	Conditions	**Gladman**	**Cheshire West and Chester Council**
1	Details of the appearance, landscaping, layout and scale (herein after called "the reserved matters") shall be submitted and approved in writing by the local planning authority before any development is commenced and thereafter the development shall only be carried out in accordance with the details approved. Reason: The application is outline with all matters reserved and details must be submitted and approved in order to fully assess the development.		
2	The development hereby permitted shall be begun either before the expiration of three years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters. Reason: To comply with Section 192 of the Town and Country Planning Act 1990.	Normal practice is for the RM to be submitted within 3 years and then development to commence within 2 years of the last RM approval. I would swap the order of conditions 2 and 3 as it would make more sense. Remove 'either before the expiration of three years from the date of this permission or.'	
3	Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission and thereafter the development shall only be carried out in accordance with the details as approved. Reason: To comply with Section 192 of the Town and Country Planning Act 1990.	See above Condition 2 notes.	
4	The development hereby permitted shall be carried out in accordance with the following approved plans: EA Flood Zones and Offset plan (reference SHF1132307-ENZ-XX-XX-DR-Y-0009 P03) dated 23 March 2025. 'Development Framework Plan', reference PS10797.002D, dated 12 February 2025. Proposed site access arrangements. 1952/01 Rev B Reason: In the interests of visual amenity.	Add Location Plan and Reference (Ref: D10797.001) DFP should not be an approved plan - we would accept 'in broad accordance with'	

5	No development shall take place until a foul water drainage scheme to satisfactorily accommodate the foul water discharge from the site has been submitted to and approved in writing by the local planning authority. The scheme shall be informed by a solution analysis and shall identify: A) Point of connection on the public sewerage system, and B) Where necessary removal of surface water to offset the introduction of the new foul water generated by the development or C)Where necessary the extent of reinforcement works required to accommodate the development. No dwelling shall be occupied until the approved foul drainage system has been completed in accordance with the approved scheme. Reason: To prevent hydraulic overload of the public sewerage system and pollution of the environment		
6	No development shall commence until details of the pedestrian crossing facilities at the site access have been submitted to and agreed in wiring by the Local Planning Authority. No dwelling shall be occupied until the pedestrian crossing has been completed in accordance with the approved scheme and shall thereafter be retained. Reason. In the interests of pedestrian safety.		
7	No development shall commence until a phasing plan for the whole site has been submitted to and approved in writing by the Local Planning Authority. Reason: In the interests of highway safety, residential amenity and visual amenity.		
8	No site clearance, preparatory work or development shall take place until a scheme for the protection of the retained trees (the tree protection plan) and the appropriate working methods (the arboricultural method statement) in accordance with paragraphs 5.5 and 6.1 of British Standard BS 5837: Trees in relation to design, demolition and construction - Recommendations (or in an equivalent British Standard if replaced) shall have been submitted to and approved in writing by the local planning authority. The scheme for the protection of the retained trees shall be carried out as approved.	TEP: This condition should include (or an additional condition added before this one) requiring that an updated AIA is produced to identify which trees would be retained and removed.	

	In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars. Reason: In the interests of visual amenity.		
9	Prior to the commencement of development, a Statement of Reasonable Avoidance Measures for the protection of brown hare, hedgehog, polecat and reptiles[GC6.1] throughout development works must be submitted and approved in writing by the local planning authority. The approved statement shall be adhered to in full throughout the construction period. Reason: To provide enhancements and compensation for protected species.	TEP: Brown hare and polecat should be removed from this condition as the EcIA updates the PEA and confirms these species are unlikely to be present. *CWAC might want to add badger and amphibians as these are mentioned in the EcIA and this would be acceptable if they did.*	
10	Prior to the commencement of development, a Construction Environmental Management Plan (CEMP) must be submitted to and approved in writing by the Local Planning Authority. The CEMP should include; a) Pollution prevention b) Dust control measures c) Biosecurity measures The approved plan shall then be adhered to in full throughout the construction period. Reason: To ensure the river, ditches and ponds are protected during the construction period.		
11	No development shall commence until a Construction Management Plan (CMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP should include details of: a) parking provision for vehicles of site operatives and visitors; b) the provision of an area for loading and unloading of plant and materials; c) storage of plant and materials used in constructing the development; d) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate; e) the location and height of any welfare and office facilities;		

