



Appeal Decision

Hearing Held on 18 February 2020

Site visit made on 17 February 2020

by K Ford MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 26 March 2020

Appeal Ref: APP/R0660/W/19/3234366 **Land to the South of Crewe Road, Alsager**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.
 - The appeal is made by Construction Development Projects Limited (subrogated from BAE Systems (Property Investments)) against the decision of Cheshire East Council.
 - The application Ref 19/0529C, dated 31 January 2019, was refused by notice dated 29 April 2019.
 - The development proposed is up to 19,236 sqm of employment floorspace (Use Class B1c/ B2/ B8) with ancillary (integral) office floorspace (Use Class B1a), associated parking, landscaping and reprofiling of site. Matters of access, layout, landscaping and scale are applied for in detail with appearance reserved for future determination.
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Decision

1. The appeal is allowed and planning permission is granted for up to 19,236 sqm of employment floorspace (Use Class B1c/ B2/ B8) with ancillary (integral) office floorspace (Use Class B1a), associated parking, landscaping and reprofiling of site. Matters of access, layout, landscaping and scale are applied for in detail with appearance reserved for future determination at land to the south of Crewe Road, Alsager in accordance with the terms of application reference 19/0529C, dated 31 January 2019 subject to the conditions in the attached schedule.

Preliminary Matters

2. At the time of the Hearing the Alsager Neighbourhood Plan was subject to referendum following examination. It has been identified that the referendum document contains text related to the status of the appeal site and accompanying Policy EE1 of the Neighbourhood Plan that does not comply with the findings of the examiner's report. At the Hearing it was acknowledged by the Council and a representative of the Neighbourhood Plan Steering Group that this is an error that will be rectified through appropriate procedures after the referendum. Following the Hearing, it has been confirmed that the referendum has taken place but that the document is yet to be made. As the amendments to the document have not been confirmed and the relevant wording to comply with the findings of the examiner is not before me, it limits the weight I can attach to the referendum document in this regard.
3. Revised plans were submitted through the appeal process identifying very minor changes to the position of some of the buildings and car parking layout.

The Council has no objection to me considering the plans as part of the appeal and confirmed that they have been available to view on the Council's website since receipt. I am satisfied that given the nature of the minor changes acceptance of the plans would not prejudice the position of interested people and their ability to take a view on them.

4. An objection to the scheme has identified that the base plan used in the plans submitted is out of date as it identifies a depot which no longer exists. However, through the plans submitted during the appeal process, along with my observations on my site visit, I am satisfied that I have an accurate awareness of the site and its surroundings.
5. It has been claimed that there has been a lack of public consultation with the community regarding the scheme. As part of their evidence the appellant submitted a statement of community consultation dated May 2018 which relates to a previously refused scheme on the site. Whilst no additional pre-application consultation was undertaken on the revised scheme, the Council confirmed at the Hearing that as part of the process of determining the planning application the proposal was advertised on the Council's website, notification letters were issued and a site notice was published. The Council confirmed at the Hearing that the requirements of the Statement of Community Involvement were adhered to and there is little to indicate otherwise.

Main Issue

6. The main issue is the landscape and visual effect of the development.

Reasons

7. The appeal site is an irregular shaped plot comprising 3 fields on land to the south of Crewe Road. A watercourse known as Valley Brook runs through the site between 2 of the fields and there is an electricity pylon supporting high voltage cables on the south west of the site and an overhead cable also runs across the site east to west. To the south of the site is a railway line which separates the site from Radway Green South industrial estate which includes a business that is subject to Health and Safety Executive (HSE) blast zone restrictions. To the north east boundary of the site is a public house.
8. To the north of the site, on the opposite side of the road is residential development, set back some distance from the highway by front gardens and driveways and comprise bungalows and 2 and 3 storey properties as well as a new housing estate. There is also a parade of shops and a bed and breakfast with further other mixed-use development in the vicinity that is consented but not yet built. The site is currently free from development which creates an open semi-rural character to this part of the settlement, although the advertising hoarding on the neglected site boundary fencing opposite the shops provides some distraction from this. The site is allocated for employment use in the Cheshire East Local Plan Strategy 2010-2030 (Local Plan).
9. The 5 proposed units on the site range in height and length. Units one and 2 sit close to and parallel to Crewe Road. Although unit one is the longest of the units proposed at some 100 metres, it will be viewed in the context of commercial uses when the mixed-use development on the opposite side of the road is brought forward.

