

Conditions Schedule

No.	Condition																		
OUTLINE ELEMENT																			
1.	<p>An application for approval of the reserved matters, namely the appearance, layout, and scale of phases 1 and 4 and the appearance, layout, scale and landscaping of phase 3 of the development hereby permitted, as set out on the Site Phasing Plan, must be made to the Local Planning Authority before the expiration of three years from the date of this permission and the development hereby permitted must be begun two years from the date of approval of the last of the reserved matters to be approved.</p> <p>Reason: This condition is required to be imposed by the provisions of Article 3 (1) of the Town and Country Planning (General Development Procedure) Order 1995 and Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.</p>																		
2.	<p>The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <table border="1" data-bbox="352 853 1362 1196"> <thead> <tr> <th data-bbox="352 853 719 884">Title</th> <th data-bbox="719 853 1150 884">Reference</th> <th data-bbox="1150 853 1362 884">Received date</th> </tr> </thead> <tbody> <tr> <td data-bbox="352 884 719 947">Site Location Plan</td> <td data-bbox="719 884 1150 947">608623-0000-PEV-GHX0011-ZZ-DR-A-9000 Rev.P05</td> <td data-bbox="1150 884 1362 947">13 September 2021</td> </tr> <tr> <td data-bbox="352 947 719 1010">Site Phasing Plan</td> <td data-bbox="719 947 1150 1010">608623-0000-PEV-GHX0011-ZZ-DR-A-9400 Rev.P05</td> <td data-bbox="1150 947 1362 1010">13 September 2021</td> </tr> <tr> <td data-bbox="352 1010 719 1072">Comprehensive Landscape Masterplan</td> <td data-bbox="719 1010 1150 1072">608623-0000-PEV-GHX0011-XX-DR-L-0301 Rev.P06</td> <td data-bbox="1150 1010 1362 1072">13 September 2021</td> </tr> <tr> <td data-bbox="352 1072 719 1135">Site Demolition Plan</td> <td data-bbox="719 1072 1150 1135">608623-0000-PEV-GHX0011-ZZ-DR-A-9002 Rev.P05</td> <td data-bbox="1150 1072 1362 1135">13 September 2021</td> </tr> <tr> <td data-bbox="352 1135 719 1196">Proposed New Access</td> <td data-bbox="719 1135 1150 1196">GARTH-ATK-HGN-MOSS-DR-D-0001 P2</td> <td data-bbox="1150 1135 1362 1196">13 September 2021</td> </tr> </tbody> </table> <p>Reason: For the avoidance of doubt and in the interests of proper planning.</p>	Title	Reference	Received date	Site Location Plan	608623-0000-PEV-GHX0011-ZZ-DR-A-9000 Rev.P05	13 September 2021	Site Phasing Plan	608623-0000-PEV-GHX0011-ZZ-DR-A-9400 Rev.P05	13 September 2021	Comprehensive Landscape Masterplan	608623-0000-PEV-GHX0011-XX-DR-L-0301 Rev.P06	13 September 2021	Site Demolition Plan	608623-0000-PEV-GHX0011-ZZ-DR-A-9002 Rev.P05	13 September 2021	Proposed New Access	GARTH-ATK-HGN-MOSS-DR-D-0001 P2	13 September 2021
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3.	<p>No part of the development under phase 4 hereby approved shall commence until a scheme for the off-site works of highway improvement has been submitted to and approved <u>in writing</u> by the Local Planning Authority in consultation with the Highway Authority.</p> <p><u>For the avoidance of doubt, this shall include the highways mitigation at the Ulnes Walton Lane/ A581 junction.</u></p> <p>Reason: 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.</p>																		
4a.	<p>No part of the development under phase 4 hereby approved shall be occupied until the approved scheme for the construction of the site access and the off site works of highway improvement has been constructed and completed in accordance with the scheme details.</p> <p>For the avoidance of doubt, this shall include the construction and completion of the A581 Corridor Improvement Scheme.</p> <p>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.</p>																		

4b.	<p>a. No part of the development under phase 4 hereby approved shall be commenced until the approved scheme for the construction of the off-site works of highway improvement has been constructed and completed in accordance with the scheme details.</p> <p style="color: red;">For the avoidance of doubt, this shall include the construction and completion of the A581 Corridor Improvement Scheme.</p> <p>b. No part of the development under phase 4 hereby approved shall be occupied until the approved scheme for the construction of the operational site access has been constructed and completed in accordance with the scheme details.</p> <p>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.</p>
