

**THE METROPOLITAN BOROUGH OF STOCKPORT (HAZEL GROVE (A6) TO
MANCHESTER AIRPORT A555 CLASSIFIED ROAD) COMPULSORY
PURCHASE ORDER 2013**

**THE METROPOLITAN BOROUGH OF STOCKPORT (HAZEL GROVE (A6) TO
MANCHESTER AIRPORT A555 CLASSIFIED ROAD) (SIDE ROADS) ORDER
2013**

THE HIGHWAYS ACT 1980

-and-

THE ACQUISITION OF LAND ACT 1981

THE HIGHWAYS (INQUIRIES PROCEDURE) RULES 1994

COMPULSORY PURCHASE (INQUIRIES PROCEDURE) RULES 2007

REFERENCE: LAO/NW/SRO/2013/40 and LAO/NW/CPO/2013/41

**A proof of evidence relating to the PLANNING aspect of the
A6 to Manchester Airport Relief Road**

-of-

Alan Houghton

BA (Hons), DMS, MRTPI

on behalf of

The Metropolitan Borough Council of Stockport

acting on its behalf and on behalf

-of-

Manchester City Council

-and-

Cheshire East Borough Council

VOLUME 2 – APPENDICES

Appendix A – Planning Decision Notices



STOCKPORT
METROPOLITAN BOROUGH COUNCIL

**STOCKPORT METROPOLITAN BOROUGH COUNCIL
DECISION NOTICE**

Town and Country Planning Act 1990

**Town and Country Planning (Environmental Impact Assessment)
Regulation 2011**

Town and Country Planning General Regulations 1992

FULL PLANNING PERMISSION NUMBER DC053678

Applicant Details:	Agent Details:
Stockport MBC, Cheshire East Council & Manchester City Council	Mr S Rosillo URS Infrastructure & Environment UK Ltd Bridgewater House Whitworth Street Manchester M1 6LT
Location	Description of Development
Land to the south of Stockport, adjacent to and between the A6 (Buxton Road) and land to the east of the Styal railway line, north of Styal Golf Course.	Construction of the A6 to Manchester Airport Relief Road (whole route), incorporating: Seven new road junctions; Modification to four existing road junctions; Four new rail bridge crossings; Three new public rights of way/accommodation bridges; Four new road bridges; A pedestrian & cycle route; Six balancing ponds; and Associated landscaping, lighting and infrastructure works. Within Stockport: Six new road junctions; Modification to three existing road junctions; Three new rail bridge crossings; One new public right of way/accommodation bridge; Three new road bridges; A pedestrian cycle route; Four balancing ponds; and Associated landscaping, lighting, engineering and infrastructure works.

PARTICULARS OF DECISION

The Stockport Metropolitan Borough Council hereby give notice in pursuance of the Town and Country Planning Act 1990 that **FULL PLANNING PERMISSION HAS BEEN GRANTED** for the carrying out of the development described above. The development must be begun not later than the expiration of THREE YEARS beginning with the date of this permission, as required by section 91 of the Town and Country Planning Act 1990 and amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

The development must be carried out in accordance with the application and plans submitted, and subject to the following terms and conditions:

1. Condition

This permission relates to the following drawings :-

Location Plan

- Planning Application Location Plan (1007/2D/DF7/A6-MA/PALP/270)
- Planning Application Location Plan – Local Authority Boundary Locations (1007/2D/DF7/A6-MA/PALP/271)

Proposed Block Plans

Planning Application Block Plans - Proposed Sheet 2
(1007/3D/DF7/A6-MA/PABP/P/024)
Planning Application Block Plans - Proposed Sheet 3
(1007/3D/DF7/A6-MA/PABP/P/025)
Planning Application Block Plans - Proposed Sheet 5
(1007/3D/DF7/A6-MA/PABP/P/027)
Planning Application Block Plans - Proposed Sheet 6
(1007/3D/DF7/A6-MA/PABP/P/028)
Planning Application Block Plans - Proposed Sheet 7
(1007/3D/DF7/A6-MA/PABP/P/029)
Planning Application Block Plans - Proposed Sheet 8
(1007/3D/DF7/A6-MA/PABP/P/030)
Planning Application Block Plans - Proposed Sheet 10
(1007/3D/DF7/A6-MA/PABP/P/031)
Planning Application Block Plans - Proposed Sheet 11
(1007/3D/DF7/A6-MA/PABP/P/032)
Planning Application Block Plans - Proposed Sheet 12
(1007/3D/DF7/A6-MA/PABP/P/033)
Planning Application Block Plans - Proposed Sheet 13
(1007/3D/DF7/A6-MA/PABP/P/034)
Planning Application Block Plans - Proposed Sheet 14
(1007/3D/DF7/A6-MA/PABP/P/035)
Planning Application Block Plans - Proposed Sheet 15
(1007/3D/DF7/A6-MA/PABP/P/036)
Planning Application Block Plans - Proposed Sheet 16
(1007/3D/DF7/A6-MA/PABP/P/037)
Planning Application Block Plans - Proposed Sheet 17
(1007/3D/DF7/A6-MA/PABP/P/038)
Planning Application Block Plans - Proposed Sheet 18

(1007/3D/DF7/A6-MA/PABP/P/039)
Planning Application Block Plans - Proposed Sheet 19
(1007/3D/DF7/A6-MA/PABP/P/040)
Planning Application Block Plans - Proposed Sheet 20
(1007/3D/DF7/A6-MA/PABP/P/041)
Planning Application Block Plans - Proposed Sheet 21
(1007/3D/DF7/A6-MA/PABP/P/042)
Planning Application Block Plans - Proposed Sheet 22
(1007/3D/DF7/A6-MA/PABP/P/043)
Planning Application Block Plans - Proposed Sheet 23
(1007/3D/DF7/A6-MA/PABP/P/044)

General Arrangement Plans

Planning Application General Arrangement – Sheet 1 of 9
(1007/3D/DF7/A6-MA/GA/201)
Planning Application General Arrangement – Sheet 2 of 9
(1007/3D/DF7/A6-MA/GA/202)
Planning Application General Arrangement – Sheet 3 of 9
(1007/3D/DF7/A6-MA/GA/203)
Planning Application General Arrangement – Sheet 4 of 9
(1007/3D/DF7/A6-MA/GA/204)
Planning Application General Arrangement – Sheet 5 of 9
(1007/3D/DF7/A6-MA/GA/205)
Planning Application General Arrangement – Sheet 6 of 9
(1007/3D/DF7/A6-MA/GA/206)
Planning Application General Arrangement – Sheet 7 of 9
(1007/3D/DF7/A6-MA/GA/207)
Planning Application General Arrangement – Sheet 8 of 9
(1007/3D/DF7/A6-MA/GA/208)
Planning Application General Arrangement – Sheet 9 of 9
(1007/3D/DF7/A6-MA/GA/209)

Cross Sections

Preferred Scheme - Cross Sections Sheet 1
(1007/3D/DF7/A6-MA/XS/258)
Preferred Scheme - Cross Sections Sheet 3
(1007/3D/DF7/A6-MA/XS/260)
Preferred Scheme - Cross Sections Sheet 4
(1007/3D/DF7/A6-MA/XS/261)
Preferred Scheme - Cross Sections Sheet 5
(1007/3D/DF7/A6-MA/XS/262)
Preferred Scheme - Cross Sections Sheet 6
(1007/3D/DF7/A6-MA/XS/263)
Preferred Scheme - Cross Sections Sheet 8
(1007/3D/DF7/A6-MA/XS/265)
Preferred Scheme - Cross Sections Sheet 9
(1007/3D/DF7/A6-MA/XS/266)
Preferred Scheme - Cross Sections Sheet 10
(1007/3D/DF7/A6-MA/XS/267)

Proposed Structures General Arrangements

- B001 A6 Bus Bridge General Arrangement
(1007-3D-DF7-A6-MA-B001-701-C)

- Hazel Grove/Buxton Railway Underline Bridge Option 1
(1007-3D-DF5-A6-MA-B002-702-3)
- B003 Mill Lane Accommodation Bridge General Arrangement
(1007-3D-DF7-A6-MA-B003-701-A)
- B004A Norbury Bridge Widening
(1007-3D-DF7-A6-MA-B004A-701-A)
- B004 Mill Lane Footbridge General Arrangement
(1007-3D-DF7-A6-MA-B004-701-A)
- B005 Mill Hill Hollow Bridge General Arrangement
(1007-3D-DF7-A6-MA-B005-705-D)
- Mill Hill Hollow Footbridge General Arrangement
(1007-3D-DF7-A6-MA-B005A-701-A)
- B007 Woodford Road Bridge General Arrangement
(1007-3D-DF7-A6-MA-B007-707-C)
- General Arrangement WCML Bridge
(1007-3D-DF5-A6-MA-B008-708)
- B010 Woodford Road Bridge – Bramhall General Arrangement
(Sheet 1 of 2) (1007-3D-DF7-A6-MA-B010B-707a-B)
- B010 Woodford Road Bridge – Bramhall General Arrangement
(Sheet 2 of 2) (1007-3D-DF7-A6-MA-B010B-707b)
- Styal Railway Bridge General Arrangement
(1007-3D-DF5-A6-MA-B013-713-03)
- TR1-11 Dairy House Lane Culvert
(1007-3D-DF7-A6-MA-TR1-11-701-A)
- General Arrangement R009 Retaining Wall
(1007/3D/DF7/A6-MA/R009/726/B)
- Retaining Wall TR1G General Arrangement
(1007/3D/DF7/A6-MA/TR1G/006/A)

Speed Limit Plans

1007/3D/DF7/A6-MA/SL/242 - Existing and Proposed Speed Limits -
Sheet 1 of 4

1007/3D/DF7/A6-MA/SL/243 - Existing and Proposed Speed Limits -
Sheet 2 of 4

1007/3D/DF7/A6-MA/SL/244 - Existing and Proposed Speed Limits -
Sheet 3 of 4

1007/3D/DF7/A6-MA/SL/245 - Existing and Proposed Speed Limits -
Sheet 4 of 4

1007/3D/DF7/A6-MA/SL/246 - Existing and Proposed Speed Limits –
Sheet Location Plan

Public Rights of Way Plans

1007/3D/DF7/A6-MA/PROW/210 - Existing and Proposed Public Rights
of Way

1007/3D/DF7/A6-MA/PROW/211 - Existing and Proposed Public Rights
of Way

1007/3D/DF7/A6-MA/PROW/212 - Existing and Proposed Public Rights
of Way

1007/3D/DF7/A6-MA/PROW/213 - Existing and Proposed Public Rights
of Way

1007/3D/DF7/A6-MA/PROW/214 - Existing and Proposed Public Rights
of Way

1007/3D/DF7/A6-MA/PROW/247 - Existing and Proposed Public Rights

of Way

Landscape Mitigation Plans

Figure 5.29.1 - Landscape Mitigation Proposals - Legend
Figure 5.30.1 - Landscape Mitigation Proposals – Sheet 1
Figure 5.31.1 - Landscape Mitigation Proposals – Sheet 2
Figure 5.32.1 - Landscape Mitigation Proposals – Sheet 3
Figure 5.33.1 - Landscape Mitigation Proposals – Sheet 4
Figure 5.34.1 - Landscape Mitigation Proposals – Sheet 5
Figure 5.35.1 - Landscape Mitigation Proposals – Sheet 6
Figure 5.36.1 - Landscape Mitigation Proposals – Sheet 7
Figure 5.37.1 - Landscape Mitigation Proposals – Sheet 8
Figure 5.38.1 - Landscape Mitigation Proposals – Sheet 9
Figure 5.39.1 - Landscape Mitigation Proposals – Sheet 10
Figure 5.40.1 - Landscape Mitigation Proposals – Sheet 11
Figure 5.42.1 - Landscape Mitigation Proposals – Sheet 13
Figure 5.43.1 - Landscape Mitigation Proposals – Sheet 14

Landscape Design Plans

1007/3D/DF7/A6-MA/LD/215 - Landscape Design Sheet 1 of 12
1007/3D/DF7/A6-MA/LD/216 - Landscape Design Sheet 2 of 12
1007/3D/DF7/A6-MA/LD/217 - Landscape Design Sheet 3 of 12
1007/3D/DF7/A6-MA/LD/218 - Landscape Design Sheet 4 of 12
1007/3D/DF7/A6-MA/LD/219 - Landscape Design Sheet 5 of 12
1007/3D/DF7/A6-MA/LD/220 - Landscape Design Sheet 6 of 12
1007/3D/DF7/A6-MA/LD/221 - Landscape Design Sheet 7 of 12
1007/3D/DF7/A6-MA/LD/222 - Landscape Design Sheet 8 of 12
1007/3D/DF7/A6-MA/LD/223 - Landscape Design Sheet 9 of 12
1007/3D/DF7/A6-MA/LD/224 - Landscape Design Sheet 10 of 12
1007/3D/DF7/A6-MA/LD/225 - Landscape Design Sheet 11 of 12
1007/3D/DF7/A6-MA/LD/226 - Landscape Design Sheet 12 of 12
1007/3D/DF7/A6-MA/LD/249 - Landscape Design – Sheet Location Plan

Proposed Lighting Plans

60248122_1300_001 Rev E - Proposed Lighting – Sheet Layout
60248122_1300_002 Rev D - Proposed Lighting – Ringway Road West Junction
60248122_1300_003 Rev E - Proposed Lighting – Styal Road Junction
60248122_1300_004 Rev D - Proposed Lighting – Wilmslow Road junction
60248122_1300_005 Rev E - Proposed Lighting – Stanley Green Roundabout
60248122_1300_006 Rev E - Proposed Lighting – SEMMMS A34 junction
60248122_1300_007 Rev E - Proposed Lighting – Woodford Road Junction
60248122_1300_008 Rev E - Proposed Lighting – Chester Road Junction
60248122_1300_009 Rev E - Proposed Lighting – Macclesfield Road Junction
60248122_1300_010 Rev E - Proposed Lighting – A6 SEMMMS Junction

Drainage Plans

60212470-HIG-0501 Rev P05 - Drainage layout Sheet 1
60212470-HIG-0502 Rev P05 - Drainage layout Sheet 2
60212470-HIG-0503 Rev P06 - Drainage layout Sheet 3
60212470-HIG-0504 Rev P07 - Drainage layout Sheet 4
60212470-HIG-0505 Rev P05 - Drainage layout Sheet 5
60212470-HIG-0506 Rev P06 - Drainage layout Sheet 6
60212470-HIG-0507 Rev P06 - Drainage layout Sheet 7
60212470-HIG-0508 Rev P06 - Drainage layout Sheet 8
60212470-HIG-0509 Rev P06 - Drainage layout Sheet 9
60212470-HIG-0510 Rev P05 - Drainage layout Sheet 10
60212470-HIG-0511 Rev P05 - Drainage layout Sheet 11
60212470-HIG-0512 Rev P06 - Drainage layout Sheet 12
60212470-HIG-0513 Rev P05 - Drainage layout Sheet 13
60212470-HIG-0514 Rev P05 - Drainage layout Sheet 14
60212470-HIG-0515 Rev P05 - Drainage layout Sheet 15
60212470-HIG-0516 Rev P06 - Drainage layout Sheet 16
60212470-HIG-0535 Rev P03 - Summary of Proposed Drainage Networks

Approved Documents

Environmental Statement: Volume 1 - Main Text (1007/6.15.2/189)
Environmental Statement: Volume 2 – Figures (1007/6.15.2/190)
Environmental Statement: Volume 3 - Appendices (1007/6.15.2/191)
Design and Access Statement – Volume 1 (1007/6.15.2/180)
Design and Access Statement – Volume 2 (Structures Reports) (1007/6.15.2/181)
Transport Assessment - 1007/6.15.2/183
Socio-economic Impacts Report - 1007/6.15.2/173
Flood Risk Assessment - 1007/6.7/061
Tree Survey -1007/6.15.2/185
Street Lighting Design Statement - 1007/10.7/105
Health Impact Assessment - 1007/6.15.2/186
Drainage Strategy Report - 1007/6.7/062
Airport Safeguarding - 1007/11.01/165
Sustainability Statement - 1007/13.5/164
Equalities Impact Assessment - 1007/6.15.2/187
Soft Landscape Specification - 1007/5.7/097
Landscape Management Plan - 1007/5.7/098
Code of Construction Practice - 1007/10.4/134

Reason

For the avoidance of doubt and to ensure that the development complies with the following policies saved Policies of the adopted Stockport Unitary Development Plan Review and Policies of the adopted Stockport Core Strategy DPD;

Stockport Unitary Development Plan Review (saved policies)

CDH1.2: Non Residential Development in Predominantly Residential Areas

ST2.2: Protection for Major Road Schemes
 LCR1.1: Landscape Character Areas
 EP1.7: Development and Flood Risk
 NE1.1: Sites of Special Nature Conservation Importance
 NE1.2: Sites of Nature Conservation Importance
 GBA1.1: Extent of Green Belt
 GBA1.2: Control of Development in Green Belt
 GBA2.1: Protection of Agricultural Land
 L1.8: Strategic recreation routes
 L1.9: Recreation routes and new development
 LCR1.1: Landscape Character Areas
 EP1.8: Manchester Airport Public Safety Zone
 EP1.9: Safeguarding of Aerodromes and Air Navigation Facilities

Core Strategy Policies

CS1: Overarching Principles: Sustainable Development - Addressing Inequalities and Climate Change
 CS5: Access to Services
 CS8: Safeguarding and Improving the Environment
 CS9: Transport and Development
 CS10: An Effective and Sustainable Transport Network
 SD1: Creating Sustainable Communities
 SD3: Delivering the Energy Opportunities Plan - New Development
 SD6: Adapting to the Impacts of Climate Change
 SIE -1: Quality Places
 SIE-3: Protecting, Safeguarding and Enhancing the Environment
 SIE-5: Aviation facilities, Telecommunications and other Broadcast
 T-1: Transport and Development
 T-3: Safety and Capacity on the Highway Network
 AS-2: Improving Indoor Sports, Community and Education Facilities and their Accessibility

Relevant Policies as contained within the NPPF.

2. Condition

The development hereby permitted shall be undertaken strictly in accordance with the details contained in the application and in full compliance with the mitigation measures identified and set out in the supporting Environmental Statement, unless otherwise agreed in writing with the Local Planning Authority, or where modified by the conditions attached to this planning permission or by details subsequently approved pursuant to those conditions.

Reason

To ensure that the development is carried out in accordance with the details as contained in the application and the principles of the mitigation set out in the Environmental Statement in order to minimise the environmental effects of the development.

3. Condition

No development shall take place until (i) a schedule of all the materials to be used on the development including retaining walls, lighting columns, bridges and fences has been submitted to and approved in writing by the local planning authority and (ii) samples have been made available for inspection on the site. The new sections of road hereby approved shall not be brought into use until it has been completed in accordance with the approved schedule and materials.

Reason

In the interests of visual amenity and to ensure compliance with Policies SIE-1 "Quality Places" and SIE-3 "Protecting, Safeguarding and Enhancing the Environment" of the adopted Stockport Core Strategy DPD

4. Condition

Before the new sections of road hereby approved are brought into use details of all proposed lighting to be implemented as part of the development (including street lighting and that associated with the bridges, underpasses and other circulation areas, etc) shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the lighting shall be implemented and carried out in full accordance with the approved details.

Reason

To ensure that any lighting is the minimum necessary for its purpose in accordance with Policy SIE-3 "Protecting, Safeguarding and Enhancing the Environment" of the adopted Stockport Core Strategy DPD.

5. Condition

No lighting required for the construction of the development shall be installed at the site except in accordance with details which have been first submitted to and approved in writing by the local planning authority.

Reason

To ensure that any lighting is the minimum necessary for its purpose in accordance with Policy SIE-3 "Protecting, Safeguarding and Enhancing the Environment" of the adopted Stockport Core Strategy DPD.

6. Condition

The development hereby approved shall have foul and surface water drained in accordance with the principles outlined in the submitted Flood Risk Assessment which was prepared by AECOM Ltd Ref: 1007/6.7/061

rev 5, dated 2nd October 2013 and the submitted Drainage Strategy Report and associated plans (prepared by AECOM Ltd ref: 60212470/HIG/001, dated August 2011). For the avoidance of doubt, any foul water must drain separately to surface water and no surface water will be permitted to discharge directly or indirectly into the public foul or combined sewer. Any surface water draining from the site must be restricted to the agreed rates as set out within the submitted Drainage Strategy.

Reason

In order to overcome any adverse effects of the development in terms of Policy SIE-3 "Protecting Safeguarding and Enhancing the Environment", of the adopted Stockport Core Strategy DPD.

7. Condition

No development shall take place until details of the bunds for noise mitigation and landscaping to be constructed along the boundaries of the development have been submitted to and approved in writing by the Local Planning Authority. Such details shall include appropriate cross sections of the bunds and include details of the location, size and height of the bund as well as details of the proposed materials and method of construction. Following the construction of the bunds they shall be landscaped and maintained in accordance with the details approved pursuant to Condition 24. The bunds shall be constructed and all works implemented and carried out in full accordance with the approved details.

Reason

In the interests of visual amenity and to ensure compliance with Policies SIE-1 "Quality Places" and SIE-3 "Protecting, Safeguarding and Enhancing the Environment" of the adopted Stockport Core Strategy DPD.

8. Condition

No development shall take place until full details of all bridges, structures, underpasses, bridge wing walls, abutments and crossings have been submitted to and approved in writing by the Local Planning Authority. Such details shall include information on the colours and treatment of all surfaces, finishes and textures associated with these elements (e.g. railings, wing walls, side walls of underpass) as well as exact clearance heights. The bridges, structures, underpasses, bridge wing walls, abutments and crossings shall thereafter be constructed in accordance with the approved details.

Reason

In the interests of highway safety and to safeguard the amenities of the locality pursuant to policies T-1, T-2, T-3 and SIE-1 of the Core Strategy

9. Condition

Unless otherwise agreed in writing by the Local Planning Authority no development shall take place until a scheme that includes the following components to deal with the risks associated with contamination of the site have been submitted to and approved, in writing, by the Local Planning Authority:

- 1) A preliminary risk assessment which has identified:
 - all previous uses
 - potential contaminants associated with those uses
 - a conceptual model of the site indicating sources, pathways and receptors potentially unacceptable risks arising from contamination at the site.
- 2) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
- 3) The results of the site investigation and detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

Any changes to these components require the express written consent of the Local Planning Authority. The scheme shall be implemented as approved.

