



East Lancs Paper Mill – Outline Consent Conditions Schedule (September 2021)

Outline application for up to 400 residential dwellings including details of vehicular access (all other matters reserved) and associated works including relocation of cricket pitch, including a pavilion, provision of open space and sports facilities and demolition of existing building and structures (ref: 62969).

The table below sets out all the conditions imposed on the above consent, with a column added to show the suggested amendments we would be seeking to make via a Section 73 application. For ease the suggested amendments are shown in tracked changes. A summary of the reason for making the suggested amendments is also provided.

No	Condition Wording	Amendments to Conditions
1	Applications for approval of reserved matters must be made not later than: ■ The expiration of five years beginning with the date of the grant of outline planning permission; and ■ That the development to which the permission relates must be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.	N/A – condition to remain unchanged.
2	Before the development is commenced, the applicant shall submit detailed plans and particulars to the Local Planning Authority, and obtain their approval under the Town and Country Planning Acts, of the following reserved matters; the layout, scale, appearance and the landscaping of the site.	Amend condition for consistency and to allow phasing: <u>Prior to the commencement of any phase of</u> Before the development, is commenced, the applicant shall submit detailed plans and particulars <u>shall be submitted to and approved by</u> the Local Planning Authority, - and obtain their approval under the Town and Country Planning Acts, of the following reserved matters <u>for that phase</u>; the layout, scale, appearance and the landscaping of the site.

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3	This decision relates to drawings numbered SP-01 F, SP-05, SP-06 A, which set the design principles and the associated supporting reports, and the development shall not be carried out except in accordance with the drawings hereby approved.	Amend condition to remove reference to indicative masterplan drawing ref SP-01F: This decision relates to drawings numbered SP-01-F, SP-05, SP-06 A, which set the design principles and the associated supporting reports, and the development shall not be carried out except in accordance with the drawings hereby approved.
4	No development shall commence unless and until: - ■ A contaminated land Preliminary Risk Assessment report to assess the actual/potential contamination and/or ground gas/landfill gas risks at the site shall be submitted to, and approved in writing by, the Local Planning Authority; ■ Where actual/potential contamination and/or ground gas/landfill gas risks have been identified, detailed site investigation and suitable risk assessment shall be submitted to, and approved in writing by the Local Planning Authority; and ■ Where remediation/protection measures is/are required, a detailed RemediationStrategy shall be submitted to, and approved in writing by, the Local Planning Authority.	N/A - condition to remain unchanged.
5	Following the provisions of Condition 4 of this planning permission, where remediation is required, the approved Remediation Strategy must be carried out to the satisfaction of the Local Planning Authority within agreed timescales; and A Site Verification Report detailing the actions taken and conclusions at each stage of the remediation works, including substantiating evidence, shall be submitted to and approved in writing by the Local Planning Authority prior to the development being brought into use.	N/A – condition to remain unchanged.
6	A comprehensive construction design for a gas vent trench shall be submitted to andapproved in writing by the Local Planning Authority and incorporated into the development to prevent the ingress of landfill gas or ground gas into the residential development area to be	N/A – condition to remain unchanged.

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	approved by the Local Planning Authority before work commences for the construction of the dwellings. Subject to the above, a Site Verification Report detailing the design and installation of the gas vent trench, including substantiating evidence, shall be submitted to and approved by the Local Planning Authority with approved timescales. It shall be implemented and validated prior to first occupation of the development hereby approved.	
7	Following the provisions of Condition 4 of this planning permission, where groundgas remediation / protection measures are required, the approved Remediation Strategy must be carried out to the written satisfaction of the Local Planning Authority within approved timescales; and A Site Verification Report detailing the actions taken and conclusions at each stage of the remediation works, including substantiating evidence, shall be submitted to and approved in writing by the Local Planning Authority prior to the development being brought into use.	N/A – condition to remain unchanged.
8	Prior to occupation the applicant shall provide a scheme for electric vehicle charging points for the residential units. EV chargepoints shall be chosen from the Electric Vehicle Homecharge Scheme approved chargepoint model list.	Amend condition - consistency: Prior to occupation, the applicant, shall provide a scheme for electric vehicle charging points for the residential units <u>shall be submitted to the LPA</u>. EV chargepoints shall be chosen from the Electric Vehicle Homecharge Scheme approved chargepoint model list.

