

## **DEVELOPMENT CONTROL COMMITTEE**

TUESDAY, 27TH MARCH 2018, 6.30 PM

THE LANCASTRIAN, TOWN HALL, CHORLEY

I am now able to enclose, for consideration at the above meeting of the Development Control Committee, the following reports that were unavailable when the agenda was published.

<b>Agenda No</b>	<b>Item</b>	
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<b>A</b>	<b>17/00710/OUTMAJ - CAMELOT THEME PARK, PARK HALL ROAD, CHARNOCK RICHARD, CHORLEY PR7 5LP</b>	
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(Pages 38 - 49)

	<b>SUGGESTED CONDITIONS</b>	
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GARY HALL  
CHIEF EXECUTIVE

Electronic agendas sent to Members of the Development Control Committee

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Suggested Conditions

No.	Condition												
1.	<p>The development shall be carried out in accordance with the following plans and documents:</p> <table border="1" data-bbox="411 398 1302 607"> <thead> <tr> <th data-bbox="411 398 691 432">Title</th> <th data-bbox="695 398 1011 432">Drawing Reference</th> <th data-bbox="1016 398 1302 432">Received date</th> </tr> </thead> <tbody> <tr> <td data-bbox="411 439 691 472">Location plan</td> <td data-bbox="695 439 1011 472">31912</td> <td data-bbox="1016 439 1302 472">09 January 2018</td> </tr> <tr> <td data-bbox="411 479 691 539">Illustrative concept masterplan</td> <td data-bbox="695 479 1011 539">31912-104 Rev.G</td> <td data-bbox="1016 479 1302 539">08 December 2017</td> </tr> <tr> <td data-bbox="411 546 691 607">Main access visibility splays</td> <td data-bbox="695 546 1011 607">ITM8191-GA-022</td> <td data-bbox="1016 546 1302 607">24 November 2017</td> </tr> </tbody> </table> <p><i>Reason: To define the permission and in the interests of the proper development of the site.</i></p>	Title	Drawing Reference	Received date	Location plan	31912	09 January 2018	Illustrative concept masterplan	31912-104 Rev.G	08 December 2017	Main access visibility splays	ITM8191-GA-022	24 November 2017
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2.	<p>Prior to the commencement of development a scheme for the phasing of the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented wholly in accordance with the submitted and approved phasing plans referred to above. The phasing scheme shall not be amended unless the written approval of the Local Planning Authority is obtained.</p> <p><i>Reason: To secure the proper development of the site in an orderly manner.</i></p>												
3.	<p>Prior to the commencement of development of each phase, as defined by the approved phasing scheme, full details of the reserved matters to be approved for that phase (namely the siting, design, landscaping of the site and the external appearance of the buildings) shall be made to the Council before the expiration of three years from the date of this permission and the development hereby permitted shall be begun two years from the date of Reserved Matters approval.</p> <p><i>Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.</i></p>												
4.	<p>Prior to the commencement of development, a scheme indicating the provision of affordable housing for each phase shall be submitted to and approved by the Local Planning Authority and shall not be varied without the written consent of the Local Planning Authority.</p> <p><i>Reason: To ensure the residential development provides appropriate affordable housing.</i></p>												
5.	<p>No more than 99 market dwellings shall be occupied unless and until the employment workshop/starter units hereby approved have been completed and made available for occupation.</p> <p><i>Reason: To secure the provision of the workshop/starter units, which form part of the very special circumstances cited to overcome the harm to the Green Belt.</i></p>												