	f) measures to control the emission of dust and dirt during construction; g) details of any generator use (please note, a noise assessment will be required for the use of generators on site within 50m of an existing residential property); h) details of any piling or subsurface vibration ground improvement techniques; i) delivery, demolition and construction working hours (these should be within 08.00 hours to 18.00 hours Mondays to Fridays; 08.00 hours to 13.00 hours on Saturdays and no time on Sundays or Bank Holidays). The approved Construction Method Statement shall be adhered to throughout the construction period for the development. Reason: To ensure that the development can be carried out without an unacceptable impact on residential amenity and highway safety. This information is required prior to the commencement of the development, in order to ensure that the impacts can be managed before any potential disruption or harm occurs.		
12	No development (other than demolition and site clearance) shall take place until the following components (a to d) of a structured scheme to deal with the risks associated with actual or potential contamination of the site have each been submitted to and approved in writing by the Local Planning Authority: a. A Preliminary Risk Assessment (PRA) which includes an initial conceptual site model to establish whether there are any potentially unacceptable risks b. A Site Investigation based on the findings of (a) from which a Generic Quantitative Risk Assessment (and Detailed Quantitative Risk Assessment if required) can be undertaken. c. A Remediation Strategy (including options appraisal), based on the conclusions of (b), giving full details of the remediation measures required and how they are to be undertaken. d. A Verification Plan providing details of the data that will be collected in order to demonstrate that the remediation works set out in (c) are complete and effective and identify any requirements for longer-term monitoring of pollutant linkages; maintenance, contingency actions and reporting. For the avoidance of doubt, this is also required prior to commencement of development. The reports required above shall be completed in accordance with the Environment Agency Land Contamination Risk Management Framework.		

	All development shall only take place in accordance with the approved documents. Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised together with those to controlled waters, property and ecological systems and to ensure that the development can be carried out safely without unacceptable risks.		
13	No development shall take place within the area indicated in the Heritage Statement (April 2025) written by Pegasus Group until the implementation of a programme of archaeological work in accordance with a written scheme of investigation has been submitted to and approved in writing by the local planning authority. The work shall then only be carried out strictly in accordance with the approved scheme. Reason: The site is in an area of archaeological significance or an Area of Archaeological Potential		
14	No development shall commence until full details of a scheme for a sustainable drainage system to serve the site, including a timetable for and method of implementation including arrangements to secure funding and maintenance for the lifetime of the development through an appropriate legally binding agreement, have been submitted to and approved in writing by the Local Planning Authority. The approved scheme must be implemented in accordance with the approved details and timetable. Thereafter the sustainable drainage system must be managed and maintained in accordance with the approved scheme. Details of a scheme for a sustainable drainage system must be based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development. a) Information about the lifetime of the development and design of the sustainable drainage system design, including storm periods and intensity (1 in 30 & 1 in 100 year +45% allowance for climate change), discharge rates and volumes (both pre and post development), methods employed to delay and control surface water discharged from the site, and appropriate measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters, including watercourses;	h) Why is this a requirement of the surface water design. We understand no level raising in flood zones but not across the whole development. (DH)	

