

Elm Grove Proposed Revisions to Conditions attached to Outline Planning Permission 19/11459/OUT

Table 1: Proposed revised wording for conditions to reflect plans approved through RM PL/2022/09425 and to facilitate Health & Safety during construction

No	Original Wording	Proposed Revised Wording	Comments/Reasons
5	The development hereby approved shall make provision for the following – (i) Up to 261 dwellings; (ii) Existing play area at QEII playing field to be upgraded to NEAP; (iii) Allotments; (iv) New sports pitches; (v) Leisure/recreation changing facility, and associated parking. The ‘scale of the development’, the ‘layout of the development’, the ‘external appearance of the development’, the ‘external appearance of the development’ and the ‘landscaping (non-strategic) of the site’ (as to be submitted and approved under condition no. 2) shall be substantially in accordance with the following plans and documents – • 038-027_B – Site Location Plan • A-P10-001-D – Site Layout Masterplan • A-P10-007B – Site Layout Demolition Plan • 038-001_P – Landscape Masterplan • 038-R001_J – Illustrative Landscape Plan	The development hereby approved shall make provision for the following – (i) Up to 261 dwellings; (iii) Allotments; (iv) New sports pitches; (v) multi-use community facility, and associated parking The ‘scale of the development’, the ‘layout of the development’, the ‘external appearance of the development’, the ‘external appearance of the development’ and the ‘landscaping (non-strategic) of the site’ (as to be submitted and approved under condition no. 2) shall be in accordance with the plans approved under reserved matters reference PL/2022/09425, approved on 5 December 2024, or any such variations to the plans list specified within the condition 1 of PL/2022/09425, to be submitted and approved in writing by the Local Planning Authority.	The NEAP is being improved through a contribution in the S106 (it should not have been included in the original condition wording) The Changing Facility is to be changed to a multi function community building – as per description of the OPP. The RMs have been approved and therefore represent a full suite of acceptable drawings. These can be referenced to avoid the need for a further RM submission. The plan list should also be updated with the approved drawings for PL/2025/08175 if determined in time.

Elm Grove Proposed Revisions to Conditions attached to Outline Planning Permission 19/11459/OUT

	• 1178.P.0109G – Parameter Plan Land Use • 038-038_E – Parameter Plan Tree Retention and Removal • 038-022_J – Parameters Plan Levels • 038-021_R – Parameters Plan Landscape and Ecology • 038-1D-108 (May 2021) – Landscape Strategy & Placemaking Guide • Design & Access Statement Vol 2 (Oct 2020)	Any variations shall be substantially in accordance with the following plans and documents – • 038-027_B – Site Location Plan • A-P10-007B – Site Layout Demolition Plan • 038-001_P – Landscape Masterplan • 038-R001_J – Illustrative Landscape Plan • 1178.P.0109G – Parameter Plan Land Use • 038-038_E – Parameter Plan Tree Retention and Removal • 038-022_J – Parameters Plan Levels • 038-021_R – Parameters Plan Landscape and Ecology • 038-1D-108 (May 2021) – Landscape Strategy & Placemaking Guide • Design & Access Statement Vol 2 (Oct 2020)	
6	The ‘means of access to the site’ shall be constructed in accordance with the following approved detailed drawings – • 1008-008A – Proposed Footpaths and Cycle Route • 1008-009C – Proposed Wiltshire Drive / Drynham Lane Access Arrangement • 1008-013A – Proposed Bradley Road Mini-Roundabout and Signal Improvements • 1008-017 – Proposed Wiltshire Drive Pedestrian and Cycle Access • 1008-018C – Proposed Drynham Lane Access	The ‘means of access to the site’ shall be constructed in accordance with the access’s shown on following detailed drawings, as approved under reserved matters reference PL/2022/09425 and approved drawings for off site works as below: Highways Engineering Layout Sheet 1 0701 (Rev P7) Highways Engineering Layout Sheet 2 0702 (Rev P6) Highways Engineering Layout Sheet 3 0703 (Rev P7)	To reflect the arrangements approved under RM PI/2022/09425. Off site plan references have remained the same.