5.	<p>Prior to the commencement of the development under phase 4 hereby approved, full details of the pedestrian/cycle connection to the site from Nixon Lane shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highways Authority. Thereafter the approved connection shall be provided in accordance with the approved plan prior to the first use of phase 4.</p> <p>Reason: To ensure safe and suitable access to the development for pedestrians and cyclists.</p>
6.	<p>The development hereby permitted shall be carried out in broad accordance with the Flood Risk Assessment (August 2021, Ref: 608623-0000-HYD-GHX0000-XX-RP-D-0001, Hydrock) and Surface Water Drainage Strategy (August 2021, Ref: 608623-0000-PEV-GHX0011-ZZ-RP-C-0503, Pick Everard).</p> <p>The measures shall be fully implemented prior to the first use or occupation of any building developed under phase 4 as set out on the Site Phasing Plan and in accordance with the approved phasing of the development.</p> <p>Reason: To ensure satisfactory sustainable drainage facilities are provided to serve the site in accordance with the Paragraphs 466-172 and 468-174 of the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems.</p>
7.	<p>Prior to the commencement of the use of development within phases 3 or 4 of the development hereby permitted or with any reserved matters relating to these phases an operational lighting scheme shall be submitted to and approved in writing by the local planning authority. The approved scheme shall thereafter be implemented prior to first use of the relevant phase in line with the approved details.</p> <p>Reason: Due the presence of nearby habitat for bats.</p>
8.	<p>Prior to the commencement of the development under phase 4 hereby approved, full details of the circulation routes for the area of the site within phase 4 shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>Reason: To ensure safe and suitable vehicular circulation routes within the development.</p>
DETAILED ELEMENT	
9.	<p>Phase 2 of the proposed development hereby permitted in full, as set out on the Site Phasing Plan (ref. 608623-0000-PEV-GHX0011-ZZ-DR-A-9400 Rev.P05), must be begun not later than three years from the date of this permission.</p> <p>Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.</p>

10.	<p>The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <table border="1" data-bbox="352 315 1362 1666"> <thead> <tr> <th data-bbox="352 315 762 405">Title</th> <th data-bbox="762 315 1158 405">Reference</th> <th data-bbox="1158 315 1362 405">Received date</th> </tr> </thead> <tbody> <tr> <td data-bbox="352 405 762 495">Site Sections - Proposed</td> <td data-bbox="762 405 1158 495">608623-0000-PEV-GHX0031-ZZ-DR-A-9201 Rev.P04</td> <td data-bbox="1158 405 1362 495">13 September 2021</td> </tr> <tr> <td data-bbox="352 495 762 584">Site Block Plan - Proposed</td> <td data-bbox="762 495 1158 584">608623-0000-PEV-GHX0031-ZZ-DR-A-9100 Rev.P04</td> <td data-bbox="1158 495 1362 584">13 September 2021</td> </tr> <tr> <td data-bbox="352 584 762 674">Roof Plan - Proposed</td> <td data-bbox="762 584 1158 674">608623-0000-PEV-GHX0031-R0-DR-A-9301 Rev.P05</td> <td data-bbox="1158 584 1362 674">13 September 2021</td> </tr> <tr> <td data-bbox="352 674 762 763">Site Plan Utilities</td> <td data-bbox="762 674 1158 763">608623-0000-PEV-GHX0031-ZZ-DR-E-0600 Rev.P03</td> <td data-bbox="1158 674 1362 763">13 September 2021</td> </tr> <tr> <td data-bbox="352 763 762 853">Proposed Highways-Proposed Surface Water Drainage</td> <td data-bbox="762 763 1158 853">608623-0000-PEV-GHX0031-ZZ-DR-C-0502 Rev.P02</td> <td data-bbox="1158 763 1362 853">13 September 2021</td> </tr> <tr> <td data-bbox="352 853 762 943">Proposed Highways-Long Sections</td> <td data-bbox="762 853 1158 943">608623-0000-PEV-GHX0031-ZZ-DR-C-0701 Rev.P02</td> <td data-bbox="1158 853 1362 943">13 September 2021</td> </tr> <tr> <td data-bbox="352 943 762 1032">Proposed Highways-General Arrangement Plan</td> <td data-bbox="762 943 1158 1032">608623-0000-PEV-GHX0031-ZZ-DR-C-0700 Rev.P02</td> <td data-bbox="1158 943 1362 1032">13 September 2021</td> </tr> <tr> <td data-bbox="352 1032 762 1122">Proposed Highways-Cross Sections</td> <td data-bbox="762 1032 1158 1122">608623-0000-PEV-GHX0031-ZZ-DR-C-0702 Rev.P02</td> <td data-bbox="1158 1032 1362 1122">13 September 2021</td> </tr> <tr> <td data-bbox="352 1122 762 1211">Ground Floor Plan - Proposed</td> <td data-bbox="762 1122 1158 1211">608623-0000-PEV-GHX0031-00-DR-A-9300 Rev.P03</td> <td data-bbox="1158 1122 1362 1211">13 September 2021</td> </tr> <tr> <td data-bbox="352 1211 762 1301">Elevations - Proposed</td> <td data-bbox="762 1211 1158 1301">608623-0000-PEV-GHX0031-ZZ-DR-A-9400 Rev.P03</td> <td data-bbox="1158 1211 1362 1301">13 September 2021</td> </tr> <tr> <td data-bbox="352 1301 762 1391">Drainage Details - Sheet 01</td> <td data-bbox="762 1301 1158 1391">608623-0000-PEV-GHX0031-ZZ-DR-C-6501 Rev.P01</td> <td data-bbox="1158 1301 1362 1391">13 September 2021</td> </tr> <tr> <td data-bbox="352 1391 762 1480">Bowling Green Landscape Proposals</td> <td data-bbox="762 1391 1158 1480">608623-0000-PEV-GHX0031-XX-DR-L-0405 Rev.P03</td> <td data-bbox="1158 1391 1362 1480">13 September 2021</td> </tr> <tr> <td data-bbox="352 1480 762 1570">Bowling Green External Lighting Layout – Sheet 01</td> <td data-bbox="762 1480 1158 1570">608623-0000-PEV-GHX0031-ZZ-DR-E-6310 Rev.P02</td> <td data-bbox="1158 1480 1362 1570">13 September 2021</td> </tr> <tr> <td data-bbox="352 1570 762 1659">Bowling Green External Lighting Layout – Sheet 02</td> <td data-bbox="762 1570 1158 1659">608623-0000-PEV-GHX0031-ZZ-DR-E-6311 Rev.P02</td> <td data-bbox="1158 1570 1362 1659">13 September 2021</td> </tr> </tbody> </table> <p data-bbox="352 1697 1241 1731">Reason: For the avoidance of doubt and in the interests of proper planning.</p>	Title	Reference	Received date	Site Sections - Proposed	608623-0000-PEV-GHX0031-ZZ-DR-A-9201 Rev.P04	13 September 2021	Site Block Plan - Proposed	608623-0000-PEV-GHX0031-ZZ-DR-A-9100 Rev.P04	13 September 2021	Roof Plan - Proposed	608623-0000-PEV-GHX0031-R0-DR-A-9301 Rev.P05	13 September 2021	Site Plan Utilities	608623-0000-PEV-GHX0031-ZZ-DR-E-0600 Rev.P03	13 September 2021	Proposed Highways-Proposed Surface Water Drainage	608623-0000-PEV-GHX0031-ZZ-DR-C-0502 Rev.P02	13 September 2021	Proposed Highways-Long Sections	608623-0000-PEV-GHX0031-ZZ-DR-C-0701 Rev.P02	13 September 2021	Proposed Highways-General Arrangement Plan	608623-0000-PEV-GHX0031-ZZ-DR-C-0700 Rev.P02	13 September 2021	Proposed Highways-Cross Sections	608623-0000-PEV-GHX0031-ZZ-DR-C-0702 Rev.P02	13 September 2021	Ground Floor Plan - Proposed	608623-0000-PEV-GHX0031-00-DR-A-9300 Rev.P03	13 September 2021	Elevations - Proposed	608623-0000-PEV-GHX0031-ZZ-DR-A-9400 Rev.P03	13 September 2021	Drainage Details - Sheet 01	608623-0000-PEV-GHX0031-ZZ-DR-C-6501 Rev.P01	13 September 2021	Bowling Green Landscape Proposals	608623-0000-PEV-GHX0031-XX-DR-L-0405 Rev.P03	13 September 2021	Bowling Green External Lighting Layout – Sheet 01	608623-0000-PEV-GHX0031-ZZ-DR-E-6310 Rev.P02	13 September 2021	Bowling Green External Lighting Layout – Sheet 02	608623-0000-PEV-GHX0031-ZZ-DR-E-6311 Rev.P02	13 September 2021
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11.	<p>Prior to the commencement of the use of phase 2 of the development hereby permitted a schedule of maintenance of the bowling green, including a programme for implementation for a minimum period of five years starting from the commencement of use of the development, shall have been submitted to and approved in writing by the Local Planning Authority. Following the commencement of use of the development the approved schedule shall be complied with in full.</p> <p data-bbox="352 1973 1321 2029">Reason: To ensure that the playing field is first established as a functional playing field to an adequate standard and is fit for purpose.</p>																																													

<p>12.</p>	<p>Prior to the commencement of phase 2 of the development hereby permitted the following documents shall have been submitted to and approved in writing by the Local Planning Authority:</p> <ul style="list-style-type: none"> i. A detailed assessment of ground conditions (including drainage and topography) of the land proposed for the playing field which identifies constraints which could adversely affect playing field quality; and ii. Where the results of the assessment to be carried out pursuant to (i) above identify constraints which could adversely affect playing field quality, a detailed scheme to address any such constraints shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include a written specification of the proposed soils structure, proposed drainage, cultivation and other operations associated with grass and sports turf establishment and a programme of implementation. <p>Prior to the commencement of the use of phase 2 of the development hereby permitted the following documents shall have been submitted to and approved in writing by the Local Planning Authority:</p> <ul style="list-style-type: none"> iii. Full details of the proposed flood lighting scheme for the bowling green. <p>The approved details in part ii and iii shall thereafter be carried out in full and in accordance with the approved programme of implementation. The land shall thereafter be maintained in accordance with the scheme and made available for playing field use in accordance with the scheme.</p> <p>Reason: To ensure that the playing field is prepared to an adequate standard and is fit for purpose.</p>
