

Section 2.1: Planning and Environmental Certificates

2.1.1 Planning Tracker and Planning Approval

Please quote our reference in all correspondence

Winvic Construction Ltd
Brampton House
19 Tenter Road
Moulton Park
Northampton
NN3 6PZ

Your Ref:
Our Ref: JMP/23/000480
Please ask for James Worth
Tel: 01332 854694/07900 784094

Date: 19/03/2024

For the attention of

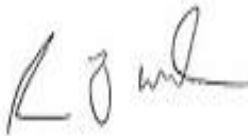
Dear Sir/Madam

**Re: Erection of distribution warehouse and associated offices (base build, shell and core) at
Unit 3, Panattoni Park, Great Bank Road, Wingates, Bolton, BL5 3XN**

Please find attached the Approval of Plans for the above project.

If you require any further information, please do not hesitate to contact the undersigned.

Yours sincerely



James Worth
BSc(hons), C.Build E. FCABE, ICIQB
On behalf of JM Partnership (Surveyors) Ltd

THE BUILDING REGULATIONS 2010

APPROVAL OF PLANS

PROJECT: Erection of distribution warehouse and associated offices (base build, shell and core) at Unit 3, Panattoni Park, Great Bank Road, Wingates, Bolton, BL5 3XN

CLIENT: Roy Langstaff
Winvic Construction Ltd

OUR REF: JMP/23/000480

The plans and accompanying notes/information have been examined and appear to show compliance with the Building Regulations.

Date: 19/03/2024

Signed:



On behalf of JM Partnership (Surveyors) Ltd

Name: James Worth

`Date: 12 July 2024
Your Ref: Wingates DCON 12
Our Ref: 18312/24



Miss B Gray
Lichfields
98 King Street
Ship Canal House
Manchester
M2 4WU
United Kingdom

Planning Control
Directorate of Place
Development Management
Town Hall
Bolton,
BL1 1RU

Tel: 01204 33 6000
www.bolton.gov.uk

Dear Miss B Gray,

TOWN AND COUNTRY PLANNING ACT 1990

Application No: 18312/24

Proposal: PART DISCHARGE OF CONDITION 4 (CONTAMINATED LAND) IN
RELATION TO PHASE 2 ON APPLICATION 08439/20

Location: LAND AT GREAT BANK ROAD WINGATES INDUSTRIAL ESTATE
BOLTON

I write to confirm that the application to discharge the conditions below has been determined as follows:

Condition 4 (Contaminated Land)

i) The remediation of the site, within Phase 1 and Phase 2, shall be undertaken in accordance with the remediation strategy ref. WIN-BWB-ZZ-XX-RP-YES-0002_RS (dated August 2020) except the soil sampling rates which shall be carried out in line with BMBC requirements: 1 sample per 50m cube for topsoil and 1 sample per 150m cube for subsoil. The rate of engineered fill should be at 1 sample per 500m cube. Relevant suites should be analysed to ensure all material is suitable for use. (At least 3 samples from each source should be taken if the soil comes from different sources).

ii) In addition, prior to installation of any gas membrane(s) within Phase 1 and Phase 2, a scheme detailing specification of the proposed gas membrane(s) for each phase shall be submitted to and approved in writing with the Local Planning Authority. The approved scheme shall be implemented in accordance with the approved details.

iii) Any additional or unforeseen contamination encountered during development of each phase shall be notified to the Local Planning Authority as soon as practicably possible and a remedial scheme to deal with this approved by the Local Planning Authority.

Upon completion of any approved remediation schemes, and prior to occupation of each phase of the development:

iv) A completion report for that phase of development demonstrating that the scheme has been appropriately implemented for the relevant phase and the phase is suitable for its intended end use shall be submitted to and approved in writing by the Local Planning Authority.

Submitted Information:

ACS Gas Resistant Membrane Product Data Sheet prepared by ACS Lining Ltd

Assessment:

The above information has been submitted to discharge parts (ii) and (iv) of condition 4 in relation to Phase 2 (Unit 3) of the development site.

Pollution Control has assessed the above submitted information and confirmed that the information is acceptable for the purposes of condition 4 in relation to Phase 2 (Unit 3).

Yours sincerely,

Liz Jordan
Development Technician
Email: liz.jordan@bolton.gov.uk

Hybrid (Phase 2) Planning Condition Tracker (Consents Tracker Matrix)

Site: Land at Great Bank Road Wingates Industrial Estate. Bolton

Description:

PHASE 2: OUTLINE PLANNING APPLICATION FOR:
PART A: UP TO 5,000 SQM [GEA] OF STORAGE AND DISTRIBUTION
DEVELOPMENT (USE CLASSES B2/B8);OR
PART B: ADDITIONAL CAR PARKING SPACES
WITH ALL MATTERS RESERVED

Decision Date:

12/10/2020

Permission Ref:

08439/20

Colour Coding Key:	
Compliance Condition or Already Discharged in Full (e.g. No Action Required for Phase 2)	
Phase 2 Pre-Commencement / Above Ground Construction Works Condition / Other Form of Early Infrastructure	
Phase 2 Pre-Occupation / Pre-Installation of Late Infrastructure	
Phase 2 To accompany Reserved Matters Submission	
Application Submitted (Pending Discharge)	
Red Text = Key point to note.	

No.	CONDITION	COMMENTS / SUMMARY OF ACTION TAKEN	RESPONSIBILITY	DISCHARGE DATE
1	The development, comprising the full planning application within Phase 1, as defined on the approved parameters plan (drawing number B9756-AEW-XX-XX-DR-A-0503 rev P7), hereby approved shall be begun before the expiration of three years from the date of this permission.	Compliance/to Note	Employer / Landowner	N/A
2	Any application for the approval of 'Reserved Matters' with Phase 2, as defined on the approved parameters plan (drawing number B9756-AEW-XX-XX-DR-A-0503 rev P7), must be made not later than the expiration of three years beginning with the date of this permission and the	Compliance/to Note	Employer / Landowner	N/A