Reason

To ensure that any unacceptable risks from contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy SIE-3 "Protecting Safeguarding and Enhancing the Environment", of the adopted Stockport Core Strategy DPD.

10. Condition

The new sections of road shall not be brought into use until the approved remediation scheme required to be submitted by Condition 9 has been carried out. Within six months of completion of remediation measures, a validation report assessing the effectiveness of the remediation carried shall be submitted to and approved in writing by the local planning authority. The report shall specify any further remediation or monitoring measures necessary and indicate how and when these measures will be undertaken. Any further remediation must be

implemented in accordance with approved report.

Reason

To ensure that any unacceptable risks from contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy SIE-3 "Protecting Safeguarding and Enhancing the Environment", of the adopted Stockport Core Strategy DPD.

11. Condition

No development shall take place until a bird hazard management plan has been submitted to, and approved in writing by the Local Planning Authority. The plan shall include measure to ensure that earthworks during construction do not attract birds. Once approved the scheme shall be implemented in full and remain in place during the construction of the site.

Reason

To avoid endangering the safe operation of aircraft through the attraction of birds, pursuant to Circular 1/2003 Safeguarding Aerodromes, Technical Sites and Military Explosives Storage Areas: the Town and Country Planning (Safeguarded Aerodromes, Technical Sites and Military Explosives Storage Areas) Direction 2002 and saved policies EP1.8 and EP1.9 of the Stockport Development Plan.

12. Condition

Notwithstanding the details shown on Landscape Mitigation Proposals Figure 5.41.1 and 5.42.1, a plan indicating the location of proposed new ponds in Sections, 03, 04 and 05 of the scheme and justification for the location of the ponds shall be submitted to, and approved in writing by the Local Planning Authority. The location of the ponds should be such as to reduce potential for bird hazard. Once approved, the scheme shall be thereafter be implemented prior to the new sections of road being brought into use.

Reason

To avoid endangering the safe operation of aircraft through the attraction of birds, pursuant to Circular 1/2003 Safeguarding Aerodromes, Technical Sites and Military Explosives Storage Areas: the Town and Country Planning (Safeguarded Aerodromes, Technical Sites and Military Explosives Storage Areas) Direction 2002 and saved policies EP1.8 and EP1.9 of the Stockport Development Plan.

13. Condition

No demolition or development ground works shall take place until the applicant or their agents or their successors in title has secured the implementation of a programme of archaeological works in accordance with a Written Scheme of Investigation (WSI) which has been submitted to and approved in writing by the local planning authority. The WSI shall cover the following:

1. A phased programme and methodology to include:
 - an agreed scope of mitigation for each historic building and archaeological site affected by the scheme, including as appropriate the following elements
 - archaeological evaluation
 - where the above identifies significant remains, targeted archaeological excavation
 - watching brief
 - palaeo-environmental sampling and analysis
 - historic building survey
2. A programme for post investigation assessment to include:
 - analysis of the site investigation records and finds
 - production of a final report on the significance of the heritage interest represented.
3. Provision for archive deposition of the report, finds and records of the site investigation.
4. Dissemination of the results through publication and other media.
5. Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.

Reason

In accordance with NPPF policy 12, paragraph 141, “to record and advance the understanding of the significance of any heritage assets to be lost (wholly or in part) and “to make this evidence (and any archive generated) publicly accessible”.

14. Condition

No development shall take place until a schedule for the undertaking of a pre commencement survey of bat roost activity, otter activity, badger activity/foraging surveys and great crested newt activity (in ponds 34 and 139) has been submitted to and approved in writing by the Local Planning. The surveys shall be subsequently undertaken in accordance with the approved schedule.

Reason

To ensure the protection of habitat of species that are protected under the Wildlife and Countryside Act 1981 or as subsequently amended in order to comply with saved policies NE1.1 and NE1.2 and policy SIE-3 "Protecting, Safeguarding and Enhancing the Environment" of the adopted Stockport Core Strategy DPD.

15. Condition

No development shall take place until detailed mitigation/compensation strategies for the following species have been submitted to and approved by the Local Planning Authority:

Great crested newts (each meta-population)

Badgers

Bats

Breeding birds

Brown Hare

Otter

Barn Owl

The strategies shall be based on up-to date survey data and where appropriate the strategies shall include details such as: measures to avoid direct impact on individual species; timings of works; location and design of compensatory habitats; measures to avoid/reduce disturbance of individual species or destruction of terrestrial habitat, measures to reduce road mortality, and a monitoring program to assess the outcomes of these strategies. The approved strategies shall be subsequently implemented in full within a timescale previously approved in writing by the Local Planning Authority.

Reason

To ensure the protection of habitat of species that are protected under the Wildlife and Countryside Act 1981 or as subsequently amended in order to comply with saved policies NE1.1 and NE1.2 and policy SIE-3 "Protecting, Safeguarding and Enhancing the Environment" of the adopted Stockport Core Strategy DPD.

16. Condition

No development shall take place until a method statement detailing the protection and reinstatement plans for the diverted water courses (Norbury Brook, Ox Hey Brook) have been submitted to and approved in writing by the LPA. The development shall be subsequently carried out in accordance with the approved details and thereafter retained.

Reason

To ensure the satisfactory appearance of the site in compliance with Policies SIE-1 "Quality Places" and SIE-3 "Protecting, Safeguarding and Enhancing the Environment" of the adopted Stockport Core Strategy

DPD.

17. Condition

No site clearance or vegetation clearance work should be undertaken in the bird nesting season (March – August inclusive) unless it can be otherwise demonstrated that no birds are breeding on the site.

Reason

To ensure the protection of habitat of species that are protected under the Wildlife and Countryside Act 1981 or as subsequently amended in order to comply with saved policies NE1.1 and NE1.2 and policy SIE-3 "Protecting, Safeguarding and Enhancing the Environment" of the adopted Stockport Core Strategy DPD.

18. Condition

No development shall take place until a method statement for the control and eradication of invasive species such as Japanese knotweed and Himalayan balsam has been submitted to and approved by the Local Planning Authority. The submitted method statement shall include location maps for all stands and method of control, including timings of the work and disposal of any contaminated material. The development shall be subsequently carried out in accordance with the approved details.

Reason

To safeguard and enhance the natural environment and biodiversity of the Borough in accordance with the requirements of Policy SIE-3 "Protecting, Safeguarding and Enhancing the Environment" of the adopted Stockport Core Strategy DPD.

19. Condition

Any buildings, other built structures or trees, assessed as being more than low risk for bat habitation, which are not removed prior to March 2016 shall be reassessed for bat habitation and the information and any mitigation required shall be submitted to and be approved by the Local Planning Authority.

Reason

To ensure the protection of habitat of species that are protected under the Wildlife and Countryside Act 1981 or as subsequently amended in order to comply with saved policies NE1.1 and NE1.2 and policy SIE-3 "Protecting, Safeguarding and Enhancing the Environment" of the adopted Stockport Core Strategy DPD.

20. Condition

Any ponds within the footprint of the development or that fall inside the exclusion fencing that have not been removed by March 2016 shall be reassessed and/or surveyed for great crested newts habitation and the information and any mitigation required shall be submitted to and be approved by the Local Planning Authority

Reason

To ensure the protection of habitat of species that are protected under the Wildlife and Countryside Act 1981 or as subsequently amended in order to comply with saved policies NE1.1 and NE1.2 and policy SIE-3 "Protecting, Safeguarding and Enhancing the Environment" of the adopted Stockport Core Strategy DPD.

21. Condition

Prior to the commencement of the development hereby approved a Construction Environmental Management Plan (CEMP) must be submitted to and be approved by the Local Planning Authority. The CEMP must include: a detailed assessment in accordance with British Standard 5228 as part of the finalisation of working methods and informed by the specific plant and machinery which will be used to show how the main construction effects of the development are to be minimised; Noise mitigation, that will include, as a minimum, all the points stated in Section 13.5.29 of the Environmental Statement. The scheme shall also include detail of the types and timetable for piling operations, demolition and rock blasting and detail of ground stabilisation. The plan shall also state how levels of vibration will be monitored by the contractor and what mitigation will be used. The development shall thereafter be constructed in accordance with approved details.

Reason

To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SIE-1 and SIE-3 of the Core Strategy Development Plan Document.

22. Condition

No work (including routine maintenance of vehicles and plant, loading and unloading of vehicles) shall be carried out at the site and no vehicle movements shall take place to, from, or within the site (i) before 0700 or after 1800 Monday to Friday (ii) before 0800 or after 1300 Saturday and (ii) at any time on Sunday or Bank Holidays.

In the event that work associated with the construction of the development is required outside these hours, the applicant must seek the approval in writing of the Local Planning Authority not less than 28

days in advance of the date in question including dates/times at which the work is intended to take place, details of the nature of the work and the machinery/plant required to carry out that work (unless agreed otherwise in writing by the Local Planning Authority). Work shall only then proceed in accordance with the approved details.

Reason

In order to minimise the impact of the proposed use upon the amenities of the residents of nearby properties in accordance with saved Policy CDH1.2, "Non Residential Development in Predominantly Residential Areas", and Policy SIE-1 "Quality Places" of the adopted Stockport Core Strategy DPD.

23. Condition

Prior to the commencement of development a scheme identifying the layout of the proposed pitches at Woodford Recreation Ground shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall subsequently be implemented prior to any development taking place which impacts on Woodford Recreation Ground.

Reason

To ensure retention of community facilities in accordance with policy AS-2 of the Core Strategy Development Plan Document

24. Condition

No development shall take place until a scheme of landscaping has been submitted to and approved in writing by the local planning authority. The scheme shall indicate the size, species and spacing of planting, the areas to be grassed and the materials to be used on the hard surfaced areas.

Reason

To ensure the satisfactory appearance of the site in compliance with Policies SIE-1 "Quality Places" and SIE-3 "Protecting, Safeguarding and Enhancing the Environment" of the adopted Stockport Core Strategy DPD.

25. Condition

Details and methodology stating how the landscaping, drainage and ecological mitigation proposals are designed to minimise risk to aircraft shall be submitted to, and approved in writing by the Local Planning Authority. The details shall include justification for the design and location of the proposed ponds. The location of the ponds should be as such to reduce the potential for bird hazard.

Reason: In the interests of airport safeguarding.

26. Condition

The approved landscaping scheme shall be carried out within 6 months of the opening of the road. Any trees, plants or grassed areas which within a period of 5 years from the date of planting die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size, species and quality unless the local planning authority gives written approval to any variation.

Reason

To ensure the satisfactory appearance of the site in compliance with Policies SIE-1 "Quality Places" and SIE-3 "Protecting, Safeguarding and Enhancing the Environment" of the adopted Stockport Core Strategy DPD.

27. Condition

No existing tree within the site shall be cut down, topped, lopped, uprooted, willfully damaged or willfully destroyed without the prior written approval of the local planning authority, with the exception of those indicated otherwise on the approved plan. Any hedgerows, woody plants or shrubbery removed without such consent or dying or being severely damaged or being seriously diseased, within 5 years of the development commencing, shall be replaced within the next planting season with trees of such size and species as may be approved in writing by the local planning authority.

Reason

In order to protect existing trees on the site in accordance with Policies SIE-1 "Quality Places" and SIE-3 "Protecting, Safeguarding and Enhancing the Environment", of the adopted Stockport Core Strategy DPD.

28. Condition

No development shall take place until all existing trees on the site except those shown to be removed on the approved plans, have been fenced off in accordance with BS 5837:2005 "Trees in relation to construction - Recommendations". The fencing shall be retained during the period of construction and no work, excavation, tipping or stacking of materials shall take place within any such fence during the construction period.

Reason

In order to protect existing trees on the site in accordance with Policies SIE-1 "Quality Places" and SIE-3 "Protecting, Safeguarding and

Enhancing the Environment", of the adopted Stockport Core Strategy DPD.

29. Condition

Unless otherwise agreed in writing by the Local Planning Authority, no building shall be erected within 3 metres of any existing public sewer and no development shall occur within 10m of any existing service reservoirs.

Reason

In the interests of protection of public facilities and ensure compliance with Policies SIE-1 "Quality Places" and SIE-3 "Protecting, Safeguarding and Enhancing the Environment" of the adopted Stockport Core Strategy DPD

30. Condition

Prior to the commencement of development a report of the findings of the scheme of site investigation works as recommended in the submitted Ground Investigation Report shall be submitted to, and approved in writing by the Local Planning Authority. In the event that the site investigation works confirm the need for remedial works to treat mine entries and/or areas of shallow mine workings a scheme of mitigation works shall be submitted to and approved by the Local Planning Authority. Any mitigation works shall subsequently be carried out in accordance with the approved mitigation scheme and completed prior to the new sections of road being brought into use.

Reason

To ensure that any unacceptable risks from contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy SIE-3 "Protecting Safeguarding and Enhancing the Environment", of the adopted Stockport Core Strategy DPD.

31. Condition

Prior to the commencement of development details of the temporary measures to maintain designated and permissive Rights of Way that are affected by the construction work shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall subsequently be implemented for the duration of construction works.

Reason

In the interests of highway safety and to safeguard the amenities of the locality pursuant to policies T-1, T-2, T-3 and SIE-1 of the Core Strategy

32. Condition

Prior to the provision of alternative access routes and/or diversions full details of the proposed route and facilities shall be submitted to and approved in writing by the Local Planning Authority. The alternative access routes and/or diversions shall subsequently be provided in accordance with the approved details, or any subsequent revisions that have been submitted to and approved in writing by the Local Planning Authority.

Reason

In the interests of highway safety and to safeguard the amenities of the locality pursuant to policies T-1, T-2, T-3 and SIE-1 of the Core Strategy Development Plan Document.

33. Condition

All vehicles, plant and machinery shall be maintained in accordance with the manufacturer's specification at all times, and shall be fitted with and use effective silencers. Any breakdown or malfunction of silencing equipment or screening shall be treated as an emergency and should be dealt with immediately. Where a repair cannot be undertaken within a reasonable period, the equipment affected should be taken out of service.

Reason

In the interests of residential amenity and to ensure compliance with Policies SIE-1 "Quality Places" and SIE-3 "Protecting, Safeguarding and Enhancing the Environment" of the adopted Stockport Core Strategy DPD

34. Condition

No development shall take place until general arrangement drawings (notwithstanding drawings submitted for the Planning Application) at a scale of 1:500 have been submitted to and approved in writing by the Local Planning Authority for all parts of the proposed scheme within Stockport including works to side roads. Such plans shall include the following details:

- Location of kerbs, footways, cycleways, bridleways, footpaths and carriageways;
- Road markings;
- Location of traffic signal equipment;
- Visibility Splays;

- Private access points to the highway;
- Pedestrian crossing points and
- Proposed road gradients

The scheme shall be constructed in accordance with the approved plans prior to new sections of the road opening for traffic unless otherwise agreed in writing by the Local Planning Authority.

Reason

In the interests of highway safety and to safeguard the amenities of the locality pursuant to policies T-1, T-2, T-3 and SIE-1 of the Core Strategy Development Plan Document.

35. Condition

No development shall commence until full construction details of the proposed pedestrian and cycleway, footpaths and Bridleway as indicated on drawings 1007/3D/DF7/A6-MA/PROW/210, 1007/3D/DF7/A6-MA/PROW/211, 1007/3D/DF7/A6-MA/PROW/212, 1007/3D/DF7/A6-MA/PROW/213 and 1007/3D/DF7/A6-MA/PROW/214 have been submitted to and approved in writing by the Local Planning Authority. Such details shall include:

- Construction and surfacing details;
- Drainage proposals;
- Lighting (where appropriate);
- Controlled & uncontrolled crossing facilities along the routes and
- Measures to control access and usage.

The pedestrian and cycleway, footpaths and bridleways shall not be brought into use until the approved details have been implemented in full unless otherwise agreed in writing with the Local Planning Authority.

Reason

In the interests of highway safety and to safeguard the amenities of the locality pursuant to policies T-1, T-2, T-3 and SIE-1 of the Core Strategy Development Plan Document.

36. Condition

No demolition, excavation, remediation or development works shall take place until a Construction Management Plan (CMP) with detailed method statements for all works practices of construction has been submitted to and approved in writing by the Local Planning Authority. The approved CMP shall be adhered to throughout the full construction

period and provide for:-

- details of and position of any proposed cranes to be used on the site;
- a detailed programme of the works and risk assessments;
- the designated route for all construction and delivery vehicles;
- traffic management and control measures;
- the parking of vehicles of site operatives and visitors;
- loading and unloading of plant and materials;
- storage of plant and materials used in constructing the development;
- contractor accommodation/facilities;
- the erection and maintenance of security hoarding and any scaffolding;
- temporary traffic signage;
- measures to prevent the deposit of extraneous matter (mud, debris etc.) onto public highways by vehicles travelling from the site;
- measures to control the emission of dust and dirt during construction;
- a scheme for recycling/disposing of waste resulting from demolition and construction works and
- restoration works.

Reason

In the interests of highway safety and to safeguard the amenities of the locality pursuant to policies T-1, T-2, T-3 and SIE-1 of the Core Strategy Development Plan Document.

37. Condition

Prior to the development hereby approved being brought into use a scheme detailing a package of mitigation measures (intended to restrain, alleviate and manage traffic flow increases at locations identified and to levels indicated through enhanced mitigation as shown in Table 9.3a and figures 9.6 and 9.7 in the submitted Transport Assessment) has been submitted to and agreed in writing with the Local Planning Authority. Such scheme shall include details of and a methodology and timetable for delivery of the measures, a programme for review, surveys and monitoring of the impact of the measures and if required reappraisal of and addition to the agreed package of measures. The new sections of road shall not be brought into use until the

measures have been implemented in accordance with the approved details unless the prior written consent of the Local Planning Authority has been obtained.

Reason

In the interests of highway safety and to safeguard the amenities of the locality pursuant to policies T-1, T-2, T-3 and SIE-1 of the Core Strategy Development Plan Document.

38. Condition

No newly constructed part of the road shall be opened for traffic until all parts of the newly constructed road are complete and available for use unless a phasing programme for completion of the road is submitted and approved in writing by the Local Planning Authority. Such phasing plan shall include:

- A timetable for the opening of all sections of the road;
- Traffic modelling of the impact of opening phases of the road and
- A layout plan and safety audit for any interim junction arrangements;

Reason

In the interests of highway safety and to safeguard the amenities of the locality pursuant to policies T-1, T-2, T-3 and SIE-1 of the Core Strategy Development Plan Document.

39. Condition

Prior to commencement of development a further Water Framework Directive (WFD) assessment detailing the protection/mitigation of any adverse impacts to those waterbodies identified in the WFD Screening Assessment shall be submitted to and approved in writing by the local planning authority. The scheme shall be carried out as approved and any subsequent variations shall be agreed in writing by the local planning authority.

The further WFD assessment should include the following elements:

- details of the diversion of watercourses including the lengths of watercourse to be lost and created (this must ensure no net loss to length of open water)
- cross section details of the diverted watercourses
- details of any new habitat created on site as part of mitigation/compensation measures (this must ensure no net loss to habitats currently extant)
- details of treatment of site boundaries and/or buffers around water bodies (the aim must be to create a vegetated buffer zone)

with a minimum width of 8 metres measured from the top of bank)

- detail extent and type of new planting (all planting to be of native species)
- details of maintenance regimes

Reason

To ensure the development is carried out in accordance with the objectives set out in the Water Framework Directive (WFD).

40. Condition

Within 18 months of the new sections of road hereby approved being brought into use a package of complementary measures shall have been implemented in accordance with a scheme which has previously been submitted to and approved in writing by the Local Planning Authority.

Reason

In the interest of highway safety and sustainability and to safeguard the amenities of the locality pursuant to policies T-1, T-2, T-3 and SIE-1 of the Core Strategy Development Plan Document.

Statement under Article 31(1)(cc) of the Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended):

The Local Planning Authority worked positively and proactively with the applicant to identify various solutions during pre-application discussions to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition. The Local Planning Authority has therefore implemented the requirement in Paragraphs 186-187 of the NPPF.

Signed:



Dated: 25/06/2014

On Behalf of
Emma Curle - Head of Development Management
BSc (Hons), MRTPI

ADDITIONAL INFORMATION

1. Should contamination be suspected, found or be caused at any time when carrying out the development that was not previously identified, the local planning authority should be notified immediately and development affected or potentially affected by the contamination should stop and an investigation and/or risk assessment and/or remediation carried out to establish the most appropriate course of action. Failure to stop and notify may render the Developer/Owner liable for the costs of any investigation and remedial works under Part IIA of the Environmental Protection Act 1990.
2. The route of the proposed development affects watercourses, some of which are designated "main river". In particular, Handforth Brook and Norbury Brook.
3. Cranes, whilst they are temporary, can be a hazard to air safety. Should any cranes or tall construction equipment be required during the construction process, a separate assessment of crane operations will be required. The developer or crane operator must therefore notify Manchester Airport Airfield Operations at least one month in advance of intending to erect a crane or tall construction equipment. The proposed crane operations will then be assessed to determine whether a Tall Equipment Permit would need to be obtained and whether any regulatory procedures or operating restrictions would need to be agreed in advance.
4. The applicant's attention is drawn to the need for the Design Engineer to obtain 'Departures from DMRB Standards' for various elements of junction design. This should be obtained from the Local Highway Authority as the Overseeing Authority in each case.
5. The applicant's attention is drawn to the need for the road to be constructed fully in accordance with DMRB and Local Authority agreed and approved construction specifications in order to ensure that a road which will be managed and maintained in accordance with current Local Authority practice is completed.
6. The applicant's attention is drawn to the need to obtain permission to divert and/or extinguish lengths of public right of way and create new footpaths, cycleways and bridleways. No works should take place on affected routes until the appropriate legislation has been complied with and relevant order confirmed. For further information the applicant should contact the Public Rights of Way Officer at Stockport Council.

