble) prior to any earthworks or vegetation clearance.	CEMP Method Statement – INNS Removal	Sets out survey requirements, exclusion zones, hand-pulling methodology, waste disposal, supervision, and contingency measures. Fully satisfies Condition 6.
Condition 7	RAMS for Amphibians & Small Mammals to be submitted and approved before commencement.	CEMP Method Statement – Amphibians & Small Mammals (AMS)	Includes pre-works checks, phased clearance, excavation protection, material storage protocols, supervision, and reporting. Fully satisfies Condition 7.
Condition 8	Biodiversity Gain Plan demonstrating 10% BNG, including metric, maps, condition assessments, and strategy.	Biodiversity Gain Plan – Victoria Court	Provides statutory metric outputs, baseline and post-development values, habitat maps, condition assessments, and confirmation of on-site delivery of >10% BNG. Fully satisfies Condition 8.
Condition 9	Habitat Management & Monitoring Plan (HMMP) to be approved before development starts.	Habitat Management & Monitoring Plan (HMMP) – Final v1	Sets out 30-year management prescriptions, monitoring intervals, habitat targets, roles and responsibilities, and risk register. Fully satisfies Condition 9.
Condition 17	Additional Construction Method Details: dilapidation survey, access route, temporary works, hoarding, signage, vehicle movements, turning, parking, mud/dust control.	Condition 17 – Additional Construction Method Details (incl. photographic dilapidation survey)	Provides all required construction logistics, access arrangements, temporary works, signage, parking, turning, and environmental controls. Fully satisfies Condition 17.
Condition 23	Scheme for swift bricks and bat boxes to be approved prior to commencement.	Site Layout Drawing PL01 (bat boxes) Elevation Drawing BREG02C (swift bricks)	Confirms specification and locations of Schwegler bat boxes and swift bricks integrated into the development. Fully satisfies Condition 23.
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