	<p>development must be begun not later than whichever is the later of the following dates:</p> <p>i) The expiration of five years from the date of this permission, or</p> <p>ii) The expiration of two years from the final approval of the Reserved Matters, or, in the case of approval on different dates, the final approval of the last such matter to be approved.</p>			
3	<p>Details of the appearance, landscaping, access, layout, and scale for development in Phase 2, as defined on the approved parameters plan (drawing number B9756-AEW-XX-XX-DR-A-0503 rev P7), shall be submitted to and approved in writing by the Local Planning Authority before any development of that phase begins or in the case of any earthworks be in accordance with a timescale to be submitted to and agreed in writing by the LPA and the development shall be carried out as approved.</p>	<p>To note that the RM submission needs to include details of appearance, landscaping, access (into Plot 3 only), layout and scale.</p> <p>RM application submitted 21.12.22 RM approved 28.07.23.</p>	Employer / Landowner	N/A
4	<p>i) The remediation of the site, within Phase 1 and Phase 2, shall be undertaken in accordance with the remediation strategy ref. WIN-BWB-ZZ-XX-RP-YES-0002_RS (dated August 2020) except the soil sampling rates which shall be carried out in line with BMBC requirements: 1 sample per 50m cube for topsoil and 1 sample per 150m cube for subsoil. The rate of engineered fill should be at 1 sample per 500m cube. Relevant suites should be analysed to ensure all material is suitable for use. (At least 3 samples from each source should be taken if the soil comes from different sources).</p> <p>ii) In addition, prior to installation of any gas membrane(s) within Phase 1 and Phase 2, a scheme detailing specification of the proposed gas membrane(s) for each phase shall be submitted to and approved in writing with the Local Planning Authority. The approved scheme shall be implemented in accordance with the approved details</p>	<p>Part ii requires discharge prior to the installation of any gas membrane.</p> <p>Part iv requires discharge once the remediation programme has been completed.</p> <p>Application to discharge parts ii and iv in relation to phase 2 validated on 29.05.24 ref. 18312/24.</p> <p>Completion report to be prepared by BWB Consulting and submitted under this app.</p> <p>Consultee comments received from Environmental Health who are satisfied that part ii can be discharged for phase 2 (gas membrane).</p>	BWB	12th July 2024

	<p>iii) Any additional or unforeseen contamination encountered during development of each phase shall be notified to the Local Planning Authority as soon as practicably possible and a remedial scheme to deal with this approved by the Local Planning Authority;</p> <p>Upon completion of any approved remediation schemes, and prior to occupation of each phase of the development:</p> <p>iv) A completion report for that phase of development demonstrating that the scheme has been appropriately implemented for the relevant phase and the phase is suitable for its intended end use shall be submitted to and approved in writing by the Local Planning Authority.</p>	Parts ii and iv discharged in relation to phase 2.		
5	<p>No development shall take place, including soil stripping, until a Construction Method Statement and air quality management plan has been submitted to, and approved in writing by the local planning authority. The Statement, for each phase of development, shall provide for:</p> <p>i) the parking of vehicles of site operatives and visitors;</p> <p>ii) loading and unloading of plant and materials;</p> <p>iii) storage of plant and materials used in constructing the development;</p> <p>iv) the erection and maintenance of security hoarding including decorative displays and facilities for public Viewing, where appropriate;</p> <p>v) wheel washing facilities;</p> <p>vi) measures to control the emission of dust and dirt during construction;</p> <p>vii) asbestos management plan;</p> <p>viii) materials management plan;</p> <p>ix) a scheme for recycling/disposing of waste resulting from demolition and construction works;</p> <p>x) delivery and construction working hours;</p>	<p>Pre-Commencement condition discharged on 4th December 2020 (ref. 09758/20).</p> <p>The approved CEMP also covers Phase 2 and no further action is required other than ensuring that the Phase 2 construction complies with the requirements of the approved CEMP.</p>	Contractor (compliance)	04/12/2020

	<p>xi) construction vehicle routing and access; and</p> <p>xii) complaints and complaints response procedures.</p> <p>The approved Construction Method Statement shall be adhered to throughout the construction period for the development.</p>			
6	<p>No above ground construction works within Phase 2, as shown on the approved plan Parameters Plan drawing number B9756-AEW-XX-XX-DR-A-0503 rev P7, shall take place until a noise assessment is submitted to and approved in writing by the Local Planning Authority. The scope of the assessment shall be agreed with the Local Planning authority prior to completion of the report and shall, as a minimum, follow the methodology determined by BS4142:2014+A1:2019 Methods for Rating and Assessing Industrial and Commercial sound (and any amendments). It shall include an assessment of noise from all sources associated with the development, when operating simultaneously or individually. The report shall include all the information specified in Clause 12 of BS4142:2014+A1:2019 and details of any mitigation proposed to achieve the agreed rating level. The approved details shall be carried out in full and retained thereafter.</p> <p>Note: The Council will expect that the rating level, as defined in BS4142:2014+A1:2019 shall not exceed the measured daytime and/or night-time background sound level at the closest sensitive premises at any time.</p>	<p>Requires discharge prior to commencement of above ground construction works on phase 2. WYG to advise.</p> <p>DOC application submitted 21.12.22</p> <p>Pollution control accept the submitted noise assessment. No objection to the condition being discharged.</p> <p>LPA confirmed condition has been satisfied 27.04.23. Decision notice to be issued following approval on condition 15.</p>		06.10.23
7	<p>No development or stripping of soil, within Phase 1 and Phase 2 shall be started until:</p> <p>1. The trees and hedgerows within or overhanging the site, within each phase, which are to be retained or are subject of a Tree Preservation Order (TPO) have been surrounded by</p>	<p>Lichfields issued images of the fencing and signage to the LPA 11.09.23. LPA satisfied. No further action.</p>		06.10.23

	<p>fences in accordance with the approved Arboricultural Method Statement ref. 12176_R03_MB (dated 07.08.2020)</p> <p>2. The approved fencing shall remain in the agreed location (in accordance with BS 5837:2012) until the development is completed or unless otherwise agreed in writing with the Local Planning Authority and there shall be no work, including the storage of materials, or placing of site cabins, within the fenced area(s).</p> <p>3. No development shall be started until a minimum of 14 days written notice has been given to the Local Planning Authority confirming the approved protective fencing has been erected</p>			
8 (Part 1)	<p>Phase 1 of the development shall be carried out in full accordance with the recommendations as detailed within Section 6.0 of the Sustainability Assessment (ref. 190124) hereby approved. Within 6 months of the first use of Unit 1 and Unit 2 an Energy Assessment shall be submitted to an approved in writing by the Local Planning Authority which verifies that CO2 emissions of predicted energy use of the development would be reduced by at least 10%.</p>	No action required for Phase 2, please refer to Phase 1 tracker.	Not applicable to Phase 2 contract	N/A
8 (Part 2)	<p>Phase 2- No above ground construction works, within Phase 2 of the development hereby approved, shall commence unless and until an energy assessment for that phase has been submitted for written approval of the Local Planning Authority. The submission shall include a scheme which details how either (i) renewable energy technology or (ii) an alternative scheme e.g. enhanced insulation or construction technologies shall reduce CO2 emissions of predicted energy use of the development by at least 10% for that phase. The approved scheme for that phase of development shall be carried out in full in accordance with the approved details and retained in working order thereafter. Within 6 months of the first use/occupation of the development within Phase 2</p>	<p>Phase 2 pre-commencement condition. CPW to advise.</p> <p>DOC application submitted 21.12.22</p> <p>LPA confirmed condition has been satisfied 27.04.23. Decision notice to be issued following approval on condition 15.</p> <p>Pre-commencement element of the condition discharged 06.10.23.</p>	Occupier	TBC