10. Whilst all the units would be taller than surrounding residential development, the 3 units closest to the dwellings (units 3, 4 and 5) would be set back within the site with units 4 and 5 offset at an angle reducing the appearance of the scale and massing of the development when viewed from Crewe Road. The lower ground level of the site would mean that the buildings would sit some one metre lower than the level of Crewe Road and the lines of sight for residential occupants would also be mitigated by the set back of the properties from the road. Overall, the height, scale and massing would be less than other units at Radway Green South.
11. The proposed landscape buffer would go some way to softening the impact of the height, scale and massing of the development. At its narrowest point it would be some 12 metres deep, expanding to around 16 metres at its widest point in the vicinity of the main residential development. The trees and accompanying underplanting would create dense coverage once established, as illustrated in the visualisations submitted by the appellant and the proposed earth mound would enhance the height of the planting in the early years. The Council has questioned the optimism of the growth shown in the appellant's photomontages but there is little before me to indicate that the predicted growth rates of the species is incorrect. Appropriately worded planning conditions can be used to ensure suitable planting and management to ensure the identified mitigation is achieved.
12. Whilst landscaping would not completely camouflage the buildings, the impact would not be so great as to cause material harm, particularly if appropriate materials were used in the construction of the development. Appearance is a reserved matter but the appellant has prepared a design guide setting out a framework of detailed design including materials to guide the appearance of the buildings. At the Hearing the Council confirmed agreement to its reference in a planning condition, should the appeal be allowed. The necessary break in planting to accommodate the overhead cable easement would not be so significant as to alter my view that the layout, scale and massing of the scheme would allow sufficient space for adequate landscaping mitigation.
13. I note the findings of the Landscape and Visual Impact Assessment for a previously refused scheme on the site and agree with the appellant that the amendments of the revised scheme would address the points made in relation to viewpoint 2. The development would lead to a change in the landscape and related views and character of the area. However, this is inevitable as a consequence of the Local Plan allocation and wider development taking place in the locality.
14. Based on the evidence before me, the layout, scale and massing of the scheme would allow sufficient space for adequate mitigation planting and would not cause significant harm to the changing character of that part of Alsager. The development would therefore comply with the part of Policy LPS25 of the Local Plan which requires the provision of green infrastructure, including structural landscape proposals. It would also comply with the parts of Policies SE1 and SE4 of the Local Plan which require new development to provide design solutions that achieve a sense of place and require development to incorporate landscaping which reflects the character of the area.
15. The scheme would also comply with the parts of paragraphs 122 and 127 of the National Planning Policy Framework (NPPF) which support development

that makes efficient use of land and is sympathetic to local character through amongst other things layout and appropriate and effective landscaping. It would also not conflict with the part of paragraph 130 of the NPPF which says permission should be refused for development of poor design that fails to take opportunities available for improving the character and quality of an area and the way it functions.

Other Matters

Economic

16. Interested parties have raised concern about the suitability of the site for an employment use, how the site compares to alternative locations and issues with warehouses elsewhere standing empty. However, the site is allocated for an employment use in the Local Plan and so the principle of an employment use on the site is established.
17. Concern has also been raised that the type of employment proposed would not generate appropriate economic benefits with regards to the type and quality of jobs the development would offer. Nevertheless, the Local Plan does not specify a specific type of employment use for the site. Irrespective of whether an alternative form of employment on the site would generate more jobs, the Council confirmed at the Hearing that it did not object to the type of employment proposed. It would meet a borough wide need for employment and contribute towards addressing lost employment in Alsager.
18. Although the development would be built on a speculative basis, the appellant says it would meet a market need. The scale and massing of the proposed buildings would be in line with industry standards and predicted job creation is based on floorspace forecasting. The appellant has produced evidence to indicate that smaller units on the site would not be economically viable and this has not been contested by the Council. I have little evidence before me that would lead me to reach an alternative conclusion.

