

APPENDIX 24 - Proposed condition scope if the appeal were to be allowed:

- 1) The development must be begun not later than the expiration of three years beginning with the date of this permission.
- 2) The development shall be carried out in accordance with the approved drawings and documents.
- 3) Prior to the commencement of any demolition on site an additional bat emergence survey shall be carried out and the results shall be submitted to and approved in writing by the City Council as local planning authority. No demolition works shall take place until written confirmation is provided by the LPA that works can proceed.
- 4) The removal of trees identified as BT4, BT5 and BT7 within the submitted details may have the have the potential to cause harm to bats as identified in the Bowland Ecology reference BOW17/1126 sections 5.8 and appendix E and shall not in any circumstances occur unless further information on the risk potential to bats has been provided to and agreed in wring by the local planning authority.
- 5) Prior to any earthworks a reasonable avoidance measures method statement for hedgehogs shall be supplied to and agreed in writing by the City Council as local planning authority.
- 6) Prior to the commencement of development a surface water scheme developed in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacements national standards has been submitted to and approved in writing by the Local Planning Authority the scheme shall include the following details:
 - Evidence that the EA have been consulted on the drainage strategy as the proposed development lies within a SPZ3.
 - Details of surface water attenuation that offers a reduction in surface water runoff rate in line with the Manchester Trafford and Salford Strategic Flood Risk Assessment, i.e. at least a 50% reduction in runoff rate compared to the existing rates, as the site is located within Conurbation Core Critical Drainage Area. 50% betterment should be calculated using discharge rates of the surveyed existing drainage system, not the modified rational method.
 - Consideration of green SuDS components, e.g. rain gardens, which could be achieved by SuDS-enabling some of the vegetation already included in the landscape proposal.
 - Runoff volume in the 1 in 100 year, 6 hours rainfall shall be constrained to a value as close as is reasonable practicable to the greenfield runoff volume for the same event, but never to exceed the runoff volume from the development site prior to redevelopment;
 - Evidence that the drainage system has been designed (unless an area is designated to hold and/or convey water as part of the design) so that flooding does not occur during a 1 in 100 year rainfall event with allowance for climate change in any part of a building. This should demonstrate hotw any flooded volume from system surcharge would be safely managed on site.
 - Hydraulic calculation of the proposed drainage system (with updated 50% betterment calculation);

- Where surface water is connected to the public sewer, agreement in principle from United Utilities is required that there is adequate spare capacity in the existing system taking future development requirements into account. An email of acceptance of proposed flows and/or new connection will suffice.

- Construction details of flow control and SuDS elements.

- 7) Prior to the commencement of any demolition works taking place on the site (excluding vegetation clearance) a method statement for the removal of built fabric attached to the non-designated heritage asset 'Oakley House' together with measures to protect the internal fabric of the building during demolition and construction works shall be submitted to and approved in writing by the Council as local planning authority. The demolition and construction works shall be carried out in accordance with agreed details.
- 8) Prior to the commencement of development, a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site shall be submitted to and approved in writing by the City Council as local planning authority. The Preliminary Risk Assessment shall conform to City Council's current guidance document (Planning Guidance in Relation to Ground Contamination).

In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development shall not commence until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the City Council as local planning authority.

The measures for investigating the site identified in the Site Investigation Proposal shall be carried out, before development commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority.

- 9) The development shall be carried out in accordance with the amended Construction Management Plan as received by the City Council as local planning authority on the 10th May 2021.
- 10) In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained within the approved documents and drawings ; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the use or occupation of the development.
 - (a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 5387 (Trees in relation to construction)
 - (b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

- 11) No tree felling or pruning works or vegetation clearance or demolitions commence should take place during the optimum period for bird nesting 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.
- 12) When the development within each phase commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority.

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development in each phase is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

- 13) Prior to the installation of any hard landscaping works, samples and specifications of materials to be installed shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be carried out in accordance with the agreed details
- 14) Prior to the commencement of any above ground works (excluding demolition works) samples and specifications of all materials to be used on all external elevations of the development shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be carried out in accordance with the agreed details.
- 15) Fumes, vapours and odours shall be extracted and discharged from buildings within the development in accordance with a scheme to be submitted to and approved in writing by the City Council as local planning authority before the use of a building commences.
- 16) Notwithstanding the approved plans, prior to the installation of any boundary treatment, a plan indicating the positions, design, materials and type of boundary treatment to be erected on the site shall be submitted to and approved in writing by the

city Council as local planning authority. The development shall be carried out in accordance with the agreed details