	b) Details of the site investigation (including details of ground water depths and land contamination) and test results in accordance with BRE 365 guidance to confirm infiltrations rates; c) Demonstration that the surface water run-off would not exceed the pre-development greenfield runoff rate for an existing greenfield site; d) Provide SuDS in accordance with Paragraph 182 of NPPF to include multifunctional benefits wherever possible, through facilitating improvements in water quality and biodiversity, as well as benefits for amenity; e) Assessment of overland flow routes for extreme events that is diverted away from buildings (including basements). Overland flow routes need to be designed to convey the flood water in a safe manner in the event of a blockage or exceedance of the proposed drainage system capacity. The flood water should be routed away from the buildings and towards the less vulnerable areas. A layout with overland flow routes needs to be presented. f) Secure arrangements for adoption/connection by an appropriate public body or statutory undertaker or, management and maintenance by a Residents' Management Company through an appropriate legal agreement of SuDS, watercourses and water bodies; g) Secure arrangements, through an appropriate legal agreement for funding on-going maintenance, of all elements of the sustainable drainage system including: 1. mechanical components; 2. on-going inspections relating to performance and asset condition assessments and; 3. 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; h) Ensure ground levels are not raised i) Ensure finished floor levels are set to a level stipulated by the NPPF to ensure no flooding in the stipulated storm events. j) Confirm owner and maintainer of assets. k) Provide O&M manual for SUDS following best practice guidance.		

	l) Provide management plan for the maintenance of Key Brook which bounds the site. m) Reason: This pre-commencement condition is required to prevent the increased risk of flooding both on and off site and ensure satisfactory drainage facilities are provided to serve the site.		
15	A 20 year landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens, shall be submitted to and approved in writing by the local planning authority before first occupation of the development, or the first occupation of any phase of the development. The development shall thereafter be managed and maintained in full accordance with the approved plan. Reason: In the interest of visual amenity.	TEP: BNG requires a 30 year Habitat Management and Monitoring Plan (HMMP) suggest this condition is replaced with or supplemented by the suggested condition (v) at the end of this document.	
16	Prior to the first occupation of the development hereby approved, a hedgehog commuting route through the completed development (including a plan illustrating the commuting route) must be submitted to and approved in writing by the Local Planning Authority. The creation of holes must be at least 13cm height x 13cm width at the base of closed boundaries and they must be provided prior to the first occupation of the dwelling which the boundary treatment serves. Reason: To provide enhancements and compensation for protected species.		
17	Prior to the first occupation of the development hereby approved, a scheme for the provision of bat boxes (Schwegler 1FR bat tube or similar) and bird boxes (Schwegler brick boxes or similar) within the site shall be implemented in accordance with details which have first been submitted to and approved in writing by the Local Planning Authority and be retained in perpetuity. The scheme shall include the provision of at least one bat box/tube and one bird box for every two dwellings hereby approved. Reason: To provide adequate safeguards for the protection of protected species and their habitats.		
18	Concurrent with the submission of any reserved matters application(s), full details of the accessibility within the site, for vehicles, cycles and pedestrians in terms of the positioning and treatment of access and circulation routes and how		

	these fit into the surrounding access network shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, only the junction where the proposed estate road meets the existing public highways is approved as part of this outline application. No access and circulation routes (e.g. roads) on any phase shall commence until an Estate Street Phasing and Completion Plan has been submitted to and approved in writing by the Local Planning Authority. The estate street phasing and completion plan shall set out the development phases and completion sequence by which the estate streets serving each phase of the development will be completed. The development shall then be carried out in accordance with the approved estate street phasing and completion plan. The completion plan shall make provision for completion of the estate roads, cycleways and footways within 6 months of the first occupation of any dwelling on the relevant phase of the development. Reason: In the interests of highway safety and to ensure a safe and suitable access is provided for all.		
19	Prior to the construction of any dwelling forming part of the development hereby approved, a scheme of sound insulation for the dwellings approved as part of any reserved matters application made pursuant to condition 1 of this permission shall be submitted to and approved by the Local Planning Authority. The scheme shall demonstrate that the following internal ambient noise levels in spaces when they are unoccupied, with a window partially open or otherwise adequate ventilation to meet the standards outlined in the Building Regulations, are met. i) Noise levels within habitable rooms during the day (0700-2300hrs) of 35dBLAeq,16hrs ii) Noise levels within bedrooms during the night (2300-0700hrs) of 30dB(A)LAeq,8hrs and where individual noise events should not exceed 45dBLAmax. iii) Noise levels within outdoor living areas (gardens etc.) during the daytime and evening (07.00 – 23.00) should not exceed 50dBLAeq,16hrs.		