Elm Grove Proposed Revisions to Conditions attached to Outline Planning Permission 19/11459/OUT

	• 1008-021A – Proposed Drynham Lane Turning Head Arrangement • 1008-023A – Proposed A363 Site Access via Business Park Land The means of access shall be provided in accordance with the Phasing Plan to be submitted and approved under condition 4.	• 1008-013A – Proposed Bradley Road Mini-Roundabout and Signal Improvements • 1008-021A – Proposed Drynham Lane Turning Head Arrangement The means of access shall be provided in accordance with the Phasing Plan approved under condition 4.	
13	No more than 110 dwellings hereby approved shall be served from the southern (A363) access point to the development, prior to the opening of the through route through the development. No more than 50 dwellings hereby approved shall be served from the northern (Wiltshire Drive) access point to the development, prior to the opening of the through route through the development. The through route through the development linking the A363 to Wiltshire Drive shall be fully open to traffic prior to occupation of the 161st dwelling hereby approved.	No more than 203 dwellings hereby approved shall be served from the southern (A363) access point to the development, prior to the opening of the through route through the development. No more than 50 dwellings hereby approved shall be served from the northern (Wiltshire Drive) access point to the development, prior to the opening of the through route through the development. The through route through the development linking the A363 to Wiltshire Drive shall be fully open to traffic prior to occupation of the 244th dwelling hereby approved.	The construction of the site can only take place by having construction traffic access from the A363. The linear nature of the site, and the bottle neck that is created where the playing fields and allotments are to be created means that the northern most parcel (accessed via Drynham Road) must be constructed in a north to south sequence. Potential conflicts between residential movements and construction works and traffic on this northern section make it unsafe to have the spine road fully open whilst building takes place. See cover letter and Transport Note for justification.

Elm Grove Proposed Revisions to Conditions attached to Outline Planning Permission 19/11459/OUT

21	Prior to the first occupation of the 100th dwelling the following shall have been constructed in accordance with details to be first submitted to and approved by the Local Planning Authority: • The strategic pedestrian / cycle route outlined on drawing 1008-008-A; • The network of 2 metre paths shown on Masterplan drawing A-P10-001-D across the existing Wiltshire Council owned designated open space; • The 2 metre paths linking to the community leisure facility; • The 2-metre path shown on Masterplan drawing AP10-001-D along the north-western side of the development.	The following shall be constructed in accordance with the reserved matters plans approved under reserved matters reference PL/2022/09425, approved on 5 December 2024, prior to the occupation of the dwelling specified below. • The strategic pedestrian / cycle route outlined on drawing 1008-008-A, prior to occupation of the 244th dwelling. • The network of 2 metre paths shown on Masterplan drawing A-P10-001-D across the existing Wiltshire Council owned designated open space, prior to occupation of the 140th dwelling. • The 2 metre paths linking to the community leisure facility, prior to occupation of the 244th dwelling.	The changes are required to maintain safe segregation of pedestrians, cyclists and construction traffic.
22	Prior to the first occupation of the 100th dwelling Drynham Lane shall have been planed-off 30mm, regulated and resurfaced between the junction of Drynham Lane and Drynham Road and a point 16 metres east of the centreline of the rail overbridge (on the eastern side of the development), in	Prior to the first occupation of the 150th dwelling Drynham Lane shall have been planed off 30mm, regulated and resurfaced between the junction of Drynham Lane and Drynham Road and a point 16 metres east of the centreline of the rail overbridge (on the eastern side of the	There is a question over whether this is needed given the Ashton Park approval (15/04736/OUT) and the requirements set out in the S106 attached to it requiring the creation of a new access

Elm Grove Proposed Revisions to Conditions attached to Outline Planning Permission 19/11459/OUT

