

DC/26/71369

List of conditions (amended conditions (xi), (xii) and (xix) highlighted)

- i) The development must conform with the terms of and the plans accompanying the application for permission and must remain in conformity with such terms and plans, save as may be otherwise required by (any of) the following condition(s), or approved amendment(s).
- ii) The development must be begun no later than the 20th July 2026.
- iii) The development hereby approved shall be finished in the external surfaces as shown on approved plans 19-103-PA-07 Rev A, 19-103-PA-08 Rev A, and 19-103-PA-09 Rev A, unless agreed in writing by the Local Planning Authority.
- iv)
 - a) Before the development is first occupied the soft landscaping and planting scheme as shown in plan 7564/ASP3/LSP shall be implemented.
 - b) Before the development is first occupied the hard landscaping scheme as shown in plan 19-103-PA-03B shall be implemented.
 - c) The approved hard and soft landscaping and planting scheme shall be implemented within eight months of the development being occupied.
 - d) Any tree, hedge or shrub planted as part of a soft landscaping scheme (or replacement tree/hedge) on the site, and which dies or is lost through any cause during a period of 3 years from the date of first planting shall be replaced in the next planting season.
- v) The finished floor levels of the proposed development shall adhere to the levels plan CWA-18-201-510 P2 unless agreed in writing with the local planning authority.
- vi)
 - a) Before the development is brought into use details of the electric vehicle charging points, to be provided shall be submitted to and approved in writing by the local planning authority.
 - b) Prior to first occupation, the electric vehicle charging points shall be provided in accordance with the approved details and shall be maintained for the life of the development.
- vii) Prior to the commencement of development, details of appropriate mitigation measures to prevent pollution of the waterway or other damage to the Old Main Line canal infrastructure or its users during any works of remediation or construction of the proposed development, a Construction and Environmental Management Plan shall be submitted to and agreed in writing by the Local Planning Authority. The plan shall include:

a) The parking of vehicles of site operatives and visitors; the loading and unloading of plant and materials; the storage and type of plant and materials used in constructing the development;

b) Measures to control the emission of dust and dirt during construction (including wheel cleaning prior to leaving the construction site);

c) Measures to control the surface water runoff during construction;

d) Details of protective measures (both physical measures and sensitive working practises) to avoid impacts e.g. disruptive noise during construction phase, impacts on the existing vegetation etc.;

e) A timetable to show phasing of construction activities to avoid periods of the year when sensitive wildlife could be harmed (such as when badgers, reptiles and amphibians are active and during bird nesting seasons);

f) Persons responsible for:

i) Compliance with legal consents relating to nature conservation,

ii) Compliance with planning conditions relating to nature conservation,

iii) Installation of physical protection measures during construction,

iv) Regular inspection and maintenance of the physical protection measures and monitoring of working practices during construction,

v) Provision of training and information about the importance of Environment Protection measures to all construction personnel on site.

The approved measures shall thereafter be fully implemented in accordance with the agreed details.

viii). a) Within three months of occupation a detailed Travel Plan, including a programme for the implementation of its recommendations, in respect of the development shall be submitted in writing and approved by the local planning authority.

b) The recommendations contained in the Travel Plan agreed by the local planning authority shall be implemented in accordance with the approved programme when the development is brought into use and retained as such.

ix) a) If gas boilers are to be provided within the development, then they must meet a dry NO_x emission concentration rate of <40mg/kWh. The specification of the gas boilers shall be submitted to and approved in writing by the Local Planning Authority before they are fitted.

b) The approved specification shall be implemented prior to the first occupation of the development and shall be maintained for the lifetime of the development.

- x) a) Prior to the commencement of development, a desktop study will be undertaken to assess the risk of the potential for on-site contamination. If the desktop study identifies potential contamination, a further detailed site investigation will be carried out to establish the degree and nature of the contamination and its potential to pollute the environment or cause harm to human health. Where necessary, details of remediation measures shall be provided. Details of the desktop study, site investigation and remediation measures shall be submitted in writing and approved in writing by the local planning authority prior to the commencement of development. All works must conform to Land Contamination Risk Management (LCRM) 2020 (EA, 2020) methods and protocols (or equivalent if replaced) and be carried out by a competent person.
- b) In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the local planning authority. An investigation and risk assessment must be undertaken, and where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the local planning authority.
- c) Where remediation works have been carried out in pursuance with the preceding conditions, a post remediation report shall be submitted in writing to and approved by the local planning authority before the development is first occupied. The post remediation verification report should detail the remedial works undertaken and demonstrate their compliance. The report should be produced in accordance with Land Contamination Risk Management (LCRM) 2020 (EA, 2020).
- xi) **a) Prior to the laying of foundations for the proposed units and road access (excluding a 2.0m entrance strip),** a scheme detailing a further intrusive site investigation to be undertaken on the site (in respect of mine shafts) shall be submitted to and approved in writing by the local planning authority.
- b) The approved intrusive site investigation shall be carried out in accordance with the approved scheme. Where necessary, details of remediation measures shall be provided. Details of the site investigation and remediation measures shall be submitted in writing and approved by the local planning authority prior to the commencement of development.
- c) In pursuance with the preceding condition, where remediation measures are necessary they shall be implemented in accordance with a scheme agreed in writing by the local planning authority.
- d) Where remediation works have been carried out in pursuance with the preceding condition, a post remediation report shall be submitted in writing to

and approved by the local planning authority before the development is first occupied.