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9	An acoustic attenuation scheme for all dwellings fronting onto the A6053 shall be submitted at the first reserved matters stage. The scheme shall include details of acoustic glazing and acoustically treated ventilation. The acoustic attenuation scheme hereby approved shall be implemented in full before use of the residential premises first commences.	Amend condition - trigger point: Any reserved matters relating to development fronting the A6053 will include an acoustic attenuation scheme. for all dwellings fronting onto the A6053 shall be submitted at the first reserved matters stage. The scheme shall include details of acoustic glazing and acoustically treated ventilation. The acoustic attenuation scheme hereby approved shall be implemented in full before use of the residential premises first commences.
10	Foul and surface water shall be drained on separate systems.	N/A – condition to remain unchanged.
11	No development shall commence unless and until surface water drainage proposals have been submitted to and approved in writing by the Local Planning Authority. The scheme should be in accordance with the submitted Surface Water Sustainable Drainage Assessment and must be based on the hierarchy of drainage options in the National Planning Practice Guidance and be designed in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015). This must include assessment of potential SUDS options for surface water drainage with appropriate calculations and test results to support the chosen solution. Details of proposed maintenance arrangements should also be provided. The approved scheme only shall be implemented prior to first occupation and thereafter maintained.	Amend condition - trigger point: No development shall commence (excluding works of site clearance and preparation) unless and until surface water drainage proposals have been submitted to and approved in writing by the Local Planning Authority. The scheme should be in accordance with the submitted Surface Water Sustainable Drainage Assessment and must be based on the hierarchy of drainage options in the National Planning Practice Guidance and be designed in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015). This must include assessment of potential SUDS options for surface water drainage with appropriate calculations and test results to support the chosen solution. Details of proposed maintenance arrangements should also be provided. The approved scheme only shall be implemented prior to first occupation and thereafter maintained.
12	No development shall take place unless or until a Construction Risk Assessment Method Statement (RAMS) for construction of the proposed development has been submitted to and approved in writing by the Local Planning Authority. The statement shall outline	N/A – condition to remain unchanged.

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	the potential impacts from all construction activities on infrastructure that crosses the site and identify mitigation measures to protect and prevent any damage to this infrastructure. The development hereby approved shall only be undertaken in accordance with the approved RAMS. This condition can be satisfied in phases.	
13	No development shall take place unless or until the applicant or their agents or their successors in title have secured the implementation of a programme of archaeological works. The programme is to be undertaken in accordance with Written Schemes of Investigation (WSIs), which must be submitted to and approved in writing by the Local Planning Authority. The WSIs shall cover the following: 1. A phased programme of archaeological fieldwork to include: ■ An updated programme of archaeological desk based assessment which will inform: • A programme of archaeological evaluation trenching; and • Targeted open area excavation (subject to a separate WSI). 2. A programme for post investigation assessment to include: ■ Analysis of the site investigation records and finds; and ■ Production of a final report. 3. Provision for publication and dissemination of the analysis and report on the site investigation. 4. A scheme for presentation and commemoration of the site's heritage. 5. Provision for archive deposition of the report, finds and records of the site investigation. 6. Nomination of a competent person or persons/organisation to undertake the programme set-out within the approved WSIs.	N/A - condition to remain unchanged.

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14	If the development hereby approved does not commence before 30th April 2019, the building and trees on site shall be reassessed for bat roosting potential and the findings supplied to and approved in writing by the Local Planning Authority.	N/A - condition to remain unchanged.
15	Bat activity surveys for the Tower Farm area shall be submitted to the Local Planning Authority as part of the first reserved matters application. The survey shall include appropriate mitigation measures and the approved scheme shall be implemented prior to first occupation of the dwellings hereby approved.	Amend condition – trigger point and consistency: <u>Any application for reserved matters approval relating to the Bat activity surveys for the area for the proposed relocation of the cricket club facility (as defined in the Informatives) Tower Farm area shall include Bat Activity Survey's of this area. be submitted to the Local Planning Authority as part of the first reserved matters application affecting this area.</u> The survey shall include appropriate mitigation measures and the approved scheme shall be implemented <u>in accordance with the programme approved as part of the Bat Activity Survey. prior to first occupation of the dwellings the cricket club facility hereby approved.</u>
16	An assessment on the potential impacts upon the otters shall be submitted to the Local Planning Authority as part of the first reserved matters application.	Amend condition - flexibility and trigger point: <u>Any application for reserved matters approval relating to land affecting Otters shall include A</u> an assessment on the potential impacts upon the otters. <u>shall be submitted to the Local Planning Authority as part of the first reserved matters application.</u>
17	No works to trees or shrubs shall occur between the 1st March and 31st August in any year.	Amend condition - increased flexibility: No works to trees or shrubs shall occur between the 1st March and 31st August in any year, <u>unless the site has been surveyed for nesting birds by a qualified ecologist immediately beforehand and the survey findings have been submitted to and approved by the Local Planning Authority.</u>
18	Breeding bird surveys for the areas to be used for the relocated sports pitches shall be submitted to the Local Planning Authority as	Amend condition - consistency and trigger point:

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	part of the first reserved matters application affecting this area. The survey shall include appropriate mitigation measures and the approved scheme shall be implemented prior to first occupation of the dwellings hereby approved.	Breeding bird surveys for the areas to be used for the relocated cricket club facility sports pitches shall be submitted to the Local Planning Authority as part of the first reserved matters application affecting this area. The survey shall include appropriate mitigation measures and the approved scheme shall be implemented prior to the relocated cricket club facility first occupation of the dwellings hereby approved, being brought into use .
19	A reasonable avoidance method statement to prevent any negative impacts on badger habitat shall be submitted to the Local Planning Authority as part of the first reserved matters application affecting the area where badger setts have been recorded. The survey shall include appropriate mitigation measures and the approved scheme shall be implemented prior to first occupation of the dwellings hereby approved.	NA – condition to remain unchanged.
20	No development shall commence until full details of a scheme for the eradication and/or control of for himalayan balsam, japanese knotweed, giant hogweed and Crassula helmsii is submitted to and approved in writing by the Local Planning Authority. The approved management plan shall include a timetable for implementation. If earthworks are delayed beyond 31 March 2019 an updated species invasive survey shall be carried out and the findings submitted to and approved in writing by the Local Planning Authority.	N/A - condition to remain unchanged.
21	A water framework directive assessment to detail the impact from the development upon the River Irwell shall be submitted to the Local Planning Authority as part of the first reserved matters application affecting land adjacent to the River Irwell. The assessment shall include appropriate mitigation measures and the approved scheme shall be implemented prior to first occupation of the dwellings hereby approved.	N/A - condition to remain unchanged.
22	A drainage strategy that demonstrates that there will be no negative impacts on the ecological status/potential of the River Irwell resulting	N/A - condition to remain unchanged.

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	from the disposal of foul water and surface water disposal post-development shall be submitted to and approved in writing by the Local Planning Authority. The details, as approved, shall be implemented in full in accordance with a timetable which has first been agreed in writing by the Local Planning Authority.	
23	A landscaping scheme shall be submitted to, and approved in writing by the Local Planning Authority prior to the commencement of the development. The contents of the plan should include: ■ Native tree and shrub planting; ■ Mitigation for bat foraging habitat; ■ Loss of nesting bird habitat; ■ Measures to enhance the existing reservoir, goits and River Irwell; and ■ Marshy grassland and woodland habitat. The approved scheme shall thereafter be implemented not later than 12 months from the date the building(s) is first occupied or within the first available tree planting season; and any trees or shrubs removed, dying or becoming severely damaged or becoming severely diseased within five years of planting shall be replaced by trees or shrubs of a similar size or species to those originally required to be planted. This condition can be satisfied in phases.	Amend condition – trigger point: <u>No phase of development shall commence (excluding works of site clearance and preparation) until a</u> A landscaping scheme <u>for that phase has</u> shall been submitted to, and approved in writing by the Local Planning Authority prior to the commencement of the development. The contents of the plan should include: ■ Native tree and shrub planting; ■ Mitigation for bat foraging habitat; ■ Loss of nesting bird habitat; ■ Measures to enhance the existing reservoir, goits and River Irwell; and ■ Marshy grassland and woodland habitat. The approved scheme shall thereafter be implemented not later than 12 months from the date the building(s) is first occupied or within the first available tree planting season; and any trees or shrubs removed, dying or becoming severely damaged or becoming severely diseased within five years of planting shall be replaced by trees or shrubs of a similar size or species to those originally required to be planted. <u>This condition can be satisfied in phases.</u>
24	The development authorised by this permission shall not begin unless and until the Local Planning Authority has approved in writing a scheme to secure Affordable Housing provision as part of the development, which shall include a mechanism for delivery, in accordance with policy H4/1 – Affordable Housing and its associated SPG5 – Affordable Housing Provision in New Residential	N/A – condition to remain unchanged.