THE FOLLOWING IS STANDARD INFORMATION ONLY

- 1 The drawings determined by this notice may be viewed (usually in electronic form) at Fred Perry House, Edward Street, Stockport, by appointment, and are available on line on the Planning & Building pages of the Stockport Council website.
www.stockport.gov.uk/planningdatabase Planning applications database.
- 2 This decision refers only to the legislation under which the application was made and does not include any decision under any other enactment, by law, order or regulation.
- 3 The applicant's attention is drawn to the provision of Section 63 of the Greater Manchester Act 1981 which specifies requirements for fire brigade access when plans for the erection or extension of a building are deposited with a District Council in accordance with the Building Regulations.
- 4 Where your proposal involves building work, your attention is specifically drawn to the need to check with the Building Inspector with regard to the possible requirement for Buildings Regulations Consent.
- 5 Where applicable, notes on your rights of appeal against the decision are set out on the sheet attached to this decision notice. **The Planning Inspectorate's** details are listed below;

The Planning Inspectorate,
Customer Support Unit,
Room 3/15, Eagle Wing,
Temple Quay House,
2, The Square,
Temple Quay,
Bristol,
BS1 6PN

Telephone: 0303 444 5000
Fax: 0117 372 8181
email: enquiries@planning-inspectorate.gsi.gov.uk
web site: www.planning-inspectorate.gov.uk

PUBLIC NOTICE

Town and Country Planning Act 1990

Town and Country Planning General Regulations 1992

**Town and Country Planning (Environmental Impact Assessment) Regulations
2011**

**NOTICE IS HEREBY GIVEN that the following application has been GRANTED
by the**

Stockport Metropolitan Borough Council

Planning Application Number:

DC053678

Location:

Land to the south of Stockport, adjacent to
and between the A6 (Buxton Road) and
land to the east of the Styal railway line,
north of Styal Golf Course.

Proposed Development:

Construction of the A6 to Manchester
Airport Relief Road (whole route),
incorporating:

- Seven new road junctions;
- Modification to four existing road junctions;
- Four new rail bridge crossings;
- Three new public rights of way/accommodation bridges;
- Four new road bridges;
- A pedestrian & cycle route;
- Six balancing ponds; and
- Associated landscaping, lighting and infrastructure works.

Within Stockport:

- Six new road junctions;
- Modification to three existing road junctions;
- Three new rail bridge crossings;
- One new public right of way/accommodation bridge;
- Three new road bridges;
- A pedestrian cycle route;
- Four balancing ponds; and
- Associated landscaping, lighting, engineering and infrastructure works.

A copy of the application and all plans and documents submitted with it may be inspected at Fred Perry House, Edward Street, Stockport, SK1 3XE or can be accessed via the Council website.

APPEALS TO THE SECRETARY OF STATE [OTHER THAN IN RELATION TO ADVERTISEMENTS]

If you are aggrieved by the decision of the local planning authority to refuse permission for the proposed development, or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If you want to appeal; then you can do so online at www.Planningportal.gov.uk/pcs

Alternatively you can use a form you can get from:
The Planning Inspectorate, Registry/ Scanning, Temple Quay House, 2, The Square,
Temple Quay, Bristol, BS1 6PN; Telephone: 0303 444 5000;
email: enquiries@planning-inspectorate.gsi.gov.uk
Website: www.planning-inspectorate.gov.uk

For most types of application you have six months to appeal from the date of the attached Decision Notice. However if the decision involved the refusal of planning permission for a householder application then you have 12 weeks to appeal from the date of the Decision Notice. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances that excuse the delay in giving the notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development, or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any Directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based its decision on a Direction given by him.

PURCHASE NOTICES

If either the local authority or the Secretary of State refuses Permission to develop land, or grants it subject to conditions, the owner may claim he/she can neither put the land to a reasonable beneficial use in its existing state, nor render the land capable of a reasonably beneficial use by the carrying out of any development that has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his/her interest in the land in accordance with the provision of Part VI of the Town and Country Planning Act 1990.

COMPENSATION

In certain circumstances compensation may be claimed from the local planning authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him/her.

These circumstances are set out in section 114 and related provisions of the Town and Country Planning Act 1990.

Information relating to appeals including forms can be obtained from;

The Planning Inspectorate,
Temple Quay House,
2, The Square,
Temple Quay,
Bristol BS1 6PN

Telephone: 0303 444 5000
Web site: www.planning-inspectorate.gov.uk
email: enquiries@planning-inspectorate.gsi.gov.uk

The Planning Portal website: www.planningportal.gov.uk/pcs



STOCKPORT
METROPOLITAN BOROUGH COUNCIL

Place Directorate,
Planning Services,
Stopford House, Piccadilly, Stockport
SK1 3XE

Stockport MBC, Cheshire East Council &
Manchester City Council

Our Ref: DC/053678
Your Ref:
Contact: Suzanne Broomhead
Telephone: 0161 218 1982
Fax:
Email: Planning.DC@Stockport.gov.uk
Web site: www.stockport.gov.uk/planning

27/06/2014

Dear Sir/Madam

Proposal: Construction of the A6 to Manchester Airport Relief Road (whole route), incorporating:

- Seven new road junctions;
- Modification to four existing road junctions;
- Four new rail bridge crossings;
- Three new public rights of way/accommodation bridges;
- Four new road bridges;
- A pedestrian & cycle route;
- Six balancing ponds; and
- Associated landscaping, lighting and infrastructure works.

Within Stockport:

- Six new road junctions;
- Modification to three existing road junctions;
- Three new rail bridge crossings;
- One new public right of way/accommodation bridge;
- Three new road bridges;
- A pedestrian cycle route;
- Four balancing ponds; and
- Associated landscaping, lighting, engineering and infrastructure works.

Location: Land to the south of Stockport, adjacent to and between the A6 (Buxton Road) and land to the east of the Styal railway line, north of Styal Golf Course.

I refer to the planning application submitted by you or on your behalf relating to the development detailed above and the recent decision to Grant planning permission.

When planning permission is granted, it is your responsibility to ensure that the development is constructed in complete accordance with the approved plans and details together with the requirement to ensure that all conditions applied to the consent are complied with. If any of the conditions require further approval and/or

the submission of further details before development starts or use begins known as pre-commencement planning conditions, the requirements of the condition must be satisfied before a start is made. Failure to construct the development in complete accordance with the approved plans and / or failure to comply with these types of condition may make either the permission null and void or the development unauthorised.

In order to satisfy the requirements of a condition, you should write, enclosing the necessary information, submission fee; currently £97 (£28 for domestic extensions), and specifying the address of the site, planning application number and reference number of the condition(s) in question. Alternatively, you may use the application form available from the above address which also appears on the Council website.


It is important, therefore, that you read the Decision Notice carefully and ensure that the development is being constructed in accordance with the plans and detailed listed in the decision. If necessary, make contact with the Development Control officer at Fred Perry House to seek guidance on how to ensure compliance. Please note that if you wish to make changes to the proposal you may need to submit a new application. The officer referred to above dealt with your application and will be the first point of contact to assist you in these matters.

In addition I would ask that you give advanced notice to this office on the tear off slip below, of the date when work is to commence on the implementation of the planning permission.

Yours sincerely



Emma Curle - Head of Development Management
BSc (Hons), MRTPI

...  Please complete and forward to address at the top of this letter.

PLEASE NOTE THAT IT IS PROPOSED TO COMMENCE THE DEVELOPMENT INDICATED BELOW:

ON THE* (Insert the date of commencement of the development providing at least 2 working days notice)

CONTACT: *

*Insert contact details of the person or organisation responsible for carrying out the work

LOCATION: Land to the south of Stockport, adjacent to and between the A6 (Buxton Road) and land to the east of the Styal railway line, north of Styal Golf Course.

REFERENCE: DC/053678

PROPOSAL Construction of the A6 to Manchester Airport Relief Road (whole route), incorporating:

Seven new road junctions;

Modification to four existing road junctions;

Four new rail bridge crossings;

Three new public rights of way/accommodation bridges;

Four new road bridges;

A pedestrian & cycle route;

Six balancing ponds; and

Associated landscaping, lighting and infrastructure works.

Within Stockport:

Six new road junctions;

Modification to three existing road junctions;

Three new rail bridge crossings;

One new public right of way/accommodation bridge;

Three new road bridges;

A pedestrian cycle route;

Four balancing ponds; and

Associated landscaping, lighting, engineering and infrastructure works.

Mr Sam Rosillo,
URS Infrastructure & Environment UK Ltd
Bridgewater House, Whitworth Street
Manchester
M1 6LT

Development Management
PO Box 606
Municipal Buildings
Earle Street
Crewe
CW1 9HP

email: planning@cheshireeast.gov.uk

DECISION NOTICE

Application No: **13/4355M**

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
TOWN AND COUNTRY PLANNING GENERAL REGULATIONS 1992
TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT)
REGULATIONS 2011

Particulars of Development

Description of entire relief road: Construction of the A6 to Manchester Relief Road, incorporating: seven new road junctions; modifications to four existing road junctions; four new rail bridge crossings; three new public rights of way/accommodation bridges; five new road bridges; a pedestrian and cycle route for the whole length of the relief road, including retrofitting it to the 4 kilometre section of the A555; six balancing ponds for drainage purposes; and associated landscaping, lighting, engineering and infrastructure works.

Description of development for portion of relief road proposed within Cheshire East -

Construction of the A6 to Manchester Airport Relief Road, incorporating: modifications to one existing road junction; two new public rights of way/accommodation bridges; one new road bridge; a pedestrian and cycle route for the whole length of the relief road, including retrofitting it to the existing section of the A555, one balancing pond for drainage purposes; and associated landscaping, lighting, engineering and infrastructure works.

Location

Land to the east of Mill Hill Hollow to Woodford Road, Poynton; the A555 south of Dairy House Road to the A555 north of Beech Farm; and land to the east of the A555/B5358 junction to land north of Styal Golf Course.

for **Stockport Metropolitan Borough Council, Cheshire East Borough Council and Manchester City Council**

In pursuance of its powers under the above Act, the Council hereby GRANTS planning permission for the above development in accordance with the application and accompanying plans submitted by you subject to compliance with the conditions specified hereunder, for the reasons indicated:

1. The development hereby approved shall commence within three years of the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by s51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby approved shall be carried out in total accordance with the approved plans and documents listed below:

Location Plan

Planning Application Location Plan (1007/2D/DF7/A6-MA/PALP/270)

Planning Application Location Plan – Local Authority Boundary Locations (1007/2D/DF7/A6-MA/PALP/271)

Proposed Block Plans

Planning Application Block Plans - Proposed Sheet 2 (1007/3D/DF7/A6-MA/PABP/P/024)

Planning Application Block Plans - Proposed Sheet 3 (1007/3D/DF7/A6-MA/PABP/P/025)

Planning Application Block Plans - Proposed Sheet 4 (1007/3D/DF7/A6-MA/PABP/P/026)

Planning Application Block Plans - Proposed Sheet 5 (1007/3D/DF7/A6-MA/PABP/P/027)

Planning Application Block Plans - Proposed Sheet 6 (1007/3D/DF7/A6-MA/PABP/P/028)

Planning Application Block Plans - Proposed Sheet 8 (1007/3D/DF7/A6-MA/PABP/P/030)

Planning Application Block Plans - Proposed Sheet 9 (1007/3D/DF7/A6-MA/PABP/P/045)

Planning Application Block Plans - Proposed Sheet 10 (1007/3D/DF7/A6-MA/PABP/P/031)

Planning Application Block Plans - Proposed Sheet 11 (1007/3D/DF7/A6-MA/PABP/P/032)

Planning Application Block Plans - Proposed Sheet 14 (1007/3D/DF7/A6-MA/PABP/P/035)

Planning Application Block Plans - Proposed Sheet 16 (1007/3D/DF7/A6-MA/PABP/P/037)

Planning Application Block Plans - Proposed Sheet 17 (1007/3D/DF7/A6-MA/PABP/P/038)

Planning Application Block Plans - Proposed Sheet 18 (1007/3D/DF7/A6-MA/PABP/P/039)

Planning Application Block Plans - Proposed Sheet 19 (1007/3D/DF7/A6-MA/PABP/P/040)

Planning Application Block Plans - Proposed Sheet 20 (1007/3D/DF7/A6-MA/PABP/P/041)

Planning Application Block Plans - Proposed Sheet 21 (1007/3D/DF7/A6-MA/PABP/P/042)

General Arrangement Plans

Planning Application General Arrangement – Sheet 2 of 9 (1007/3D/DF7/A6-MA/GA/202)

Planning Application General Arrangement – Sheet 3 of 9 (1007/3D/DF7/A6-MA/GA/203)

Planning Application General Arrangement – Sheet 4 of 9 (1007/3D/DF7/A6-MA/GA/204)

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Planning Application General Arrangement – Sheet 7 of 9 (1007/3D/DF7/A6-MA/GA/207)

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Preferred Scheme - Cross Sections Sheet 2 (1007/3D/DF7/A6-MA/XS/259)

Preferred Scheme - Cross Sections Sheet 3 (1007/3D/DF7/A6-MA/XS/260)

Preferred Scheme - Cross Sections Sheet 4 (1007/3D/DF7/A6-MA/XS/261)

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Preferred Scheme - Cross Sections Sheet 8 (1007/3D/DF7/A6-MA/XS/265)

Preferred Scheme - Cross Sections Sheet 9 (1007/3D/DF7/A6-MA/XS/266)

Preferred Scheme - Cross Sections Sheet 10 (1007/3D/DF7/A6-MA/XS/267)

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Retaining Wall TR1B General Arrangement (1007/3D/DF7/A6-MA/TR1B/003)

Retaining Wall R002A General Arrangement (1007/3D/DF7/A6-

MA/R002A/004)

Retaining Wall R010 General Arrangement (1007/3D/DF7/A6-MA/R010/008)

B006 Hill Green Accommodation Bridge General Arrangement (1007-3D-DF7-A6-MA-B006-706)

B007 Woodford Road Bridge General Arrangement (1007-3D-DF7-A6-MA-B007-707)

B012 Yew Tree Footbridge General Arrangement (1007-3D-DF7-A6-MA-B012-712)

TR1-12 Spath Brook Twin Culvert Extension (1007-3D-DF7-A6-MA-TR1-12-701)

B004 Mill Lane Footbridge General Arrangement (1007-3D-DF7-A6-MA-B004-701)

Speed Limit Plans

Existing and Proposed Speed Limits – Sheet 1 of 4 (1007/3D/DF7/A6-MA/SL/242)

Existing and Proposed Speed Limits – Sheet 2 of 4 (1007/3D/DF7/A6-MA/SL/243)

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Landscape Mitigation Plans

Landscape Mitigation Proposals – Legend (Figure 5.29.1)

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Landscape Mitigation Proposals – Sheet 4 (Figure 5.33.1)

Landscape Mitigation Proposals – Sheet 5 (Figure 5.34.1)
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Landscape Design Sheet 2 of 12 (1007/3D/DF7/A6-MA/LD/216)
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Landscape Design Sheet 9 of 12 (1007/3D/DF7/A6-MA/LD/223)
Landscape Design Sheet 10 of 12 (1007/3D/DF7/A6-MA/LD/224)
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Proposed Lighting Plans

Proposed Lighting – Styal Road Junction (60248122_1300_003 Rev E)
Proposed Lighting – Wilmslow Road Junction (60248122_1300_004 Rev D)
Proposed Lighting – SEMMMS A34 junction (60248122_1300_006 Rev E)
Proposed Lighting – Chester Road Junction (60248122_1300_008 Rev E)
Proposed Lighting – Macclesfield Road Junction (60248122_1300_009 Rev E)

Drainage Plans

Drainage layout Sheet 3 (60212470-HIG-0503 Rev P06)
Drainage layout Sheet 4 (60212470-HIG-0504 Rev P07)
Drainage layout Sheet 5 (60212470-HIG-0505 Rev P05)
Drainage layout Sheet 6 (60212470-HIG-0506 Rev P06)
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Approved Documents

Environmental Statement: Volume 1 - Main Text (1007/6.15.2/189)
Environmental Statement: Volume 2 – Figures (1007/6.15.2/190)

Environmental Statement: Volume 3 - Appendices (1007/6.15.2/191)

Design and Access Statement – Volume 1 (1007/6.15.2/180)

Design and Access Statement – Volume 2 (Structures Reports)
(1007/6.15.2/181)

Transport Assessment - 1007/6.15.2/183

Socio-economic Impacts Report - 1007/6.15.2/173

Flood Risk Assessment - 1007/6.7/061

Tree Survey -1007/6.15.2/185

Street Lighting Design Statement - 1007/10.7/105

Health Impact Assessment - 1007/6.15.2/186

Drainage Strategy Report - 1007/6.7/062

Airport Safeguarding - 1007/11.01/165

Sustainability Statement - 1007/13.5/164

Equalities Impact Assessment - 1007/6.15.2/187

Soft Landscape Specification - 1007/5.7/097

Landscape Management Plan - 1007/5.7/098

Code of Construction Practice - 1007/10.4/134

Reason: For the avoidance of doubt and to specify the plans to which the permission/consent relates.

3. The development hereby permitted shall be undertaken strictly in accordance with the details contained in the application and in full compliance with the mitigation measures identified and set out in the supporting Environmental Statement, unless otherwise agreed in writing with the Local Planning Authority, or where modified by the conditions attached to this planning permission or by details subsequently approved pursuant to those conditions.

Reason: To ensure that the development is carried out in accordance with the details as contained in the application and the principles of the mitigation set out in the Environmental Statement in order to minimise the environmental effects of the development.

4. No development shall take place until (i) a schedule of all the materials to be used on the development including retaining walls, lighting columns, bridges and fences has been submitted to and approved in writing by the local planning authority and (ii) samples have been made available for inspection on the site. The new sections of road hereby approved shall not be brought into use until it has been completed in accordance with the approved schedule and materials.

Reason: To ensure the appearance of the development is acceptable and to comply with policies BE1 and DC1 of the Macclesfield Borough Local Plan in relation to design standards for new development.

5. No development shall take place until full details of all bridges, structures, underpasses, bridge wing walls, abutments and crossings have been submitted to and approved in writing by the Local Planning Authority. Such details shall include information on the colours and treatment of all surfaces, finishes and textures associated with these elements (e.g. railings, wing walls, side walls of underpass) as well as exact clearance heights. The bridges, structures, underpasses, bridge wing walls, abutments and crossings shall thereafter be constructed in accordance with the approved details.

Reason: In the interests of public safety and to ensure the appearance of the development is acceptable having regard to policies DC1 and BE1 of the Macclesfield Borough Local Plan.

6. No development shall commence until full construction details of the proposed pedestrian and cycleway, footpaths and Bridleway as indicated on the approved drawings have been submitted to and approved in writing by the Local Planning Authority. Such details shall include:
- Construction and surfacing details;
 - Drainage proposals;
 - Lighting (where appropriate);
 - Controlled & uncontrolled crossing facilities along the routes and
 - Measures to control access and usage.

The pedestrian and cycleway, footpaths and bridleways shall not be brought into use until the approved details have been implemented in full unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of public safety and to ensure the appearance of the development is acceptable having regard to policies DC1 and BE1 of the Macclesfield Borough Local Plan.

7. No newly constructed part of the road shall be opened for traffic until all parts of the newly constructed road are complete and available for use unless a phasing programme for completion of the road is submitted and approved in writing by the Local Planning Authority. Such phasing plan shall include:
- A timetable for the opening of all sections of the road;
 - Traffic modelling of the impact of opening phases of the road and
 - A layout plan and safety audit for any interim junction arrangements;

Reason: In the interests of highway safety and to safeguard amenity in accordance with policy DC6 of the Local Plan.

8. Prior to the development hereby approved being brought into use a scheme detailing a package of mitigation measures (intended to restrain, alleviate and

manage traffic flow increases at locations identified and to levels indicated through enhanced mitigation as shown in table 9.3a and figures 9.6 and 9.7 in the submitted Transport Assessment) has been submitted to and agreed in writing with the Local Planning Authority. Such scheme shall include details of and a methodology and timetable for delivery of the measures, a programme for review, surveys and monitoring of the impact of the measures and if required reappraisal of an addition to the agreed package of measures. The new sections of road shall not be brought into use until the measures have been implemented in accordance with the approved details unless the prior written consent of the Local Planning Authority has been obtained. (Note: this includes mitigation measures for, but not limited to, Disley Village Centre, the A6 corridor, Clifford Road Poynton and B5358 Station Road / Dean Road Handforth .Where this condition requires approval or consent by the Local Planning Authority those matters shall be referred to the Council's Strategic Planning Board).

Reason: In the interests of highway safety, air quality and to safeguard amenity. To comply with policies T1 and DC3 of the Macclesfield Borough Local Plan.

9. No development shall take place until details of a scheme to assess and mitigate the impacts of the development on the northbound merge to the A34 from Long Marl Drive have been submitted to and approved by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: In the interests of highway safety and policy DC6 of the Macclesfield Borough Local Plan.

10. Within 18 months of the new sections of road hereby approved being brought into use a package of complementary measures shall have been implemented in accordance with a scheme which has previously been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety and amenity in accordance with policies T1 and DC3 of the Macclesfield Borough Local Plan.

11. No development shall take place until a scheme of speed and traffic monitoring on Clifford Road, Poynton both prior and post development for a minimum of 3 years to monitor the impact of the A6MARR, has been submitted to and approved by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details.

Reason: In the interests of highway safety and amenity in accordance with policies T1 and DC3 of the Local plan.

12. No development shall take place until details of a scheme to assess and mitigate impacts of the development on the Coppice Way / A34 junction has been submitted to and approved by the Local Planning Authority. The scheme shall include a timetable for implementation. Development shall be carried out in accordance with the approved details.

Reason: in the interests of highway safety and amenity in accordance with policy T1 of the Local Plan.

13. No demolition, excavation, remediation or development works shall take place until a Construction Management Plan (CMP) with detailed method statements for all works practices of construction has been submitted to and approved in writing by the Local Planning Authority. The approved CMP shall be adhered to throughout the full construction period and provide for:-
- details of and position of any proposed cranes to be used on the site;
 - a detailed programme of the works and risk assessments;
 - the designated route for all construction and delivery vehicles;
 - traffic management and control measures;
 - the parking of vehicles of site operatives and visitors;
 - loading and unloading of plant and materials;
 - storage of plant and materials used in constructing the development;
 - contractor accommodation/facilities;
 - the erection and maintenance of security hoarding and any scaffolding;
 - temporary traffic signage;
 - measures to prevent the deposit of extraneous matter (mud, debris etc.) onto public highways by vehicles travelling from the site;
 - measures to control the emission of dust and dirt during construction;
 - a scheme for recycling/disposing of waste resulting from demolition and construction works and
 - restoration works.

Reason: In the interests of highway safety and to safeguard amenities in accordance with policies DC6 and DC3 of the Local Plan.

14. Before the new sections of road hereby approved are brought into use details of all proposed lighting to be implemented as part of the development (including street lighting and that associated with the bridges, underpasses and other circulation areas, etc) shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the lighting shall be implemented and carried out in full accordance with the approved details.