	an Energy Assessment shall be submitted to and approved in writing by the Local Planning Authority which verifies that CO2 emissions of predicted energy use of the development would be reduced by at least 10%.	Within 6 months of occupation an updated energy statement shall be submitted to and approved by the LPA.		
9 (Part 1)	Phase 1 of development hereby approved shall be carried out in accordance with the recommendations contained in the approved Crime Impact Statement (ref. CIS v1.0 dated January 2020) and any approved site security measures shall be retained thereafter.	Not applicable to Phase 2.	Not applicable to Phase 2 contract	N/A
9 (Part 2)	Phase 2- No above ground construction shall take place, within Phase 2 of the development hereby approved (as defined on approved plan ref. B9756-AEW-XX-XX-DR-A-0503 rev P7) until a Crime Impact Statement (CIS) for that phase is submitted and approved in writing by the LPA which shall examine all aspects of site security including where necessary, car parking, pedestrian footways, entrances, internal layout and external security measures and which shall be capable of meeting 'Secured by Design' requirements. Development of that phase shall be carried out in accordance with the approved CIS and any approved site security measures shall be retained thereafter.	Phase 2 above ground construction works pre-commencement condition. Paul Martin to advise. DOC application submitted 21.12.22 LPA confirmed condition has been satisfied 27.04.23. Decision notice to be issued following approval on condition 15.		06.10.23
10	Phase 1 of the development as defined on the approved parameters Plan drawing number B9756-AEW-XX-XX-DR-A-0503 rev P7 : i) Prior to the commencement of development on each Unit, within Phase 1, an Employment and Skills Statement/Commitment for the site contractor for the construction phase of the development hereby approved shall be submitted to the Local Planning Authority for	Not applicable to Phase 2. Wording of the condition means there is no requirement for the occupier of Phase 2 to prepare an employment and skills plan.	Not applicable to Phase 2 contract / covered by Phase 2 RM Tracker	N/A

	approval and once approved shall be implemented in full in accordance with an agreed timetable; and			
	ii) Prior to occupation of the approved development/each Unit, within Phase 1, an Employment and Skills Statement for the occupier of the approved development should be submitted to the Local Planning Authority for approval and once approved shall be implemented in full in accordance with an agreed timetable.	Not applicable to Phase 2. Wording of the condition means there is no requirement for the occupier of Phase 2 to prepare an employment and skills plan.	Not applicable to Phase 2 contract / covered by Phase 2 RM Tracker	N/A
11	Prior to the development hereby approved/permitted being first occupied or brought into use areas for parking, turning, loading and unloading of vehicles within the curtilage of the Unit 1 and Unit 2 to enable vehicles to enter and leave the site in forward gear shall be implemented in accordance with the approved plans (drawing numbers 71601 CUR 00 XX DR TP 05005 P04, 71601 CUR 00 XX DR TP 05004 P08 and 71601 CUR 00 XX DR TP 05006 P04) and retained thereafter and not to be used for any purpose except the parking/turning/loading/unloading of vehicles.	Not Applicable to Phase 2.	Not applicable to Phase 2 contract	N/A
12	In the event where the end occupier of Unit 2 operates within use class B2 (general industrial) (and not any other permitted use), an updated noise assessment shall be submitted to and approved in writing by the local planning authority prior to the occupation of this unit. The updated noise assessment will consider the specific impacts of the proposed operations and assess whether additional mitigation is required. If required, any additional mitigation as approved by the local authority shall be implemented prior to occupation of the unit and retained thereafter.	Not Applicable to Phase 2.	Not applicable to Phase 2 contract	N/A
13	Prior to the development within Phase 1 hereby approved being first occupied or brought into use, a scheme detailing biodiversity enhancements within the site (both Unit 1 and Unit 2) shall be submitted to and approved in writing with the Local Planning Authority. The approved scheme shall be	Not Applicable to Phase 2.	Not applicable to Phase 2 contract	N/A

	implemented in full prior to the development within Phase 1 hereby approved being first occupied or brought into use and retained thereafter.			
14	<p>i) Prior to the first use of Unit 1 or Unit 2 (whichever is the sooner), within Phase 1 of the development hereby approved, all acoustic fences shall be erected in accordance with approved site plan drawing number B9756-AEW-XX-XX-DR-A-0504 rev P24 and Acoustic Fencing Design Intent drawing number B9756-AEW-XX-XX-DR-A-0523 rev P1 and retained thereafter;</p> <p>ii) In the instance that the envelope of Unit 2, within Phase 1 of the development hereby approved, is not substantially complete prior to the first use of Unit 1, details for any temporary or permanent acoustic mitigation required shall be submitted to and agreed in writing with the Local Planning Authority. The development shall not be brought into use unless and until the approved acoustic mitigation has been erected in the agreed position and shall be retained in the approved location until such time as Unit 2 is complete.</p>	Not Applicable to Phase 2.	Not applicable to Phase 2 contract	N/A
15 (Part 1)	Phase 1 - The surface water drainage scheme for the Phase 1 development hereby approved shall be implemented in accordance with approved Unit U1 Drainage Layout (drawing number WIN-BWB-DDG-U1-DR-D-0500 D2 rev T03) and Unit U2 Drainage Layout (drawing number WIN-BWB-DDG-U2-DR-D-0500 D2 rev T04) in its entirety prior to each building first being brought into use and shall thereafter be retained. Prior to occupation of each Unit details of a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime details shall be submitted to and approved in writing with the Local Planning Authority. The	Not Applicable to Phase 2.	Not applicable to Phase 2 contract	N/A

	drainage scheme shall be carried out in accordance with the approved details.			
15 (Part 2)	<p>Phase 2 - Prior to the commencement of any surface water drainage works, within Phase 2 hereby approved/permitted, a detailed surface water drainage scheme shall be submitted to and approved in writing with the Local Planning Authority. This shall include results of an assessment of the potential for disposing of surface water by means of a sustainable drainage system in accordance with the principles set out in the National Planning Policy Framework. Where a sustainable drainage system is to be provided, the submitted details shall:</p> <p>i) Provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters; and</p> <p>ii) Provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.</p> <p>The drainage scheme shall be carried out in accordance with the approved details.</p>	<p>Phase 2 – To be discharged prior to commencement of any surface water drainage works. BWB to advise.</p> <p>DOC application submitted 21.12.22</p> <p>UU raise no objection to the condition being discharged. Comments 16.01.23.</p> <p>CMS (solicitor) has spoken with LPA solicitor (Nicola Raby). Nicola is satisfied with the draft UU subject the case officer confirming the plans are correct as of 08.09.23.</p>		06.10.23
16	<p>Prior to any part of the development hereby approved/permitted being first occupied or brought into use the means of vehicular access to the site from Great Bank Road shall be constructed to in accordance with the approved Proposed Site Plan ref. B9765-AEW-XX-XX-DR-A-0504 rev. P28.</p>	<p>Condition wording updated by NMA 15375/23. Approved 10 August 2023.</p> <p>Not Applicable to Phase 2 as already implemented.</p>	Not applicable to Phase 2 contract	N/A