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	Developments. The scheme shall be submitted as part of the reserved matters application and the affordable housing provision shall be delivered in full accordance with the approved details.	
25	In the event of the development comprising 10 units and a combined floorspace of more than 1000 square metres or 11 units or more (regardless of floorspace), the development authorised by this permission shall not begin unless and until the Local Planning Authority has approved in writing a scheme to secure recreation provision, which shall include a mechanism for delivery, in accordance with policy RT2/2 – Recreation Provision in New Housing Development and its associated SPD1 – OpenSpace, Sport and Recreation Provision in New Housing development. The scheme shall be submitted as part of the reserved matters application and the recreation provision shall be delivered in full accordance with the approved details.	N/A – condition to remain unchanged.
26	No development shall commence unless and until a 'Construction Traffic Management Plan' (CTMP), has been submitted to and approved by the Local Planning Authority and shall confirm/provide the following: ■ Hours of operation and number of vehicle movements; ■ Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site; ■ Parking on site of operatives' and demolition/construction vehicles together with storage on site of demolition/construction materials; and ■ Measures to ensure that all mud and other loose materials are not carried on the wheels and chassis of any vehicles leaving the site and measures to minimise dust nuisance caused by the operations. The approved plan shall be adhered to throughout the demolition/construction period and the measures shall be retained	Amend condition – phasing: No phase of development shall commence unless and until a 'Construction Traffic Management Plan' (CTMP) for that phase, has been submitted to and approved by the Local Planning Authority and shall confirm/provide the following: ■ Hours of operation and number of vehicle movements; ■ Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site; ■ Parking on site of operatives' and demolition/construction vehicles together with storage on site of demolition/construction materials; and ■ Measures to ensure that all mud and other loose materials are not carried on the wheels and chassis of any vehicles leaving the site and measures to minimise dust nuisance caused by the operations.

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	and facilities used for the intended purpose for the duration of the demolition and construction periods. The areas identified shall not be used for any other purposes other than the turning/parking of vehicles and storage of demolition/construction materials. This condition can be satisfied in phases.	The approved plan shall be adhered to throughout the demolition/construction period and the measures shall be retained and facilities used for the intended purpose for the duration of the demolition and construction periods. The areas identified shall not be used for any other purposes other than the turning/parking of vehicles and storage of demolition/construction materials. This condition can be satisfied in phases.
27	Notwithstanding the illustrative masterplan, a phasing plan shall be submitted to and approved in writing by the Local Planning Authority as part of the first reserved matters application. The phasing plan shall include: ■ The boundaries of each phase (shown edged red on a plan); and ■ The sequence in which phases are to be constructed and made ready for occupation; The development shall not be carried out other than in accordance with the approved phasing plan and strategy, or such varied plan and strategy, first approved in writing by the Local Planning Authority.	Amend condition - trigger point/flexibility: Notwithstanding the illustrative masterplan, <u>If development is to be phased,</u> a phasing plan shall be submitted to and approved in writing by the Local Planning Authority <u>either in advance of or</u> as part of the first reserved matters application. The phasing plan shall include: ■ The boundaries of each phase (shown edged red on a plan); and ■ The sequence in which phases are to be constructed and made ready for occupation; The development shall not be carried out other than in accordance with the approved phasing plan and strategy, or such varied plan and strategy, first approved in writing by the Local Planning Authority.
28	Notwithstanding the submitted plans, details of the internal road layout shall be submitted to the Local Planning Authority as part of any reserved matters application relating to layout.	Amend condition – trigger point/flexibility: Notwithstanding the submitted plans, details of the internal road layout <u>for each phase</u> shall be submitted to the Local Planning Authority as part of any<u>the</u> reserved matters application <u>for that phase</u> relating to layout.