Reason: To ensure the impact of the lighting on the Green Belt and countryside is minimised and to ensure appropriate safeguarding for Manchester Airport.

15. No lighting required for the construction of the development shall be installed at the site except in accordance with details which have been first submitted to and approved in writing by the local planning authority.

Reason: To ensure the impact of the lighting on the Green Belt and countryside is minimised and to ensure appropriate safeguarding for Manchester Airport.

16. No development shall take place until a bird hazard management plan has been submitted to, and approved in writing by the Local Planning Authority. The plan shall include measure to ensure that earthworks during construction do not attract birds. Once approved the scheme shall be implemented in full and remain in place during the construction of the site.

Reason: In the interests of airport safeguarding.

17. Details and methodology stating how the landscaping, drainage and ecological mitigation proposals are designed to minimise risk to aircraft shall be submitted to, and approved in writing by the Local Planning Authority. The details shall include justification for the design and location of the proposed ponds. The location of the ponds should be as such to reduce the potential for bird hazard.

Reason: in the interests of airport safeguarding.

18. The development hereby approved shall have foul and surface water drained in accordance with the principles outlined in the submitted Flood Risk Assessment which was prepared by AECOM Ltd Ref: 1007/6.7/061 rev 5, dated 2nd October 2013 and the submitted Drainage Strategy Report and associated plans (prepared by AECOM Ltd ref: 60212470/HIG/001, dated August 2011). For the avoidance of doubt, any foul water must drain separately to surface water and no surface water will be permitted to discharge directly or indirectly into the public foul or combined sewer. Any surface water draining from the site must be restricted to the agreed rates as set out within the submitted Drainage Strategy.

Reason: To safeguard the development from environmental impacts in accordance with policy DC17 of the Local Plan.

19. Unless otherwise agreed in writing by the Local Planning Authority, no building shall be erected within 3 metres of any existing public sewer and no development shall occur within 10m of any existing service reservoirs.

Reason: To safeguard those facilities and in the interests of protecting the environment in accordance with policy DC17 of the Local Plan.

20. Prior to the development commencing:

- (a) Further supplementary Phase II investigations shall be carried out and the results submitted to, and approved in writing by, the Local Planning Authority (LPA).
- (b) If the Phase II investigations indicate that remediation is necessary, then a Remediation Strategy shall be submitted to, and approved in writing by, the LPA. The remediation scheme in the approved Remediation Strategy shall then be carried out.
- (c) If remediation is required, a Site Completion Report detailing the conclusions and actions taken at each stage of the works, including validation works, shall be submitted to, and approved in writing by, the LPA prior to the first use or occupation of any part of the development hereby approved.

Reason: The contaminated land reports submitted with the application recommends that further Phase II investigations are required to assess any actual/potential contamination risks at the site. To ensure the development is suitable for its end use and the wider environment and does not create undue risks to site users or neighbours during the course of the development and having regard to policy DC63 of the Macclesfield Borough Council Local Plan.

21. No development shall take place until a method statement for the translocation of ancient woodland soils from the areas of ancient woodland affected by the proposed development has been submitted to and approved by the Local Planning Authority. The translocation shall then take place in full accordance with the approved details.

Reason: To minimise the nature conservation impacts of the development and to comply with policies NE11 and NE14 of the Macclesfield Borough Local Plan.

22. No development shall take place until a detailed mitigation method statement for Barn Owls has been submitted to and approved by the Local Planning Authority. The requirements of the approved method statement shall be implemented in accordance with the approved details.

Reason: In the interests of nature conservation an policy NE11 of the Macclesfield Borough Local Plan.

23. Prior to any works taking place that involve the loss of any hedgerow, tree or shrub between 1st March and 31st August in any year, a detailed survey shall be undertaken to check for the existence of nesting birds. Where nests are found, a 4m exclusion zone shall be created around the nest until breeding is complete. Completion of nesting shall be confirmed by a suitably qualified person and a report submitted to and approved in writing by the Local Planning Authority before any works involving the removal of the hedgerow, tree or shrub take place.

Reason: In the interests of nature conservation in accordance with policy NE11 of the Macclesfield Borough Local Plan.

24. No development shall take place until a detailed design for the provision of an artificial kingfisher nesting bank has been submitted to and approved in writing by the Local Planning Authority. Development shall take place in accordance with the approved details.

Reason: In the interests of nature conservation and to comply with policy NE11 of the Macclesfield Borough Local plan.

25. No development shall take place until a method statement detailing the protection and reinstatement plans for the diverted Norbury Brook has been submitted to and approved in writing by the LPA. The development shall be subsequently carried out in accordance with the approved details and thereafter retained.

Reason: To ensure the environmental quality of the development is acceptable having regard to policy NE11 and BE1 of the Macclesfield Borough Local Plan.

26. No development shall take place until the detailed design of replacement ponds have been submitted to and approved by the Local Planning Authority. The ponds shall be implemented in accordance with the approved details.

Reason: In the interests of nature conservation and airport safeguarding and to comply with policy NE11 of the Macclesfield Borough Local Plan.

27. No development shall take place until a method statement for the control and eradication of invasive species such as Japanese knotweed and Himalayan balsam has been submitted to and approved by the Local Planning Authority. The submitted method statement shall include location maps for all stands and method of control, including timings of the work and disposal of any

contaminated material. The development shall be subsequently carried out in accordance with the approved details.

Reason: in the interests of enhancing bio-diversity and the natural environment in accordance with policy NE17 of the Macclesfield Borough Local Plan.

28. A 10 (ten) year landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape, woodland and ecological mitigation areas, shall be submitted to and approved by the Local Planning Authority prior to the opening of the new sections of road hereby approved. The management plan shall be implemented in accordance with the approved details.

Reason: To ensure appropriate landscaping of the site in accordance with Policy DC8 of the Macclesfield Borough Local Plan 2004.

29. No development shall take place until a scheme for the landscaping of the site has been submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall include details of hard landscaping, planting plans, written specifications (including cultivation and other operations associated with tree, shrub, hedge or grass establishment), schedules of plants noting species, plant sizes, the proposed numbers and densities and an implementation programme.

Reason: To ensure appropriate landscaping of the site having regard to Policy DC8 of the Macclesfield Borough Local Plan 2004.

30. The approved landscaping plan 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 plantings shall be positioned in accordance with the requirements of Table A.1 of BS5837:2012 Trees in Relation to Design, Demolition and 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 five 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.

Reason: To ensure appropriate landscaping of the site having regard to Section 197 of the Town and Country Planning Act 1990 and Policy DC8 of the Macclesfield Borough Local Plan 2004.

31. No trees, shrubs or hedges within the site which are shown as being retained on the approved plans shall be felled, uprooted, wilfully damaged or destroyed, cut back in any way or removed without the prior written consent of the Local Planning Authority. Any trees, shrubs or hedges removed without such consent, or which die or become severely damaged or seriously diseased within five years from the occupation of any building or the development hereby permitted being brought into use shall be replaced with trees, shrubs or hedge plants of similar size and species until the Local Planning Authority gives written consent to any variation.

Reason: To ensure the continued well being of the trees in the interests of the amenity of the locality and in accordance with policy DC9 of the Macclesfield Borough Local Plan 2004.

32. (a) Prior to the commencement of development development or other operations being undertaken on site a scheme for the protection of the retained trees produced in accordance with BS5837 :2012 Trees in Relation to Design, Demolition and Construction (Recommendations), which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site, including trees which are the subject of a Tree Preservation Order currently in force, shall be submitted to and approved in writing by the Local Planning Authority. No development or other operations shall take place except in complete accordance with the approved protection scheme.
- (b) No operations shall be undertaken on site in connection with the development hereby approved (including demolition works, soil moving, temporary access construction and / or widening or any operations involving the use of motorised vehicles or construction machinery) until the protection works required by the approved protection scheme are in place.
- (c) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within any area designated as being fenced off or otherwise protected in the approved protection scheme.
- (d) Protective fencing shall be retained intact for the full duration of the development hereby approved and shall not be removed or repositioned

without the prior written approval of the Local Planning Authority.

Reason: To ensure the continued well being of the trees in the interests of the amenity of the locality and in accordance with policy DC9 of the Macclesfield Borough Local Plan 2004.

33. 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 tree felling / pruning specification shall be submitted to and approved in writing by the Local Planning Authority. No development or other operations shall commence on site until the approved tree felling and pruning works have been completed. All tree felling and pruning works shall be carried out in full accordance with the approved specification and the requirements of British Standard 3998(2010)Tree Works - Recommendations

Reason: To ensure the continued well being of the trees in the interests of the amenity of the area and in accordance with policy DC9 of the Macclesfield Borough Local Plan 2004.

34. No development shall take place until an Environmental Management Plan has been submitted to and approved by the local planning authority. The plan shall address the environmental impact in respect of air quality and noise on existing residents during the demolition and construction phase. In particular the plan shall show mitigation measures in respect of;
- i) 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;
 - ii) Waste Management: There shall be no burning of materials on site during demolition / construction
 - iii) Dust generation caused by construction activities and proposed mitigation methodology.
 - iv) Site compounds location and noise mitigation plans
 - v) Communication plan and strategy
 - vi) Contact numbers for Public and direct contact numbers for Local

authorities

The Environmental Management Plan above shall be implemented and in force during the construction phase of the development.

Reason: To reduce the impacts of dust and noise disturbance from the site on the local environment in accordance with policy DC3 of the Macclesfield Borough Local Plan.

35. No development shall take place until details of the bunds for noise mitigation and landscaping to be constructed along the boundaries of the development have been submitted to and approved in writing by the Local Planning Authority. Such details shall include appropriate cross sections of the bunds and include details of the location, size and height of the bund as well as details of the proposed materials and method of construction. Following the construction of the bunds they shall be landscaped and maintained in accordance with the details approved pursuant to Condition 29. The bunds shall be constructed and all works implemented and carried out in full accordance with the approved details.

Reason: To ensure the visual impact of the development is acceptable and to enhance noise mitigation where feasible in accordance with policy DC3 of the Macclesfield Borough Local Plan.

36. No work (including routine maintenance of vehicles and plant, loading and unloading of vehicles) shall be carried out at the site and no vehicle movements shall take place to, from, or within the site (i) before 0700 or after 1800 Monday to Friday (ii) before 0800 or after 1300 Saturday and (ii) at any time on Sunday or Bank Holidays. In the event that work associated with the construction of the development is required outside these hours, the applicant must seek the approval in writing of the Local Planning Authority not less than 28 days in advance of the date in question including dates/times at which the work is intended to take place, details of the nature of the work and the machinery/plant required to carry out that work (unless agreed otherwise in writing by the Local Planning Authority). Work shall only then proceed in accordance with the approved details.

Reason: in the interests of amenity and to comply with policy DC3 of the Macclesfield Borough Local Plan.

37. No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the

local planning authority. The work shall be carried out strictly in accordance with the approved scheme.

Reason: To comply with guidance in paragraph 141 of the NPPF and Local Plan policies BE2 and BE21.

38. No development shall take place until a further Water Framework Directive (WFD) assessment detailing the protection/mitigation of any adverse impacts to those waterbodies identified in the WFD Screening Assessment has been submitted to and approved in writing by the local planning authority. The scheme shall be carried out as approved and any subsequent variations shall be agreed in writing by the local planning authority.

The further WFD assessment should include the following elements:

- details of the diversion of watercourses including the lengths of watercourse to be lost and created (this must ensure no net loss to length of open water)
- cross section details of the diverted watercourses
- details of any new habitat created on site as part of mitigation/compensation measures (this must ensure no net loss to habitats currently extant)
- details of treatment of site boundaries and/or buffers around water bodies (the aim must be to create a vegetated buffer zone with a minimum width of 8 metres measured from the top of bank)
- detail extent and type of new planting (all planting to be of native species)
- details of maintenance regimes

Reasons: To ensure the development is carried out in accordance with the objectives set out in the Water Framework Directive (WFD).

INFORMATIVES

1. Attention is drawn to the comments of Styal Parish Council regarding the height of the Styal Rail Bridge. The applicant is requested to examine, with Network Rail, the potential for a non-compliant structure to reduce the bridge height, in consultation with Styal Parish Council.
2. Attention is drawn to the aerodrome safeguarding comments of Manchester Airport dated 23rd December 2013 to the Local Planning Authority.

Cranes, whilst they are temporary, can be a hazard to air safety. Should any cranes or tall construction equipment be required during the construction process, a separate assessment of crane operations will be required. The developer or crane operator must therefore notify Manchester Airport Airfield

Operations at least one month in advance of intending to erect a crane or tall construction equipment. The proposed crane operations will then be assessed to determine whether a Tall Equipment Permit would need to be obtained and whether any regulatory procedures or operating restrictions would need to be agreed in advance.

3. Attention is drawn to the developer's responsibilities in respect of Public Rights of Way. The developer should be aware of his/her obligations not to interfere with the public right of way either whilst development is in progress or once it has been completed; such interference may well constitute a criminal offence. In particular, the developer must ensure that:
 - i) there is no diminution in the width of the right of way available for use by members of the public
 - ii) no building materials are stored on the right of way
 - iii) no damage or substantial alteration, either temporary or permanent, is caused to the surface of the right of way
 - iv) vehicle movements are arranged so as not to unreasonably interfere with the public's use of the way
 - v) no additional barriers (e.g. gates) are placed across the right of way, of either a temporary or permanent nature
 - vi) no wildlife fencing or other ecological protection features associated with wildlife mitigation measures are placed across the right of way or allowed to interfere with the right of way
 - vii) the safety of members of the public using the right of way is ensured at all times.
4. The applicant's attention is drawn to the need to obtain permission to divert and/or extinguish lengths of public right of way and create new footpaths, cycleways and bridleways. No works should take place on affected routes until the appropriate legislation has been complied with and relevant order confirmed. For further information the applicant should contact the Public Rights of Way unit at Cheshire East Council.
5. Should contamination be suspected, found or be caused at any time when carrying out the development that was not previously identified, the local planning authority should be notified immediately and development affected or potentially affected by the contamination should stop and an investigation

and/or risk assessment and/or remediation carried out to establish the most appropriate course of action. Failure to stop and notify may render the Developer/Owner liable for the costs of any investigation and remedial works under Part IIA of the Environmental Protection Act 1990.

Statement under Article 31(1)(cc) of the Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended):

The Local Planning Authority has worked positively and proactively with the applicant to identify various solutions during pre-application discussions to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition. The Local Planning Authority has therefore implemented the requirement in Paragraphs 186-187 of the NPPF.

Please Note: This decision notice does not convey any approval or consent which may be required under any enactment, bye-laws, order or regulation other than Section 57 of the Town and Country Planning Act 1990.

This consent is granted subject to conditions and it is the owner(s) and the person(s) responsible for the implementation of the development who will be fully responsible for their compliance throughout the development and beyond. **A fee is payable to us for the discharge of conditions. Please see our Website for details.** If there is a condition that requires work to be carried out or details to be approved prior to the commencement of the development this is called a "condition precedent". The following should be noted with regards to conditions precedent:

- (a) If a condition precedent is not complied with, the whole of the development will be unauthorised and you may be liable to enforcement action.
- (b) Where a condition precedent is breached and the development is unauthorised, the only way to rectify the development is the submission of a new application.

Other conditions on this permission must also be complied with. Failure to comply with any condition may render the owner(s) and the person(s) responsible for the implementation of the development liable to enforcement action.

This permission is granted in strict accordance with the approved plans. It should be noted however that:

- (a) Any variation from the approved plans following commencement of the development, irrespective of the degree of variation, will constitute unauthorised development and may be liable to enforcement action.

(b) Variation to the approved plans will require the submission of a new planning application.

Dated: 25th June 2014

Signed



Authorised Officer for
Cheshire East Borough Council

Important – Planning permission & notices of consent

Compliance with conditions

- Your planning approval or consent is attached. It will contain conditions that you must comply with.
- Please read the conditions and understand their requirements and restrictions, for example submission and approval of details or measures to protect trees.
- Some conditions will require action before you start development and it is imperative that you seek to have these discharged before any work commences.
- Whilst every effort has been made to group conditions logically, it is your responsibility to ensure that you are aware of the requirements and/or restrictions of all conditions.
- If you fail to comply with the conditions this may result in a breach of planning control and this may lead to enforcement action.
- Failure to comply with conditions may also result in the development not being lawful.
- It is in your interests to demonstrate that conditions have been complied with. Failure to do so may cause difficulties if the property is sold or transferred.
- A fee is payable for each request to discharge conditions.
- For advice on any of these matters, please contact Planning, Manchester City Council, PO Box 532, Town Hall, Manchester M60 2LA or email planning@manchester.gov.uk

Town & Country Planning Act 1990 (as amended)
Town & Country Planning General Regulations 1992
Town & Country Planning (Environmental Impact Assessment)
Regulations 2011
Planning Permission

Applicant

Stockport MBC, Cheshire East Council
& Manchester City Council
C/o Agent

Agent (if used)

Mr Sam Rosillo
URS Infrastructure & Environment UK Limited
Bridgewater House
58 - 60 Whitworth Street Manchester
M1 6LT

Part 1 – Particulars of the application/development

Proposal: Construction of the A6 to Manchester Airport Relief Road, incorporating within the City of Manchester one new road junction; one new rail bridge crossing; one balancing pond for drainage purposes; a pedestrian and cycle route and associated landscaping, lighting, engineering and infrastructure works

Location: Land To The South Of Ringway Road; The East & West Of Styal Road And West Of The Styal Railway Line, Manchester

Date of application: 4 November 2013

Application number: 104094/FO/2013/S2

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **Approved** in accordance with the application and plans submitted subject to the condition(s) listed below (if any).

Article 31 Declaration

Officers have worked with the applicant in a positive and proactive manner to resolve any problems arising in relation to dealing with the planning application.

Condition(s) attached to this decision

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following documents:

1. Environmental Statement: Volume 1 - Main Text (1007/6.15.2/189)
2. Environmental Statement: Volume 2 - Figures (1007/6.15.2/190)
3. Environmental Statement: Volume 3 - Appendices (1007/6.15.2/191)
4. Design and Access Statement - Volume 1 (1007/6.15.2/180)
5. Design and Access Statement - Volume 2 (Structures Reports)
6. (1007/6.15.2/181)
7. Transport Assessment - 1007/6.15.2/183
8. Socio-economic Impacts Report - 1007/6.15.2/173
9. Flood Risk Assessment - 1007/6.7/061
10. Tree Survey -1007/6.15.2/185
11. Street Lighting Design Statement - 1007/10.7/105
12. Health Impact Assessment - 1007/6.15.2/186
13. Drainage Strategy Report - 1007/6.7/062
14. Airport Safeguarding - 1007/11.01/165
15. Sustainability Statement - 1007/13.5/164
16. Equalities Impact Assessment - 1007/6.15.2/187
17. Soft Landscape Specification - 1007/5.7/097
18. Landscape Management Plan - 1007/5.7/098
19. Code of Construction Practice - 1007/10.4/134

and drawings:

Location Plan

1. Planning Application Location Plan (1007/2D/DF7/A6-MA/PALP/269)
2. Planning Application Location Plan (1007/2D/DF7/A6-MA/PALP/270)
3. Planning Application Location Plan - Local Authority Boundary Locations (1007/2D/DF7/A6-MA/PALP/271)

Existings Plans

1. Planning Application Block Plans - Existing Sheet 1 (1007/3D/DF7/A6-MA/PABP/E/001)
2. Planning Application Block Plans - Existing Sheet 2 (1007/3D/DF7/A6-MA/PABP/E/002)

Proposed Block Plans

1. Planning Application Block Plans - Proposed Sheet 1 (1007/3D/DF7/A6-MA/PABP/P/023)
2. Planning Application Block Plans - Proposed Sheet 2 (1007/3D/DF7/A6-MA/PABP/P/024)

General Arrangement Plans

1. Planning Application General Arrangement Sheet Location Plan (1007/3D/DF7/A6-MA/GA/200)
2. Planning Application General Arrangement - Sheet 9 of 9 (1007/3D/DF7/A6-MA/GA/209)

Tree Survey Plans

1. Tree Survey Plan, Sheet 1 of 19 (47064524 - T2, Rev B)
2. Tree Survey Plan, Sheet 2 of 19 (47064524 - T2, Rev B)

Cross Sections

1. Cross Sections Key Plan (1007/3D/DF7/A6-MA/XS/257)
2. Preferred Scheme - Cross Sections Sheet 1 (1007/3D/DF7/A6-MA/XS/258)

Proposed Structures General Arrangements

1. Retaining Wall TR1M General Arrangement (1007/3D/DF7/A6-MA/TR1M/011 Rev A)
2. Retaining Wall R011 General Arrangement (1007/3D/DF7/A6-MA/R011/009 Rev A)
3. General Arrangement R016 Retaining Wall (1007/3D/DF5/A6-MA/R016/729 Rev B)
4. Styal Road Relief Road Scheme GA - Option 1 (1007/3D/DF5/A6-MA/B014/714-1)

Speed Limit Plans

1. Existing and Proposed Speed Limits Sheet Location Plan (1007/3D/DF7/A6-MA/SL/246)
2. Existing and Proposed Speed Limits - Sheet 4 of 4 (1007/3D/DF7/A6-MA/SL/245)

Public Rights of Way Plans

1. Public Rights of Way Sheet Location Plan (1007/3D/DF7/A6-MA/PROW/247)
2. Existing and Proposed Public Rights of Way Sheet 5 of 5 (1007/3D/DF7/A6-MA/PROW/214)

Landscape Mitigation Plans

1. Landscape Mitigation Proposals - Legend (Figure 5.29.1)
2. Landscape Mitigation Proposals - Sheet 14 (Figure 5.43.1)
3. Landscape Mitigation Proposals - Sheet 15 (Figure 5.44.1)

Landscape Design Plans

1. Landscape Design Sheet Location Plan (1007/3D/DF7/A6-MA/LD/249)
2. Landscape Design Sheet 11 of 12 (1007/3D/DF7/A6-MA/LD/225)
3. Landscape Design Sheet 12 of 12 (1007/3D/DF7/A6-MA/LD/226)

Proposed Lighting Plans

1. Proposed Lighting Sheet Layout (60248122_1300_001 Rev E)
2. Proposed Lighting - Ringway Road West Junction - Sheet 1 of 9 (60248122_1300_002 Rev D)
3. Proposed Lighting - Styal Road Junction - Sheet 2 of 9 (60248122_1300_003 Rev E)

Drainage Plans

1. Drainage layout Sheet 15 (60212470-HIG-0515 Rev P05)
2. Drainage layout Sheet 16 (60212470-HIG-0516 Rev P05)

3. Summary of Proposed Drainage Networks (60212470-HIG-0535 Rev P03)

Signage Plans

1. Proposed Mainline Signing Sheet Location Plan (1007/3D/DF7/A6-MA/PMS/228)
2. Proposed Mainline Signing Styal Road Junction (1007/3D/DF7/A6-MA/PMS/238)
3. Proposed Mainline Signing Manchester Airport (1007/3D/DF7/A6-MA/PMS/239)

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

3) No development that is hereby approved shall commence unless and until samples and specifications of all materials to be used on the development, including retaining walls, lighting columns and fencing, have been submitted to and approved in writing by the City Council as local planning authority.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

4) Prior to the development hereby approved being brought into use a scheme detailing a package of mitigation measures (intended to restrain, alleviate and manage traffic flow increases at locations identified and to levels indicated through enhanced mitigation as shown in Table 9.3a and figures 9.6 and 9.7 in the submitted Transport Assessment) has been submitted to and agreed in writing with the Local Planning Authority. Such scheme shall include details of and a methodology and timetable for delivery of the measures, a programme for review, surveys and monitoring of the impact of the measures and if required reappraisal of and addition to the agreed package of measures. The new sections of road shall not be brought into use until the measures have been implemented in accordance with the approved details unless the prior written consent of the Local Planning Authority has been obtained.