	accordance with details to be first approved under a Section 278 Agreement.	development), in accordance with details to be first approved under a Section 278 Agreement, unless by which time an alternative access to Drynham Lane for properties east of the railway overbridge has been set out, in line with the requirements of planning permission 15/04736/OUT meaning that access from the west is stopped up.	to Drynham Lane from the north east. This is to be discussed.
23	The spine road through the development from its junction with Wiltshire Drive to the A363 shall generally have a carriageway width of 6.5 metres, a shared use cycleway / pedestrian route alongside of 3 metres width and shall be of an alignment commensurate with 20mph Zone standards, but without excessive use of vertical traffic calming	The spine road through the development from its junction with Wiltshire Drive to the A363 shall generally have a carriageway width of 6.5 metres, and shall be of an alignment commensurate with 20mph Zone standards, but without excessive use of vertical traffic calming	RM PI/2022/09425 approves a satisfactory alternative route for the off carriageway cycle route.
24	Prior to any closure of Drynham Lane to motor vehicles south west of the Drynham hamlet a vehicle turning head and associated measures as indicated in outline on plan number 1008-021-A shall have been provided to adoptable standards and put forward for adoption via a Section 38 Agreement Highways Act 1980.	Prior to any closure of Drynham Lane to motor vehicles south west of the Drynham hamlet a vehicle turning facility and associated measures shall be provided to adoptable standards and put forward for adoption via a Section 38 Agreement Highways Act 1980. The turning facility shall be provided pursuant to details previously submitted to and agreed in writing by the local planning authority.	Allows for an alternative arrangement to be agreed if feasible.

Proposed revised condition wordings to reflect discharges already approved.

Elm Grove Proposed Revisions to Conditions attached to Outline Planning Permission 19/11459/OUT

The revisions proposed reference the details already approved, with additional wording to allow alternative details to be agreed should they be required.

No	Original Wording	Proposed Revised Wording
4	No application for reserved matters shall be submitted until there has been submitted to and approved in writing by the local planning authority a detailed Phasing Plan for the entire application site indicating geographical phases for the entire development. Where relevant these phases shall form the basis for the reserved matters applications. Each phase shall include within it defined areas and quantities of housing and infrastructure (including open space and play areas, and where relevant, the allotments, the new sports pitches, the leisure/recreation changing facility and the upgraded NEAP) relevant to the phase. No more than 50% of the houses (or no more than a meaningful percentage of houses to be first agreed in writing by the local planning authority) to be built in any particular phase shall be first occupied until the infrastructure relevant to the phase has been completed. The development shall be carried out strictly in accordance with the approved Phasing Plan.	The development hereby permitted shall be carried out in accordance with plan reference 1955 1119 Phasing Plan (as approved under discharge of condition reference PL/2022/08859) unless otherwise agreed in writing with the local planning authority through a further discharge of this condition. No more than 50% of the houses (or no more than a meaningful percentage of houses to be first agreed in writing by the local planning authority) to be built in any particular phase shall be first occupied until the infrastructure relevant to the phase has been completed.
7	No development shall commence in any phase until details concerning how waste collection will function within the phase are submitted to and agreed in writing by the local planning authority. The development shall be carried out in accordance with the approved details.	Waste collection within the development will function in accordance with the details approved under DOC PL/2024/09649 on 29/1/25, unless otherwise agreed in writing with the local planning authority through a further discharge of this condition.
8	Notwithstanding the Parameters Levels Plan, no development shall commence in any phase until plans showing finished floor levels	With the exception of Phase 1, which shall be carried out in accordance with the details approved under DOC

Elm Grove Proposed Revisions to Conditions attached to Outline Planning Permission 19/11459/OUT

	(FFL) and threshold levels for the phase have been submitted to and approved in writing with the Local Planning Authority. These plans should set minimum FFLs at the 1 in 100 year plus climate change level with a 300mm freeboard OR the 1 in 1000 year flood level with downstream culvert blockage. The development shall be carried out in accordance with the approved details.	PL/2024/09649 on 29/1/25, for the remaining phases, notwithstanding the Parameters Levels Plan, no development shall commence in any further phase until plans showing finished floor levels (FFL) and threshold levels for the phase have been submitted to and approved in writing with the Local Planning Authority. These plans should set minimum FFLs at the 1 in 100 year plus climate change level with a 300mm freeboard OR the 1 in 1000 year flood level with downstream culvert blockage. The development shall be carried out in accordance with the approved details.
9	No development shall commence until a scheme for discharge of surface water from the site, including sustainable drainage systems, exceedance flow routes and all third party approvals, has been submitted to and approved in writing by the Local Planning Authority/Lead Local Flood Authority. This scheme shall include a programme of phasing, implementation and maintenance for the lifetime of the development. The development shall be carried out in accordance with the approved details.	With the exception of Phase 1, which shall be carried out in accordance with the details approved under DOC PL/2024/09649 on 29/1/25, for the remaining phases, no development shall commence until a scheme for discharge of surface water from the site, including sustainable drainage systems, exceedance flow routes and all third party approvals, has been submitted to and approved in writing by the Local Planning Authority/Lead Local Flood Authority. This scheme shall include a programme of phasing, implementation and maintenance for the lifetime of the development. The development shall be carried out in accordance with the approved details , unless otherwise agreed in writing with the local planning authority through a further discharge of this condition.
10	No development shall commence on site until a drainage related construction management plan and detailed drainage arrangements during the construction phase, has been submitted to and approved in writing by the Local Planning Authority undertaker. The plan must make provision for the installation of flood mitigation works and	The development shall be carried out in accordance with the details approved under DOC PL/2024/11610 on 20/03/25 in respect of the drainage related construction management plan and detailed drainage arrangements during the construction phase, unless otherwise agreed in