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29	At the first reserved matters stage, a scheme detailing the following to support the FRA addendum by WYG (ref: A090070-193 dated 1/11/2018) shall be submitted to and approved in writing by the Local Planning Authority: - Existing and proposed ground levels with supporting hydraulic modelling of the River Irwell; - The detailed modifications and controls associated with Hutchinson's Goit referred to in the FRA addendum section 4.2; and - Confirmation that overland flow routes associated with Crow Trees Brook culvert would be retained as part of any ground level changes. The scheme shall be fully implemented and subsequently maintained, in accordance with the scheme's timing/phasing arrangements.	N/A – condition to remain unchanged.
30	Details of the exact position of Crow Trees Farm Brook culvert beneath the site shall be submitted as part of the first reserved matters application affecting this area. The proposed dwellings and structures shall not be sited within 8m of the existing culvert structure.	Amend condition – flexibility: Details of the exact position of Crow Trees Farm Brook culvert beneath the site <u>only</u> shall be submitted as part of the first reserved matters application affecting this area. The proposed dwellings and structures shall not be sited within 8m of the existing culvert structure.
31	The finished floor levels for the proposed dwellings shall be submitted to and approved in writing by the Local Planning Authority as part of each reserved matters application for layout. The approved scheme shall be fully implemented and subsequently maintained, in accordance with the scheme's timing/ phasing arrangements.	N/A – condition to remain unchanged.
32	No development shall commence unless or until a scheme for the provision of high quality riparian buffer zone alongside the River Irwell has been submitted to and approved in writing by the Local	Amend condition – flexibility: No <u>phase of development that includes land which sits alongside the River Irwell shall commence (excluding works of site clearance and</u>

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	Planning Authority. Thereafter the development shall be carried out in accordance with the approved scheme. The buffer zone scheme shall be free from built development including lighting, domestic gardens and formal landscaping; and could form a vital part of green infrastructure provision. The schemes shall include: ■ Detailed plans and cross-sections showing the extent and layout of the riparianbuffer zone, pre and post any proposed flood risk works (WYG, Jun 2018 & Addendum Nov 2018); ■ Details of opened up Crow Trees Farm channel to River Irwell; ■ Details demonstrating how the buffer zone will be protected during developmentand managed/maintained; ■ Details of any proposed new footpaths, fencing, lighting etc; and ■ Details of any required ecological mitigation associated bank modification works.	preparation) until a development shall commence unless or until a scheme for the provision of high quality riparian buffer zone alongside the River Irwell has been submitted to and approved in writing by the Local Planning Authority. Thereafter the development of that phase shall be carried out in accordance with the approved scheme. The buffer zone scheme shall be free from built development including lighting, domestic gardens and formal landscaping; and could form a vital part of green infrastructure provision. The schemes shall include: ■ Detailed plans and cross-sections showing the extent and layout of the riparianbuffer zone, pre and post any proposed flood risk works (WYG, Jun 2018 & Addendum Nov 2018); ■ Details of opened up Crow Trees Farm channel to River Irwell, <u>if required</u>; ■ Details demonstrating how the buffer zone will be protected during developmentand managed/maintained; ■ Details of any proposed new footpaths, fencing, lighting etc; and ■ Details of any required ecological mitigation associated bank modification works.
33	No development shall take place until a landscape management plan, including long-term design objectives, management responsibilities and maintenance schedules for all landscaped areas (except privately owned domestic gardens), shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall includethe following elements: ■ Detail of any retained or enhanced habitats; ■ Detail extent and type of new soft landscaping including landscape schedulepredominantly based on native species; ■ Details of maintenance regimes;	Amend condition - trigger point: No <u>phase of</u> development shall <u>commence (excluding works of site clearance and preparation) take place</u> until a landscape management plan <u>for that phase</u>, including long- term design objectives, management responsibilities and maintenance schedules for all landscaped areas <u>within that phase</u> (except privately owned domestic gardens), shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following elements: ■ Detail of any retained or enhanced habitats;