Highways

19. Although concern has been raised regarding the highways implications of the scheme, the modelled worst case scenario impacts identify only marginal increased traffic on the network following completion of the development. This would not change the character of the route.
20. Whilst cumulatively development in the area may place increased pressure on junctions near to the site such as at Radway Green, the Radway Green level crossing and Junction 16 of the M6, the impact of the scheme is not expected to have a significant impact. Any road or rail incidents may increase queuing and congestion but such incidents do not reflect the operation of the network under normal conditions. It has been demonstrated that a safe access to the site can be achieved. Subject to appropriate planning conditions, neither the Highways Authority nor Network Rail have objected to the scheme and on the evidence before me I have no reason to disagree.
21. Although the timing of existing bus services may not cover all shift patterns at the proposed development, the Council confirmed at the Hearing that a bus service does operate for much of the day. The proposal includes a contribution towards increasing accessibility to bus stops travelling in both directions from the site. Areas of Alsager are also accessible by walking and cycling.

Noise Pollution

22. The appellant has submitted an acoustic report which assessed the implications of the expected noise that would be generated by the proposed development in accordance with a methodology agreed with the Council. Subject to recommended mitigation designed to ensure that occupants of nearby properties are not affected by the future activities of the site, the report concludes that the scheme is not expected to have a harmful impact with regards to noise. I have no reason to disagree.

Air Quality

23. The results of an air quality assessment indicate that the development would have no significant impact on air quality with regards to increased exposure to airborne pollutants, particularly as a result of additional traffic and changes to traffic flows. Nevertheless, to mitigate the contribution of the scheme to the cumulative impacts of development in the area a travel plan and electric charging points have been requested by the Council. This can be achieved through a suitably worded planning condition.

HSE Blast Zone

24. The site falls within a blast zone of an ammunition factory located at Radway Green South. However, ensuring that the design of the development does not fall within the HSE prescribed definition of a vulnerable building is a matter to be addressed at the reserved matters stage. Whilst at the Hearing there were calls for the regulations to be changed with regards to what development is acceptable within a blast zone, such matters fall outside the scope of my considerations.

Environmental Considerations

25. Most of the appeal site falls within flood zone one which is where much of the built development is proposed. Parts of the site in the vicinity of Valley Brook fall within flood zone 2 and 3. I note the concerns of residents in terms of the condition of the brook and the implications of development on the watercourse. However, subject to mitigation measures that can be secured through a planning condition, the findings of a Flood Risk Assessment identify that the scheme is not expected to generate a flood risk.
26. Similarly, the Environment Agency identify that subject to the mitigation measures identified in an Ecology Study, the biodiversity of the site can be safeguarded. I concur.
27. Whilst there is an outstanding matter in terms of identifying a pipe, the appellant confirmed that United Utilities are satisfied that the matter can be resolved. I have little before me to indicate otherwise.
28. Although concern has been raised about the effect on a Public Right of Way, it is located outside the site. The plans do not indicate that there would be any harmful impact on the functioning of the route as a consequence of the development.
29. Reference has been made to the harmful impact of storage portacabins on a neighbouring site. Any action that may be required in relation to the operation of that site is a separate matter for the Council.

Cumulative Impacts

30. Residents have raised concern about the wider changes that are taking place and planned for this part of Alsager. Whilst the appropriateness of the wider changes fall outside the scope of this appeal, in the evidence before me the cumulative impacts of development in the vicinity of the site have been factored into the studies commissioned to identify and assess the additional implications of the appeal scheme. This includes highway implications and air quality.