Elm Grove Proposed Revisions to Conditions attached to Outline Planning Permission 19/11459/OUT

	attenuation storage prior to the installation of any upstream drainage infrastructure or hardstanding areas. The development shall be carried out in accordance with the approved details.	writing with the local planning authority through a further discharge of this condition.
11	No occupation of the development shall occur until a flood risk emergency plan has been submitted to and approved in writing by the Local Planning Authority.	The development shall be carried out in accordance with the flood risk emergency plan approved under DOC PL/2025/06617 on 23/9/25, unless otherwise agreed in writing with the local planning authority through a further discharge of this condition.
15	Prior to commencement of the development a Construction Traffic Management Plan (CTMP) shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall include details of construction vehicle routing, construction staff vehicle parking areas within the site, local road cleaning, and measures to prevent excessive mud and dust being deposited on the public highway. The site construction shall be carried out in accordance with the approved plan.	The development shall be carried out in accordance with the Construction Traffic Management Plan (CTMP) approved under DOC PL/2024/11610 on 20/03/25, unless otherwise agreed in writing with the local planning authority through a further discharge of this condition.
16	Prior to commencement of the development a road condition survey shall be carried out of the unclassified road parts of Drynham Lane, Drynham Road and Wiltshire Drive, and also of the A363 between the existing roundabouts east and west to the development access point. A post development survey shall be carried out at the conclusion of significant development construction, and both surveys shall be supplied to Wiltshire Council. Any significant damage to the public highway identified and attributable to the development construction shall be rectified by the developer.	Noting the road condition survey of the unclassified road parts of Drynham Lane, Drynham Road and Wiltshire Drive, and also of the A363 between the existing roundabouts east and west to the development access point submitted under DOC PL/2024/11151 a post development survey shall be carried out at the conclusion of significant development construction, and both surveys shall be supplied to Wiltshire Council. Any significant damage to the public highway identified and attributable to the development construction shall be rectified by the developer.
32	No development shall commence in any phase of the development hereby approved until a scheme of hard and soft landscaping for the	With the exception of Phase 1, which shall be carried out in accordance with the details approved under DOC PL/2024/11151 on 18/02/25, no development shall

Elm Grove Proposed Revisions to Conditions attached to Outline Planning Permission 19/11459/OUT

phase has been submitted to and approved in writing by the Local Planning Authority, the details of which shall include: • location and current canopy spread of all existing trees and hedgerows on the land • full details of any to be retained, together with measures for their protection during development • a detailed planting specification showing all plant species, supply and planting sizes and planting densities, together with details of how grassland habitats will be established • finished levels and contours • means of enclosure • car park layouts • other vehicle and pedestrian access and circulation areas • all hard and soft surfacing materials • minor artefacts and structures (e.g. furniture, play equipment, refuse and other storage units, signs, lighting etc) • proposed and existing functional services above and below ground (e.g. drainage, power, communications, cables, pipelines etc indicating lines, manholes, supports etc • retained historic landscape features and proposed restoration, where relevant All trees tree(s) shall be planted in accordance with BS3936 (Parts 1 and 4), BS4043 and BS4428	commence in any further phase of the development hereby approved until a scheme of hard and soft landscaping for the phase has been submitted to and approved in writing by the Local Planning Authority, the details of which shall include: • location and current canopy spread of all existing trees and hedgerows on the land • full details of any to be retained, together with measures for their protection during development • a detailed planting specification showing all plant species, supply and planting sizes and planting densities, together with details of how grassland habitats will be established • finished levels and contours • means of enclosure • car park layouts • other vehicle and pedestrian access and circulation areas • all hard and soft surfacing materials • minor artefacts and structures (e.g. furniture, play equipment, refuse and other storage units, signs, lighting etc) • proposed and existing functional services above and below ground (e.g. drainage, power, communications, cables, pipelines etc indicating lines, manholes, supports etc • retained historic landscape features and proposed restoration, where relevant. All trees tree(s) shall be
---	--