<p>13.</p>	<p>All planting, seeding or turfing comprised in the approved details of landscaping set out on the Bowling Green Landscape Proposals (ref. 608623-0000-PEV-GHX0031-XX-DR-L-0405 Rev.P03) shall be carried out in the first planting and seeding seasons following the first use of the Bowling Green or club house facilities, or the completion of phase 2 of the development, whichever is the sooner, and any trees or plants which within a period 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>Reason: In the interest of the appearance of the locality.</p>
<p>14.</p>	<p>The approved car parking provision as set out on Site-Block Plan (ref. 608623-0000-PEV-GHX0031-ZZ-DR-A-9100 Rev.P04) shall have been constructed and laid out in accordance with the approved details prior to the first use of the Bowling Green or club house facilities and retained at all times thereafter specifically for this purpose.</p> <p>Reason: To ensure that that the site is adequately served by parking and disabled parking and that motorcycle and bicycle parking is sufficiently provided.</p>
<p>15.</p>	<p>The external facing materials of the bowling club buildings and structures, detailed on the approved plans shall be used and no others substituted.</p> <p>Reason: To ensure that the materials used are visually appropriate to the locality.</p>
<p>16.</p>	<p>The floodlighting to the bowling green hereby permitted shall only operate between 10:00 hours and 22:00 hours and not at any other time.</p> <p>Reason: In the interests of the rural character of the area, the amenity of the area, ecological impacts and the amenity of nearby residential properties.</p>

17.	<p>Notwithstanding the approved details, a fully detailed lighting scheme to include all necessary highways illumination, pedestrian footways and any other external lighting to the building shall be submitted to and approved in writing by the local planning authority prior to the occupation of phase 2 of the development hereby permitted. The approved scheme shall thereafter be implemented in line with the approved details.</p> <p>Reason: Due the presence of nearby habitat for bats.</p>
18.	<p>No surface water run-off from the bowling club (phase 2) element of the scheme shall at any time be directed into any nearby ponds.</p> <p>Reason: The existing pond is a Priority Pond (NERC) and supports protected species and it is likely that the newly created ponds will colonise with great crested newts.</p>
GENERAL	
19.	<p>Notwithstanding the landscaping details set out on the Comprehensive Landscape Masterplan (ref. 608623-0000-PEV-GHX0011-XX-DR-L-0301 Rev.P06), no development shall commence in phase 4 until a detailed scheme of soft landscaping has been submitted to and approved in writing by the Local Planning Authority. This shall include the location of all existing trees and hedgerows affected by the proposed development, details of those to be retained and details of species to be planted and planting density.</p> <p>All of the approved planting, seeding or turfing shall thereafter be carried out in the first planting and seeding seasons following the first use of the occupation of any buildings permitted under phase 4 or the completion of phase 4 of the development hereby permitted, whichever is the sooner, and any trees or plants which within a period 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>Reason: In the interest of the appearance of the locality.</p>
20.	<p>Prior to commencement of each phase of development, a Construction Management Plan (CMP) for that phase shall have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. The approved Plan shall be adhered to throughout the construction period. The Plan shall provide for:</p> <ul style="list-style-type: none"> - the parking of vehicles of site operatives and visitors. - hours of operation (including deliveries) during construction. - loading and unloading of plant and materials. - storage of plant and materials used in constructing the development. - siting of cabins. - the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate. - wheel washing facilities. - a dust management plan including measures to control the emission of dust and dirt during construction. - a scheme for recycling/disposing of waste resulting from demolition and construction works. - the routing of construction vehicles and deliveries to site. - engagement strategy with local residents. <p>Reason: In the interest of highway safety and to protect the amenities of the nearby residents.</p>