Heritage

31. I note the reference to Radway House located opposite the site and the possibility of it being considered for statutory listing. However, at the Hearing I was not provided with any confirmation that it is a Listed Building and so it is not necessary for me to consider the impacts of the development in relation to Section 16(20) of the Planning (Listed Buildings and Conservation Areas) Act 1990 which requires that special regard be had to the desirability of preserving a Listed Building or its setting or any features of special architectural interest which it possesses.

Conclusion and Conditions

32. For the reasons identified and having regard to all other matters, the appeal is allowed, subject to necessary planning conditions.
33. In attaching conditions I am mindful of paragraph 55 of the NPPF, which states that they should only be imposed where they are necessary, relevant to planning and to the development permitted, enforceable, precise and reasonable in all other respects. I have assessed the Council's suggested conditions on this basis and have made modifications where necessary in the interests of clarity.
34. In addition to the standard time limitations for reserved matters and commencement, I have imposed conditions specifying the relevant drawings and reference to the design guide as this provides certainty. Landscaping conditions are necessary to protect the character and appearance of the area. Conditions relating to ground investigation, risk assessment and remediation strategy, soil materials brought to the site and contamination are necessary to ensure development is suitable for the end use and wider environment and in the interests of the health and safety of site users and neighbouring residents. A construction and environmental management plan condition is necessary in the interests of the living conditions of neighbouring occupiers. A condition relating to decentralised and renewable or low carbon sources is necessary in the interest of sustainability.
35. A condition relating to ecological surveys is necessary to safeguard biodiversity and a biodiversity strategy is necessary to enhance biodiversity. A landscape management plan is necessary to ensure appropriate landscaping of the site. Conditions relating to an arboricultural method statement and detailed services and foul and surface water drainage layout are necessary to protect trees and the character and appearance of the area. A ground levels condition is similarly necessary to protect the character and appearance of the area. Conditions requiring compliance with a flood risk assessment and the requirement for a surface water drainage strategy for the site is necessary to prevent any

increased risk of flooding. A condition relating to the fixed external mechanical plant is necessary to protect the character and appearance of the area and the living conditions of neighbouring occupiers.

36. A lighting condition is necessary to protect the living conditions of neighbouring occupiers and protected species. Conditions requiring a travel plan and electric charging points are necessary to promote sustainable and non motorised travel and to safeguard the living conditions of neighbouring occupiers. A condition requiring details of cycle parking and shower facilities is necessary to encourage alternative means of travel other than the private car. A condition requiring implementation of the access, pedestrian footway and dropped kerbs is necessary in the interests of highway safety.

Planning Obligation

37. A planning obligation in the form of a completed S106 agreement dated 27 January 2020 has been submitted through the appeal which secures a bus infrastructure/ pedestrian crossing connectivity contribution. I have considered the Planning Obligation in light of the Community Infrastructure Levy (CIL) Regulations 2010 and paragraph 56 of the NPPF.
38. I am satisfied that the Planning Obligation is necessary to mitigate the impacts of the proposed scheme and is in accordance with the relevant development plan policies. As such they are necessary to make the development acceptable in planning terms. They are also directly related to the development and fairly and reasonably related to it in scale and kind. I am therefore satisfied that the Planning Obligation meets the tests set out in paragraph 56 of the NPPF and in regulation 122 of the CIL Regulations.