	The approved scheme shall be implemented prior to first occupation of the dwellings and shall be retained at all times thereafter. The approved scheme shall be implemented and completed in full and a verification report submitted to the local planning authority for written approval before the dwellings are first occupied. Reason: To ensure that the residential amenities that occupiers can reasonably expect to enjoy are adequately protected.		
20	The development hereby approved shall not be brought into use until a Land Contamination Verification Report has been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, the report shall be in line with the previously approved Remediation Strategy (part c of the above contaminated land condition) and Verification Plan (part d above contaminated land condition). The report required above shall be completed in accordance with the Environment Agency Land Contamination Risk Management Framework. Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised together with those to controlled waters, property and ecological systems and to ensure that the development can be carried out safely without unacceptable risks.	Input 'No phase of the development thereby…' at the start (DH).	
21	If, during the course of development, any contamination is found which has not been previously identified, proposals for detailed Site Investigation, Risk Assessment, Remediation and Verification shall be submitted and approved in writing by the Local Planning Authority. The remediation shall be implemented as approved. No part of the development site shall be occupied until a Verification Report (to demonstrate the remediation of the unexpected contamination has taken place) has been submitted to and agreed in writing by the Local Planning Authority. The reports required above shall be completed in accordance with the Environment Agency Land Contamination Risk Management Framework.		

	Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised together with those to controlled waters, property and ecological systems and to ensure that the development can be carried out safely without unacceptable risks.		
22	No development shall be occupied until a timetable for the installation and completion of the play space and allotments and a management and maintenance plan for the play space and allotments (including stewardship of the allotment site and including arrangements for plot allocation and governance) have been submitted to and approved in writing by the Local Planning Authority. The play and open space shall be installed, completed, and made available for use in accordance with the approved details and the approved timetable. If no timetable for implementation is approved, it shall be completed prior to first occupation. The play and open space shall thereafter be managed and maintained in accordance with the approved management and maintenance plan in perpetuity. The allotments shall be fully laid out, equipped, and made available for use in accordance with the approved details and the approved timetable. The allotments shall thereafter be managed and maintained in accordance with the approved management and maintenance plan. Reason: To ensure adequate, high quality and accessible on site play provision and allotments for residents, in the interests of promoting healthy communities and in accordance with local and national planning policy.		
23	The dwellings hereby permitted shall be constructed to: comply with the higher National Housing Standard for water consumption of 110 litres per person per day. Reason: It is to promote the delivery of sustainable development and to satisfy the requirements of Policy ENV6 of the Cheshire West and Chester Borough Local Plan (Part One) and Policy DM4 of the Cheshire West and Chester Borough Local Plan (Part Two).		

	Suggested Conditions	**Gladman**	**Cheshire West and Chester Council**
iv	No development shall take place (including any site clearance, demolition, or earthworks) until a Biodiversity Gain Plan has been submitted to and approved in writing by the Local Planning Authority. The Biodiversity Gain Plan shall demonstrate how the development will deliver at least a 10% increase in biodiversity value compared to the pre-development baseline, calculated using the statutory Biodiversity Metric. The development shall be carried out in strict accordance with the approved Biodiversity Gain Plan.	TEP: The BNG metric used in the BNG feasibility assessment will need updating to reflect the detailed proposals in the RM application. CWAC may want a condition specifically mentioning this and may want to link the updated metric to being in general accordance with the Development Framework Plan.	
v	The development shall not commence until a Habitat Management and Monitoring Plan (the HMMP)], prepared in accordance with the approved Biodiversity Gain Plan has been submitted to, and approved in writing by, the local planning authority and including: (a) a non-technical summary; (b) the roles and responsibilities of the people or organisation(s) delivering the [HMMP]; (c) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan; (d) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and (e) the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority. The created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP.	TEP: CWAC needs to be satisfied that the habitat creation or enhancements delivering the BNG gains will be maintained for at least 30 years after the development is completed. This must be secured either by a planning condition, planning obligation, or conservation covenant. *See Condition 15 comments*.	