Reason - In the interests of pedestrian and highway safety, pursuant to Policy DM1 in the Core Strategy Development Plan Document.

5) Prior to the commencement of the development hereby approved, a Stage 2 Road Safety Audit shall be submitted to and approved in writing by the City Council as local planning authority.

Reason - In the interests of pedestrian and highway safety, pursuant to Policy DM1 in the Core Strategy Development Plan Document.

6) No installation of lighting (permanent or temporary) shall commence until full details of the proposed lighting scheme have been submitted to and approved in writing by the City Council as Local Planning Authority. The development shall be subsequently carried out in accordance with the approved details.

Reason - To avoid endangering the safe operation of aircraft, pursuant to Circular 1/2003 Safeguarding Aerodromes, Technical Sites and Military Explosives Storage Areas: the Town and Country Planning (Safeguarded Aerodromes, Technical Sites and Military Explosives Storage Areas) Direction 2002 and Policy DM2 in the Core Strategy Development Plan Document.

7) The installation of any signage shall not commence until full details of the signage scheme have been submitted to and approved in writing by the City Council as Local Planning Authority. The development shall be subsequently carried out in accordance with the approved details.

Reason - To avoid endangering the safe operation of aircraft, pursuant to Circular 1/2003 Safeguarding Aerodromes, Technical Sites and Military Explosives Storage Areas: the Town and Country Planning (Safeguarded Aerodromes, Technical Sites and Military Explosives Storage Areas) Direction 2002 and Policy DM2 in the Core Strategy Development Plan Document.

8) The installation of the Styal Attenuation Pond as identified on drawing reference 1007/3D/DF7/A6-MA/PABP/P/024 shall not commence until full details of the bird control measures that are to be used have been submitted to and approved in writing by the City Council as Local Planning Authority. The development shall be subsequently carried out in accordance with the approved details.

Reason - To avoid endangering the safe operation of aircraft through the attraction of birds, pursuant to Circular 1/2003 Safeguarding Aerodromes, Technical Sites and Military Explosives Storage Areas: the Town and Country Planning (Safeguarded Aerodromes, Technical Sites and Military Explosives Storage Areas) Direction 2002 and Policy DM2 in the Core Strategy Development Plan Document.

9) No development shall commence until the full technical detailed design of the approved development has been submitted to and approved in writing by the City Council as Local Planning Authority. The development shall be subsequently carried out in accordance with the approved details.

Reason - To ensure the proposals satisfactorily address the approach lighting associated with the operation of Manchester Airport and avoid endangering the safe operation of aircraft, pursuant to Circular 1/2003 Safeguarding Aerodromes, Technical Sites and Military Explosives Storage Areas: the Town and Country Planning (Safeguarded Aerodromes, Technical Sites and Military Explosives Storage Areas) Direction 2002 and Policy DM2 in the Core Strategy Development Plan Document.

10) The development hereby approved shall have foul and surface water drained in accordance with the principles outlined in the submitted Flood Risk Assessment which was prepared by AECOM Ltd Ref: 1007/6.7/061 rev 5, dated 2nd October 2013 and the submitted Drainage Strategy Report and associated plans (prepared by AECOM Ltd ref: 60212470/HIG/001, dated August 2011). For the avoidance of doubt, any foul water must drain separately to surface water and no surface water will be permitted to discharge directly or indirectly into the public foul or combined sewer. Any surface water draining from the site must be restricted to the rates as set out within the submitted Drainage Strategy Report prepared by AECOM Ltd ref 602124470/HIG/001 dated August 2011

Reason - To prevent the increased risk of flooding, pursuant to Policy DM1 in the Core Strategy Development Plan Document.

11) The development shall be carried out in accordance with the approved noise mitigation measures which shall be in-situ before the development is operational. The applicant will produce and display a map showing all eligible properties that qualify under the Noise Insulation Regulations (1988). Eligible residents must be informed and insulation works should be carried out as specified in the Regulations.'

Reason - To safeguard the amenities of the occupiers of nearby noise sensitive properties, pursuant to policies SP1 and DM1 in the Core Strategy Development Plan Document.

12) No demolition or development ground works shall take place until the applicant or their agents or their successors in title has secured the implementation of a programme of archaeological works in accordance with a Written Scheme of Investigation (WSI) which has been submitted to and approved in writing by the local planning authority. The WSI shall cover the following:

1. A phased programme and methodology to include:
 - an agreed scope of mitigation for each historic building and archaeological site affected by the scheme, including as appropriate the following elements
 - archaeological evaluation
 - where the above identifies significant remains, targeted archaeological excavation
 - watching brief
 - palaeo-environmental sampling and analysis
 - historic building survey
2. A programme for post investigation assessment to include:
 - analysis of the site investigation records and finds
 - production of a final report on the significance of the heritage interest represented.
3. Provision for archive deposition of the report, finds and records of the site investigation.
4. Dissemination of the results through publication and other media.
5. Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.

Reason - In accordance with NPPF policy 12, paragraph 141, "to record and advance the understanding of the significance of any heritage assets to be lost (wholly or in part) and "to make this evidence (and any archive generated) publicly accessible".

13) No development shall take place until a schedule for the undertaking of a pre-commencement survey of bat roost activity has been submitted to and approved by the City Council as Local Planning Authority. The bat roost activity survey shall be subsequently undertaken in accordance with the approved schedule.

Reason - To ensure the protection of habitat of species that are protected under the Wildlife and Countryside Act 1981 or as subsequently amended in order to comply with policy EN15 of the Core Strategy.

14) No development shall take place until detailed mitigation/compensation strategies for the following species have been submitted to and approved by the City Council as Local Planning Authority:

Great crested newts (each meta-population)
Bats
Breeding birds

The strategies shall be based on up-to date survey data and where appropriate the strategies shall include details such as: measures to avoid direct impact on individual species; timings of works; location and design of compensatory habitats; measures to avoid/reduce disturbance of individual species or destruction of terrestrial habitat, measures to reduce road mortality, and a monitoring program to assess the outcomes

of these strategies. The approved strategies shall be subsequently implemented in full within a timescale previously approved in writing by the City Council as local planning authority.

Reason - To ensure the protection of habitat of species that are protected under the Wildlife and Countryside Act 1981 or as subsequently amended in order to comply with policy EN15 of the Core Strategy.

15) No development shall take place until detailed landscape/ecological mitigation plans, including replacement trees and woodland, hedgerows, grassland and ponds utilising locally native species has been submitted to and approved by the City Council as Local Planning Authority. The approved details shall be subsequently implemented in full within a timescale previously approved in writing by the City Council as local planning authority.

Reason - To ensure the protection of habitat of species that are protected under the Wildlife and Countryside Act 1981 or as subsequently amended in order to comply with policy EN15 of the Core Strategy.

16) No site clearance or vegetation clearance work should be undertaken in the bird nesting season (March - August inclusive) unless it can be otherwise demonstrated that no birds are breeding on the site.

Reason - To ensure the protection of habitat of species that are protected under the Wildlife and Countryside Act 1981 or as subsequently amended in order to comply with policy EN15 of the Core Strategy.

17) No development shall take place until a method statement for the control and eradication of invasive species such as Japanese knotweed and Himalayan balsam has been submitted to and approved by the City Council as Local Planning Authority. The submitted method statement shall include location maps for all stands and method of control, including timings of the work and disposal of any contaminated material. The development shall be subsequently carried out in accordance with the approved details.

Reason - To prevent the spread of invasive species, pursuant to the Wildlife and Countryside Act 1981 or as subsequently amended and in order to comply with policy EN15 of the Core Strategy.

18) Any buildings, other built structures or trees, assessed as being more than low risk for bat habitation, which are not removed prior to March 2016 shall be re-assessed for bat habitation and the information and any mitigation required shall be submitted to and be approved by the City Council as Local Planning Authority.

Reason - To ensure the protection of habitat of species that are protected under the Wildlife and Countryside Act 1981 or as subsequently amended in order to comply with policy EN15 of the Core Strategy.

19) Any ponds within the footprint of the development or that fall inside the exclusion fencing that have not been removed by March 2016 shall be reassessed and/or surveyed for great crested newts habitation and the information and any mitigation required shall be submitted to and be approved by the City Council as Local Planning Authority

Reason - To ensure the protection of habitat of species that are protected under the Wildlife and Countryside Act 1981 or as subsequently amended in order to comply with policy EN15 of the Core Strategy.

20) Prior to the commencement of the development hereby approved, a scheme that includes the following components to deal with the risks associated with contamination of the site shall be submitted to and approved, in writing, by the City Council as local planning authority:

a) A preliminary risk assessment which has identified:

- all previous uses potential contaminants associated with those uses
- a conceptual model of the site indicating sources, pathways and receptors
- potentially unacceptable risks arising from contamination at the site.

b) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

c) The results of the site investigation and detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

d) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.

Reason - To ensure a safe form of development which poses no unacceptable risk of pollution, pursuant to Policy DM1 in the Core Strategy Development Plan Document.

21) If, during development, contamination not previously identified is found to be present at the site then no further development shall be carried out until the developer has submitted and received approval for a remediation strategy to the City Council as local planning authority detailing how this unsuspected contamination shall be dealt. The remediation strategy shall be implemented as approved.

Reason - To ensure a safe form of development which poses no unacceptable risk of pollution, pursuant to Policy DM1 in the Core Strategy Development Plan Document.

22) Prior to the commencement of the development hereby approved a Construction Environmental Management Plan (CEMP) must be submitted to and be approved by the City Council as local planning authority. The CEMP must include: a detailed assessment in accordance with British Standard 5228 as part of the finalisation of working methods and informed by the specific plant and machinery which will be used to show how the main construction effects of the development are to be minimised; Noise mitigation, that will include, as a minimum, all the points stated in Section 13.5.29 of the Environmental Statement referred to in condition no. 2 above. The development shall thereafter be constructed in accordance with approved details.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 in the Core Strategy Development Plan Document.

23) No development shall take place, including any works of demolition, until a Construction Management Plan (CMP) with detailed method statements of construction, including details of and position of any proposed cranes to be used on the site, a detailed programme of the works and risk assessments, has been submitted to, and approved in writing by the Local Planning Authority. The approved CMP shall include agreed safe methods of working adjacent to the Metrolink Hazard Zone and shall be adhered to throughout the construction period. The CMP shall provide for: -

1. the designated route for construction and delivery vehicles
2. the parking of vehicles of site operatives and visitors;
3. loading and unloading of plant and materials;
4. storage of plant and materials used in constructing the development;
5. construction and demolition methods to be used; including the use of cranes
6. the erection and maintenance of security hoarding;
7. measures to control the emission of dust and dirt during construction and;
8. a scheme for recycling/disposing of waste resulting from demolition and construction works
9. a bird hazard management .

Reason - In the interests of highway safety, to safeguard the amenities of the locality and to ensure that the developer complies with all the necessary system clearances and agrees safe methods of working to meet the safety requirements of working above and adjacent to the Metrolink system, pursuant to policies SP1 and DM1 in the Core Strategy Development Plan Document.

Informatives

This permission does not grant approval under Building Regulations.

No building shall be erected within 3 metres of any existing public sewer and no development shall occur within 10m of any existing service reservoirs.

From an aerodrome safeguarding perspective, the principal matters that require assessment are the height of the lighting columns and direction of lighting. With regard to the height of the lighting columns, they must be designed so as not to infringe any of Manchester Airport's protected Obstacle Limitation Surfaces (as detailed in CAA publication CAP 168: Licensing of Aerodromes). Obstacle Limitation Surfaces protect Visual and Instrument Flight Paths and represent the lower limit of the blocks of protected airspace in the area immediately around an aerodrome. With regard to the direction of lighting, the lighting should be designed so that it is of flat glass, full cut off design with horizontal mountings and no light spill above the horizontal. These lighting requirements are applicable to both the permanent scheme lighting and any temporary flood lighting that is proposed during the construction period.

Further information required: The areas closest to Manchester Airport are the most crucial from a physical safeguarding perspective - sections 1 and 2 of the route, as shown on the interactive map. To enable accurate safeguarding assessments we will need the grid reference, to six figures Eastings and Northings, of each proposed lighting column on drawing no. 60248122_1300_002 Rev D (Proposed Lighting Ringway Road West Junction Sheet 1 of 9) and drawing no. 60248122_1300_003 Rev E (Proposed Lighting Styal Road Junction Sheet 2 of 9), together with the proposed height of the

columns and the ground level at these points taking any new landscaping into consideration.

From an aerodrome safeguarding perspective, the principal area for consideration is the height of the proposed signage. The height of the signs must not infringe any of Manchester Airport's protected Obstacle Limitation Surfaces (as detailed in CAA publication CAP 168: Licensing of Aerodromes). Obstacle Limitation Surfaces protect Visual and Instrument Flight Paths and represent the lower limit of the blocks of protected airspace in the area immediately around an aerodrome.

Further Information Required: As with the lighting columns, the Safeguarding Authority for Manchester Airport will require further details regarding the location (to six figures of Eastings and Northings) and height of all proposed signs within section 1 and 2 of the route, as well as the height of ground level at these points. We presume that these signs will be located at the road side rather than on an overhead gantry.

Date: 2 July 2014

Signed: 

Julie Roscoe
Head of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes

1. This permission refers only to that required under the Town and Country Planning Act 1990 does not include any consent or approval under any other enactment, byelaw, order or regulation.

2 If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the First Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of the notice of the decision.

The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the Appeals area of the Planning Portal – www.planningportal.gov.uk/pcs. The Inspectorate will publish details of your appeal on the internet (on the Appeals area of the Planning Portal).

This may include a copy of the original planning application form and any supporting documents supplied to the local planning authority. By you or your agent, together with the completed appeal form and information you submit to the Planning Inspectorate. Please ensure that you only provide information, including personal information, that you are happy will be made available to others in this way. If you supply personal information belonging to a third party please ensure you have their permission. More detailed information about data protection and privacy matters is available on the Planning Portal.

Alternatively, appeals can be made on a form which is obtainable from Planning Inspectorate, Customer Support Unit, Room 3/15, Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 or by telephone 0117 372 6372.

The First Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.

4. If either the local planning authority or the First Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the First Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

Appendix B – Approved Planning Conditions Discharge Schedule

Stockport MBC - Schedule of condition

Condition (number and wording)	Information to be submitted	Timing (pre-commencement/pre-opening)	Target date for CMS completion of document (As per CMS programme 07/08/14)	Target date for submission of discharge application
1) This permission reltes to the following drawings (see decision notice)		Pre-opening		
2) The development hereby permitted shall be undertaken strictly in accordance with the details contained in the application and in full compliance with the mitigation measures identified and set out in the supporting Environmental Statement, unless otherwise agreed in writing with the Local Planning Authority, or where modified by the conditions attached to this planning permission or by details subsequently approved pursuant to those conditions.		Pre-opening		
3) No development shall take place until (i) a schedule of all the materials to be used on the development including retaining walls, lighting columns, bridges and fences has been submitted to and approved in writing by the local planning authority and (ii) samples have been made available for inspection on the site. The new sections of road hereby approved shall not be brought into use until it has been completed in accordance with the approved schedule and materials.	Schedule of materials incorporating images of types of materials to be used.	Pre-commencement	17/10/2014	
4) Before the new sections of road hereby approved are brought into use details of all proposed lighting to be implemented as part of the development (including street lighting and that associated with the bridges, underpasses and other circulation areas, etc) shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the lighting shall be implemented and carried out in full accordance with the approved details.		Pre-opening		
5) No lighting required for the construction of the development shall be installed at the site except in accordance with details which have been first submitted to and approved in writing by the local planning authority.	Construction Management Plan (Nuisance Chapter)	Pre-commencement	17/10/2014	
6) The development hereby approved shall have foul and surface water drained in accordance with the principles outlined in the submitted Flood Risk Assessment which was prepared by AECOM Ltd Ref: 1007/6.7/061 rev 5, dated 2nd October 2013 and the submitted Drainage Strategy Report and associated plans (prepared by AECOM Ltd ref: 60212470/HIG/001, dated August 2011). For the avoidance of doubt, any foul water must drain separately to surface water and no surface water will be permitted to discharge directly or indirectly into the public foul or combined sewer. Any surface water draining from the site must be restricted to the agreed rates as set out within the submitted Drainage Strategy.		Pre-opening		
7) No development shall take place until details of the bunds for noise mitigation and landscaping to be constructed along the boundaries of the development have been submitted to and approved in writing by the Local Planning Authority. Such details shall include appropriate cross sections of the bunds and include details of the location, size and height of the bund as well as details of the proposed materials and method of construction. Following the construction of the bunds they shall be landscaped and maintained in accordance with the details approved pursuant to Condition 24. The bunds shall be constructed and all works implemented and carried out in full accordance with the approved details.	Landscape - mounding cross sections. Technical note for Landscape Bunds The layout of a number of the earthwork bunds have changed since the planning application to allow the retention of more of the surplus matrial on site.	Pre-commencement	26/09/2014	

8) No development shall take place until full details of all bridges, structures, underpasses, bridge wing walls, abutments and crossings have been submitted to and approved in writing by the Local Planning Authority. Such details shall include information on the colours and treatment of all surfaces, finishes and textures associated with these elements (e.g. railings, wing walls, side walls of underpass) as well as exact clearance heights. The bridges, structures, underpasses, bridge wing walls, abutments and crossings shall thereafter be constructed in accordance with the approved details.	Full schedule of plans showing details of all bridges, structures, underpasses, bridge wing walls, abutments and crossings. Reference to technical approval process that has been undertaken with local highways authorities to be included.	Pre-commencement	17/10/2014	
9) Unless otherwise agreed in writing by the Local Planning Authority no development shall take place until a scheme that includes the following components to deal with the risks associated with contamination of the site have been submitted to and approved, in writing, by the Local Planning Authority: 1) A preliminary risk assessment which has identified: all previous uses potential contaminants associated with those uses a conceptual model of the site indicating sources, pathways and receptors potentially unacceptable risks arising from contamination at the site. 2) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site. 3) The results of the site investigation and detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken. Any changes to these components require the express written consent of the Local Planning Authority. The scheme shall be implemented as approved.	Preliminary Risk Assessment	Pre-commencement	30/09/2014	
10) The new sections of road shall not be brought into use until the approved remediation scheme required to be submitted by Condition 9 has been carried out. Within six months of completion of remediation measures, a validation report assessing the effectiveness of the remediation carried shall be submitted to and approved in writing by the local planning authority. The report shall specify any further remediation or monitoring measures necessary and indicate how and when these measures will be undertaken. Any further remediation must be implemented in accordance with approved report.		Pre-opening		
11) No development shall take place until a bird hazard management plan has been submitted to, and approved in writing by the Local Planning Authority. The plan shall include measure to ensure that earthworks during construction do not attract birds. Once approved the scheme shall be implemented in full and remain in place during the construction of the site.	Bird Hazard Management Plan	Pre-commencement	10/09/2014	
12) Notwithstanding the details shown on Landscape Mitigation Proposals Figure 5.41.1 and 5.42.1, a plan indicating the location of proposed new ponds in Sections, 03, 04 and 05 of the scheme and justification for the location of the ponds shall be submitted to, and approved in writing by the Local Planning Authority. The location of the ponds should be such as to reduce potential for bird hazard. Once approved, the scheme shall be thereafter be implemented prior to the new sections of road being brought into use.	Details of landscape design to be included in Overarching Report of Mitigation Strategy	Pre-commencement	28/11/2014	

<p>13) No demolition or development ground works shall take place until the applicant or their agents or their successors in title has secured the implementation of a programme of archaeological works in accordance with a Written Scheme of Investigation (WSI) which has been submitted to and approved in writing by the local planning authority. The WSI shall cover the following:</p> <p>1. A phased programme and methodology to include:</p> <ul style="list-style-type: none">- an agreed scope of mitigation for each historic building and archaeological site affected by the scheme, including as appropriate the following elements- archaeological evaluation- where the above identifies significant remains, targeted archaeological excavation- watching brief- palaeo-environmental sampling and analysis- historic building survey <p>2. A programme for post investigation assessment to include:</p> <ul style="list-style-type: none">- analysis of the site investigation records and finds- production of a final report on the significance of the heritage interest represented. <p>3. Provision for archive deposition of the report, finds and records of the site investigation.</p> <p>4. Dissemination of the results through publication and other media.</p> <p>5. Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.</p>	<p>Written Scheme of Investigation</p> <p>Discussions ongoing with Norman Redhead from GMAU.</p>	<p>Pre-commencement</p>	<p>20/06/2014</p>	
<p>14) No development shall take place until a schedule for the undertaking of a precommencement survey of bat roost activity, otter activity, badger activity/foraging surveys and great crested newt activity (in ponds 34 and 139) has been submitted to and approved in writing by the Local Planning. The surveys shall be subsequently undertaken in accordance with the approved schedule.</p>	<p>Schedule of ecology surveys</p> <p>Schedule already circulated to LPA and approval received from relevant personnell.</p>	<p>Pre-commencement</p>	<p>Complete</p>	
<p>15) No development shall take place until detailed mitigation/compensation strategies for the following species have been submitted to and approved by the Local Planning Authority:</p> <p>Great crested newts (each meta-population)</p> <p>Badgers</p> <p>Bats</p> <p>Breeding birds</p> <p>Brown Hare</p> <p>Otter</p> <p>Barn Owl</p> <p>The strategies shall be based on up-to date survey data and where appropriate the strategies shall include details such as: measures to avoid direct impact on individual species; timings of works; location and design of compensatory habitats; measures to avoid/reduce disturbance of individual species or destruction of terrestrial habitat, measures to reduce road mortality, and a monitoring program to assess the outcomes of these strategies. The approved strategies shall be subsequently implemented in full within a timescale previously approved in writing by the Local Planning Authority.</p>	<p>Addendum Ecology Surveys</p> <p>Discussions to be held with LPA ecologists prior to submission of discharge application in order to ensure survey work is to standard.</p>	<p>Pre-commencement</p>	<p>28/11/2014</p>	<p>Issue regarding timing and deadlines to achieve 16 week target.</p>