<p>6.</p>	<p>The first reserved matters application shall be accompanied by a Landscape Retention, Creation and Management Plan for the strategic landscaping on entire site. This is separate to the landscaping details to be submitted and implemented with each consecutive phase of development.</p> <p>The Landscape Retention, Creation and Management Plan shall include the following details:</p> <ul style="list-style-type: none"> <li>• Details of new ponds / wetland creation and description and objectives for riparian and aquatic habitats for the restored Syd Brook;</li> <li>• Details of how retained hedgerows, trees and wetlands are to be protected during any construction period;</li> <li>• Planting plans, taking into account the need to contribute to landscape connectivity and the creation of a coherent local ecological network;</li> <li>• Details of landscaping and buffer habitat adjacent to Little Wood BHS.</li> <li>• Detailed measures required to support bats</li> <li>• Written specifications (including cultivation and other operations associated with plant and grass establishment);</li> <li>• Schedules of plants, noting species, planting sizes and proposed numbers / densities where appropriate;</li> <li>• Details of the de-culverting of Syd Brook and habitat creation in and around the watercourse.</li> <li>• Details of mitigation for loss of bird nesting habitat including swallows;</li> <li>• Preparation of a work schedule, including an annual work plan over a five year period;</li> <li>• Details of the organisation(s) responsible for implementation and long term management of the plan and;</li> <li>• A 10 year monitoring plan</li> </ul> <p>The development shall be implemented in accordance with the approved details.</p> <p><i>Reason: To conserve biodiversity and to ensure the provision of amenity afforded by appropriate landscape design.</i></p>
<p>7.</p>	<p>The first reserved matters application shall be accompanied by a 'lighting strategy' that shall:</p> <p>Identify areas/features on site that are potentially sensitive to lighting for bats and any other species that may be disturbed so that it can be demonstrated clearly that any impacts on wildlife are negligible (in particular bats). All external lighting shall be installed in accordance with agreed specifications and locations set out in the strategy.</p> <p>The detail of external lighting shall be submitted with the Reserved Matters application for each consecutive phase in accordance with the approved phasing scheme, including how and where the external lighting will be installed (through appropriate lighting contour plans)</p>

	<p><i>Reason: To ensure that habitats are suitable protected at all times during any works on site.</i></p>
8.	<p>The first reserved matters application shall be accompanied by a comprehensive Method Statement describing Reasonable Avoidance Measures for the avoidance of harm to amphibians and shall subsequently implemented as approved.</p> <p><i>Reason: As a precautionary measure and to ensure harm to amphibians is avoided.</i></p>
9.	<p>All waterbodies within 250m of the development shall be reassessed and where necessary resurveyed for great crested newt breeding potential and the findings supplied to and agreed in writing by the LPA at the time of the first reserved matters application.</p> <p><i>Reason: As a precautionary measure and to ensure harm to amphibians is avoided.</i></p>
10.	<p>The first reserved matters application shall be accompanied by an Arboricultural Method Statement that shall include details for the protection of all trees to be retained and details how construction works will be carried out within any Root Protection Areas of retained trees. The development shall only be carried out in accordance with the approved Arboricultural Method Statement. No construction materials, spoil, rubbish, vehicles or equipment shall be stored or tipped within the Root Protection Areas.</p> <p><i>Reason: To safeguard the trees to be retained.</i></p>
11.	<p>An updated bat survey will be supplied for all building assessed as low risk or higher and any high risk trees that are proposed for removal, the finding supplied to and agreed in writing by the LPA. This shall be submitted prior to commencement as part of each phase in accordance with the approved phasing scheme.</p> <p><i>Reason: As a precautionary measure and to ensure harm to bats is avoided.</i></p>
12.	<p>No development, site clearance, earth moving shall take place or material or machinery brought on site until a method statement to protect the Syd Brook from accidental spillages, dust and debris has been supplied to and agreed in writing by the LPA. All measures will be implemented and maintained for the duration of the construction period in accordance with the approved details.</p> <p><i>Reason: To mitigate against negative impacts on water quality during and post construction from inert material and pollutants entering the watercourse.</i></p>
13.	<p>No development shall take place until it can be demonstrated that</p>