- 17) Prior to the planting of any soft landscaping (including trees) hereby approved, details of a long term maintenance and management scheme of the trees and shrubs on site shall be submitted and approved in writing by the city Council as local planning authority. The scheme shall also include details of procedures to replace any trees or shrubs that are removed, uprooted, destroyed or dies within five years after being planted. The approved landscaping scheme shall be implemented within 12 months of the completion of development and subsequently managed and maintained in accordance with the agreed details.
- 18) No development hereby permitted shall be occupied until details of the implementation, maintenance and management of any sustainable drainage scheme installed at the site has been submitted to and approved by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:
 - Verification report providing photographic evidence of construction as per design drawings;
 - As built construction drawings if different from design construction drawings;
 - Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime. This should include required maintenance tasks for all drainage components, including a schedule to prevent blockage of the detention basin inlet/outlet.
- 19) Deliveries, servicing and collections, including waste collections shall not take place outside the following hours: 07:30 to 20:00, Monday to Saturday, no deliveries/waste collections on Sundays/Bank Holidays.
- 20) Within three months of the commencement of development hereby approved an external lighting scheme shall be submitted to the City Council as local planning authority so as to control glare and overspill onto nearby residential properties. The scheme shall also:
 - Identify areas/features on site that are potentially sensitive to lighting for bats;
 - show how and where lighting will be installed and through appropriate lighting contour plans demonstrated clearly that any impacts on bats is negligible/less than that previously present onsite;
 - Specify frequency and duration of use.

The development shall be carried out in accordance with the agreed scheme.

- 21) Within three months of the commencement of development a scheme for the storage and disposal of refuse shall be submitted to and approved in writing by the City Council as local planning authority. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.
- 22) Before first occupation of the development, a Car Club space shall be provided in a suitable location that has been submitted for approval in writing by the City Council as local planning

authority. The car club space shall be implemented and made available upon the first occupation of the development and thereafter retained and maintained in situ.

- 23) Prior to first occupation of the development hereby approved, a verification report will be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that the internal noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the internal noise criteria.
- 24) a) Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Prior to commencement of the use hereby approved the scheme shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the site.
- b) Prior to occupation of the development a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.
- 25) Prior to occupation of the development, details of the electric vehicle charging points to be installed at the site shall be submitted to and approved in writing by the City Council as local planning authority and shall remain in situ whilst the use or development is in operation.
- 26) No building within the development shall be occupied until space and facilities for bicycle parking have been provided in accordance with details to be submitted to and approved in writing by the City Council as local planning authority. The approved space and facilities shall then be retained and permanently reserved for bicycle parking.
- 27) Within 3 months of the completion of the development a verification statement shall be submitted to and approved in writing, confirming the certification that the development has achieved a BREEAM 'Excellent' or equivalent rating. Any instances of non-conformity with achieving the BREEAM 'Excellent' rating shall be detailed along with any measures required to ensure compliance.
- 28) The car parking indicated on the approved plans shall be surfaced, demarcated and made available for use prior to the first occupation of the development hereby approved. The car park shall then be available at all times whilst the site is occupied.

- 29) Before the development hereby approved is first brought into use a Travel Plan shall be submitted to and agreed in writing by the City Council as Local Planning Authority. In this condition a Travel Plan means a document which includes:
- i) the measures proposed to be taken to reduce dependency on the private car by those attending or residing at the development
 - ii) a commitment to surveying the travel patterns of occupiers of the development during the first three months of use of the development and thereafter from time to time
 - iii) mechanisms for the implementation of the measures to reduce dependency on the private car
 - iv) measures for the delivery of specified travel plan services
 - v) measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car

Within six months of the first use of the development, a revised Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted to and approved in writing by the City Council as local planning authority. Any Travel Plan which has been approved by the City Council as local planning authority shall be implemented in full at all times when the development hereby approved is in use.

- 30) Prior to the first occupation of buildings hereby approved an Arrival/Departure Strategy shall be submitted to and agreed in writing by the City Council as local planning authority. The strategy shall set out details of how cars arriving and departing the site at the beginning and end of academic year are to be managed. The development shall be subsequently carried out in accordance with the agreed strategy.
- 31) Prior to the first occupation of the buildings hereby approved details of a conservation management plan detailing the measures to be undertaken to retain internal and external heritage features at the non-designated heritage asset known as Oakley House, throughout the lifetime of the development shall be submitted to and approved in writing by the City Council as local planning authority. The management and maintenance of Oakley House shall be subsequently carried out in accordance with the agreed details.
- 32) The buildings hereby approved shall not be occupied until confirmation has been submitted to and approved in writing by the City Council as local planning authority that the development has received Secured by Design Accreditation.