16) No development shall take place until a method statement detailing the protection and reinstatement plans for the diverted water courses (Norbury Brook, Ox Hey Brook) have been submitted to and approved in writing by the LPA. The development shall be subsequently carried out in accordance with the approved details and thereafter retained.	Diverted Watercourses Method Statement	Pre-commencement	24/10/2014	
17) No site clearance or vegetation clearance work should be undertaken in the bird nesting season (March August inclusive) unless it can be otherwise demonstrated that no birds are breeding on the site.	Best working practice to be identified within CEMP.	Pre-commencement	30/09/2014	
18) No development shall take place until a method statement for the control and eradication of invasive species such as Japanese knotweed and Himalayan balsam has been submitted to and approved by the Local Planning Authority. The submitted method statement shall include location maps for all stands and method of control, including timings of the work and disposal of any contaminated material. The development shall be subsequently carried out in accordance with the approved details.	Invasive Species location plan and management plan.	Pre-commencement	30/09/2014	
19) Any buildings, other built structures or trees, assessed as being more than low risk for bat habitation, which are not removed prior to March 2016 shall be reassessed for bat habitation and the information and any mitigation required shall be submitted to and be approved by the Local Planning Authority.		Consider post March 2016		
20) Any ponds within the footprint of the development or that fall inside the exclusion fencing that have not been removed by March 2016 shall be reassessed and/or surveyed for great crested newts habitation and the information and any mitigation required shall be submitted to and be approved by the Local Planning Authority		Consider post March 2016		
21) Prior to the commencement of the development hereby approved a Construction Environmental Management Plan (CEMP) must be submitted to and be approved by the Local Planning Authority. The CEMP must include: a detailed assessment in accordance with British Standard 5228 as part of the finalisation of working methods and informed by the specific plant and machinery which will be used to show how the main construction effects of the development are to be minimised; Noise mitigation, that will include, as a minimum, all the points stated in Section 13.5.29 of the Environmental Statement. The scheme shall also include detail of the types and timetable for piling operations, demolition and rock blasting and detail of ground stabilisation. The plan shall also state how levels of vibration will be monitored by the contractor and what mitigation will be used. The development shall thereafter be constructed in accordance with approved details.	Construction Environmental Management Plan	Pre-commencement	17/10/2014	
22) No work (including routine maintenance of vehicles and plant, loading and unloading of vehicles) shall be carried out at the site and no vehicle movements shall take place to, from, or within the site (i) before 0700 or after 1800 Monday to Friday (ii) before 0800 or after 1300 Saturday and (ii) at any time on Sunday or Bank Holidays. In the event that work associated with the construction of the development is required outside these hours, the applicant must seek the approval in writing of the Local Planning Authority not less than 28 days in advance of the date in question including dates/times at which the work is intended to take place, details of the nature of the work and the machinery/plant required to carry out that work (unless agreed otherwise in writing by the Local Planning Authority). Work shall only then proceed in accordance with the approved details.	Construction Management Plan	Pre-commencement	17/10/2014	

23) Prior to the commencement of development a scheme identifying the layout of the proposed pitches at Woodford Recreation Ground shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall subsequently be implemented prior to any development taking place which impacts on Woodford Recreation Ground.	Plans and drawings prepared in order to deal with Sport England objection during determination period.	Pre-commencement	Complete	
24) No development shall take place until a scheme of landscaping has been submitted to and approved in writing by the local planning authority. The scheme shall indicate the size, species and spacing of planting, the areas to be grassed and the materials to be used on the hard surfaced areas.	Details of landscape design to be included in Overarching Report of Mitigation Strategy	Pre-commencement	28/11/2014	
25) Details and methodology stating how the landscaping, drainage and ecological mitigation proposals are designed to minimise risk to aircraft shall be submitted to, and approved in writing by the Local Planning Authority. The details shall include justification for the design and location of the proposed ponds. The location of the ponds should be as such to reduce the potential for bird hazard.	Bird Hazard Management Plan	Pre-commencement	10/09/2014	
26) The approved landscaping scheme shall be carried out within 6 months of the opening of the road. Any trees, plants or grassed areas which within a period of 5 years from the date of planting die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size, species and quality unless the local planning authority gives written approval to any variation.		Post-opening		
27) No existing tree within the site shall be cut down, topped, lopped, uprooted, wilfully damaged or wilfully destroyed without the prior written approval of the local planning authority, with the exception of those indicated otherwise on the approved plan. Any hedgerows, woody plants or shrubbery removed without such consent or dying or being severely damaged or being seriously diseased, within 5 years of the development commencing, shall be replaced within the next planting season with trees of such size and species as may be approved in writing by the local planning authority.	Tree felling/pruning scope report	Pre-commencement	12/09/2014	
28) No development shall take place until all existing trees on the site except those shown to be removed on the approved plans, have been fenced off in accordance with BS 5837:2005 "Trees in relation to construction - Recommendations". The fencing shall be retained during the period of construction and no work, excavation, tipping or stacking of materials shall take place within any such fence during the construction period.	Tree Protection Report	Pre-commencement	12/09/2014	
29) Unless otherwise agreed in writing by the Local Planning Authority, no building shall be erected within 3 metres of any existing public sewer and no development shall occur within 10m of any existing service reservoirs.	Details of discussions that have taken place with United Utilities.	Pre-commencement	TBC	
30) Prior to the commencement of development a report of the findings of the scheme of site investigation works as recommended in the submitted Ground Investigation Report shall be submitted to, and approved in writing by the Local Planning Authority. In the event that the site investigation works confirm the need for remedial works to treat mine entries and/or areas of shallow mine workings a scheme of mitigation works shall be submitted to and approved by the Local Planning Authority. Any mitigation works shall subsequently be carried out in accordance with the approved mitigation scheme and completed prior to the new sections of road being brought into use.	Within Geotechnical Design Report.	Pre-commencement	31/08/2014	

31) Prior to the commencement of development details of the temporary measures to maintain designated and permissive Rights of Way that are affected by the construction work shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall subsequently be implemented for the duration of construction works.	This will be produced as part of the work carried out in detailed design.	Pre-commencement	21/11/2014	
32) Prior to the provision of alternative access routes and/or diversions full details of the proposed route and facilities shall be submitted to and approved in writing by the Local Planning Authority. The alternative access routes and/or diversions shall subsequently be provided in accordance with the approved details, or any subsequent revisions that have been submitted to and approved in writing by the Local Planning Authority.	This will be produced as part of the work carried out in detailed design.	Pre-commencement	21/11/2014	
33) All vehicles, plant and machinery shall be maintained in accordance with the manufacturer's specification at all times, and shall be fitted with and use effective silencers. Any breakdown or malfunction of silencing equipment or screening shall be treated as an emergency and should be dealt with immediately. Where a repair cannot be undertaken within a reasonable period, the equipment affected should be taken out of service.	Set out within Construction Management Plan	Pre-commencement	21/11/2014	
34) No development shall take place until general arrangement drawings (notwithstanding drawings submitted for the Planning Application) at a scale of 1:500 have been submitted to and approved in writing by the Local Planning Authority for all parts of the proposed scheme within Stockport including works to side roads. Such plans shall include the following details: Location of kerbs, footways, cycleways, bridleways, footpaths and carriageways; Road markings; Location of traffic signal equipment; Visibility Splays; Private access points to the highway; Pedestrian crossing points and Proposed road gradients The scheme shall be constructed in accordance with the approved plans prior to new sections of the road opening for traffic unless otherwise agreed in writing by the Local Planning Authority.	This will be produced as part of the work carried out in detailed design.	Pre-commencement	21/11/2014	
35) No development shall commence until full construction details of the proposed pedestrian and cycleway, footpaths and Bridleway as indicated on drawings 1007/3D/DF7/A6-MA/PROW/210, 1007/3D/DF7/A6-MA/PROW/211, 1007/3D/DF7/A6-MA/PROW/212, 1007/3D/DF7/A6-MA/PROW/213 and 1007/3D/DF7/A6-MA/PROW/214 have been submitted to and approved in writing by the Local Planning Authority. Such details shall include: Construction and surfacing details; Drainage proposals; Lighting (where appropriate); Controlled & uncontrolled crossing facilities along the routes and Measures to control access and usage. The pedestrian and cycleway, footpaths and bridleways shall not be brought into use until the approved details have been implemented in full unless otherwise agreed in writing with the Local Planning Authority.	Construction details of the proposed pedestrian and cycleway, footpaths and bridleways	Pre-commencement	21/11/2014	

<p>36) No demolition, excavation, remediation or development works shall take place until a Construction Management Plan (CMP) with detailed method statements for all works practices of construction has been submitted to and approved in writing by the Local Planning Authority. The approved CMP shall be adhered to throughout the full construction period and provide for:-</p> <p>details of and position of any proposed cranes to be used on the site; a detailed programme of the works and risk assessments; the designated route for all construction and delivery vehicles; traffic management and control measures; the parking of vehicles of site operatives and visitors; loading and unloading of plant and materials; storage of plant and materials used in constructing the development; contractor accommodation/facilities; the erection and maintenance of security hoarding and any scaffolding; temporary traffic signage; measures to prevent the deposit of extraneous matter (mud, debris etc.) onto public highways by vehicles travelling from the site; measures to control the emission of dust and dirt during construction; a scheme for recycling/disposing of waste resulting from demolition and construction works and restoration works.</p>	Construction Environmental Management Plan	Pre-commencement	17/10/2014	
<p>37) Prior to the development hereby approved being brought into use a scheme detailing a package of mitigation measures (intended to restrain, alleviate and manage traffic flow increases at locations identified and to levels indicated through enhanced mitigation as shown in Table 9.3a and figures 9.6 and 9.7 in the submitted Transport Assessment) has been submitted to and agreed in writing with the Local Planning Authority. Such scheme shall include details of and a methodology and timetable for delivery of the measures, a programme for review, surveys and monitoring of the impact of the measures and if required reappraisal of and addition to the agreed package of measures. The new sections of road shall not be brought into use until the measures have been implemented in accordance with the approved details unless the prior written consent of the Local Planning Authority has been obtained.</p>		Pre-opening		
<p>38) No newly constructed part of the road shall be opened for traffic until all parts of the newly constructed road are complete and available for use unless a phasing programme for completion of the road is submitted and approved in writing by the Local Planning Authority. Such phasing plan shall include: A timetable for the opening of all sections of the road; Traffic modelling of the impact of opening phases of the road and A layout plan and safety audit for any interim junction arrangements;</p>		Pre-opening		

39) Prior to commencement of development a further Water Framework Directive (WFD) assessment detailing the protection/mitigation of any adverse impacts to those waterbodies identified in the WFD Screening Assessment shall be submitted to and approved in writing by the local planning authority. The scheme shall be carried out as approved and any subsequent variations shall be agreed in writing by the local planning authority. The further WFD assessment should include the following elements: details of the diversion of watercourses including the lengths of watercourse to be lost and created (this must ensure no net loss to length of open water) cross section details of the diverted watercourses details of any new habitat created on site as part of mitigation/compensation measures (this must ensure no net loss to habitats currently extant) details of treatment of site boundaries and/or buffers around water bodies (the aim must be to create a vegetated buffer zone with a minimum width of 8 metres measured from the top of bank) detail extent and type of new planting (all planting to be of native species) details of maintenance regimes	WFD Assessment	Pre-commencement	24/10/2014	
40) Within 18 months of the new sections of road hereby approved being brought into use a package of complementary measures shall have been implemented in accordance with a scheme which has previously been submitted to and approved in writing by the Local Planning Authority.		Pre-opening		
Minor Additional Application 1 - Construction of 2no. Drainage headwalls (Land north of Mill Hollow Stockport) DC/055432				
1. This permission relates to the following drawings (see decision notice) 2. No development shall take place until all existing trees on the site		Pre-opening		
except those shown to be removed on the approved plans, have been fenced off in accordance with BS 5837:2005 "Trees in relation to construction - Recommendations". The fencing shall be retained during the period of construction and no work, excavation, tipping or stacking of materials shall take place within any such fence during the construction period.	Tree Protection Report	Pre-commencement	12/09/2014	
3. No development approved by this planning permission shall take place until such time as a scheme to regulate surface water runoff has been submitted to and approved in writing by the Local Planning Authority, and the scheme shall be impemented in accordance with the approved details.	This will be produced as part of the work carried out in detailed design.	Pre-commencement	12/09/2014	
Minor Additional Application 2 - Construction of a pedestrian and cycle route (Spath Lane, Handforth, Wilmslow) DC/055439				
1. This permission relates to the following drawings (see decision notice) 2. No development shall take place until all existing trees on the site		Pre-opening		
except those shown to be removed on the approved plans, have been fenced off in accordance with BS 5837:2005 "Trees in relation to construction - Recommendations". The fencing shall be retained during the period of construction and no work, excavation, tipping or stacking of materials shall take place within any such fence during the construction period.	Tree Protection Report	Pre-commencement	12/09/2014	

Cheshire East Council - Schedule of condition

Condition (number and wording)	Information to be submitted	Timing (pre-commencement/pre-opening)	Target date for CMS completion of document (As per CMS programme 07/08/14)	Target date for submission of discharge application
1. The development hereby approved shall commence within three years of the date of this permission.		Pre-opening		
2. The development hereby approved shall be carried out in total accordance with the approved plans and documents.		Pre-opening		
3. The development hereby permitted shall be undertaken strictly in accordance with the details contained in the application and in full compliance with the mitigation measures identified and set out in the supporting Environmental Statement, unless otherwise agreed in writing with the Local Planning Authority, or where modified by the conditions attached to this planning permission or by details subsequently approved pursuant to those conditions.		Pre-opening		
4. No development shall take place until (i) a schedule of all the materials to be used on the development including retaining walls, lighting columns, bridges and fences has been submitted to and approved in writing by the local planning authority and (ii) samples have been made available for inspection on the site. The new sections of road hereby approved shall not be brought into use until it has been completed in accordance with the approved schedule and materials.	Schedule of materials incorporating images of types of materials to be used.	Pre-commencement	17/10/2014	
5. No development shall take place until full details of all bridges, structures, underpasses, bridge wing walls, aabutments and crossings have been submitted to and approved in writing by the Local Planning Authority. Such details shall include information on the colours and treatment of all surfaces, finishes and textures associated with these elements (e.g. railings, wing walls, side walls of underpasses, bridge wing walls, abutments and crossings shall thereafter be constructed in accordance with the approved details.	Full schedule of plans showing details of all bridges, structures, underpasses, bridge wing walls, abutments and crossings. Reference to technical approval process that has been undertaken with local highways authorities to be included.	Pre-commencement	17/10/2014	
6. No development shall commence until full construction details of the proposed pedestrian and cycleway, footpaths and Bridleway as indicated on the approved drawings have been submitted to and approved in writing by the Local Planning Authority. Such details shall include: - Construction and surfacing details; - Drainage proposals; - Lighting (where appropriate); - Controlled & uncontrolled crossing facilities along the routes and - Measures to control access and usage. The pedestrian and cycleway, footpaths and bridleways shall not be brought into use until the approved details have been impemented in full unless other wise agreed in writing with the Local Planning Authority.	This will be produced as part of the work carried out in detailed design.	Pre-commencement	21/11/2014	

<p>7. No newly constructed part of the road shall be opened for traffic until all parts of the newly constructed road are complete and available for use unless a phasing programme for completion of the road is submitted and approved in writing by the Local Planning Authority. Such phasing plan shall include:</p> <ul style="list-style-type: none"> - A timetable for the opening of all sections of the road; - Traffic modelling of the impact of opening phases of the road and - A layout plan and safety audit for any interim junction arrangements; 		Pre-opening		
<p>8. Prior to the development hereby approved being brought into use a scheme detailing a package of mitigation measures (intended to restrain, alleviate and manage traffic flow increases at locations identified and to levels indicated through enhanced mitigation as shown in table 9.3a and figures 9.6 and 9.7 in the submitted Transport Assessment) has been submitted to and agreed in writing with the Local Planning Authority. Such scheme shall include details of and a methodology and timetable for delivery of the measures, a programme for review, surveys and monitoring of the impact of the measures, a programme for review, surveys and monitoring of the impact of the measures and if required reappraisal of an addition to the agreed package of measures. The new sections of road shall not be brought into use until the measures have been implemented in accordance with the approved details unless the prior written consent of the Local Planning Authority has been obtained. (Note: this includes mitigation measures for, but not limited to, Dsiley Village Centre, the A6 corridor, Clifford Road Poynton and B5358 Station Road / Dean Road Handforth. Where this condition requires approval or consent by the Local Planning Authority those matters shall be referred to the Council's Strategic Planning Board).</p>		Pre-opening		
<p>9. No development shall take place until details of a scheme to assess and mitigate the impacts of the development on the northbound merge to the A34 from Long Marl Drive have been submitted to and approved by the Local Planning Authority. Development shall be carried out in accordance with the approved details.</p>	<p>Details of scheme to assess and mitigate impacts of development on northbound merge to the A34 from Long Marl Drive</p>	Pre-commencement	26/09/2014	
<p>10. Within 18 months of the new sections of road hereby approved being brought into use a package of complementary measures shall have been implemented in accordance with a scheme which has previously been submitted to and approved in writing by the Local Planning Authority.</p>		Pre-opening		
<p>11. No development shall take place until a scheme of speed and traffic monitoring on Clifford Road, Poynton both prior and post development for a minimum of 3 years to monitor the impact of the A6MARR, has been submitted to and approved by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details.</p>	<p>Details of a scheme of speed and traffic monitoring on Clifford Road, Poynton</p>	Pre-commencement	26/09/2014	
<p>12. No development shall take place until details of a scheme to assess and mitigate impacts of the development on the Coppice Way / A34 junction has been submitted to and approved by the Local Planning Authority. The scheme shall include a timetable for implementation. Development shall be carried out in accordance with the approved details.</p>	<p>Details of a scheme to assess and mitigate impacts of the development on the Coppice Way/A34 junction</p>	Pre-commencement	26/09/2014	

<p>13. No demolition, excavation, remediation or development works shall take place until a Construction Management Plan (CMP) with detailed method statements for all works practices of construction has been submitted to and approved in writing by the Local Planning Authority. The approved CMP shall be adhered to throughout the full construction period and provide for:-</p> <ul style="list-style-type: none"> • details of and position of any proposed cranes to be used on the site; • a detailed programme of the works and risk assessments; • the designated route for all construction and delivery vehicles; • traffic management and control measures; • the parking of vehicles of site operatives and visitors; • loading and unloading of plant and materials; • storage of plant and materials used in constructing the development; • contractor accommodation/facilities; • the erection and maintenance of security hoarding and any scaffolding; • temporary traffic signage; • measures to prevent the deposit of extraneous matter (mud, debris etc.) onto public highways by vehicles travelling from the site; • measures to control the emission of dust and dirt during construction; • a scheme for recycling/disposing of waste resulting from demolition and construction works and • restoration works. 	Construction Environmental Management Plan	Pre-commencement	17/10/2014	
14. Before the new sections of road hereby approved are brought into use details of all proposed lighting to be implemented as part of the development (including street lighting and that associated with the bridges, underpasses and other circulation areas, etc) shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the lighting shall be implemented and carried out in full accordance with the approved details.		Pre-opening		
15. No lighting required for the construction of the development shall be installed at the site except in accordance with details which have been first submitted to and approved in writing by the local planning authority.	Construction Management Plan (Nuisance Chapter)	Pre-commencement	17/10/2014	
16. No development shall take place until a bird hazard management plan has been submitted to, and approved in writing by the Local Planning Authority. The plan shall include measure to ensure that earthworks during construction do not attract birds. Once approved the scheme shall be implemented in full and remain in place during the construction of the site.	Bird Hazard Management Plan	Pre-commencement	10/09/2014	
17. Details and methodology stating how the landscaping, drainage and ecological mitigation proposals are designed to minimise risk to aircraft shall be submitted to, and approved in writing by the Local Planning Authority. The details shall include justification for the design and location of the proposed ponds. The location of the ponds should be as such to reduce the potential for bird hazard.	Bird Hazard Management Plan	Pre-commencement	10/09/2014	