K Ford

INSPECTOR

APPEARANCES

FOR THE APPELLANT:

Andrew Williamson
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Gary Halman
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Avison Young

Pauline Randall
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FOR THE LOCAL PLANNING AUTHORITY:

Daniel Evans	Principal Planning Officer
Jan Gomulski	Principal Landscape Architect

INTERESTED PARTIES:

Derek Hough	Alsager Town Council
Sue Helliwell	Resident
Phillip Swann	Resident and Crewe Road Action Group
Geoff Wales	Resident
Sylvia Dyke	Resident
Sarah Anderson	Alsager Neighbourhood Plan Steering Group
Michael Unett	Resident
Jo Dale	Resident
Rachel White	Resident
June Buckley	Resident
Christine Marsh	Alsager Neighbourhood Plan Steering Group

DOCUMENTS SUBMITTED AT THE HEARING

Petition 'No to huge warehouses on Radway Green North'

Alsager Neighbourhood Plan Final 2018-2030

SCHEDULE OF CONDITIONS

- 1) Approval of the details of the appearance (reserved matter) shall be obtained from the Local Planning Authority in writing before any development is commenced.
- 2) Application for approval of the reserved matter shall be made within 3 years of the date of this permission.
- 3) The development hereby approved shall commence before whichever is the later of the following dates:
 - a) Within 3 years of the date of this permission, or
 - b) Within 2 years of approval of the last of the reserved matter to be approved.
- 4) The development hereby approved shall be carried out in total accordance with the following approved plans:
 - M3096-04 (Proposed Site Sections)
 - 389488-MMD-00-XX-DR-C-0003 Rev P1 (Proposed Site Access Ghost Island Junction)
 - 389488-MMD-00-XX-DR-C-0003 Rev P1 (Proposed Site Access Ghost Island Junction with HGV Tracking)
 - M3096-01 (Site Layout Plan)
 - 783A-02 B (Landscape Proposals)
 - B9613-AEW-XX-XX-DR-A-0003 Rev P2 (Location Plan)
 - B9613-AEW-XX-XX-DR-A-0012 Rev P1 (Existing Site Plan)
 - B9613-AEW-XX-XX-DR-A-0008 Rev P7 (Proposed Height Parameters Plan)
 - M3096-03.01 (UU Water Main Overlay Sheet 1)
 - M3096-03.02 (UU Water Main Overlay Sheet 2)
 - M3096-03.03 (UU Water Main Overlay Sheet 3)
- 5) The development hereby approved shall be carried out substantially in accordance with the approved Detailed Design Guide prepared by Randall Thorp dated November 2019.
- 6) The development permitted by this planning permission shall be carried out in accordance with the approved FRA (JAG/18010/FRA/0, prepared by SCP) dated March 2018.
- 7) The first reserved matters application shall be supported by a biodiversity strategy for the incorporation of features to enhance the biodiversity value of the proposed development. The submitted biodiversity strategy shall be submitted to and approved by the Local Planning Authority and shall include proposals for the provision of:
 - An 8m undeveloped buffer adjacent to the on site stream
 - Features for nesting birds and roosting bats
 - The creation and management of species rich grassland on land to the south of the stream

- The creation of a wildlife pond, brash/ deadwood piles, a compost heap to provide reptile egg laying opportunities
- Proposals for the control of non-native invasive plant species
- A timetable for implementation of the above measures

The development shall be carried out in accordance with the approved biodiversity strategy and thereafter retained.

- 8) Each Reserved Matters Application shall include a detailed Arboricultural Method Statement to be submitted and approved by the Local Planning Authority. No development or other operations shall take place except in complete accordance with the approved Method Statement. Such Method Statement shall include full details of the following:
 - a) Implementation, supervision and monitoring of the approved Tree Protection Scheme
 - b) Implementation, supervision and monitoring of the approved Tree Work Specification
 - c) Timing and phasing of Arboricultural works in relation to the approved development.
- 9) Details of the existing ground levels, proposed ground levels, cross sections, levels within the root protection areas of the retained trees and the level of proposed floor slabs shall be submitted concurrently with application for the approval of reserved matters required by this permission. The development shall be carried out in accordance with the approved details.
- 10) Each reserved matters application within 15m of the watercourse shall include updated surveys for Kingfisher, Otter and Water Vole together with any necessary mitigation measures and a timetable for implementation. Any necessary mitigation shall be implemented in accordance with the approved details.
- 11) Each reserved matters application shall include details of covered secure cycle parking at the relevant unit together with details of shower facilities within the building(s). The approved cycle parking and showers shall be provided before each building is first occupied and shall thereafter be retained. The cycle parking and showers shall be made available for use by all members of staff working at the building.
- 12) No development shall take place until a detailed strategy/ design associated management and maintenance plan for surface water drainage for the site has been submitted to and approved in writing by the Local Planning Authority. The drainage design must also include information about the designs storm period and intensity (1 in 30 and 1 in 100 (+30% allowance for climate change) and any temporary storage facilities included, to ensure adequate drainage is implemented on site. The development shall be carried out in accordance with the approved details.
- 13) Prior to the commencement of development or other operations being undertaken on site in connection with the development hereby approved