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	■ Details of any new habitat created including opened up and restored culverted stream channels, new SUDs ponds, wetlands and swales on site details of treatment of site boundaries and/or buffers around water bodies; and ■ Details of management over the longer term including adequate financial provision and named body responsible for management plus production of detailed management plan. The landscape management plan shall be carried out as approved. This condition can be satisfied in phases.	■ Detail extent and type of new soft landscaping including landscape schedule predominantly based on native species; ■ Details of maintenance regimes; ■ Details of any new habitat created including opened up and restored culverted stream channels, new SUDs ponds, wetlands and swales on site details of treatment of site boundaries and/or buffers around water bodies; and ■ Details of management over the longer term including adequate financial provision and named body responsible for management plus production of detailed management plan. The landscape management plan shall be carried out as approved. This condition can be satisfied in phases.
34	No development shall commence unless or until a working method statement to cover all riparian bankside works alongside River Irwell and Crow Trees Farm Brook shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved scheme. The method statement must cover the following: ■ Timing of works; ■ Methods used for all channel, bankside water margin works, and de-culverting of Crow Trees Farm Brook; ■ Machinery (location and storage of plant, materials and fuel, access routes, access to banks etc.); ■ Protection of areas of ecological sensitivity and appropriate mitigation for any identified ecological impacts; ■ Restoration techniques adopted to create a high quality riparian Green Infrastructure asset; and ■ Site supervision.	Amend condition – trigger point/flexibility: No <u>phase of</u> -development <u>including works to the riparian bankside alongside the River Irwell and Crow Tree Brook</u> shall commence unless or until a working method statement to cover all riparian bankside works alongside River Irwell and Crow Trees Farm Brook <u>has shall be en</u> submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved scheme. The method statement must cover the following: ■ Timing of works; ■ Methods used for all channel, bankside water margin works, and de-culverting of Crow Trees Farm Brook, <u>if required</u>; ■ Machinery (location and storage of plant, materials and fuel, access routes, access to banks etc.); ■ Protection of areas of ecological sensitivity and appropriate mitigation for any identified ecological impacts; ■ Restoration techniques adopted to create a high quality riparian Green Infrastructure asset; and

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		Site supervision.
35	No infiltration of surface water drainage into the ground where elevated concentrations of contamination are known or suspected to be present is permitted other than with the express written consent of the local planning authority, which maybe given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.	N/A - condition to remain unchanged.
36	Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.	N/A – condition to remain unchanged.
37	Notwithstanding the submitted plans and reports, full details of a scheme showing details of the design, layout and specification of replacement playing field provision (of at least equivalent quantity and quality which would be lost or become unusable as a result of the development) at East Lancs Paper Mill Cricket Club Ground shall be submitted to, and approved in writing by, the Local Planning Authority (after consultation with Sport England) at the first reserved matters stage. The scheme shall include: - Details of pedestrian and vehicular access including car parking within the site to the replacement playing field provision; - Details of the design and construction of the clubhouse to meet England and Wales Cricket Board standards; - A written specification of soils structure, cultivation and other operations associated with grass and sports turf establishment based on the results of the assessment carried out pursuant to the feasibility and agronomy report prepared by PSD Agronomy Labosport Group, dated 12th July 2018);	Amend condition - consistency and trigger point: Notwithstanding the submitted plans and reports, full details of a scheme showing details of the design, layout and specification of the replacement playing field provision cricket club facility (of at least equivalent quantity and quality which would be lost or become unusable as a result of the development) at East Lancs Paper Mill Cricket Club Ground shall be submitted to, and approved in writing by, the Local Planning Authority (after consultation with Sport England) at the first reserved matters stage affecting this area. The scheme shall include: - Details of pedestrian and vehicular access including car parking within the site to the replacement playing field provision; - Details of the design and construction of the clubhouse to meet England and Wales Cricket Board standards; - A written specification of soils structure, cultivation and other operations associated with grass and sports turf establishment based on the results of the assessment carried out pursuant to