Elm Grove Proposed Revisions to Conditions attached to Outline Planning Permission 19/11459/OUT

		planted in accordance with BS3936 (Parts 1 and 4), BS4043 and BS4428
34	No development shall commence on site (including demolition, ground works, vegetation clearance) until a Construction Ecological Management Plan (CECoMP) has been submitted to and approved in writing by the local planning authority. The CECoMP shall include, but not necessarily be limited to, the following: • Measures such as fencing and professional oversight, to ensure all land to be retained for habitat enhancement is excluded from any temporary or construction related use throughout the entire period of construction. Works permitted for these areas will be limited to SuDs creation, landscaping and essential utilities. • Location of temporary work compounds throughout the construction phase • Consideration of the impacts of diverting / installing utilities especially in the vicinity of the access road • Compliance checking and recording by a third party, which will be in place throughout the construction period to ensure conditions relating to biodiversity are complied with in a timely way • Surveys, mitigation and translocation, which will be undertaken to ensure risks to badgers, water voles, bats, herptiles, hedgehogs, birds and other relevant species are minimized throughout the construction period. • Results of climbing bat surveys for trees 8, 15, 17 and 18 on Figure 6 of the Ecology Survey and Assessment Report (Engain eg15715-REV04 29/07/2021) and the mitigation which will be undertaken as a consequence of the findings. • Methods which will be used for creating and enhancing habitats to reach target conditions identified in the revised biodiversity metric.	The development shall be carried out in accordance with the Construction Ecological Management Plan (CECoMP) approved under DOC PL/2024/05853, approved 10/6/24, unless otherwise agreed in writing with the local planning authority through a further discharge of this condition. Any variation to the approved CECoMP shall include, but not necessarily be limited to, the following: • Measures such as fencing and professional oversight, to ensure all land to be retained for habitat enhancement is excluded from any temporary or construction related use throughout the entire period of construction. Works permitted for these areas will be limited to SuDs creation, landscaping and essential utilities. • Location of temporary work compounds throughout the construction phase • Consideration of the impacts of diverting / installing utilities especially in the vicinity of the access road • Compliance checking and recording by a third party, which will be in place throughout the construction period to ensure conditions relating to biodiversity are complied with in a timely way • Surveys, mitigation and translocation, which will be undertaken to ensure risks to badgers, water voles, bats, herptiles, hedgehogs, birds and other relevant species are minimized throughout the construction period.

Elm Grove Proposed Revisions to Conditions attached to Outline Planning Permission 19/11459/OUT

	The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details. Details of the Ecologist supervising the ecological works will be forwarded to the Local Planning Authority before vegetation clearance works commence. This condition will be discharged when a completion report prepared by a professional Ecologist is submitted to the Local Planning Authority by the end of the next available planting season after the date of substantial completion of the development or phase thereof as appropriate. The Completion Report will certify whether the required mitigation and/or compensation measures identified in the CEMP have been completed to the Ecologists satisfaction and whether remediation is required before the condition can be discharged.	• Results of climbing bat surveys for trees 8, 15, 17 and 18 on Figure 6 of the Ecology Survey and Assessment Report (Engain eg15715-REV04 29/07/2021) and the mitigation which will be undertaken as a consequence of the findings. • Methods which will be used for creating and enhancing habitats to reach target conditions identified in the revised biodiversity metric. The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details. Details of the Ecologist supervising the ecological works will be forwarded to the Local Planning Authority before vegetation clearance works commence. This condition will be discharged when a completion report prepared by a professional Ecologist is submitted to the Local Planning Authority by the end of the next available planting season after the date of substantial completion of the development or phase thereof as appropriate. The Completion Report will certify whether the required mitigation and/or compensation measures identified in the CEMP have been completed to the Ecologists satisfaction and whether remediation is required before the condition can be discharged. This condition will be discharged when a completion report prepared by a professional Ecologist is submitted to the Local Planning Authority by the end of the next available planting season after the date of substantial completion of the development or phase thereof as appropriate. The Completion Report will certify whether
--	--	--