<p>21.</p>	<p>The Outline Travel Plan as agreed must be implemented in full in accordance with the timetable within it. All elements shall continue to be implemented at all times thereafter for a minimum of 5 years.</p> <p>Prior to the first use of phase 4 of the development hereby permitted, a Full Travel Plan shall be submitted to, and approved in writing by, the Local Planning Authority. The Full Travel Plan shall be developed in accordance with the agreed Outline Travel Plan (608623-0000-ATK-GHX0000-XX-RP-X-0002 P04).</p> <p>All elements of the Full Travel Plan shall be implemented after the first use of phase 4 of the development hereby approved and at all times thereafter for a minimum of period of 5 years following completion of the development.</p> <p>Reason: To ensure that the development provides sustainable transport options.</p>
<p>22.</p>	<p>No above ground development shall commence in phases 2, 3 or 4 until a detailed, final surface water sustainable drainage strategy for the relevant phase of the site has been submitted to, and approved in writing by, the local planning authority.</p> <p>The detailed sustainable drainage strategy shall be based upon the site-specific flood risk assessment and indicative sustainable drainage strategy submitted and sustainable drainage principles and requirements set out in the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems and no surface water shall be allowed to discharge to the public foul sewer(s), directly or indirectly.</p> <p>Those details shall include, as a minimum:</p> <ul style="list-style-type: none"> a) Sustainable drainage calculations for peak flow control and volume control (1 in 1, 1 in 30 and 1 in 100 + 40% climate change), with allowance for urban creep. b) Final sustainable drainage plans appropriately labelled to include, as a minimum: <ul style="list-style-type: none"> i. Plan identifying areas contributing to the drainage network, including surface water flows from outside the curtilage as necessary; ii. Sustainable drainage system layout showing all pipe and structure references, dimensions, design levels; iii. Details of all sustainable drainage components, including landscape drawings showing topography and slope gradient as appropriate; iv. Flood water exceedance routes in accordance with Defra Technical Standards for Sustainable Drainage Systems; v. Finished Floor Levels (FFL) in AOD with adjacent ground levels for all sides of each plot to confirm minimum 150mm+ difference for FFL; vi. Details of proposals to collect and mitigate surface water runoff from the development boundary; vii. Measures taken to manage the quality of the surface water runoff to prevent pollution, protects groundwater and surface waters, and delivers suitably clean water to sustainable drainage components; c) Evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltrations rates and groundwater levels in accordance with industry guidance. <p>The sustainable drainage strategy shall be implemented in accordance with the approved details.</p> <p>Reason: To ensure satisfactory sustainable drainage facilities are provided to serve the site in accordance with the Paragraphs 166-172 and 168-174 of the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems.</p>

<p>23.</p>	<p>No above ground development shall commence in phases 2, 3 or 4 until a Construction Surface Water Management Plan for that phase detailing how surface water and pollution prevention will be managed during each construction phase has been submitted to and approved in writing by the local planning authority.</p> <p>Those details shall include for each phase, as a minimum:</p> <ul style="list-style-type: none"> a) Measures taken to ensure surface water flows are retained on-site during construction phase(s) and, if surface water flows are to be discharged they are done so at a restricted rate to be agreed with the Lancashire County Council LLFA. b) Measures taken to prevent siltation and pollutants from the site into any receiving groundwater and/or surface waters, including watercourses, with reference to published guidance. <p>The development shall be constructed in accordance with the approved details.</p> <p>Reasons:</p> <ol style="list-style-type: none"> 1. To ensure the development is served by satisfactory arrangements for the disposal of surface water during each construction phase(s) so it does not pose an undue flood risk on site or elsewhere; 2. To ensure that any pollution arising from the development as a result of the construction works does not adversely impact on existing or proposed ecological or geomorphic condition of water bodies.