	Prior to any part of the development hereby approved/permitted being first occupied or brought into use the means of vehicular access to the site from Great Bank Road shall be constructed to in accordance with the approved Proposed Site Plan drawing number B9756-AEW-XX-XX-DR-A-0504 rev P24.			
17 (Part 1)	Phase 1- Before the approved/permitted development at Unit 1 and Unit 2, within Phase 1, is first brought into use, the operational Noise Management Plan set out in Report Reference: A115772 by WYG Environment Planning Transport Ltd, dated September 2020 shall be implemented to ensure that any noise associated with the development does not cause detriment to amenity or a nuisance, especially to those living and working in the vicinity. The measures set out in the Operational Noise Management Plan shall be maintained thereafter. Any amendments to the Operational Noise Management Plan shall be agreed in writing by the Local Planning Authority and once approved shall be maintained thereafter.	Not Applicable to Phase 2.	Not applicable to Phase 2 contract	N/A
17 (Part 2)	Phase 2- Before the approved/permitted development, within Phase 2, is first brought into use, an operational Noise Management Plan shall be submitted to and approved in writing by the Local Planning Authority. This shall ensure that any noise associated with the development does not cause detriment to amenity or a nuisance, especially to those living and working in the vicinity. The measures set out in the approved Operational Noise Management Plan shall be maintained thereafter. Any amendments to the Operational Noise Management Plan shall be agreed in writing by the Local Planning Authority.	Pre-occupation condition for Phase 2. To be addressed by occupier once operation is known.	Future Occupier / Tenant	TBC
18	The rating level from any fixed plant and equipment, with Phase 1 and Phase 2 of the development hereby approved, as defined in BS4142:2014+A1:2019 shall not exceed the	Pre-installation of fixed plant/equipment condition for Phase 2.	Future Occupier / Tenant	TBC

	measured daytime and/or night-time background sound level at any sensitive premises at any time. A noise assessment shall be carried out and a report submitted to and approved in writing by, the Local Planning Authority prior to the installation of any fixed plant or equipment within each phase. The report shall include all the information specified in Clause 12 of BS4142:2014+A1:2019 and details of any mitigation proposed to achieve the rating level. The approved details shall be carried out in full and retained thereafter.	To be addressed by occupier once requirements if any are known.		
19	Prior to the occupation of Unit 2, within Phase 1 hereby approved, a base line tree survey of the trees located within group G4 or G5 (as identified in the AIA on Tree Constraints Plan reference 12176/P02c) shall be undertaken and submitted to the Local Planning Authority for each phase of the development. Three years after first occupation of Unit 2, a tree survey shall be submitted and approved in writing by the Local Planning Authority which assesses the impacts of the development on tree groups G4 and G5, in comparison to the baseline survey. If the survey(s) identifies that the development has resulted in adverse impacts or the loss of any trees within tree group G4 and G5 the submitted survey should be accompanied by an appropriate mitigation scheme in the form of replacement extra heavy standard tree planting. Any mitigation required shall be implemented within the next planting season of its approval. Any trees and shrubs which form the mitigation scheme that die or are removed within five years of planting shall be replaced in the next available planting season with others of similar size and species.	Not Applicable to Phase 2. Please refer to Phase 1 tracker. Highlighted element to be discharged in due course.	Not applicable to Phase 2 contract	N/A
20	Prior to the first occupation of Phase 1 Unit 1 or Unit 2 a landscape management plan including long term design objectives, management responsibilities and maintenance schedules for all landscape areas to the east, north and west-north of Unit 2 and west of Unit 1 (other than areas to be	Not Applicable to Phase 2.	Not applicable to Phase 2 contract	N/A

	adopted by the Local Highway Authority), as shown on the approved plans, shall be submitted to and approved in writing by the Local Planning Authority. The approved landscape management plan shall be carried out in accordance details over the period specified.			
21	<p>Prior to the occupation of any part of Phase 1 hereby approved, a scheme for the provision of public art and timetable for its implementation, in line with policy IPC1 of the Bolton's Core Strategy, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be completed in accordance with the approved details and timetable and retained thereafter unless otherwise agree with the LPA.</p> <p>Prior to the occupation of Phase 2 hereby approved, a scheme for the provision of public art and timetable for its implementation, in line with policy IPC1 of the Bolton's Core Strategy shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be completed in accordance with the approved details and timetable and retained thereafter unless otherwise agree with the LPA.</p>	Application to discharge the condition was submitted on 26 th February 2021. Reference Number: 10635/21. The application was approved on 24 th June 2021. The condition was discharged in full and therefore there is not requirement to discharge the Phase 2 element as the approved scheme applies to both phases.	Employer / Landowner	24/06/2021
22	Notwithstanding any description of materials within Phase 1 of the development hereby approved, no above ground construction works shall take place until samples or full details of materials to be used externally on the building(s) have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. The approved materials shall be implemented in full thereafter.	Not Applicable to Phase 2.	Not applicable to Phase 2 contract	N/A
23	Before the development at Unit 1 or/and Unit 2, within Phase 1, hereby approved is first occupied or brought into use, a scheme shall be submitted to and approved in writing with the Local Planning Authority for external	Not Applicable to Phase 2.	Not applicable to Phase 2 contract	N/A

	lighting/floodlighting. The lighting shall be designed to an illumination value of no more than 5 lux at the nearest residential property. The beam angle of any lights directed towards any potential observer should be kept below 70 degrees. Spill shields should also be fitted. The approved scheme shall be implemented in full before the development is first brought into use and retained thereafter.			
24	Notwithstanding any details submitted with the application, prior to the development, within Phase 1 hereby approved, being first occupied or brought into use, a scheme including details and location of cycling store(s), for Unit 1 and Unit 2, shall be submitted to and approved in writing by the Local Planning Authority. The approved cycle store(s) shall be implemented within the site of Unit 1 and Unit 2 prior to each unit being first occupied or brought into use, in accordance with the approved details and retained thereafter.	Not Applicable to Phase 2.	Not applicable to Phase 2 contract	N/A
25	<p>Prior to:</p> <p>i) the development, at Unit 1 and 2, within Phase 1 being first occupied or brought into use, treatment to all boundaries (as indicated on approved Boundary Treatment Plan ref. B9765-AEW-XX-XX-DR-A-1007 rev. P7) shall be installed in their entirety in accordance with the approved plans Proposed Fence and Gate Details drawing number B9756-AEW-XX-XX-DR-A-0528 rev. P5 and External Features Plan drawing number B9756-AEW-XX-XX-DR-A-1000 rev P13. and retained thereafter.</p> <p>ii) the development, at Unit 1 and 2, within Phase 1 being first occupied or brought into use, facilities to store refuse and waste materials, for Unit 1 and 2, in the location shown on the approved Site Plan (ref. B9765-AEW-XX-XXDR-A-0504 rev. P28) shall be implemented in accordance with approved</p>	<p>Condition wording updated by NMA 15375/23. Approved 10 August 2023.</p> <p>DOC application submitted 21.12.22</p> <p>LPA confirmed condition has been satisfied 27.04.23. Decision notice to be issued following approval on condition 15.</p>		06.10.23