	<p>there will be no negative impacts on the ecological status/potential of the Syd Brook resulting from the disposal of foul water and surface water disposal post-development 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.</p> <p><i>Reason: To mitigate against negative impacts on water quality during and post construction from inert material and pollutants entering the watercourse.</i></p>
14.	<p>Prior to any earthworks a method statement detailing eradication and/or control and/or avoidance measures for Japanese knotweed, giant hogweed, rhododendron and Himalayan balsam 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.</p> <p><i>Reason: Due to the presence of invasive species listed under schedule 9 part 2 of the Wildlife &amp; Countryside Act 1981.</i></p>
15.	<p>No works to trees or shrubs shall occur or demolition 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 site clearance and confirmation provided that no active bird nests are present which has been agreed in writing by the LPA.</p> <p><i>Reason: To avoid any harm to nesting birds, their eggs and young that are protected under the terms of the Wildlife and Countryside Act 1981 (as amended).</i></p>
16.	<p>Full details of the existing and proposed ground levels and proposed dwelling finished floor levels (all relative to ground levels adjoining the site) shall be submitted to and approved in writing by the Local Planning Authority as part of the detail for each phase in accordance with the approved phasing scheme, prior to the commencement of development of that respective phase. The development shall be carried out strictly in conformity with the approved details.</p> <p><i>Reason: To protect the appearance of the locality and in the interests of the amenities of local residents.</i></p>
17.	<p>Details of all ground works, the alignment, height and appearance of all fences, walls and gates to be erected on the site (notwithstanding any such details shown on previously approved plans) shall have been submitted to and approved in writing by the Local Planning Authority as part of the detail for each phase in accordance with the approved phasing scheme, prior to the commencement of development of that respective phase. No dwelling of that phase shall be occupied until all fences, walls and gates shown on the approved details to bound its plot have been erected in conformity with the approved details. Other</p>

	<p>fences shown in the approved details shall have been erected in conformity with the approved details prior to substantial completion of the development or each phase.</p> <p><i>Reason: To ensure a visually satisfactory form of development and to provide reasonable standards of privacy to residents.</i></p>
<p>18.</p>	<p>Full details of the position, layout, phasing and equipping of the public open space and play areas of each phase in accordance with the approved phasing scheme shall be submitted to and approved in writing by the Local Planning Authority, prior to the commencement of development of that phase. Thereafter, the provision and equipping of these areas shall be carried out in strict accordance with the approved details.</p> <p><i>Reason: To ensure adequate provision for public open space and play areas within the development, this is required to be a pre-commencement condition to ensure this is properly planned prior to a start on site.</i></p>
<p>19.</p>	<p>No development shall take place, until a Construction Management Plan 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:</p> <ol style="list-style-type: none"> <li>1. vehicle routing and the parking of vehicles of site operatives and visitors;</li> <li>2. hours of operation (including deliveries) during construction;</li> <li>3. loading and unloading of plant and materials;</li> <li>4. storage of plant and materials used in constructing the development;</li> <li>5. siting of cabins, site compounds and material storage area with particular regard to Little Wood BHS.</li> <li>6. the erection of security hoarding where appropriate;</li> <li>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.</li> <li>8. measures to mechanically sweep the roads adjacent to the site as required during the full construction period.</li> <li>9. measures to control the emission of dust and dirt during construction;</li> <li>10. a Management Plan to identify potential ground and water contaminants; details for their storage and how water courses will be protected against spillage incidents and pollution during the course of construction;</li> <li>11. a scheme to control noise during the construction phase, and</li> <li>12. a scheme for recycling/disposing of waste resulting from demolition and construction works;</li> </ol> <p><i>Reason: In the interests of highway safety and to protect the amenities of the nearby residents.</i></p>
<p>20.</p>	<p>Prior to the commencement of construction of each phase details of the location of bird boxes shall be submitted to and agreed in writing</p>