<p>24.</p>	<p>No building on phases 2, 3 or 4 (or within an agreed implementation schedule) of the development hereby permitted shall be occupied until a Verification Report and Operation and Maintenance Plan for the lifetime of that phase of the development, pertaining to the surface water drainage system and prepared by a suitably competent person, has been submitted to and approved by the Local Planning Authority.</p> <p>The Verification Report must demonstrate that the sustainable drainage system has been constructed as per the agreed scheme (or detail any minor variations), and contain information and evidence (including photographs) of details and locations (including national grid reference) of inlets, outlets and control structures; landscape plans; full as built drawings; information pertinent to the installation of those items identified on the critical drainage assets drawing; and, the submission of a final 'operation and maintenance manual' for the sustainable drainage scheme as constructed.</p> <p>Details of appropriate operational, maintenance and access requirements for each sustainable drainage component are to be provided, with reference to published guidance, through an appropriate Operation and Maintenance Plan for the lifetime of the development as constructed. This shall include arrangements for adoption by an appropriate public body or statutory undertaker, and/or management and maintenance by a Management Company and any means of access for maintenance and easements, where applicable. Thereafter the drainage system shall be retained, managed and maintained in accordance with the approved details.</p> <p>Reason: To ensure that flood risks from development to the future users of the land and neighbouring land are minimised, together with those risks to controlled waters, property and ecological systems, and to ensure that the development as constructed is compliant with and subsequently maintained pursuant to the requirements of Paragraph 468-174 of the National Planning Policy Framework.</p>
<p>25.</p>	<p>Prior to the commencement of the development, an updated method statement setting out Reasonable Avoidance Measures (RAMS) in relation to amphibians and water voles throughout the course of the development hereby approved shall be submitted and approved in writing by the Local Planning Authority. The RAMS shall include pre-commencement surveys of the pond and two ditches (P34 and Ditches 1,</p>

	<p>2 and 3) prior to their clearance and shall include timing and pumping out strategies. The development shall thereafter be carried out in full accordance with the approved RAMS.</p> <p>Reason: Due to the potential for disturbance of great crested newts and water voles.</p>
26.	<p>No phase of development shall take place (including demolition, ground works, vegetation clearance) until a Plan for Biodiversity Management during Construction (PBMC) for that phase has been submitted to and approved in writing by the local planning authority. The PBMC shall include the following:</p> <ul style="list-style-type: none"> a) Risk assessment of potentially damaging construction activities. b) Identification of "biodiversity protection zones". c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements). d) The location and timing of sensitive works to avoid harm to biodiversity features. e) The times during construction when specialist ecologists need to be present on site to oversee works. f) Responsible persons and lines of communication. g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person. h) Use of protective fences, exclusion barriers and warning signs. i) Details of how each RAMS integrates with the relevant phases of the implementation. j) A construction lighting strategy. <p>The approved PBMC shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.</p> <p>Reason: To protect against harm to bats, great crested newts, barn owls and water voles.</p>
27.	<p>Prior to the commencement of any works within 30m distance of the barn owl breeding (B11) and roosting site (B10) a full mitigation strategy for barn owls, which shall include timings for the implementation of measures, shall be submitted to and approved in writing by the local planning authority. The development shall thereafter be carried out in full accordance with the approved mitigation strategy.</p> <p>Reason: Due to the presence of barn owls.</p>
28.	<p>Prior to the commencement of any works within 30m of the identified maternity bat roost (building B15) a full mitigation strategy for bats, which shall include timings for the implementation of measures, shall be submitted to and approved in writing by the local planning authority. The development shall thereafter be carried out in full accordance with the approved Mitigation Strategy.</p> <p>Reason: Due to the presence of bats.</p>
29.	<p>A landscape and ecological management plan (LEMP) shall be submitted to and be approved in writing by the Local Planning Authority prior to the commencement of phases 2, 3 or 4 of the development hereby approved. The content of the LEMP shall include the following:</p> <ul style="list-style-type: none"> a) Description and evaluation of features to be managed. b) Ecological trends and constraints on site that might influence management. c) Aims and objectives of management. d) Appropriate management options for achieving aims and objectives.