<p>details shown on External Features Plan drawing number B9756-AEW-XXXX-DR-A-1000 rev. P13 and retained thereafter.</p> <p>iii) the development, at Unit 2, within Phase 1 being first occupied or brought into use, a scheme including full details (elevation plans, materials, colour scheme) of sprinkler tanks and pumphouse, to the north of Unit 2, as shown on the approved Site Plan (ref. B9765-AEW-XX-XX-DR-A-0504 rev. P28) shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>The approved sprinkler tanks and pumphouse shall be implemented in accordance with the approved details.</p> <p>iv) the erection of substations within the development, a detailed scheme (including elevation/floor plans, materials specification and colour scheme) shall be submitted to and approved by the Local Planning Authority showing the design, materials and size of each substation in the location shown on the approved Site Plan (ref. B9765-AEW-XX-XX-DR-A-0504 rev. P28). The approved scheme shall be implemented before each unit is first brought into use, in accordance with approved details and retained thereafter.</p> <p>Prior to:</p> <p>i) the development, at Unit 1 and 2, within Phase 1 being first occupied or brought into use, details (including elevation plans, materials specification and colour scheme) of the treatment to all boundaries (as indicated on approved Boundary Treatment Plan ref. B9756-AEW-XX-XX-DR-A-0518 rev P10) for each Unit shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be installed in their entirety before each Unit is first occupied or brought into use and retained thereafter.</p>			
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	<p>ii) the development, at Unit 1 and 2, within Phase 1 being first occupied or brought into use, a detailed scheme (including elevation/floor plans, materials specification and colour scheme) shall be submitted to and approved by the Local Planning Authority showing the design, materials and size of a facility to store refuse and waste materials, for Unit 1 and 2, in the location shown on the approved site plan (drawing number B9756-AEW-XX-XX-DR-A-0504 rev P24). The approved scheme shall be implemented before each unit is first brought into use, in accordance with approved details and retained thereafter.</p> <p>iii) the development, at Unit 2, within Phase 1 being first occupied or brought into use, a scheme including full details (elevation plans, materials, colour scheme) of sprinkler tanks and pumphouse, to the north of Unit 2, as shown on the approved site plan (B9756-AEW-XX-XX-DR-A-0504 rev P24) shall be submitted to and approved in writing by the Local Planning Authority. The approved sprinkler tanks and pumphouse shall be implemented in accordance with the approved details.</p> <p>iv) the erection of substations within the development, a detailed scheme (including elevation/floor plans, materials specification and colour scheme) shall be submitted to and approved by the Local Planning Authority showing the design, materials and size of each substation in the location shown on the approved site plan (drawing number B9756-AEW-XX-XX-DR-A-0504 rev P24). The approved scheme shall be implemented before each unit is first brought into use, in accordance with approved details and retained thereafter.</p>			
26	Prior to installation of any of the electric charging points within Phase 1, of the development hereby approved, a detailed scheme for the provision and	<p>Condition wording updated by NMA 15375/23. Approved 10 August 2023.</p> <p>Not Applicable to Phase 2.</p>	Not applicable to Phase 2 contract	N/A

<p>implementation of electric car charging points, as indicated on the approved Site Plan (ref. B9765-AEW-XX-XX-DR-A-0504 rev. P28) for the development</p> <p>has been submitted to, and approved in writing by, the Local Planning Authority. This scheme shall accord with the Institute for Air Quality Management/Environmental Protection's 'Land Use Planning & Development Control: Planning for Air Quality (January 2017)' or any subsequent updated</p> <p>guidance available at the time of development. The scheme shall also include a clear timetable for the implementation of the measures in relation to the</p> <p>occupancy of the development. The approved scheme shall be implemented, and the measures provided, made available for use and retained, in</p> <p>accordance with such timetable as may be agreed.</p> <p>Prior to installation of any of the electric charging points within Phase 1, of the development hereby approved, a detailed scheme for the provision and implementation of electric car charging points, as indicated on the approved site plan (drawing number B9756-AEW-XX-XX-DR-A-0504 rev P24) for the development has been submitted to, and approved in writing by, the Local Planning Authority. This scheme shall accord with the Institute for Air Quality Management/Environmental Protection's 'Land Use Planning & Development Control: Planning for Air Quality (January 2017)' or any subsequent updated guidance available at the time of development. The scheme shall also include a clear timetable for the implementation of the measures in relation to the occupancy of the development. The approved scheme shall be implemented, and the measures provided, made available for use and retained, in accordance with such timetable as may be agreed.</p>			
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27	<p>Before the approved/permitted development, within Phase 1, is first brought into use all car parking spaces shall be marked out and provided within the curtilage of each unit site in accordance approved Site Plan (ref. B9765-AEWXX- XX- DR-A-0504 rev. P28)). Such car parking spaces shall be made available for parking of cars and HGV'/LGV (as shown on approved plans) at all times the premises are in use and retained thereafter.</p> <p>Before the approved/permitted development, within Phase 1, is first brought into use all car parking spaces shall be marked out and provided within the curtilage of each unit site in accordance approved plan (drawing number B9756-AEW-XX-XX-DR-A-0504 rev P24). Such car parking spaces shall be made available for parking of cars and HGV'/LGV (as shown on approved plans) at all times the premises are in use and retained thereafter.</p>	<p>Condition wording updated by NMA 15375/23. Approved 10 August 2023.</p> <p>Not Applicable to Phase 2.</p>	Not applicable to Phase 2 contract	N/A
28	<p>Prior to occupation of Unit 2, within Phase 1 of the development hereby approved, an updated tree survey shall be submitted to and approved in writing by the LPA:</p> <p>i) showing that all trees proposed for retention within the site within Group G4 or G5 (as identified in the AIA on Tree Constraints Plan drawing number 12176/PO2c and Tree Retention and Removal Plan drawing number 12176/P03e) have not been impacted and have been retained;</p> <p>ii) If trees which were identified as being retained on the approved Tree Retention and Removal Plan (drawing number 12176/P03e) have been removed from within Group G4 and G5 during construction of the approved development a scheme shall be submitted to and approved in writing by the Local Planning Authority which provides for replacement trees and shrubs planting to mitigate any loss within the application site. The approved mitigation scheme shall then be implemented in full and carried out within 6 months of the occupation of any of the buildings or the completion of the</p>	Not Applicable to Phase 2. Please refer to the Phase 1 tracker.	Not applicable to Phase 2 contract	N/A