	<p>with the Local Planning Authority. The development shall then be carried out in accordance with the approved details.</p> <p><i>Reason: To ensure biodiversity enhancement measures are incorporated into the development.</i></p>
21.	<p>No dwellings shall be occupied until details of the proposed arrangements for future management and maintenance of the proposed streets and public open space and any other areas within the development not to be adopted (including details of any Management Company) have been submitted to and approved by the local planning authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an agreement has been entered into under section 38 of the Highways Act 1980 or a private management and maintenance company has been established.</p> <p><i>Reason: To ensure appropriate management and maintenance of the site.</i></p>
22.	<p>No roads proposed for adoption shall be commenced until full engineering, drainage and constructional details for them have been submitted to and approved in writing by the Local Planning Authority. The development shall, thereafter, be constructed in accordance with the approved details, unless otherwise agreed in writing with the Local Planning Authority.</p> <p><i>Reason: In the interest of highway safety and to ensure any streets for adoption will be constructed to the appropriate standard prior to their commencement.</i></p>
23.	<p>All the dwellings hereby approved shall achieve a minimum Dwelling Emission Rate of 19% above 2013 Building Regulations. No dwelling 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.</p> <p><i>Reason: Policy 27 of the Adopted Central Lancashire Core Strategy requires new dwellings to be built to Code for Sustainable Homes Level 4 however following the Deregulation Act 2015 receiving Royal Assent it is no longer possible to set conditions with requirements above a Code Level 4 equivalent. However 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.</i></p>
24.	<p>All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of any dwellings on each phase or the completion of the development within the relevant Phase, whichever is the earlier, and any trees or plants which within a period</p>



	<p>of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.</p> <p><i>Reason: In the interest of the appearance of the locality.</i></p>
<p>25.</p>	<p>The car parking spaces for each dwelling shall be surfaced or paved, drained and marked out all in accordance with the approved plan before it is first occupied. The car park and vehicle manoeuvring areas shall not thereafter be used for any purpose other than the parking of and manoeuvring of vehicles.</p> <p><i>Reason: To ensure adequate on site provision of car parking and manoeuvring areas.</i></p>
<p>26.</p>	<p>Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 there shall not at any time in connection with the development hereby permitted be erected or planted or allowed to remain upon the land hereinafter defined any building, wall, fence, hedge, tree, shrub or other device.</p> <p>The visibility splay to be the subject of this condition shall be that land in front of a line drawn from a point 2.4m measured along the centre line of the proposed road from the continuation of the nearer edge of the carriageway of the Park Hall Road to points measured 124m in an easterly direction and 131m in a westerly direction along the nearer edge of the carriageway of Park Hall Road, from the centre line of the access, and shall be constructed and maintained at footway/verge level in accordance with a scheme to be agreed by the Local Planning Authority in conjunction with the Highway Authority.</p> <p><i>Reason: To ensure adequate visibility at the street junction or site access.</i></p>
<p>27.</p>	<p>No part of the development hereby approved shall commence until a scheme for the construction of the site access and the off-site works of highway improvement has been submitted to, and approved by the Local Planning Authority in consultation with the Highway Authority (as part of a section 278 agreement, under the Highways Act 1980). These highway works include:</p> <ul style="list-style-type: none"> <li>• Widening / reclaiming / resurfacing of footways where appropriate along Park Hall Lane from the site access to Woods Lane.</li> <li>• Widening / reclaiming / resurfacing of footways where appropriate along Park Hall Lane from the site access to Mill Lane.</li> <li>• Widening / reclaiming / resurfacing of footways where appropriate along Mill Lane from the Park Hall Lane to Preston Road.</li> </ul> <p><i>Reason: In order to satisfy the Local Planning Authority and Highway Authority that the final details of the highway scheme/works are acceptable before work commences on site.</i></p>