Elm Grove Proposed Revisions to Conditions attached to Outline Planning Permission 19/11459/OUT

		the required mitigation and/or compensation measures identified in the CEMP have been completed to the Ecologists satisfaction and whether remediation is required before the condition can be discharged.
35	No external lighting shall be installed on site until plans showing: • the type of light appliance, • the height and position of fitting, • illumination levels and • light spillage have been submitted to and approved in writing by the Local Planning Authority. The Plans will be in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication GN01:2011, 'Guidance for the Reduction of Obtrusive Light' (ILP, 2011), and Guidance Note GN08-18 "Bats and artificial Lighting in the UK" published by the Bat Conservation Trust and Institution of Lighting Engineers. Where light spill has the potential to impact core bat habitat, the lighting impact assessment of the reserved matters applications(s) must meet the requirements of section 8.3 of the Trowbridge Bat Mitigation Strategy in terms of the methodology for predicting post-development lighting conditions; maintenance of illuminance zones A, B and C, and; lighting design solutions. The approved lighting shall be installed and maintained in accordance with the approved details and no additional external lighting shall be installed. This condition will be discharged when a post-development lighting survey conducted in accordance with section 8.3.4 of the	With the exception of Phase 1, which shall be carried out in accordance with the details approved under DOC PL/2025/06617 on 23/09/25, no external lighting shall be installed on any further phases until plans showing: • the type of light appliance, • the height and position of fitting, • illumination levels and • light spillage have been submitted to and approved in writing by the Local Planning Authority. The Plans will be in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication GN01:2011, 'Guidance for the Reduction of Obtrusive Light' (ILP, 2011), and Guidance Note GN08-18 "Bats and artificial Lighting in the UK" published by the Bat Conservation Trust and Institution of Lighting Engineers. Where light spill has the potential to impact core bat habitat, the lighting impact assessment of the reserved matters applications(s) must meet the requirements of section 8.3 of the Trowbridge Bat Mitigation Strategy in terms of the methodology for predicting post-development lighting conditions; maintenance of illuminance zones A, B and C, and; lighting design solutions.

Elm Grove Proposed Revisions to Conditions attached to Outline Planning Permission 19/11459/OUT

	Trowbridge Bat Mitigation Strategy has been submitted to the Local Planning Authority demonstrating compliance with the approved lighting plans, having implemented and retested any necessary remedial measures.	The approved lighting shall be installed and maintained in accordance with the approved details and no additional external lighting shall be installed. This condition will be discharged when a post-development lighting survey conducted in accordance with section 8.3.4 of the Trowbridge Bat Mitigation Strategy has been submitted to the Local Planning Authority demonstrating compliance with the approved lighting plans, having implemented and retested any necessary remedial measures.
36	"A Landscape and Ecological Management Plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority before commencement of the development. The LEMP shall include: • Information and map(s) to explain core bat habitats and how they will be managed to maintain their biodiversity • Ecological and landscape objectives for parcels of public open space formal landscaped areas1-5 year and long-term maintenance requirements for public open space and formal landscaped areas • Replanting requirements after the 12 month planting contract • Ongoing requirements for monitoring and reviewing effectiveness of the plan • Details of SuDs management unless this is contained in a separate SuDs maintenance manual in which case this document should be referenced in the LEMP. The LEMP shall be implemented in accordance with the approved details for the lifetime of the development. "	The development shall be carried out in accordance with the Landscape and Ecological Management Plan (LEMP) approved under DOC PL/2024/05853 on 10/7/24. The LEMP shall be implemented in accordance with the approved details for the lifetime of the development, unless otherwise agreed in writing with the local planning authority through a further discharge of this condition. Any alternative LEMP shall include: • Information and map(s) to explain core bat habitats and how they will be managed to maintain their biodiversity • Ecological and landscape objectives for parcels of public open space formal landscaped areas1-5 year and long-term maintenance requirements for public open space and formal landscaped areas • Replanting requirements after the 12 month planting contract