	development, whichever is the sooner, or in accordance with phasing details included as part of the scheme approved by the Local Planning Authority. Any trees and shrubs that die or are removed within five years of planting shall be replaced in the next available planting season with others of similar size and species.			
29	The approved landscape scheme as shown on the approved plans drawing number Soft Landscaping Proposals - Sheet 1 of 2 drawing number 12176/P04 rev. F and Soft Landscaping Proposals - Sheet 2 of 2 drawing number 12176/P05 rev. E shall be implemented in full and carried out within 6 months of the occupation of any of the buildings or the completion of the development, whichever is the sooner. Any trees and shrubs that die or are removed within five years of planting shall be replaced in the next available planting season with others of similar size and species.	Not Applicable to Phase 2.	Not applicable to Phase 2 contract	N/A
30	Prior to occupation of Unit 1 or Unit 2 (whichever is the sooner), within Phase 1 of the development hereby approved, all developer's obligations shall be fulfilled to enable the Local Highway Authority to carry out a review of Traffic Regulation Orders in the locality where necessary and to enable the Local Highway Authority to consult, advertise, promote and implement Traffic Regulation Orders to mitigate the likely impact of the development. Prior to the development hereby approved/ permitted being first occupied or brought into use, all Traffic Regulation Orders required by the Local Highway Authority to mitigate the impact of the development shall be implemented in full.	Not Applicable to Phase 2.	Not applicable to Phase 2 contract	N/A
31	The development, within phase 1 and 2, shall be carried out in accordance with the approved Reasonable Avoidance Measures for Great Crested Newts as outlined in the Appendix 3 of Preliminary Ecological Appraisal (by Tyler Grange, dated 30th April 2020, ref 12176_R02c_JM_HM).	RAMs utilised during Phase 1 and site clearance. Updated PEA after site clearance concluded: Due to the large area of bare ground that	N/A	N/A

		now dominates the site, the presence of GCN and reptiles on-site have been reasonably discounted, with no further mitigation required for these species.		
32	There shall be no use of refrigeration plant fitted to vehicles, within Phase 1 and Phase 2 of the development hereby approved, unless an updated noise assessment demonstrating that there will not be any additional adverse harm to residential amenity of neighbouring occupiers, is submitted to and approved in writing with the Local Planning Authority. The noise assessment shall consider the specific impacts of the proposed operations and assess whether additional mitigation is required. If required, any additional mitigation, as submitted to approved in writing by the local authority shall be implemented in accordance with an agreed timetable and retained thereafter.	Restrictive condition that applies to Phase 2. Discharge would be required if the occupier of Unit 3 required the use of refrigerated vehicles. But to be addressed by occupier once requirements if any are known.	Future Occupier / Tenant	N/A
33	No part of the development hereby approved shall be occupied until the access road(s), footway(s) and footpath(s) leading thereto have been constructed and completed in accordance with the approved Proposed Site Plan (ref. B9765-AEW-XX-XX-DR-A-0504 rev. P28). No part of the development hereby approved shall be occupied until the access road(s), footway(s) and footpath(s) leading thereto have been constructed and completed in accordance with the approved Proposed Site Plan drawing number B9756-AEW-XX-XX-DR-A-0504 rev P24.	Condition wording updated by NMA 15375/23. Approved 10 August 2023. Not Applicable to Phase 2 as already implemented.	Employer / Landowner	N/A
34	Development with Phase 1 (Unit 1 & Unit 2) and Phase 2 shall be carried out in accordance with the Approved Travel Plan (ref. 071601-CUR-00-XX-RP-TP-002 V04, dated 28.04.20) and shall be implemented in accordance with the timetable contained therein and shall continue to be implemented as long as any part of the development is occupied and in use. An annual report shall be submitted to the Council no later than 1 month following the anniversary of the first		Future Occupier / Tenant	N/A

	occupation of each phase of the development for a period of 5 years. The annual report shall include a review of the Travel Plan measures, monitoring data and an updated action plan.			
35	Within 6 months of the occupation of the development at Unit 1 and Unit 2, within Phase 1 hereby approved a Final BREEAM Certificate(s) shall be issued and subsequently submitted to and approved in writing, for each Unit, certifying that the approved scheme/standard, as outlined in the Sustainability Assessment (ref. 190124) has been achieved.	Not Applicable to Phase 2.	N/A	N/A
36	Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or/and the Town and Country Planning (Use Classes) Order 1987 (or any Order revoking, re-enacting or modifying that Order) the development hereby approved shall be used for B2/B8 purposes only and for no other purpose of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order).	Restrictive condition to note.	Employer / Landowner	N/A
37 (Part 1)	Phase 1 of the development as defined on approved plans: The development with Phase 1 hereby approved shall be carried out in accordance with approved Proposed Finished Levels Plans (drawing numbers WIN-BWB-HGT-XX-DR-D-0600 D2 rev T03, Proposed Finished Levels Overview drawing number WIN-BWB-HGT-XX-DR-D-0600 D2 rev T03, WIN-BWB-HGT-U1-DR-D-0600 D2 rev T02 and WIN-BWB-HGT-U2-DR-D-0600 S8 rev P02) and Retaining Wall Sections (drawing number WIN-BWB-HGT-XX-DR-D-0601 rev.T02) with land levels within the areas to the east and north of retaining walls at Unit 2 to remain as existing as shown on the existing approved Topographical Survey drawing number A0	Not Applicable to Phase 2.	Not applicable to Phase 2 contract	N/A

	19B086/001 and Existing Site Sections drawing number . B9756-AEW-XX-XX-DR-A-0505 rev P1.			
37 (Part 2)	<p>Phase 2 of the development as defined on approved plans: No development within Phase 2, as shown on the approved plan Parameters Plan ref. B9756-AEW-XXXX-DR-A-0503 rev. P8, shall take place until details of the existing and proposed ground levels within the site and on adjoining land including spot heights, cross sections and finished floor levels of all buildings and structures and details of any retaining walls (including location, design/elevation plans, materials and colour treatment) are submitted to and approved in writing by the Local Planning Authority. The approved details for that phase shall be implemented in full and retained thereafter.</p> <p>Phase 2 of the development as defined on approved plans: The submission of any reserved matters application for Part A or Part B shall include details of the existing and proposed ground levels within the site and on adjoining land including spot heights, cross sections and finished floor levels of all buildings and structures and details of any retaining walls (including location, design/elevation plans, materials and colour treatment). The approved details for that phase shall be implemented in full and retained thereafter.</p> <p>No development within Phase 2, as shown on the approved plan Parameters Plan drawing number B9756-AEW-XX-XX-DR-A-0503 rev P7, shall take place until details of the existing and proposed ground</p>	<p>This condition was subject to a NMA application to amend to a pre-commencement condition. The application (ref. 11112/21) was approved on 8th July 2021.</p> <p>Condition was subject to a further NMA ref. 15375/23. Approved 10 August 2023.</p> <p>BWB to provide information to support an application to discharge the condition.</p> <p>DOC application submitted 21.12.22</p> <p>LPA confirmed condition has been satisfied 10.07.23. Decision notice to be issued following approval on condition 15.</p>		06.10.23