28.	<p>Prior to the occupation of the 40<sup>th</sup> dwelling or the 1<sup>st</sup> commercial unit open for trading all the highway works within the adopted highway must be constructed in accordance with the approved scheme.</p> <p><i>Reason: In order that the traffic generated by the development does not exacerbate unsatisfactory highway conditions in advance of the completion of the highway scheme/works.</i></p>
29.	<p>No development shall commence until residential and workplace Framework Travel Plans have been submitted to, and approved in writing by, the Local Planning Authority. The provisions of the Interim Travel Plans shall be implemented and operated in accordance with the timetable contained therein unless otherwise agreed in writing with the Local Planning Authority.</p> <p><i>Reason: To ensure that the development provides sustainable transport options.</i></p>
30.	<p>Prior to the construction/provision of any services, a strategy to facilitate super-fast broadband for future occupants of the site shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall seek to ensure that upon occupation of a dwelling, ducting to facilitate the provision of a super-fast broadband service to that dwelling from a site-wide network, is in place and provided as part of the initial highway works within the site boundary only.</p> <p><i>Reason: To ensure a sustainable form of development.</i></p>
31.	<p>Due to the scale of development and proposed sensitive end-use (housing with gardens), no development shall take place until:</p> <p>a) a methodology for investigation and assessment of ground contamination has been submitted to and agreed in writing with the Local Planning Authority. The investigation and assessment shall be carried in accordance with current best practice including British Standard 10175:2011 'Investigation of potentially contaminated sites - Code of Practice'. The objectives of the investigation shall be, but not limited to, identifying the type(s), nature and extent of contamination present to the site, investigations for the mine entries, risks to receptors and potential for migration within and beyond the site boundary;</p> <p>b) all testing specified in the approved scheme (submitted under a) and the results of the investigation and risk assessment, together with remediation proposals to render the site capable of development have been submitted to the Local Planning Authority;</p> <p>c) the Local Planning Authority has given written approval to any remediation proposals (submitted under b), which shall include an implementation timetable and monitoring proposals, and a layout plan that identifies appropriate zones of influence for the mine entries on site, and the definition of suitable 'no-build' zones and a scheme of treatment for the mine entries on site for approval. Upon completion of remediation works a validation report containing any validation sampling results shall be submitted to the Local Authority.</p> <p>Thereafter, the development shall only be carried out in full</p>

	<p>accordance with the approved remediation proposals. Should, during the course of the development, any contaminated material other than that referred to in the investigation and risk assessment report and identified for treatment in the remediation proposals be discovered, then the development should cease until such time as further remediation proposals have been submitted to and approved in writing by the Local Planning Authority.</p> <p><i>Reason: Due to the scale of development and proposed sensitive end-use (housing with gardens), it is the applicant's responsibility to properly address any land contamination issues, to ensure the site is suitable for the proposed end-use, in accordance with Paragraph 121 of the National Planning Policy Framework (DCLG, 2012).</i></p>
<p>32.</p>	<p>The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) November 2017/Ref:5557/R4-A/Lee Roxburgh Limited and the following mitigation measures detailed within the FRA:</p> <ol style="list-style-type: none"> <li>1. Limiting the surface water run-off generated by the (1 in 30 &amp; 1 in 100 year + allowance for climate change – see EA advice Flood risk assessments: climate change allowances'), critical storm so that it will not exceed the run-off from the undeveloped site and not increase the risk of flooding off-site.</li> <li>2. Attenuation basins subject to detailed design</li> <li>3. Identification and provision of safe route(s) into and out of the site to an appropriate safe haven.</li> <li>4. Details of finished floor levels</li> </ol> <p>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.</p> <p><i>Reason:</i></p> <ol style="list-style-type: none"> <li>1. To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site.</li> <li>2. To prevent flooding elsewhere by ensuring that compensatory storage of flood water is provided.</li> <li>3. To ensure safe access and egress from and to the site.</li> <li>4. To reduce the risk of flooding to the proposed development and future occupants.</li> </ol>
<p>33.</p>	<p>As part of any reserved matters application and prior to the commencement of any development the following details shall be submitted to, and approved in writing by, the local planning authority, in consultation with the Lead Local Flood Authority.</p> <ol style="list-style-type: none"> <li>1. Surface water drainage scheme which as a minimum shall include:             <ol style="list-style-type: none"> <li>a) Information about the lifetime of the development design storm period and intensity (1 in 30 &amp; 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</li> </ol> </li> </ol>