- xii) No development shall take place (excluding ground investigation works, site clearance, demolition and the 2.0m entrance strip)** unless and until a Risk Assessment and Method Statement has first been submitted to and approved in writing by the Local Planning Authority to demonstrate that the proposed development can be safely carried out without adversely affecting the stability of the land (with particular regard to the cutting slope, Old Mainline canal and any infilled canal basins). This detail should include full details of the construction methodology including cross sections to the canal, full details on any re-profiling of the cutting slope, the compaction method to be used on the crest, proposed structural loadings and foundation designs and any necessary mitigation measures, vibration monitoring etc. Thereafter the development shall be carried out in full accordance with the approved details.
- xiii) a) Before the development is commenced (excluding site clearance, demolition, ground investigation works) details of drainage works (including SUDs) for the disposal of both surface water and foul sewage shall be submitted to and approved in writing by the local planning authority.
- b) The approved drainage works shall be implemented before the development is brought into use and thereafter retained as such.
- xiv) a) Within three months of occupation a scheme for Closed Circuit Television shall be submitted in writing to and approved by the local planning authority.
- b) The scheme for Closed Circuit Television shall be implemented in pursuance with the preceding condition before the development is brought into use and thereafter retained.
- xv) a) The external lighting scheme of the approved development shall be implemented as per approved plan HBA-04910E-900 Rev 2.
- b) The approved external lighting scheme shall be implemented before the development is brought into use.
- c) The approved external lighting scheme shall be retained as such.
- xvi) a) No demolition, development or preliminary ground investigations of any kind shall commence until the applicant has submitted a desktop-based assessment which examines the potential for underlying archaeological features within the site area. The recommendations of the assessment shall be approved in writing by the local planning authority before development is commenced.
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- b) The development shall commence in accordance with the recommendations of the approved assessment.

- xvii) a) Before development commences, an ecological survey identifying protected species and proposed protection measures shall be submitted to and approved by the local planning authority.
- b) The development shall be constructed in accordance with the approved protection measures.
- xviii) a) Before the development is first occupied a scheme for protecting existing noise sensitive users (including noise mitigation plan) from the proposed development shall be submitted to and approved in writing by the local planning authority.
- b) Before the development is first occupied the approved scheme shall be implemented and thereafter retained as such.
- xix) a) Prior to the laying of foundations for the proposed units and road access (not including a 2.0m entrance strip)** a detailed method statement setting out job and apprenticeship opportunities which may arise during the construction of the development and/or when the development is brought into use, shall be submitted to and approved in writing by the local planning authority.
- b) The approved method statement shall thereafter be implemented.
- xx) a) The approved development/use shall not be occupied until all areas of hardstanding, including car parks, driveways, footways, vehicular access, manoeuvring areas and service areas/yards, as indicated on the approved plans, have been laid out, surfaced and marked out in accordance with details which have previously been submitted in writing and approved by the local planning authority.
- b) When provided the areas identified in the preceding condition shall then be retained at all times thereafter for their intended use.
- xxi) a) Before development commences (excluding ground investigation works, demolition and site clearance), a site investigation shall be carried out to determine the location of any onsite culvert. DISCHARGED – DOC/25/00977
- b) Details of culvert protection shall be submitted to and approved by the local planning authority.
- c) The culvert protection scheme shall be implemented and retained for the life of the development.
- xxii) Before the development is commenced (excluding site investigation, remediation and construction foundations) details of the renewable energy details offsetting a minimum of 10% of residual energy demand of the development on completion shall be submitted in writing and approved by the

local planning authority. The development shall not be occupied unless and until the renewable energy sources have been implemented.

- xxiii) The rating level of all operational noise and vehicle movements, when measured as a 60-minute LAeq between the hours of 07:00 and 23:00, shall be a minimum of 5dB below the background 60-minute LA90 on any day.

The rating level of all operational noise and vehicle movements, when measured as a 15-minute LAeq between the hours of 23:00 and 07:00, shall be a minimum of 5dB below the background 15-minute LA90 on any day.

All measurements are to be taken in accordance with BS4142:2014+A1(2019) at the nearest noise sensitive premises.