	levels within the site and on adjoining land including spot heights, cross sections and finished floor levels of all buildings and structures and details of any retaining walls (including location, design/elevation plans, materials and colour treatment) are submitted to and approved in writing by the Local Planning Authority. The approved details for that phase shall be implemented in full and retained thereafter.			
38	<p>Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order) there shall be no</p> <p>i) means of vehicular access to the development hereby permitted/approved other than as shown on the approved Proposed Site Plan ref. B9765-AEWXX-XX-DR-A-0504 rev. P28;</p> <p>ii) additional doors, windows or other openings in the elevations of Unit 2 than those shown on approved plans.</p> <p>Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order) there shall be no</p> <p>i) means of vehicular access to the development hereby permitted/approved other than as shown on the approved Proposed Site Plan drawing number B9756-AEW-XX-XX-DR-A-0504 rev P24;</p> <p>ii) additional doors, windows or other openings in the elevations of Unit 2 than those shown on approved plans.</p>	<p>Condition wording updated by NMA 15375/23. Approved 10 August 2023.</p> <p>Compliance condition to note. Discharged through development of Phase 1.</p>	Employer / Landowner	N/A
39	The development, within Phase 1, as shown on approved Parameters Plan	Condition wording updated by NMA 15375/23. Approved 10 August 2023.	Not applicable to Phase 2 contract	N/A