(including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and/ or widening, or any operations involving the use of motorised vehicles or construction machinery) a detailed services and foul and surface water drainage layout shall be submitted to and approved in writing by the Local Planning Authority (notwithstanding any additional approvals which may be required under any other Legislation). No development or other operations shall take place except in complete accordance with the approved service/ drainage layout.

- 14) Prior to the development commencing, a Construction and Environmental Management Plan (CEMP) for the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. In particular the plan shall include:
- a) The hours of construction work and deliveries
 - b) The parking of vehicles of the site operatives and visitors
 - c) Loading and unloading of plant and materials
 - d) Storage of plant and materials used in constructing the development
 - e) Wheel washing facilities
 - f) Details of any piling required including, method (best practicable means to reduce the impact of noise and vibration on neighbouring sensitive properties), hours, duration, prior notification to the occupiers of potentially affected properties
 - g) Details of the responsible person (e.g. site manager/ officer) who could be contacted in the event of complaint
 - h) Mitigation measures in respect of noise and disturbance during the construction phase including piling techniques, vibration and noise limits, monitoring methodology, screening, a detailed specification of plant and equipment to be used and construction traffic routes
 - i) Waste Management: There shall be no burning of materials on site during demolition/ construction and
 - j) A scheme to minimise dust emissions arising from construction activities on the site. The scheme shall include details of all dust suppression measures and the methods to monitor emissions of dust arising from the development.

No development shall take place except in accordance with the approved CEMP.

- 15) No development (other than agreed demolition and site clearance works) shall commence until:
- a) An updated Phase II ground investigation and risk assessment has been completed. A Phase II report shall be submitted to, and approved in writing by the Local Planning Authority AND,
 - b) If Phase II ground investigations indicate that remediation is necessary, a Remediation Strategy shall be submitted to, and approved in writing by the Local Planning Authority.

The remedial scheme shall be carried out in accordance with the approved Remediation Strategy unless otherwise agreed with the Local Planning Authority.

- 16) A Verification Report prepared in accordance with the approved Remediation Strategy shall be submitted to, and approved in writing by the Local Planning Authority prior to the first occupation of the development.
- 17) The approved landscaping plan (plan reference 783A-02 B Landscape Proposals) shall be completed in accordance with the following:
 - a) All hard and soft landscaping works shall be completed in full accordance with the approved scheme, within the first planting season following completion of the development hereby approved, or in accordance with a programme agreed with the Local Planning Authority.
 - b) All trees, shrubs and hedge plants supplied shall comply with the requirements of British Standard 3936, Specification for Nursery Stock. All pre-planting site preparation, planting and post-planting maintenance works shall be carried out in accordance with the requirements of British Standard 4428(1989) Code of Practice for General Landscape Operations (excluding hard surfaces).
 - c) All new tree planting shall be positioned in accordance with the requirements of Table 3 of British Standard BS5837: 2005 Trees in Relation to Construction: Recommendations.
 - d) Any trees, shrubs or hedges planted in accordance with this condition which are removed, die, become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees, shrubs or hedging plants of similar size and species to those originally required to be planted.
- 18) Prior to the use of any facing or roofing materials for each unit a scheme to secure at least 10% of the predicted energy requirements for that unit from decentralised and renewable or low carbon sources shall be submitted to and approved in writing by the Local Planning Authority. The approved measures shall be installed prior to the relevant unit first being brought into use and thereafter retained.
- 19) Prior to its installation details of any external lighting shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
- 20)
 - a) Any soil or soil forming materials to be brought to the site for use in soft landscaping shall be tested for contamination and suitability for use prior to importation to site.
 - b) Prior to occupation, evidence and verification information (for example, laboratory certificates) shall be submitted to, and approved in writing by the Local Planning Authority.
- 21) If, during the course of development, contamination not previously identified is found to be present, no further works shall be undertaken in the affected area and the contamination shall be reported to the Local Planning Authority as soon as reasonably practicable (but within a maximum of 5 days from the find). Prior to further works being carried out in the identified area, a further assessment shall be made and appropriate remediation implemented in