18. The development hereby approved shall have foul and surface water drained in accordance with the principles outlined in the submitted Flood Risk Assessment which was prepared by AECOM Ltd Ref: 1007/6.7/061 rev 5, dated 2nd October 2013 and the submitted Drainage Strategy Report and associated plans (prepared by AECOM Ltd ref: 60212470/HIG/001, dated August 2011). For the avoidance of doubt, any foul water must drain separately to surface water and no surface water will be permitted to discharge directly or indirectly into the public foul or combined sewer. Any surface water draining from the site must be restricted to the agreed rates as set out within the submitted Drainage Strategy.		Pre-opening		
19. Unless otherwise agreed in writing by the Local Planning Authority, no building shall be erected within 3 metres of any existing public sewer and no development shall occur within 10m of any existing service reservoirs.	Details of discussions that have taken place with United Utilities.	Pre-commencement	TBC	
20. Prior to the development commencing: (a) Further supplementary Phase II investigations shall be carried out and the results submitted to, and approved in writing by, the Local Planning Authority (LPA). (b) If the Phase II investigations indicate that remediation is necessary, then a Remediation Strategy shall be submitted to, and approved in writing by, the LPA. The remediation scheme in the approved Remediation Strategy shall then be carried out. (c) If remediation is required, a Site Completion Report detailing the conclusions and actions taken at each stage of the works, including validation works, shall be submitted to, and approved in writing by, the LPA prior to the first use or occupation of any part of the development hereby approved.	Preliminary Risk Assessment	Pre-commencement	30/09/2014	
21. No development shall take place until a method statement for the translocation of ancient woodland soils from the areas of ancient woodland affected by the proposed development has been submitted to and approved by the Local Planning Authority. The translocation shall then take place in full accordance with the approved details.	Statement relating to translocation of Ancient Woodland soils	Pre-commencement		
22. No development shall take place until a detailed mitigation method statement for Barn Owls has been submitted to and approved by the Local Planning Authority. The requirements of the approved method statement shall be implemented in accordance with the approved details.	Mitigation Strategy	Pre-commencement		
23. Prior to any works taking place that involve the loss of any hedgerow, tree or shrub between 1st March and 31st August in any year, a detailed survey shall be undertaken to check for the existence of nesting birds. Where nests are found, a 4m exclusion zone shall be created around the nest until breeding is complete. Completion of nesting shall be confirmed by a suitably qualified person and a report submitted to and approved in writing by the Local Planning Authority before any works involving the removal of the hedgerow, tree or shrub take place.	Overarching Report of Mitigation Strategy (incorporating details of ecological and landscape mitigation).	Pre-commencement	28/11/2014	
24. No development shall take place until a detailed design for the provision of an artificial kingfisher nesting bank has been submitted to and approved in writing by the Local Planning Authority. Development shall take place in accordance with the approved details.	Details of mitigation measures at potential kingfisher nesting locations.	Pre-commencement	02/09/2014	

25. No development shall take place until a method statement detailing the protection and reinstatement plans for the diverted Norbury Brook has been submitted to and approved in writing by the LPA. The development shall be subsequently carried out in accordance with the approved details and thereafter retained.	Diverted Watercourses Method Statement	Pre-commencement	24/10/2014	
26. No development shall take place until the detailed design of replacement ponds have been submitted to and approved by the Local Planning Authority. The ponds shall be implemented in accordance with the approved details.	Overarching Report of Mitigation Strategy (incorporating details of ecological and landscape mitigation).	Pre-commencement	28/11/2014	
27. No development shall take place until a method statement for the control and eradication of invasive species such as Japanese knotweed and Himalayan balsam has been submitted to and approved by the Local Planning Authority. The submitted method statement shall include location maps for all stands and method of control, including timings of the work and disposal of any contaminated material. The development shall be subsequently carried out in accordance with the approved details.	Invasive Species location plan and management plan.	Pre-commencement	30/09/2014	
28. A 10 (ten) year landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape, woodland and ecological mitigation areas, shall be submitted to and approved by the Local Planning Authority prior to the opening of the new sections of road hereby approved. The management plan shall be implemented in accordance with the approved details.		Pre-opening		
29. No development shall take place until a scheme for the landscaping of the site has been submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall include details of hard landscaping, planting plans, written specifications (including cultivation and other operations associated with tree, shrub, hedge or grass establishment), schedules of plants noting species, plant sizes, the proposed numbers and densities and an implementation programme.	Details of landscape design to be included in Overarching Report of Mitigation Strategy	Pre-commencement	28/11/2014	
30. The approved landscaping plan 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 plantings shall be positioned in accordance with the requirements of Table A.1 of BS5837:2012 Trees in Relation to Design, Demolition and 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 five 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.		Post-opening		

31. No trees, shrubs or hedges within the site which are shown as being retained on the approved plans shall be felled, uprooted, wilfully damaged or destroyed, cut back in any way or removed without the prior written consent of the Local Planning Authority. Any trees, shrubs or hedges removed without such consent, or which die or become severely damaged or seriously diseased within five years from the occupation of any building or the development hereby permitted being brought into use shall be replaced with trees, shrubs or hedge plants of similar size and species until the Local Planning Authority gives written consent to any variation.	Tree felling/pruning scope report	Pre-commencement	12/09/2014	
32. (a) Prior to the commencement of development development or other operations being undertaken on site a scheme for the protection of the retained trees produced in accordance with BS5837 :2012 Trees in Relation to Design, Demolition and Construction (Recommendations), which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site, including trees which are the subject of a Tree Preservation Order currently in force, shall be submitted to and approved in writing by the Local Planning Authority. No development or other operations shall take place except in complete accordance with the approved protection scheme. (b) No operations shall be undertaken on site in connection with the development hereby approved (including demolition works, soil moving, temporary access construction and / or widening or any operations involving the use of motorised vehicles or construction machinery) until the protection works required by the approved protection scheme are in place. (c) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within any area designated as being fenced off or otherwise protected in the approved protection scheme. (d) Protective fencing shall be retained intact for the full duration of the development hereby approved and shall not be removed or repositioned without the prior written approval of the Local Planning Authority.	Tree Protection Report	Pre-commencement	12/09/2014	
33. 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 tree felling / pruning specification shall be submitted to and approved in writing by the Local Planning Authority. No development or other operations shall commence on site until the approved tree felling and pruning works have been completed. All tree felling and pruning works shall be carried out in full accordance with the approved specification and the requirements of British Standard 3998(2010)Tree Works - Recommendations	Tree felling/pruning scope report	Pre-commencement	12/09/2014	

<p>34. No development shall take place until an Environmental Management Plan has been submitted to and approved by the local planning authority. The plan shall address the environmental impact in respect of air quality and noise on existing residents during the demolition and construction phase. In particular the plan shall show mitigation measures in respect of;</p> <p>i) 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;</p> <p>ii) Waste Management: There shall be no burning of materials on site during demolition / construction</p> <p>iii) Dust generation caused by construction activities and proposed mitigation methodology.</p> <p>iv) Site compounds location and noise mitigation plans</p> <p>v) Communication plan and strategy</p> <p>vi) Contact numbers for Public and direct contact numbers for Local authorities</p> <p>The Environmental Management Plan above shall be implemented and in force during the construction phase of the development.</p>				
	Construction Management Plan	Pre-commencement	17/10/2014	
<p>35. No development shall take place until details of the bunds for noise mitigation and landscaping to be constructed along the boundaries of the development have been submitted to and approved in writing by the Local Planning Authority. Such details shall include appropriate cross sections of the bunds and include details of the location, size and height of the bund as well as details of the proposed materials and method of construction. Following the construction of the bunds they shall be landscaped and maintained in accordance with the details approved pursuant to Condition 29. The bunds shall be constructed and all works implemented and carried out in full accordance with the approved details.</p>	<p>Landscape - mounding cross sections.</p> <p>Technical note for Landscape Bunds</p> <p>The layout of a number of the earthwork bunds have changed since the planning application to allow the retention of more of the surplus material on site.</p>	Pre-commencement	26/09/2014	
<p>36. No work (including routine maintenance of vehicles and plant, loading and unloading of vehicles) shall be carried out at the site and no vehicle movements shall take place to, from, or within the site (i) before 0700 or after 1800 Monday to Friday (ii) before 0800 or after 1300 Saturday and (ii) at any time on Sunday or Bank Holidays. In the event that work associated with the construction of the development is required outside these hours, the applicant must seek the approval in writing of the Local Planning Authority not less than 28 days in advance of the date in question including dates/times at which the work is intended to take place, details of the nature of the work and the machinery/plant required to carry out that work (unless agreed otherwise in writing by the Local Planning Authority). Work shall only then proceed in accordance with the approved details.</p>				
	Construction Management Plan	Pre-commencement	17/10/2014	

37. No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority. The work shall be carried out strictly in accordance with the approved scheme.	Written Scheme of Investigation Discussions ongoing with Norman Redhead from GMAU.	Pre-commencement	20/06/2014	
38. No development shall take place until a further Water Framework Directive (WFD) assessment detailing the protection/mitigation of any adverse impacts to those waterbodies identified in the WFD Screening Assessment has been submitted to and approved in writing by the local planning authority. The scheme shall be carried out as approved and any subsequent variations shall be agreed in writing by the local planning authority. The further WFD assessment should include the following elements: <ul style="list-style-type: none"> • details of the diversion of watercourses including the lengths of watercourse to be lost and created (this must ensure no net loss to length of open water) • cross section details of the diverted watercourses • details of any new habitat created on site as part of mitigation/compensation measures (this must ensure no net loss to habitats currently extant) • details of treatment of site boundaries and/or buffers around water bodies (the aim must be to create a vegetated buffer zone with a minimum width of 8 metres measured from the top of bank) • detail extent and type of new planting (all planting to be of native species) • details of maintenance regimes. 	WFD Assessment	Pre-commencement	24/10/2014	
Application 3 - Installation of earthworks drainage.(Land north of Lower Park Road, Poynton, Stockport, Cheshire) (14/2251M)				
1) The development hereby approved shall commence within three years of the date of this permission.		Pre-opening		
2) The development hereby approved shall be carried out in total accordance with the approved plans numbered Location Plan (Plan number: 4536_2a), Earthworks drainage at (the proposed) Hill Green Bridge (Plan number: 1007/3D/DF7/A6-MA/PA/311), Tree Survey 1 - section 3 (Schedule of existing trees) for details on the trees and hedges that will be affected by the proposed development, Tree Survey Plan (Sheet 14 of 19) (Plan number: 47064524 - T14 Rev B) and Tree Protection Plan (Sheet 33 of 38) (Plan number: 47064524 - T33 Rev B) received by the Local Planning Authority on 2 May 2014.		Pre-opening		
Application 4 - Construction of 2no. Drainage headwalls (14/2265M)				
1) The development hereby approved shall commence within three years of the date of this permission.		Pre-opening		
2) The development hereby approved shall be carried out in total accordance with the approved plans numbered Location Plan (Plan number: 4536_1a), Location Plan – showing LPA boundaries (Plan number: 4536_1aa), Drainage outfall at Ladybrook near Mill Hill Hollow (Plan number: 1007/3D/DF7/A6-MA/PA/312), Tree Survey1 - please refer to section 3 (Schedule of existing trees) for details on the trees and hedges that will be affected by the proposed development, Tree Survey Plan (Sheet 15 of 19) (Plan number: 47064524 – T15 Rev B) and Tree Protection Plan (Sheet 34 of 38) (Plan number: 47064524 – T34 Rev B) received by the Local Planning Authority on 2 May 2014.		Pre-opening		

Manchester City Council - Schedule of condition

Condition (number and wording)	Information to be submitted	Timing (pre-commencement/pre-opening)	Target date for CMS/SMBC completion of document (As per CMS programme 07/08/14)	Target date for submission of discharge application
1) The development must be begun not later than the expiration of three years beginning with the date of this permission.		Pre-opening		
2) The development hereby approved shall be carried out in accordance with the following documents (see decision notice for list).		Pre-opening		
3) No development that is hereby approved shall commence unless and until samples and specifications of all materials to be used on the development, including retaining walls, lighting columns and fencing, have been submitted to and approved in writing by the City Council as local planning authority.	Schedule of materials incorporating images of types of materials to be used.	Pre-commencement	17/10/2014	
4) Prior to the development hereby approved being brought into use a scheme detailing a package of mitigation measures (intended to restrain, alleviate and manage traffic flow increases at locations identified and to levels indicated through enhanced mitigation as shown in Table 9.3a and figures 9.6 and 9.7 in the submitted Transport Assessment) has been submitted to and agreed in writing with the Local Planning Authority. Such scheme shall include details of and a methodology and timetable for delivery of the measures, a programme for review, surveys and monitoring of the impact of the measures and if required reappraisal of and addition to the agreed package of measures. The new sections of road shall not be brought into use until the measures have been implemented in accordance with the approved details unless the prior written consent of the Local Planning Authority has been obtained.		Pre-opening		
5) Prior to the commencement of the development hereby approved, a Stage 2 Road Safety Audit shall be submitted to and approved in writing by the City Council as local planning authority.	This will be produced as part of the work carried out in detailed design.	Pre-commencement	21/11/2014	
6) No installation of lighting (permanent or temporary) shall commence until full details of the proposed lighting scheme have been submitted to and approved in writing by the City Council as Local Planning Authority. The development shall be subsequently carried out in accordance with the approved details.	Construction Environment Management Plan	Pre-commencement	17/10/2014	
7) The installation of any signage shall not commence until full details of the signage scheme have been submitted to and approved in writing by the City Council as Local Planning Authority. The development shall be subsequently carried out in accordance with the approved details.	This will be produced as part of the work carried out in detailed design.	Pre-commencement	21/11/2014	
8) The installation of the Styal Attenuation Pond as identified on drawing reference 1007/3D/DF7/A6-MA/PABP/P/024 shall not commence until full details of the bird control measures that are to be used have been submitted to and approved in writing by the City Council as Local Planning Authority. The development shall be subsequently carried out in accordance with the approved details.	Incorporated within Bird Hazard Management Plan	Pre-commencement	21/11/2014	

9) No development shall commence until the full technical detailed design of the approved development has been submitted to and approved in writing by the City Council as Local Planning Authority. The development shall be subsequently carried out in accordance with the approved details.	Full schedule of plans showing details of all bridges, structures, underpasses, bridge wing walls, abutments and crossings. Reference to technical approval process that has been undertaken with local highways authorities to be included.	Pre-commencement	17/10/2014	
10) The development hereby approved shall have foul and surface water drained in accordance with the principles outlined in the submitted Flood Risk Assessment which was prepared by AECOM Ltd Ref: 1007/6.7/061 rev 5, dated 2nd October 2013 and the submitted Drainage Strategy Report and associated plans (prepared by AECOM Ltd ref: 60212470/HIG/001, dated August 2011). For the avoidance of doubt, any foul water must drain separately to surface water and no surface water will be permitted to discharge directly or indirectly into the public foul or combined sewer. Any surface water draining from the site must be restricted to the rates as set out within the submitted Drainage Strategy Report prepared by AECOM Ltd ref 602124470/HIG/001 dated August 2011.		Pre-opening		
11) The development shall be carried out in accordance with the approved noise mitigation measures which shall be in-situ before the development is operational. The applicant will produce and display a map showing all eligible properties that qualify under the Noise Insulation Regulations (1988). Eligible residents must be informed and insulation works should be carried out as specified in the Regulations.'		Pre-opening		
12) No demolition or development ground works shall take place until the applicant or their agents or their successors in title has secured the implementation of a programme of archaeological works in accordance with a Written Scheme of Investigation (WSI) which has been submitted to and approved in writing by the local planning authority. The WSI shall cover the following: 1. A phased programme and methodology to include: - an agreed scope of mitigation for each historic building and archaeological site affected by the scheme, including as appropriate the following elements - archaeological evaluation - where the above identifies significant remains, targeted archaeological excavation - watching brief - palaeo-environmental sampling and analysis - historic building survey 2. A programme for post investigation assessment to include: - analysis of the site investigation records and finds - production of a final report on the significance of the heritage interest represented. 3. Provision for archive deposition of the report, finds and records of the site investigation. 4. Dissemination of the results through publication and other media. 5. Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.	Written Scheme of Investigation Discussions ongoing with Norman Redhead from GMAU.	Pre-commencement	20/06/2014	

13) No development shall take place until a schedule for the undertaking of a precommencement survey of bat roost activity has been submitted to and approved by the City Council as Local Planning Authority. The bat roost activity survey shall be subsequently undertaken in accordance with the approved schedule.	Schedule of ecology surveys Schedule already circulated to LPA and approval received from relevant personnell.	Pre-commencement	Complete	
14) No development shall take place until detailed mitigation/compensation strategies for the following species have been submitted to and approved by the City Council as Local Planning Authority: Great crested newts (each meta-population) Bats Breeding birds The strategies shall be based on up-to date survey data and where appropriate the strategies shall include details such as: measures to avoid direct impact on individual species; timings of works; location and design of compensatory habitats; measures to avoid/reduce disturbance of individual species or destruction of terrestrial habitat, measures to reduce road mortality, and a monitoring program to assess the outcomes of these strategies. The approved strategies shall be subsequently implemented in full within a timescale previously approved in writing by the City Council as local planning authority.	Addendum Ecology Surveys Discussions to be held with LPA ecologists prior to submission of discharge application in order to ensure survey work is to standard.	Pre-commencement	28/11/2014	Issue regarding timing and deadlines to achieve 16 week target.
15) No development shall take place until detailed landscape/ecological mitigation plans, including replacement trees and woodland, hedgerows, grassland and ponds utilising locally native species has been submitted to and approved by the City Council as Local Planning Authority. The approved details shall be subsequently implemented in full within a timescale previously approved in writing by the City Council as local planning authority.	Details of landscape design to be included in Overarching Report of Mitigation Strategy	Pre-commencement	28/11/2014	
16) No site clearance or vegetation clearance work should be undertaken in the bird nesting season (March - August inclusive) unless it can be otherwise demonstrated that no birds are breeding on the site.	Bird Hazard Management Plan	Pre-commencement	10/09/2014	
17) No development shall take place until a method statement for the control and eradication of invasive species such as Japanese knotweed and Himalayan balsam has been submitted to and approved by the City Council as Local Planning Authority. The submitted method statement shall include location maps for all stands and method of control, including timings of the work and disposal of any contaminated material. The development shall be subsequently carried out in accordance with the approved details.	Invasive Species location plan and management plan.	Pre-commencement	30/09/2014	
18) Any buildings, other built structures or trees, assessed as being more than low risk for bat habitation, which are not removed prior to March 2016 shall be re-assessed for bat habitation and the information and any mitigation required shall be submitted to and be approved by the City Council as Local Planning Authority.		Consider post March 2016		
19) Any ponds within the footprint of the development or that fall inside the exclusion fencing that have not been removed by March 2016 shall be reassessed and/or surveyed for great crested newts habitation and the information and any mitigation required shall be submitted to and be approved by the City Council as Local Planning Authority.		Consider post March 2016		

<p>20) Prior to the commencement of the development hereby approved, a scheme that includes the following components to deal with the risks associated with contamination of the site shall be submitted to and approved, in writing, by the City Council as local planning authority:</p> <p>a) A preliminary risk assessment which has identified:</p> <ul style="list-style-type: none"> - all previous uses potential contaminants associated with those uses - a conceptual model of the site indicating sources, pathways and receptors - potentially unacceptable risks arising from contamination at the site. <p>b) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.</p> <p>c) The results of the site investigation and detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.</p> <p>d) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.</p> <p>Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.</p>	Preliminary Risk Assessment	Pre-commencement	30/09/2014	
<p>21) If, during development, contamination not previously identified is found to be present at the site then no further development shall be carried out until the developer has submitted and received approval for a remediation strategy to the City Council as local planning authority detailing how this unsuspected contamination shall be dealt. The remediation strategy shall be implemented as approved.</p>		Ongoing		
<p>22) Prior to the commencement of the development hereby approved a Construction Environmental Management Plan (CEMP) must be submitted to and be approved by the City Council as local planning authority. The CEMP must include: a detailed assessment in accordance with British Standard 5228 as part of the finalisation of working methods and informed by the specific plant and machinery which will be used to show how the main construction effects of the development are to be minimised; Noise mitigation, that will include, as a minimum, all the points stated in Section 13.5.29 of the Environmental Statement referred to in condition no. 2 above. The development shall thereafter be constructed in accordance with approved details.</p>	Construction Management Plan	Pre-commencement	17/10/2014	

<p>23) No development shall take place, including any works of demolition, until a Construction Management Plan (CMP) with detailed method statements of construction, including details of and position of any proposed cranes to be used on the site, a detailed programme of the works and risk assessments, has been submitted to, and approved in writing by the Local Planning Authority. The approved CMP shall include agreed safe methods of working adjacent to the Metrolink Hazard Zone and shall be adhered to throughout the construction period. The CMP shall provide for: -</p> <p>1. the designated route for construction and delivery vehicles 2. the parking of vehicles of site operatives and visitors; 3. loading and unloading of plant and materials; 4. storage of plant and materials used in constructing the development; 5. construction and demolition methods to be used; including the use of cranes 6. the erection and maintenance of security hoarding; 7. measures to control the emission of dust and dirt during construction and; 8. a scheme for recycling/disposing of waste resulting from demolition and construction works 9. a bird hazard management .</p>	Construction Environmental Management Plan	Pre-commencement	17/10/2014	
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Appendix C – Additional Planning Application Decision Notices



STOCKPORT
METROPOLITAN BOROUGH COUNCIL

**STOCKPORT METROPOLITAN BOROUGH COUNCIL
DECISION NOTICE**

Town and Country Planning Act 1990

Town and Country Planning General Regulations 1992

FULL PLANNING PERMISSION NUMBER DC055432

Applicant Details:	Agent Details:
Stockport MBC, Cheshire East Council, Manchester C C	URS Infrastructure and Environment Ltd URS Bridgewater House Whitworth Road Manchester M1 6LT
Location	Description of Development
LAND NORTH OF MILL HILL HOLLOW, STOCKPORT SK12 1EJ	Construction of 2no. drainage headwalls

PARTICULARS OF DECISION

The Stockport Metropolitan Borough Council hereby give notice in pursuance of the Town and Country Planning Act 1990 that **FULL PLANNING PERMISSION HAS BEEN GRANTED** for the carrying out of the development described above. The development must be begun not later than the expiration of **THREE YEARS** beginning with the date of this permission, as required by section 91 of the Town and Country Planning Act 1990 and amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

The development must be carried out in accordance with the application and plans submitted, and subject to the following terms and conditions:

1. Condition

This permission relates to the following drawings :-

Authority Boundary Plan (Scale 1:1500 @ A4) Drawing No. 4536_1aa

Location Plan (Scale 1:1500 @ A4) Drawing No. 4536_1a

Tree Survey Plan (Scale 1:1250) Drawing No. 47064524 - T15 Rev B

Tree Protection Plan (Scale 1:1250) Drawing No. 447064524 - T34 Rev B

Drainage Outfall (Scale 1:1000) drawing No.

Reason

For the avoidance of doubt and to ensure that the development complies with the following policies saved Policies of the adopted Stockport Unitary Development Plan Review and Policies of the adopted Stockport Core Strategy DPD;

SIE-1 'Quality Places'

SIE-3 Protecting, Safeguarding and Enhancing the Environment

2. Condition

No development shall take place until all existing trees on the site except those shown to be removed on the approved plans, have been fenced off in accordance with BS 5837:2005 "Trees in relation to construction - Recommendations". The fencing shall be retained during the period of construction and no work, excavation, tipping or stacking of materials shall take place within any such fence during the construction period.

Reason

In order to protect existing trees on the site in accordance with Policies SIE-1 "Quality Places" and SIE-3 "Protecting, Safeguarding and Enhancing the Environment", of the adopted Stockport Core Strategy DPD.