<p>ref. B9756-AEW-XX-XX-DR-A-0503 rev. P8, hereby permitted shall be carried out in complete accordance with the following approved plans:</p> <p>Location Plan drawing number B9756-AEW-XX-XX-DR-A-0501 rev P3 dated 15.01.20</p> <p>Parameters Plan ref. B9756-AEW-XX-XX-DR-A-0503 rev. P8</p> <p>Proposed Site Plan ref. B9765-AEW-XX-XX-DR-A-0504 rev. P28</p> <p>Acoustic Fencing Design Intent drawing number B9756-AEW-XX-XX-DR-A-0523 rev P1 dated 14.08.20</p> <p>Topographical Survey drawing number A0 19B086/001 dated July 2020</p> <p>Existing Site Sections drawing number . B9756-AEW-XX-XX-DR-A-0505 rev P1 dated 03.01.19</p> <p>Proposed Site Sections drawing number B9756-AEW-XX-XX-DR-A-0506 rev P7 dated 24.04.20</p> <p>Boundary Treatment Plan ref. B9765-AEW-XX-XX-DR-A-1007 rev. P7</p> <p>External Finishes Plan drawing number B9756-AEW-XX-XX-DR-A-0519 rev P8 dated 29.04.20</p> <p>External Features Plan drawing number B9756-AEW-XX-XX-DR-A-1000 rev. P13 dated 29.04.21</p> <p>Proposed Fence and Gate Details drawing number B9756-AEW-XX-XX-DRA-0528 rev. P5 dated 29.04.21</p>	<p>Not Applicable to Phase 2.</p>		
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<p>Unit 1 Ground Floor Plan drawing number B9756-AEW-01-XX-DR-A-0513 rev P8 dated 12.03.20</p> <p>Unit 1 First Floor Plan drawing number B9756-AEW-01-XX-DR-A-0514 rev P6 dated 12.03.20</p> <p>Unit 1 Roof Plan drawing number B9756-AEW-01-XX-DR-A-0515 rev P2 dated 14.01.20</p> <p>Unit 1 Proposed Elevations drawing number B9756-AEW-01-XX-DR-A-0516 rev P10 dated 08.09.20</p> <p>Unit 1 Sections drawing number B9756-AEW-01-XX-DR-A-0517 rev P6 dated 12.03.20</p> <p>Template: DC/AWNMCZ Page 5 of 7</p> <p>Unit 2 Ground Floor Plan drawing number B9756-AEW-02-XX-DR-A-0507 rev P7 dated 07.02.20</p> <p>Unit 2 First Floor Plan drawing number B9756-AEW-02-XX-DR-A-0508 rev P5 dated 30.01.20</p> <p>Unit 2 Second Floor Plan drawing number B9756-AEW-02-XX-DR-A-0509 rev P4 dated 24.01.20</p> <p>Unit 2 Roof Plan drawing number B9756-AEW-02-XX-DR-A-0510 rev P2 dated 13.01.20</p> <p>Unit 2 Proposed Elevations drawing number B9756-AEW-02-XX-DR-A-0511 rev P7 dated 06.02.20</p>			
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<p>Unit 2 Sections drawing number B9756-AEW-02-XX-DR-A-0512 rev P6 dated 30.01.20</p> <p>Gatehouse Ground Floor Plan & Sections drawing number B9756-AEW-03-XX-DR-A-0520 rev P3 dated 07.02.20</p> <p>Gatehouse Elevations drawing number B9756-AEW-03-XX-DR-A-0521 rev P3 dated 07.02.20</p> <p>Soft Landscaping Proposals (Sheet 1 of 2) drawing number 12176/P04a rev F dated 14.09.20</p> <p>Soft Landscaping Proposals (Sheet 2 of 2) drawing number 12176/P05 rev E dated 14.09.20</p> <p>Drainage Layout Overview drawing number WIN-BWB-HGT-XX-DR-D-0500 D2 rev T02 dated 09.09.20</p> <p>Drainage Layout (Unit 1) drawing number WIN-BWB-DDG-U1-DR-D-0500 D2 rev T03 dated 19.08.20</p> <p>Drainage Layout (Unit 2) drawing number WIN-BWB-DDG-U2-DR-D-0500 D2 rev T04 dated 27.08.20</p> <p>Flood Exceedance Plan (Unit 1) drawing number WIN-BWB-DDG-U1-SK-D-0501 S8 rev P04 dated 09.09.20</p> <p>Flood Exceedance Plan (Unit 2) drawing number WIN-BWB-DDG-U2-SK-D-0501 S8 rev P03 dated 19.08.20</p> <p>Proposed Finished Levels Overview drawing number WIN-BWB-HGT-XX-DRD-</p>			
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<p>0600 D2 rev T03 dated 09.09.20 Proposed Finished Levels Sheet 1 drawing number WIN-BWB-HGT-U1-DRD-</p> <p>0600 D2 rev T02 dated 09.09.20 Proposed Finished Levels Plan Sheet 2 drawing number WIN-BWB-HGT-U2-</p> <p>DR-D-0600 S8 rev P02 dated 01.04.20 Tree Retention and Removal Plan drawing number 12176/P03e dated August 2020</p> <p>Tree Constraints Plan drawing number 12176/PO2c dated 07.08.20</p> <p>Retaining Wall Sections drawing number WIN-BWB-HGT-XX-DR-D-0601 D2 revT02 dated 09.09.20</p> <p>Proposed Access Arrangement drawing number 71601 CUR 00 XX DR TP</p> <p>75001 rev P04 dated 28.04.20 Fire Tender Swept Path Analysis drawing number 71601 CUR 00 XX DR TP</p> <p>05005 rev P04 dated 28.04.20 16.5m Articulated HGV Swept Path Analysis drawing number 71601 CUR 00 XX DR TP 05004 rev P08 dated 28.04.20</p> <p>12m Rigid HGV Swept Path Analysis drawing number 71601 CUR 00 XX DR TP 05006 rev P04 dated 28.04.20</p> <p>Reason For the avoidance of doubt and in the interests of proper planning. The development, within Phase 1, as shown on approved Parameters Plan drawing number B9756 AEW XX XX DR A</p>			
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<p>0503 rev P7, hereby permitted shall be carried out in complete accordance with the following approved plans:</p> <p>Location Plan drawing number B9756-AEW-XX-XX-DR-A-0501 rev P3 dated 15.01.20 Parameters Plan drawing number B9756-AEW-XX-XX-DR-A-0503 rev P7 dated 09.09.20 Proposed Site Plan drawing number B9756-AEW-XX-XX-DR-A-0504 rev P24 dated 17.09.20</p> <p>Acoustic Fencing Design Intent drawing number B9756-AEW-XX-XX-DR-A-0523 rev P1 dated 14.08.20</p> <p>Topographical Survey drawing number A0-19B086/001 dated July 2020</p> <p>Existing Site Sections drawing number B9756-AEW-XX-XX-DR-A-0505 rev P1 dated 03.01.19 Proposed Site Sections drawing number B9756-AEW-XX-XX-DR-A-0506 rev P7 dated 24.04.20</p> <p>Boundary Treatment Plan drawing number B9756-AEW-XX-XX-DR-A-0518 rev P10 dated 17.09.20</p> <p>External Finishes Plan drawing number B9756-AEW-XX-XX-DR-A-0519 rev P8 dated 29.04.20</p> <p>Unit 1 Ground Floor Plan drawing number B9756-AEW-01-XX-DR-A-0513 rev P8 dated 12.03.20</p> <p>Unit 1 First Floor Plan drawing number B9756-AEW-01-XX-DR-A-0514 rev P6 dated 12.03.20 Unit 1 Roof Plan drawing number B9756-AEW-01-XX-DR-A-0515 rev P2 dated 14.01.20</p> <p>Unit 1 Proposed Elevations drawing number B9756-AEW-01-XX-DR-A-0516 rev P10 dated 08.09.20</p> <p>Unit 1 Sections drawing number B9756-AEW-01-XX-DR-A-0517 rev P6 dated 12.03.20</p> <p>Unit 2 Ground Floor Plan drawing number B9756-AEW-02-XX-DR-A-0507 rev P7 dated 07.02.20</p> <p>Unit 2 First Floor Plan drawing number B9756-AEW-02-XX-DR-A-0508 rev P5 dated 30.01.20</p>			
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<p>Unit 2 Second Floor Plan drawing number B9756-AEW-02-XX-DR-A-0509 rev P4 dated 24.01.20</p> <p>Unit 2 Roof Plan drawing number B9756-AEW-02-XX-DR-A-0510 rev P2 dated 13.01.20</p> <p>Unit 2 Proposed Elevations drawing number B9756-AEW-02-XX-DR-A-0511 rev P7 dated 06.02.20</p> <p>Unit 2 Sections drawing number B9756-AEW-02-XX-DR-A-0512 rev P6 dated 30.01.20</p> <p>Gatehouse Ground Floor Plan & Sections drawing number B9756-AEW-03-XX-DR-A-0520 rev P3 dated 07.02.20</p> <p>Gatehouse Elevations drawing number B9756-AEW-03-XX-DR-A-0521 rev P3 dated 07.02.20</p> <p>Soft Landscaping Proposals (Sheet 1 of 2) drawing number 12176/P04a rev F dated 14.09.20 Soft Landscaping Proposals (Sheet 2 of 2) drawing number 12176/P05 rev E dated 14.09.20</p> <p>Drainage Layout Overview drawing number WIN-BWB-HGT-XX-DR-D-0500-D2 rev T02 dated 09.09.20</p> <p>Drainage Layout (Unit 1) drawing number WIN-BWB-DDG-U1-DR-D-0500-D2 rev T03 dated 19.08.20</p> <p>Drainage Layout (Unit 2) drawing number WIN-BWB-DDG-U2-DR-D-0500-D2 rev T04 dated 27.08.20</p> <p>Flood Exceedance Plan (Unit 1) drawing number WIN-BWB-DDG-U1-SK-D-0501-S8 rev P04 dated 09.09.20</p> <p>Flood Exceedance Plan (Unit 2) drawing number WIN-BWB-DDG-U2-SK-D-0501-S8 rev P03 dated 19.08.20</p> <p>Proposed Finished Levels Overview drawing number WIN-BWB-HGT-XX-DR-D-0600-D2 rev T03 dated 09.09.20</p> <p>Proposed Finished Levels Sheet 1 drawing number WIN-BWB-HGT-U1-DR-D-0600-D2 rev T02 dated 09.09.20</p> <p>Proposed Finished Levels Plan Sheet 2 drawing number WIN-BWB-HGT-U2-DR-D-0600-S8 rev P02 dated 01.04.20</p>			
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	<p>Tree Retention and Removal Plan drawing number 12176/P03e dated August 2020</p> <p>Tree Constraints Plan drawing number 12176/P02c dated 07.08.20</p> <p>Retaining Wall Sections drawing number WIN-BWB-HGT-XX-DR-D-0601-D2 revT02 dated 09.09.20</p> <p>Proposed Access Arrangement drawing number 71601-CUR-00-XX-DR-TP-75001 rev P04 dated 28.04.20</p> <p>Fire Tender Swept Path Analysis drawing number 71601-CUR-00-XX-DR-TP-05005 rev P04 dated 28.04.20</p> <p>16.5m Articulated HGV Swept Path Analysis drawing number 71601-CUR-00-XX-DR-TP-05004 rev P08 dated 28.04.20</p> <p>12m Rigid HGV Swept Path Analysis drawing number 71601-CUR-00-XX-DR-TP-05006 rev P04 dated 28.04.20</p>			
40	<p>Any reserved matters application submitted pursuant to this permission for Phase 2 shall not exceed the overall development parameters shown on drawing ref. B9756-AEW-XX-XX-DR-A-0503 rev. P8 and outlined in the submitted planning statement (para 419-4.20) and should also adhere to the following parameters:</p> <p>Maximum building height (maximum height to ridge of 15m); and,</p> <p>Maximum developable floorspace shall not exceed 5,000 sqm GEA.</p> <p>Any reserved matters application submitted pursuant to this permission for Phase 2 shall not exceed the overall development parameters shown on drawing ref. B9756-AEW-XX-XX-DR-A-0503 rev P7 and outlined in the submitted planning statement (para 419-4.20) and should also adhere to the following parameters:</p>	<p>Condition wording updated by NMA 15375/23. Approved 10 August 2023.</p> <p>Compliance condition to note.</p>	Employer / Landowner	N/A

	<ul style="list-style-type: none"> Maximum building height (maximum height to ridge of 15m); and, Maximum developable floorspace shall not exceed 5,000 sqm GEA. 			
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