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DRAFT DECISION NOTICE

Application No: **13/4355M**

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

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)

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 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)

Preferred Scheme - Cross Sections Sheet 7 (1007/3D/DF7/A6-MA/XS/264)

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

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)

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

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

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

Public Rights of Way Plans

Existing and Proposed Public Rights of Way (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)

Landscape Mitigation Plans

Landscape Mitigation Proposals – Legend (Figure 5.29.1)

Landscape Mitigation Proposals – Sheet 3 (Figure 5.32.1)

Landscape Mitigation Proposals – Sheet 4 (Figure 5.33.1)

Landscape Mitigation Proposals – Sheet 5 (Figure 5.34.1)

Landscape Mitigation Proposals – Sheet 6 (Figure 5.35.1)

Landscape Mitigation Proposals – Sheet 7 (Figure 5.36.1)

Landscape Mitigation Proposals – Sheet 8 (Figure 5.37.1)

Landscape Mitigation Proposals – Sheet 10 (Figure 5.39.1)
Landscape Mitigation Proposals – Sheet 11 (Figure 5.40.1)
Landscape Mitigation Proposals – Sheet 12 (Figure 5.41.1)
Landscape Mitigation Proposals – Sheet 13 (Figure 5.42.1)
Landscape Mitigation Proposals – Sheet 14 (Figure 5.43.1)

Landscape Design Plans

Landscape Design Sheet 2 of 12 (1007/3D/DF7/A6-MA/LD/216)
Landscape Design Sheet 3 of 12 (1007/3D/DF7/A6-MA/LD/217)
Landscape Design Sheet 4 of 12 (1007/3D/DF7/A6-MA/LD/218)
Landscape Design Sheet 5 of 12 (1007/3D/DF7/A6-MA/LD/21)
Landscape Design Sheet 6 of 12 (1007/3D/DF7/A6-MA/LD/220)
Landscape Design Sheet 8 of 12 (1007/3D/DF7/A6-MA/LD/222)
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)
Landscape Design Sheet 11 of 12 (1007/3D/DF7/A6-MA/LD/225)

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)
Drainage layout Sheet 7 (60212470-HIG-0507 Rev P06)
Drainage layout Sheet 10 (60212470-HIG-0510 Rev P05)
Drainage layout Sheet 11 (60212470-HIG-0511 Rev P05)
Drainage layout Sheet 13 (60212470-HIG-0513 Rev P05)
Drainage layout Sheet 14 (60212470-HIG-0514 Rev P05)
Drainage layout Sheet 15 (60212470-HIG-0515 Rev P05)

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 new sections of the scheme 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 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. Prior to the commencement of development details of a scheme to assess and mitigate the impacts of the development on the northbound merge to the A34 from Long Marl Drive shall be submitted to the Local Planning Authority for approval. 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. Prior to the commencement of development 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, shall be submitted to the Local Planning Authority for approval. 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. Prior to the commencement of development details of a scheme to assess and mitigate impacts of the development on the Coppice Way / A34 junction shall

be submitted to the LPA for approval. 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 locatino of the ponds shuold 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 faciities and in the interests of protecing the environment in accordance with policy DC17 of the Local Plan.

20. Prior to the development commencing:
(a) Further supplimentary 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. Prior to the commencement of development a method statement for the translocation of ancient woodland soils from the areas of ancient woodland affected by the proposed development shall be 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 king fisher 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. Prior to the development commencing, an Environmental Management Plan shall be submitted to and agreed by the 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. Prior to commencement of development a further 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

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 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:

Signed

Authorised Officer *for*
Cheshire East Borough Council