Elm Grove Proposed Revisions to Conditions attached to Outline Planning Permission 19/11459/OUT

		• Ongoing requirements for monitoring and reviewing effectiveness of the plan • Details of SuDs management unless this is contained in a separate SuDs maintenance manual in which case this document should be referenced in the LEMP. The LEMP shall be implemented in accordance with the approved details for the lifetime of the development.
37	Prior to the commencement of development, the design and location of nesting and roosting places for building dependent species of birds and bats that will be incorporated into the fabric of buildings shall be submitted to, and approved in writing by the Local Planning Authority and thereafter implemented and retained.	The design and location of nesting and roosting places for building dependent species of birds and bats approved under DOC PL/2024/09649 on 29/01/25 will be incorporated into the fabric of buildings as approved and thereafter retained.
38	No development shall commence within the area indicated (proposed development site) until a written programme of archaeological investigation, which should include on-site work and off-site work such as the analysis, publishing and archiving of the results, has been submitted to and approved by the Local Planning Authority; and the approved programme of archaeological work will be carried out in accordance with the approved details.	The development shall be carried out in accordance with the details approved under DOC PL/2024/05853 on 10/7/24. No work shall commence within the area indicated (proposed development site) until the approved programme of archaeological investigation for on-site work has taken place. Thereafter and the off-site work such as the analysis, publishing and archiving of the results will be carried out in accordance with the approved details.
41	No development shall commence on site until a construction management plan has been submitted to and approved in writing by the local planning authority. The plan shall include details of the measures that will be taken to reduce and manage the emission of noise, vibration and dust during the construction phase of the development. It shall include details of the following:	The development shall be carried out in accordance with the approved construction management plan approved under DOC PL/2024/11610 on 20/03/25 The construction/demolition phase of the development will be carried out fully in accordance with the construction management plan at all times, unless otherwise agreed in writing with the local planning

Elm Grove Proposed Revisions to Conditions attached to Outline Planning Permission 19/11459/OUT

• Procedures for maintaining good public relations including complaint management, public consultation and liaison; • Arrangements for liaison with the Council's Public Protection Team; • All works and ancillary operations which are audible at the site boundary, or at such other place as may be agreed with the Local Planning Authority, shall be carried out only between the following hours: 08:00 Hours and 18:00 Hours on Mondays to Fridays and 08:00 and 13:00 Hours on Saturdays and; at no time on Sundays and Bank Holidays; • Deliveries to and removal of plant, equipment, machinery and waste from the site must only take place within the permitted hours detailed above; • Mitigation measures as defined in BS 5528: Parts 1 and 2 : 2009 Noise and Vibration Control on Construction and Open Sites shall be used to minimize noise disturbance from construction works; • Procedures for emergency deviation of the agreed working hours; • Control measures for dust and other air-borne pollutants; • Measures for controlling the use of site lighting whether required for safe working or for security purposes; • Construction traffic routing details. The construction/demolition phase of the development will be carried out fully in accordance with the construction management plan at all times.	authority through a further discharge of this condition. Any alternative Construction Management Plan shall include details of the following: • Procedures for maintaining good public relations including complaint management, public consultation and liaison; • Arrangements for liaison with the Council's Public Protection Team; • All works and ancillary operations which are audible at the site boundary, or at such other place as may be agreed with the Local Planning Authority, shall be carried out only between the following hours: 08:00 Hours and 18:00 Hours on Mondays to Fridays and 08:00 and 13:00 Hours on Saturdays and; at no time on Sundays and Bank Holidays; • Deliveries to and removal of plant, equipment, machinery and waste from the site must only take place within the permitted hours detailed above; • Mitigation measures as defined in BS 5528: Parts 1 and 2 : 2009 Noise and Vibration Control on Construction and Open Sites shall be used to minimize noise disturbance from construction works; • Procedures for emergency deviation of the agreed working hours; • Control measures for dust and other air-borne pollutants; • Measures for controlling the use of site lighting whether required for safe working or for security purposes;
--	--

Elm Grove Proposed Revisions to Conditions attached to Outline Planning Permission 19/11459/OUT

		• Construction traffic routing details. The construction/demolition phase of the development will be carried out fully in accordance with the construction management plan at all times.
--	--	---