

## The Garden House – summary of draft conditions

- 1) List of approved drawings & documents;
- 2) All buildings and /or structures, including but not limited to the nursery cabin and storage containers, other than those shown as being retained on a permanent or temporary basis on the approved plans, shall be removed from the site within 3 months of the date of this planning permission;
- 3) The existing mobile toilet unit and administration / managers accommodation building as shown on the approved plans shall be removed from the site upon the completion and / or first use of the new build Garden House facility building, whichever is the sooner;
- 4) The operation of the site and the linked Garden House facility shall not be used for any other purposes other than for those applied for and approved. Should the new build Garden House facility not be completed and available for use within 2 years of this permission, then the use of the site shall cease with immediate effect and the buildings /structures shall be removed from the site in accordance with a programme of works to be submitted to and agreed in writing by the Local Planning Authority.
- 5) The Rangers / Managers accommodation as shown within the approved new build Garden House facility shall be ancillary to the use of that building and shall at no time be occupied as a separate dwelling;
- 6) The site and its associated facilities shall not be open other than between the hours of 10 am to 4 pm Tuesday to Sunday and will not open on Christmas Day, New Years Day and Mondays (including Bank Holiday Mondays);
- 7) The site shall operate by pre-booked appointments only, there shall be no on the day turn up and pay facilities. All bookings shall be retained on a register for 6 months after the booking has taken place and the register shall be available to view by the Local Planning Authority on demand (only if not on a booked group basis).
- 8) The associated Garden House website and all other related media shall detail the approved opening times and pre-booking appointment process.
- 9) Removal of permitted development rights, including but not limited to means of enclosures, hardstandings and temporary buildings / structures and uses;
- 10) There shall be no playing of live or amplified music at the site;
- 11) Within 3 months of this planning permission full details of a Lakes Road improvement scheme shall be submitted to the Local Planning Authority for its written approval, including a timescale for its implementation. Thereafter the measures shall be implemented in accordance with the agreed timescales, with all works completed within 6 months of their agreement. The agreed measures shall be retained at all times. If no details are approved within 6 months of the date of this decision the use shall cease.

- 12) Within 6 months of this planning permission full details of a Faywood Drive / Arkwright Road improvement scheme shall be submitted to the Local Planning Authority for its written approval. Thereafter the approved measures shall be implemented within 12 months of the date of this planning permission. If no details are approved within 6 months of the date of this planning permission the use shall cease.
- 13) Within 3 months of this planning permission full details of a site access improvement scheme shall be submitted to the Local Planning Authority for its written approval, including a timescale for its implementation. Thereafter the measures shall be implemented in accordance with the agreed timescales, with all works completed within 6 months of their agreement. The agreed measures shall be retained at all times. If no details are approved within 6 months of the date of this planning permission the use shall cease.
- 14) Within 3 months of this planning permission full details of the riverside path improvement scheme shall be submitted to the Local Planning Authority for its written approval, including a timescale for its implementation. Thereafter the measures shall be implemented in accordance with the agreed timescales, with all works completed within 6 months of their agreement. The agreed measures shall be retained at all times. If no details are approved within 6 months of the date of this planning permission the use shall cease.
- 15) Within 3 months of this planning permission a servicing method statement shall be submitted to the Local Planning Authority for its written approval. The agreed measures shall be implemented upon approval. The agreed measures shall be retained at all times. If no details are approved within 6 months of the date of this planning permission the use shall cease.
- 16) Within 3 months of this planning permission full details showing the parking, cycle and scooter provision to serve the use shall be submitted to the Local Planning Authority for its written approval, including a timescale for their implementation. Thereafter the measures shall be implemented in accordance with the agreed timescales, with all works completed within 6 months of their agreement. The agreed measures shall be retained at all times. If no details are approved within 6 months of the date of this planning permission the use shall cease.
- 17) Within 3 months of this planning permission full details showing a car parking management plan to serve the use shall be submitted to the Local Planning Authority for its written approval. The agreed measures shall be implemented upon approval. The agreed measures shall be retained at all times. If no details are approved within 6 months of the date of this planning permission the use shall cease.
- 18) Within 3 months of this planning permission full details showing the provision of electric vehicle charging points to serve the use shall be submitted to the Local Planning Authority for its written approval, including a timescale for their implementation. Thereafter the measures shall be implemented in accordance with the agreed timescales, with all works completed within 6 months of their agreement. The agreed measures shall be retained at all

times. If no details are approved within 6 months of the date of this planning permission the use shall cease.