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	■ A programme of implementation detailing when the existing playing field provision will be taken out of use, when the replacement playing field and ancillary provision will be implemented; and ■ A scheme of playing field maintenance and management. The approved details shall be implemented in accordance with the approved programme.	the feasibility and agronomy report prepared by PSD Agronomy Labosport Group, dated 12th July 2018); ■ A programme of implementation detailing when the existing cricket club facility playing field provision will be taken out of use, when the replacement cricket club facility playing field and ancillary provision will be implemented; and ■ A scheme of playing field maintenance and management. The approved details shall be implemented in accordance with the approved programme.
38	No development shall commence on the site of the existing cricket club unless or until the cricket club facility has been re-provided and is available for use.	N/A - condition to remain unchanged
39	Notwithstanding the details indicated on the approved plans and in the supporting technical information, full details of the following highway aspects shall be submitted on a topographical based survey of the site and adopted highways at first reserved matters application stage: ■ Formation of the proposed Western Site Access onto Cross Lane at Cock Clod Street, incorporating the provision of a pedestrian crossing facility at the widened junction, parking layby on the northerly side of Cross Lane and all associated highway and highway drainage remedial works (as shown indicatively on WYG plan reference A090070-193-P002 Revision P03); ■ Formation of the proposed Eastern Site Access onto Cross Lane to the west of Croft Lane, incorporating the provision of a pedestrian crossing facility at the new junction and all associated highway and highway drainage remedial works (as shown indicatively on WYG plan reference A090070-193-P003 Revision P03);	Amend condition – trigger point: Notwithstanding the details indicated on the approved plans and in the supporting technical information, <u>any application for reserved matters approval relating to the areas of the site listed below, to include</u> full details of the following highway aspects shall be submitted on a topographical based survey of the site and adopted highways at first reserved matters application stage: ■ Formation of the proposed Western Site Access onto Cross Lane at Cock Clod Street, incorporating the provision of a pedestrian crossing facility at the widened junction, parking layby on the northerly side of Cross Lane and all associated highway and highway drainage remedial works (as shown indicatively on WYG plan reference A090070-193-P002 Revision P03), <u>or as otherwise agreed in writing by the LPA;</u> ■ Formation of the proposed Eastern Site Access onto Cross Lane to the west of Croft Lane, incorporating the provision of a pedestrian crossing facility at the new junction and all associated

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	■ Widening of Cross Lane, incorporating the provision of pedestrian crossing facilities and build outs at the Park Street and Hutchinson Street junctions, relocation of affected bus stops, closure of the existing Croft Lane junction, provision of alternative means of vehicular access to No. 62 Cross Lane and to the rear of No.'s 62 - 102 Cross Lane and all associated highway and highway drainage remedial works (as shown indicatively on WYG plan reference A090070-193-P003 Revision P03); ■ A scheme of carriageway reconstruction/resurfacing works on Cross Lane in between, and in the vicinity of, the proposed western and eastern site accesses; ■ New loop road connecting Cock Clod Street, Church Street East and Croft Lane and the proposed internal road layout, incorporating the provision of visibility splays and forward visibility envelopes in accordance with the standards in Manual for Streets and 20mph traffic calming scheme; ■ Proposals for the prohibition of vehicular access to the site from Rectory Lane (other than for emergency access purposes), incorporating the provision of access for emergency service vehicles, pedestrians and cyclists; ■ Proposals for the prohibition of vehicular access to the site from Church Street East/Sandford Street (other than for emergency access purposes), incorporating the provision of access for emergency service vehicles, pedestrians and cyclists; ■ Proposals for the provision of vehicular access to the part of the site to be served from Rectory Lane/Glebe Street/Brook Street; ■ Proposals for improvements to/localised widening of the bend at Bury Street/Cross Lane, incorporating all measures to improve forward visibility at this point on the highway network in accordance with the standards in Manual for Streets and for a design speed to be determined;	highway and highway drainage remedial works (as shown indicatively on WYG plan reference A090070-193-P003 Revision P03); ■ Widening of Cross Lane, incorporating the provision of pedestrian crossing facilities and build outs at the Park Street and Hutchinson Street junctions, relocation of affected bus stops, closure of the existing Croft Lane junction, provision of alternative means of vehicular access to No. 62 Cross Lane and to the rear of No.'s 62 - 102 Cross Lane and all associated highway and highway drainage remedial works (as shown indicatively on WYG plan reference A090070-193-P003 Revision P03); ■ A scheme of carriageway reconstruction/resurfacing works on Cross Lane in between, and in the vicinity of, the proposed western and eastern site accesses; ■ New loop road connecting Cock Clod Street, Church Street East and Croft Lane and the proposed internal road layout, incorporating the provision of visibility splays and forward visibility envelopes in accordance with the standards in Manual for Streets and 20mph traffic calming scheme; ■ Proposals for the prohibition of vehicular access to the site from Rectory Lane (other than for emergency access purposes), incorporating the provision of access for emergency service vehicles, pedestrians and cyclists; ■ Proposals for the prohibition of vehicular access to the site from Church Street East/Sandford Street (other than for emergency access purposes), incorporating the provision of access for emergency service vehicles, pedestrians and cyclists; ■ Proposals for the provision of vehicular access to the part of the site to be served from Rectory Lane/Glebe Street/Brook Street; ■ Proposals for improvements to/localised widening of the bend at Bury Street/Cross Lane, incorporating all measures to improve forward visibility at this point on the highway network in