3. Condition

No development approved by this planning permission shall take place until such time as a scheme to regulate surface water runoff has been submitted to and approved in writing by the Local Planning Authority, and the scheme shall be implemented in accordance with the approved details.

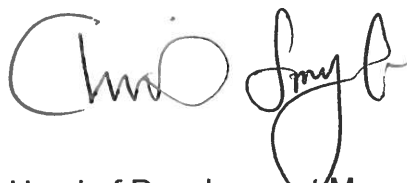
Reason

To ensure that the site is drained in an acceptable manner in accordance with Policy SIE-3 "Protecting Safeguarding and Enhancing the Environment", of the adopted Stockport Core Strategy DPD.

Statement under Article 31(1)(cc) of the Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended):

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay. The Local Planning Authority has therefore implemented the requirement in Paragraphs 186-187 of the NPPF.

Signed:



Dated: 30/06/2014

Emma Curle - Head of Development Management
BSc (Hons), MRTPI

ADDITIONAL INFORMATION

1. Should contamination be suspected, found or be caused at any time when carrying out the development that was not previously identified, the local planning authority should be notified immediately and development affected or potentially affected by the contamination should stop and an investigation and/or risk assessment and/or remediation carried out to establish the most appropriate course of action. Failure to stop and notify may render the Developer/Owner liable for the costs of any investigation and remedial works under Part IIA of the Environmental Protection Act 1990.
2. Under the terms of the Water Resources Act 1991 and the Land Drainage Bylaws, the prior written consent of the Environment Agency is required for any proposed works or structures in, under, over or within 8 metres of the top of the bank of the 'main river' Norbury Brook.

THE FOLLOWING IS STANDARD INFORMATION ONLY

- 1 **The drawings determined by this notice may be viewed (usually in electronic form) at Fred Perry House, Edward Street, Stockport, by appointment, and are available on line on the Planning & Building pages of the Stockport Council website.**
www.stockport.gov.uk/planningdatabase Planning applications database.
- 2 This decision refers only to the legislation under which the application was made and does not include any decision under any other enactment, by law, order or regulation.
- 3 The applicant's attention is drawn to the provision of Section 63 of the Greater Manchester Act 1981 which specifies requirements for fire brigade access when plans for the erection or extension of a building are deposited with a District Council in accordance with the Building Regulations.
- 4 Where your proposal involves building work, your attention is specifically drawn to the need to check with the Building Inspector with regard to the possible requirement for Buildings Regulations Consent.

- 5 Where applicable, notes on your rights of appeal against the decision are set out on the sheet attached to this decision notice. **The Planning Inspectorate's** details are listed below;

The Planning Inspectorate,
Customer Support Unit,
Room 3/15, Eagle Wing,
Temple Quay House,
2, The Square,
Temple Quay,
Bristol,
BS1 6PN

Telephone: 0303 444 5000
Fax: 0117 372 8181
email: enquiries@planning-inspectorate.gsi.gov.uk
web site: www.planning-inspectorate.gov.uk

APPEALS TO THE SECRETARY OF STATE

[OTHER THAN IN RELATION TO ADVERTISEMENTS]

If you are aggrieved by the decision of the local planning authority to refuse permission for the proposed development, or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If you want to appeal; then you can do so online at www.Planningportal.gov.uk/pcs

Alternatively you can use a form you can get from:

The Planning Inspectorate, Registry/ Scanning, Temple Quay House, 2, The Square, Temple Quay, Bristol, BS1 6PN; Telephone: 0303 444 5000;
email: enquiries@planning-inspectorate.gsi.gov.uk
Website: www.planning-inspectorate.gov.uk

For most types of application you have six months to appeal from the date of the attached Decision Notice. However if the decision involved the refusal of planning permission for a householder application then you have 12 weeks to appeal from the date of the Decision Notice. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances that excuse the delay in giving the notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development, or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any Directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based its decision on a Direction given by him.

PURCHASE NOTICES

If either the local authority or the Secretary of State refuses Permission to develop land, or grants it subject to conditions, the owner may claim he/she can neither put the land to a reasonable beneficial use in its existing state, nor render the land capable of a reasonably beneficial use by the carrying out of any development that has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his/her interest in the land in accordance with the provision of Part VI of the Town and Country Planning Act 1990.

COMPENSATION

In certain circumstances compensation may be claimed from the local planning authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him/her.

These circumstances are set out in section 114 and related provisions of the Town and Country Planning Act 1990.

Information relating to appeals including forms can be obtained from;

The Planning Inspectorate,
Temple Quay House,
2, The Square,
Temple Quay,
Bristol BS1 6PN

Telephone: 0303 444 5000
Web site: www.planning-inspectorate.gov.uk
email: enquiries@planning-inspectorate.gsi.gov.uk

The Planning Portal website: www.planningportal.gov.uk/pcs



STOCKPORT
METROPOLITAN BOROUGH COUNCIL

Place Directorate,
Planning Services,
Stopford House, Piccadilly, Stockport
SK1 3XE

Stockport MBC, Cheshire East Council,
Manchester C C

Our Ref: DC/055432

Your Ref:

Contact: Suzanne Broomhead

Telephone: 0161 218 1982

Fax:

Email: Planning.DC@Stockport.gov.uk

Web site: www.stockport.gov.uk/planning

02/07/2014

Dear Sir/Madam

Proposal: Construction of 2no. drainage headwalls

Location: LAND NORTH OF MILL HILL HOLLOW, STOCKPORT SK12 1EJ

I refer to the planning application submitted by you or on your behalf relating to the development detailed above and the recent decision to Grant planning permission.

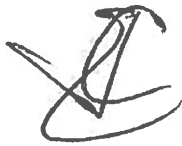
When planning permission is granted, it is your responsibility to ensure that the development is constructed in complete accordance with the approved plans and details together with the requirement to ensure that all conditions applied to the consent are complied with. If any of the conditions require further approval and/or the submission of further details before development starts or use begins known as pre-commencement planning conditions, the requirements of the condition must be satisfied before a start is made. Failure to construct the development in complete accordance with the approved plans and / or failure to comply with these types of condition may make either the permission null and void or the development unauthorised.

In order to satisfy the requirements of a condition, you should write, enclosing the necessary information, submission fee; currently £97 (£28 for domestic extensions), and specifying the address of the site, planning application number and reference number of the condition(s) in question. Alternatively, you may use the application form available from the above address which also appears on the Council website.


It is important, therefore, that you read the Decision Notice carefully and ensure that the development is being constructed in accordance with the plans and detailed listed in the decision. If necessary, make contact with the Development Control officer at Fred Perry House to seek guidance on how to ensure compliance. Please note that if you wish to make changes to the proposal you may need to submit a new application. The officer referred to above dealt with your application and will be the first point of contact to assist you in these matters.

In addition I would ask that you give advanced notice to this office on the tear off slip below, of the date when work is to commence on the implementation of the planning permission.

Yours sincerely



Emma Curle - Head of Development Management
BSc (Hons), MRTPI

...  Please complete and forward to address at the top of this letter.

PLEASE NOTE THAT IT IS PROPOSED TO COMMENCE THE DEVELOPMENT INDICATED BELOW:

ON THE* (Insert the date of commencement of the development providing at least 2 working days notice)

CONTACT: *.....

**Insert contact details of the person or organisation responsible for carrying out the work*

LOCATION: LAND NORTH OF MILL HILL HOLLOW, STOCKPORT SK12 1EJ

REFERENCE: DC/055432

PROPOSAL Construction of 2no. drainage headwalls



STOCKPORT
METROPOLITAN BOROUGH COUNCIL

**STOCKPORT METROPOLITAN BOROUGH COUNCIL
DECISION NOTICE**

Town and Country Planning Act 1990

Town and Country Planning General Regulations 1992

FULL PLANNING PERMISSION NUMBER DC055439

Applicant Details:	Agent Details:
Stockport MBC, Cheshire East Council and Manchester City Council See agent details	Sam Rosillo URS Infrastructure and Environment Ltd URS Bridgewater House Whitworth Road Manchester M1 6LT
Location	Description of Development
SPATH LANE, HANDFORTH WILMSLOW SK9 3QP	Construction of a pedestrian and cycle route.

PARTICULARS OF DECISION

The Stockport Metropolitan Borough Council hereby give notice in pursuance of the Town and Country Planning Act 1990 that **FULL PLANNING PERMISSION HAS BEEN GRANTED** for the carrying out of the development described above. The development must be begun not later than the expiration of **THREE YEARS** beginning with the date of this permission, as required by section 91 of the Town and Country Planning Act 1990 and amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

The development must be carried out in accordance with the application and plans submitted, and subject to the following terms and conditions:

1. Condition

This permission relates to the following drawings :-

Location Plan (Scale 1:2000 @ A4) Drawing No. 4536_3a
Spath Lane Shared Cycleway (Scale 1:1250) Drawing No.

1007/3D/DF7/A6-MA/PA/310

Tree Protection Plan (Scale 1:1250) Drawing No. 47064524 - T25 Rev B

Tree Survey Plan (Scale 1:1250) Drawing No. 47064524 - T6 Rev B

Reason

For the avoidance of doubt and to ensure that the development complies with the following policies saved Policies of the adopted Stockport Unitary Development Plan Review and Policies of the adopted Stockport Core Strategy DPD;

SIE-1 Quality Place

SIE-3 Protecting, Safeguarding and Enhancing the Environment

2. Condition

No development shall take place until all existing trees on the site except those shown to be removed on the approved plans, have been fenced off in accordance with BS 5837:2005 "Trees in relation to construction - Recommendations". The fencing shall be retained during the period of construction and no work, excavation, tipping or stacking of materials shall take place within any such fence during the construction period.

Reason

In order to protect existing trees on the site in accordance with Policies SIE-1 "Quality Places" and SIE-3 "Protecting, Safeguarding and Enhancing the Environment", of the adopted Stockport Core Strategy DPD.

Statement under Article 31(1)(cc) of the Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended):

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay. The Local Planning Authority has therefore implemented the requirement in Paragraphs 186-187 of the NPPF.

Signed:



Dated: 30/06/2014

Emma Curle - Head of Development Management
BSc (Hons), MRTPI

ADDITIONAL INFORMATION

THE FOLLOWING IS STANDARD INFORMATION ONLY

- 1 The drawings determined by this notice may be viewed (usually in electronic form) at Fred Perry House, Edward Street, Stockport, by appointment, and are available on line on the Planning & Building pages of the Stockport Council website.
www.stockport.gov.uk/planningdatabase Planning applications database.
- 2 This decision refers only to the legislation under which the application was made and does not include any decision under any other enactment, by law, order or regulation.
- 3 The applicant's attention is drawn to the provision of Section 63 of the Greater Manchester Act 1981 which specifies requirements for fire brigade access when plans for the erection or extension of a building are deposited with a District Council in accordance with the Building Regulations.
- 4 Where your proposal involves building work, your attention is specifically drawn to the need to check with the Building Inspector with regard to the possible requirement for Buildings Regulations Consent.
- 5 Where applicable, notes on your rights of appeal against the decision are set out on the sheet attached to this decision notice. **The Planning Inspectorate's** details are listed below;

The Planning Inspectorate,
Customer Support Unit,
Room 3/15, Eagle Wing,
Temple Quay House,
2, The Square,
Temple Quay,
Bristol,
BS1 6PN

Telephone: 0303 444 5000
Fax: 0117 372 8181
email: enquiries@planning-inspectorate.gsi.gov.uk
web site: www.planning-inspectorate.gov.uk

APPEALS TO THE SECRETARY OF STATE [OTHER THAN IN RELATION TO ADVERTISEMENTS]

If you are aggrieved by the decision of the local planning authority to refuse permission for the proposed development, or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If you want to appeal; then you can do so online at www.Planningportal.gov.uk/pcs

Alternatively you can use a form you can get from:

The Planning Inspectorate, Registry/ Scanning, Temple Quay House, 2, The Square, Temple Quay, Bristol, BS1 6PN; Telephone: 0303 444 5000;

email: enquiries@planning-inspectorate.gsi.gov.uk

Website: www.planning-inspectorate.gov.uk

For most types of application you have six months to appeal from the date of the attached Decision Notice. However if the decision involved the refusal of planning permission for a householder application then you have 12 weeks to appeal from the date of the Decision Notice. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances that excuse the delay in giving the notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development, or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any Directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based its decision on a Direction given by him.

PURCHASE NOTICES

If either the local authority or the Secretary of State refuses Permission to develop land, or grants it subject to conditions, the owner may claim he/she can neither put the land to a reasonable beneficial use in its existing state, nor render the land capable of a reasonably beneficial use by the carrying out of any development that has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his/her interest in the land in accordance with the provision of Part VI of the Town and Country Planning Act 1990.

COMPENSATION

In certain circumstances compensation may be claimed from the local planning authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him/her.

These circumstances are set out in section 114 and related provisions of the Town and Country Planning Act 1990.

Information relating to appeals including forms can be obtained from;

The Planning Inspectorate,
Temple Quay House,
2, The Square,
Temple Quay,
Bristol BS1 6PN

Telephone: 0303 444 5000
Web site: www.planning-inspectorate.gov.uk
email: enquiries@planning-inspectorate.gsi.gov.uk

The Planning Portal website: www.planningportal.gov.uk/pcs



STOCKPORT
METROPOLITAN BOROUGH COUNCIL

Place Directorate,
Planning Services,
Stopford House, Piccadilly, Stockport
SK1 3XE

Stockport MBC, Cheshire East Council
and Manchester City Council

See agent details

Our Ref: DC/055439

Your Ref:

Contact: Suzanne Broomhead

Telephone: 0161 218 1982

Fax:

Email: Planning.DC@Stockport.gov.uk

Web site: www.stockport.gov.uk/planning

02/07/2014

Dear Sir/Madam

Proposal: Construction of a pedestrian and cycle route.

Location: SPATH LANE, HANDFORTH WILMSLOW SK9 3QP

I refer to the planning application submitted by you or on your behalf relating to the development detailed above and the recent decision to Grant planning permission.


When planning permission is granted, it is your responsibility to ensure that the development is constructed in complete accordance with the approved plans and details together with the requirement to ensure that all conditions applied to the consent are complied with. If any of the conditions require further approval and/or the submission of further details before development starts or use begins known as pre-commencement planning conditions, the requirements of the condition must be satisfied before a start is made. Failure to construct the development in complete accordance with the approved plans and / or failure to comply with these types of condition may make either the permission null and void or the development unauthorised.

In order to satisfy the requirements of a condition, you should write, enclosing the necessary information, submission fee; currently £97 (£28 for domestic extensions), and specifying the address of the site, planning application number and reference number of the condition(s) in question. Alternatively, you may use the application form available from the above address which also appears on the Council website.

It is important, therefore, that you read the Decision Notice carefully and ensure that the development is being constructed in accordance with the plans and detailed listed in the decision. If necessary, make contact with the Development Control officer at Fred Perry House to seek guidance on how to ensure compliance. Please note that if you wish to make changes to the proposal you may need to submit a new application. The officer referred to above dealt with your application and will be the first point of contact to assist you in these matters.

In addition I would ask that you give advanced notice to this office on the tear off slip below, of the date when work is to commence on the implementation of the planning permission.

Yours sincerely



Emma Curle - Head of Development Management
BSc (Hons), MRTPI

.....*Please complete and forward to address at the top of this letter.*

PLEASE NOTE THAT IT IS PROPOSED TO COMMENCE THE DEVELOPMENT INDICATED BELOW:

ON THE* *(Insert the date of commencement of the development providing at least 2 working days notice)*

CONTACT: *.....
**Insert contact details of the person or organisation responsible for carrying out the work*

LOCATION: SPATH LANE, HANDFORTH WILMSLOW SK9 3QP
REFERENCE: DC/055439
PROPOSAL Construction of a pedestrian and cycle route.

Mr Sam Rosillo
URS Infrastructure and Environment Ltd
Bridgewater House
Whitworth Road
Manchester
Greater Manchester (Met County)
M1 6LT

Development Management
PO Box 606
Municipal Buildings
Earle Street
Crewe
CW1 9HP

email: planning@cheshireeast.gov.uk

DECISION NOTICE

Application No: **14/2251M**

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

Particulars of Development
Installation of earthworks drainage.

Location
LAND NORTH OF LOWER PARK ROAD, POYNTON, STOCKPORT, CHESHIRE

for **StockportMBC,Cheshire EastBC,ManchesterC**

In pursuance of its powers under the above Act, the Council hereby GRANTS planning permission for the above development in accordance with the application and accompanying plans submitted by you subject to compliance with the conditions specified hereunder, for the reasons indicated:

1. The development hereby approved shall commence within three years of the date of this permission.
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by s51 of the Planning and Compulsory Purchase Act 2004.
2. The development hereby approved shall be carried out in total accordance with the approved plans numbered Location Plan (Plan number: 4536_2a), Earthworks drainage at (the proposed) Hill Green Bridge (Plan number: 1007/3D/DF7/A6-MA/PA/311), Tree Survey 1 - section 3 (Schedule of existing trees) for details on the trees and hedges that will be affected by the proposed development, Tree Survey Plan (Sheet 14 of 19) (Plan number: 47064524 - T14 Rev B) and Tree Protection Plan (Sheet 33 of 38) (Plan

number: 47064524 - T33 Rev B) received by the Local Planning Authority on 2 May 2014.

Reason: For the avoidance of doubt and to specify the plans to which the permission/consent relates.

INFORMATIVE: Please note that the conditions attached to planning permission 13/4355M dated 25-Jun-2014 (with particular reference to ecological matters) would need to address this site.

INFORMATIVE: The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraphs 186 and 187 of the National Planning Policy Framework. The Framework advises that the LPA should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area.

Please Note: This decision notice does not convey any approval or consent which may be required under any enactment, bye-laws, order or regulation other than Section 57 of the Town and Country Planning Act 1990.

This consent is granted subject to conditions and it is the owner(s) and the person(s) responsible for the implementation of the development who will be fully responsible for their compliance throughout the development and beyond. **A fee is payable to us for the discharge of conditions. Please see our Website for details.**

If there is a condition that requires work to be carried out or details to be approved prior to the commencement of the development this is called a "condition precedent". The following should be noted with regards to conditions precedent:

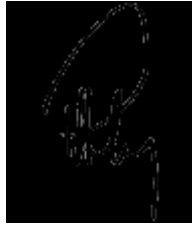
- (a) If a condition precedent is not complied with, the whole of the development will be unauthorised and you may be liable to enforcement action.
- (b) Where a condition precedent is breached and the development is unauthorised, the only way to rectify the development is the submission of a new application.

Other conditions on this permission must also be complied with. Failure to comply with any condition may render the owner(s) and the person(s) responsible for the implementation of the development liable to enforcement action.

This permission is granted in strict accordance with the approved plans. It should be noted however that:

- (a) Any variation from the approved plans following commencement of the development, irrespective of the degree of variation, will constitute unauthorised development and may be liable to enforcement action.
- (b) Variation to the approved plans will require the submission of a new planning application.

Dated: 21 July 2014

A black and white image of a handwritten signature, likely in ink, on a white background. The signature is stylized and appears to be a cursive name.

Signed

Authorised Officer *for*
Cheshire East Borough Council

Sam Rosillo
URS Infrastructure and Environment Ltd
Bridgewater House
Whitworth Road
Manchester
Greater Manchester
M1 6LT

Development Management
PO Box 606
Municipal Buildings
Earle Street
Crewe
CW1 9HP

email: planning@cheshireeast.gov.uk

DECISION NOTICE

Application No: **14/2265M**

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

Particulars of Development

Construction of 2no. drainage headwalls.

Location

Land north of , MILL HILL HOLLOW, POYNTON

for **c/o Sam Rosillo, Stockport MBC, Cheshire East Council and**

In pursuance of its powers under the above Act, the Council hereby GRANTS planning permission for the above development in accordance with the application and accompanying plans submitted by you subject to compliance with the conditions specified hereunder, for the reasons indicated:

1. The development hereby approved shall commence within three years of the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by s51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby approved shall be carried out in total accordance with the approved plans numbered Location Plan (Plan number: 4536_1a), Location Plan – showing LPA boundaries (Plan number: 4536_1aa), Drainage outfall at Ladybrook near Mill Hill Hollow (Plan number: 1007/3D/DF7/A6-MA/PA/312), Tree Survey1 - please refer to section 3 (Schedule of existing trees) for details on the trees and hedges that will be

affected by the proposed development, Tree Survey Plan (Sheet 15 of 19) (Plan number: 47064524 – T15 Rev B) and Tree Protection Plan (Sheet 34 of 38) (Plan number: 47064524 – T34 Rev B) received by the Local Planning Authority on 2 May 2014.

Reason: For the avoidance of doubt and to specify the plans to which the permission/consent relates.

INFORMATIVE: Please note that the conditions attached to planning permission 13/4355M dated 25-Jun-2014 (with particular reference to ecological matters) would need to address this site.

INFORMATIVE: The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraphs 186 and 187 of the National Planning Policy Framework. The Framework advises that the LPA should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area.

Please Note: This decision notice does not convey any approval or consent which may be required under any enactment, bye-laws, order or regulation other than Section 57 of the Town and Country Planning Act 1990.

This consent is granted subject to conditions and it is the owner(s) and the person(s) responsible for the implementation of the development who will be fully responsible for their compliance throughout the development and beyond. **A fee is payable to us for the discharge of conditions. Please see our Website for details.** If there is a condition that requires work to be carried out or details to be approved prior to the commencement of the development this is called a "condition precedent". The following should be noted with regards to conditions precedent:

- (a) If a condition precedent is not complied with, the whole of the development will be unauthorised and you may be liable to enforcement action.
- (b) Where a condition precedent is breached and the development is unauthorised, the only way to rectify the development is the submission of a new application.

Other conditions on this permission must also be complied with. Failure to comply with any condition may render the owner(s) and the person(s) responsible for the implementation of the development liable to enforcement action.

This permission is granted in strict accordance with the approved plans. It should be noted however that:

- (a) Any variation from the approved plans following commencement of the development, irrespective of the degree of variation, will constitute unauthorised development and may be liable to enforcement action.
- (b) Variation to the approved plans will require the submission of a new planning

application.

Dated: 21st July 2014

Signed

A handwritten signature in black ink, appearing to read 'D. Evans', is written over a light blue rectangular background.

Authorised Officer for
Cheshire East Borough Council