accordance with a scheme also agreed in writing by the Local Planning Authority.

- 22) Notwithstanding the approved Landscape Proposals Plan (ref 783A-0213) a fully detailed planting plan, which shall include a programme for its phased implementation, shall be submitted and approved by the Local Planning Authority prior to occupation of the first building hereby approved. The planting plan shall be implemented in accordance with the approved programme and thereafter maintained.
- 23) Prior to the first occupation of the development hereby permitted a final Travel Plan broadly in accordance with the submitted Framework Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The final Travel Plan shall include a timetable for implementation and provision for monitoring and review. No part of the development hereby permitted shall be occupied until those parts of the approved final Travel Plan that are identified as being capable of implementation after occupation have been carried out. All other measures contained within the approved final Travel Plan shall be implemented in accordance with the timetable contained therein and shall continue to be implemented, in accordance with the approved scheme of monitoring and review, as long as any part of the development is occupied.
- 24) The developer shall provide Electric Vehicle Infrastructure to the following specification:
- Mode 3 compliant Electric Charging points for each unit as shown on the approved site plan reference B9613-AEW-XX-XX-DR-A-0015 Rev P7. The charging points shall be independently wired to a 30A spur to enable minimum 7kW Fast charging or the best available given the electrical infrastructure.
 - Should the infrastructure not be available, written confirmation of such from the electrical supplier shall be submitted to the Local Planning Authority for approval in writing.
 - Where there is insufficient infrastructure, Mode 2 compliant charging may be deemed acceptable subject to the previous being submitted.

The infrastructure shall be provided prior to first occupation of each unit and shall be maintained and operational in perpetuity.

- 25) The proposed development is to proceed in strict accordance with the Reasonable Avoidance Measures detailed in section 5.11 of the submitted Ecological Assessment prepared by Bowland Ecology dated May 2018. For the avoidance of doubt measures recommended in the submitted assessment shall apply equally to reptiles and amphibians.
- 26) A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all areas, other than buildings, car parking and service areas, shall be submitted to and approved in writing by the Local Planning Authority prior to first occupation of any part of the development. The management plan shall be implemented as approved and thereafter retained.

- 27) Prior to the first occupation of each unit details of the specification and design of any fixed external mechanical plant shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented before the relevant unit is first occupied and shall be retained at all times thereafter. No alteration or variation to the plant should be undertaken without the prior written approval of the Local Planning Authority.
- 28) The approved development shall not be occupied until the approved access, pedestrian footway and dropped kerbs that are required for the development have been constructed in accordance with the approved plans reference 389488-MMD-00-XX-DR-C-0003 Rev P1 and M3096-01 (Site Layout Plan).
- 29) Prior to the occupation of any part of the development a plan to provide yellow box markings at the level crossing on Radway Green Road shall be submitted to the Local Planning Authority for approval in writing. The approved scheme shall be implemented prior to the first occupation of the development.