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	■ Provision of the proposed easterly pedestrian access into the site incorporating the provision of guard railing at the junction with Bury Street; ■ Provision of a controlled pedestrian crossing facility on Bury Street in the vicinity of the proposed easterly pedestrian access into the site; ■ Reinstatement of all redundant vehicular accesses around the perimeter of the site to a scope and specification to be agreed; ■ Proposed phasing of construction of the development. The highway works subsequently approved shall be implemented to an agreed programme before phase of the development subsequently agreed is first occupied.	accordance with the standards in Manual for Streets and for a design speed to be determined; ■ Provision of the proposed easterly pedestrian access into the site incorporating the provision of guard railing at the junction with Bury Street; ■ Provision of a controlled pedestrian crossing facility on Bury Street in the vicinity of the proposed easterly pedestrian access into the site; ■ Reinstatement of all redundant vehicular accesses around the perimeter of the site to a scope and specification to be agreed; ■ Proposed phasing of construction of the development. The highway works subsequently approved shall be implemented to an agreed programme before phase of the development subsequently agreed is first occupied.
40	Full details of the re-validation of SCOOT at Water Street/Spring Lane and Water Street/Ainsworth Road, upgrade and re-validation of MOVA at Manchester Road/Radcliffe Road and associated CCTV camera provision to a scope and specification to be agreed with Transport for Greater Manchester shall be submitted to and approved in writing by the Local Planning Authority at first reserved matters application stage. The details subsequently approved shall be implemented to an approved timetable by the Local Planning Authority.	N/A - condition to remain unchanged.
41	As part of the reserved matters for 'siting', a scheme for a parking strategy for the development of the site shall be submitted to and approved in writing by the Local Planning Authority, incorporating the implementation of a resident's parking scheme to mitigate the site's proximity to the Radcliffe Metrolink Station. The approved scheme only shall be implemented.	N/A – condition to remain unchanged.

No	Condition Wording	Amendments to Conditions
42	Visibility splays measuring 2.4 metres by 60 metres shall be provided at the junctions of Cock Clod Street (Western Site Access) with Cross Lane and the Eastern Site Access with Cross Lane on land within the applicant's control before the accesses are brought into use and shall subsequently be maintained free of obstruction above the height of 0.6m.	Amend condition – consistency: Visibility splays measuring 2.4 metres by 60 metres shall be provided at the junctions of Cock Clod Street (Western Site Access) with Cross Lane and the Eastern Site Access with Cross Lane on land within the application red line boundary (SP 05) or adopted highway land the applicant's control , before the accesses are brought into use and shall subsequently be maintained free of obstruction above the height of 0.6m.
43	Other than for use by emergency service vehicles, there shall be no direct means of vehicular access between the site and the easterly end of Church Street East/Sandford Street and Rectory Lane.	N/A – condition to remain unchanged.
44	On or before submission of the first reserved matters application, a residential travel plan strategy shall be submitted to and approved in writing by the Local Planning Authority. Before each phase of the development is commenced, a scheme for the provision of occupier travel plan measures relating to that phase shall be submitted to and approved by the Local Planning Authority. The scheme shall include details of measures relating to walking, cycling, public transport and car parking. The scheme shall establish the developer and occupier travel plan objectives and targets and include an implementation programme. The approved schemes shall be implemented before each phase is first occupied and retained thereafter.	N/A – condition to remain unchanged.
45	A minimum hardstanding of 5.5m measured between the highway/estate road boundary and any proposed garage doors shall be provided and thereafter maintained.	N/A – condition to remain unchanged.
46	Where dwellings are constructed without a garage, a minimum hardstanding of 5.0m measured from the highway/estate road boundary shall be provided within the curtilage of each dwelling and thereafter maintained.	N/A – condition to remain unchanged.

No	Condition Wording	Amendments to Conditions
	New informative – references to Replacement Cricket Club Facility above will be defined as – new cricket pitch, training nets and practice area, cricket pavilion, associated car park and any ancillary spaces	