- 19) Within 3 months of this planning a Travel Plan to serve the use shall be submitted to the Local Planning Authority for its written approval. The agreed measures shall be implemented upon approval. The agreed measures shall be retained at all times. If no details are approved within 6 months of the date of this planning permission the use shall cease.
- 20) Prior to any works commencing on the construction of the new build Garden House facility, a construction method statement shall be submitted to and approved by the Local Planning Authority. Thereafter the development of the new build Garden House facility shall be carried out in accordance with the approved details.
- 21) Within 3 months of this planning permission full details of a signage scheme to advise against the vehicular use of Low Lea Road to access the site, shall be submitted to the Local Planning Authority for its written approval. Thereafter the approved measures shall be implemented within 3 months of the date of this planning permission. If no details are approved within 6 months of the date of this planning permission the use shall cease.
- 22) No further above ground works shall take place until a schedule of all materials of construction have been submitted to and approved in writing by the Local Planning Authority. Development to be carried out in accordance with the agreed details.
- 23) 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.
- 24) No further 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 5837:2012 "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.
- 25) No further development shall take place until details of all proposed tree planting, including the intended dates of planting, have been submitted to and approved in writing by the local planning authority. All tree planting shall be carried out in accordance with the approved details prior to the development being brought into use.
- 26) No further 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.

- 27) The approved landscaping scheme shall be carried out within 6 months of the date of occupation of the new build Garden House facility or substantial completion of the development whichever is the sooner. 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.
- 28) The approved development shall be constructed / carried out in accordance with the recommendations and mitigations measures contained within the approved ecological report.
- 29) Prior to the commencement of any further works, an updated badger survey shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with any recommendations and mitigations measures contained with the approved survey.
- 30) No further development shall take place until a Construction Environment Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with any recommendations and mitigations measures contained with the approved document.
- 31) No vegetation clearance / building demolition shall take place between 1<sup>st</sup> March and 31<sup>st</sup> August, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before vegetation clearance works commence and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the Local Planning Authority.
- 32) No further development shall take place until an invasive non-native species protocol has been submitted to and approved by the Local Planning Authority, detailing the containment, control and removal of Himalayan balsam and Japanese knotweed on site. Thereafter the development shall be carried out in accordance with the approved measures.
- 33) No further development shall take place until an updated Woodland Management Plan has been submitted to and approved in writing by the Local Planning Authority. Any such updated plan shall include a minimum 30 years management of the woodland, together with details of target condition, a monitoring mechanism and biodiversity enhancements. Thereafter the development shall be carried out in accordance with the approved measures.
- 34) If no further approved works have been carried out prior to May 2022, then an updated ecology survey (including bat activity surveys as necessary) shall be submitted to and approved by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved survey and any recommendations and mitigation measures contained therein.
- 35) No further development shall take place until an investigation and risk assessment into contamination at the site, in accordance with a scheme to be approved in writing by the local planning authority, has been carried out. The investigation and risk assessment shall

include recommendations for remedial action and the development shall not be occupied / brought into use until these recommendations have been implemented.

- 36) No further development shall take place until a detailed remediation scheme to bring the site to a condition suitable for the specified use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment has been submitted to and approved in writing by the local planning authority. The scheme to be submitted shall specify but not be limited to :-the proposed remediation objectives and remediation criteria (ii) all remedial works to be undertaken including the quantities of materials to be removed from and imported to the development site. (iii) the proposals for sourcing and testing all materials imported to the site including testing schedules, sampling frequencies and actual and allowable contaminant concentrations (as determined by appropriate risk assessment in accordance with the document "Model Procedures for the Management of Land Contamination" (CLR11)).
- 37) The new build Garden House development shall not be occupied / brought into use until the approved remediation scheme required to be submitted by Condition 36; has been carried out. Within 3 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 measures necessary and indicate how and when these measures will be undertaken.
- 38) No demolition or further development ground-works shall take place until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological works. The works are to be undertaken in accordance with a Written Scheme of Investigation (WSI) submitted to and approved in writing by the Local Planning Authority. The WSI shall cover the following:
1. Informed by the updated North West Regional Research Framework, a phased programme and methodology of archaeological fieldwork investigation and recording to include:
    - i. Archaeological building survey of the remains of the Garden House and store (Historic England Level 3), including, where possible, laser scanning of the surviving undercrofts
    - ii. A detailed walkover survey and historical documentary analysis across the site
    - iii. Informed by the above, a targeted watching brief(s) during groundworks that have the potential to reveal significant archaeological remains
  2. A programme for post fieldwork assessment to include:
    - i. Analysis of the site investigation records and finds
    - ii. Production of a final report on the significance of the archaeological and historical interest represented.
  3. Deposition of the final report with the Greater Manchester Historic Environment Record.
  4. A scheme to disseminate the results of the archaeological investigations for the benefit of the local and wider community, commensurate with significance. This may include the production of a Heritage Display for including within the developed site.

5. Provision for archive deposition of the report and records of the site investigation.

6. Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.

- 39) The approved development shall be constructed / carried out in accordance with the recommendations and mitigations measures contained within the approved Flood Risk Assessment.
- 40) Notwithstanding the drainage details already submitted, no further development shall take place until full details of a detailed surface water drainage scheme have been submitted to and approved by the local planning authority.

The scheme shall:

- (a) incorporate SuDS and be based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions;
- (b) include an assessment and calculation for 1in 1yr, 30yr and 100yr + 40% climate change figure critical storm events showing flood exceedance routes.
- (c) be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards; and
- (d) shall include details of ongoing maintenance and management.

Thereafter the development shall be completed and maintained in full accordance with the approved details.

- 41) Foul and surface water shall be drained on separate systems.