	<p>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;</p> <p>b) The drainage scheme should demonstrate that the surface water run-off must not exceed the existing greenfield rate. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed;</p> <p>c) Any works required off-site to ensure adequate discharge of surface water without causing flooding or pollution (which should include refurbishment of existing culverts and headwalls or removal of unused culverts where relevant);</p> <p>d) Flood water exceedance routes, both on and off site;</p> <p>e) A timetable for implementation, including phasing where applicable;</p> <p>f) Site investigation and test results to confirm infiltrations rates;</p> <p>g) Details of water quality controls, where applicable.</p> <p>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.</p> <p><i>Reason:</i>  <i>This condition is required for the following reasons:</i></p> <ol style="list-style-type: none"> <li><i>1. To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site.</i></li> <li><i>2. To reduce the risk of flooding to the proposed development, elsewhere and to future users.</i></li> <li><i>3. To ensure that water quality is not detrimentally impacted by the development proposal.</i></li> </ol>
<p>34.</p>	<p>Prior to the occupation of each phase in accordance with the approved phasing scheme the sustainable drainage scheme must be completed in accordance with the submitted details. The sustainable drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.</p> <p><i>Reasons:</i></p> <ol style="list-style-type: none"> <li><i>1. To ensure that the drainage for the proposed development can be adequately maintained.</i></li> <li><i>2. To ensure that there is no flood risk on- or off-the site resulting from the proposed development or resulting from inadequate the maintenance of the sustainable drainage system.</i></li> </ol>
<p>35.</p>	<p>No development shall commence 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:</p> <p>a) The arrangements for adoption by an appropriate public body or statutory undertaker, management and maintenance by a Residents' Management Company</p> <p>b) Arrangements concerning appropriate funding mechanisms for its on-going maintenance of all elements of the sustainable drainage</p>

	<p>system (including mechanical components) and will include elements such as:</p> <ul style="list-style-type: none"> <li>i. on-going inspections relating to performance and asset condition assessments</li> <li>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;</li> <li>c) Means of access for maintenance and easements where applicable.</li> </ul> <p>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.</p> <p><i>Reasons:</i></p> <ul style="list-style-type: none"> <li>1. To ensure that appropriate and sufficient funding and maintenance mechanisms are put in place for the lifetime of the development</li> <li>2. To reduce the flood risk to the development as a result of inadequate maintenance</li> <li>3. To identify the responsible organisation/body/company/undertaker for the sustainable drainage system.</li> </ul>
<p>36.</p>	<p>All attenuation basins and flow control devices/structures are to be constructed and operational prior to the commencement of any other development and prior to each development phase.</p> <p><i>Reasons:</i></p> <ul style="list-style-type: none"> <li>1. To ensure site drainage during the construction process does not enter the watercourses at un-attenuated rate.</li> <li>2. To prevent a flood risk during the construction of the development.</li> </ul>
<p>37.</p>	<p>A close-boarded fence or barrier of not less than two metres high shall be erected along the boundary of the site with the M6 motorway to the satisfaction of the Planning Authority and shall be erected a minimum of one metre behind the existing motorway boundary fence and hedge on the application site, independent of the existing motorway fence and planting. If the proposed boundary is over 2.4 metres in height above ground, it shall be designed and erected in accordance with the technical approval requirements of the Design Manual for Roads and Bridges (DMRB) Standard 02/2012 (Technical Approval of Highways Structures).</p> <p><i>Reason: to prevent unauthorised access to the M6 motorway.</i></p>
<p>38.</p>	<p>There shall be no planting, obstruction or structures within one metre of the motorway boundary fence so as to establish a buffer zone for maintenance of said fence and motorway planting.</p> <p><i>Reason: to enable maintenance of the motorway boundary.</i></p>

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