	<p>e) Prescriptions for management actions.</p> <p>f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).</p> <p>g) Details of the body or organization responsible for implementation of the plan.</p> <p>h) Schedule of ongoing monitoring and remedial measures.</p> <p>i) eDNA monitoring of P39 and the newly created ponds to demonstrate successful enhancement.</p> <p>j) Schedule of biodiversity enhancement measures and timetable for delivery.</p> <p>k) A mechanism of reporting to the LPA/their identified agent and remediation agreement process.</p> <p>The LEMP shall also include details of the legal and funding mechanism{s} by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.</p> <p>Reason: To mitigate against the reduction in scale of the biological heritage site as a result of the development proposals and to deliver a net gain for biodiversity.</p>
30.	<p>Prior to the commencement of phases 2, 3 or 4 development a phasing plan for the delivery of the Biodiversity Net Gain off-set habitats shall be submitted and approved in writing by the local planning authority. The landscaping shall thereafter be implemented in line with the approved phasing plan.</p> <p>Reason: To deliver biodiversity net gain benefits at the earliest opportunity and as the development progresses.</p>
31.	<p>No works to trees or hedgerows shall occur or building works commence 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 clearance and written confirmation provided that no active bird nests are present which has been agreed in writing by the Local Planning Authority.</p> <p>Reason: Nesting birds are a protected species.</p>
32.	<p>The development hereby approved shall be carried out in accordance with the details contained in the approved Tree Protection Plan (Ref. 13498/P03) and Arboricultural Method Statement (Ref. 13498/P04) received 24 August 2021. All remaining trees must be fully safeguarded in accordance with BS5837.2012 for the duration of the site works.</p> <p>Reason: To safeguard the trees to be retained.</p>
33.	<p>No development, site clearance/preparation, or demolitions shall take place in any phase on the site until the applicant, or their agent or successors in title, has secured the implementation of a programme of building recording and analysis relevant to that phase of development. This must be carried out in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority. The programme of works shall comprise the creation of a record of the building(s) to Level 2-3 as set out in 'Understanding Historic Buildings' (Historic England 2016). It shall include a full description of the building(s), inside and out, a drawn plan, elevations and at least one section (which may be derived from checked and corrected architect's drawings), and a full photographic coverage, inside and out. The record shall also include further documentary research, putting the</p>

	<p>building(s) and its features into context. This work shall be undertaken by an appropriately qualified and experienced professional contractor to the standards and guidance of the Chartered Institute for Archaeologists (www.archaeologists.net). A digital copy of the report and the photographs shall be placed in the Lancashire Historic Environment Record.</p> <p>Reason: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the buildings/site.</p>
<p>34.</p>	<p>No development in phases 2, 3 or 4 shall take place until:</p> <ul style="list-style-type: none"> 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+A2:2017 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, risks to receptors and potential for migration within and beyond the site boundary; 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; 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. Upon completion of remediation works a validation report containing any validation sampling results shall be submitted to the Local Authority. <p>Thereafter, the development shall only be carried out in full accordance with the approved remediation proposals.</p> <p>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>Reason: Due to past processes and activities at or adjacent to the application site, there is a potential for ground contamination and it is the applicants responsibility to properly address any land contamination issues, to ensure the site is suitable for the proposed end-use.</p>
<p><u>35.</u></p>	<p><u>No part of the development under phase 4 hereby approved shall commence until details of the ecological and landscape mitigation for the off-site works of highway improvement at the Ulnes Walton Lane/ A581 junction have been submitted to and approved in writing by the Local Planning Authority.</u></p> <p><u>The approved ecological and landscape mitigation shall thereafter be carried out no later than the first planting and seeding seasons following the commencement of the phase 4 development. Any trees or plants which within a period 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.</u></p> <p><u>Reason: To satisfy the Local Planning Authority that the ecological and landscape mitigation for the specified highway junction works are acceptable before work commences on site.</u></p>