

SoCG - List of draft conditions

Appendix 2 – Agreed draft conditions

1. The construction of the amenity building and laying out of hardstanding as shown on the approved site layout plan Rev D 17.10.25 shall be carried out not later than three years from the date of this decision.
2. The development hereby permitted shall be carried out in accordance with the following drawings:
 - Site location plan – red and blue line received by LPA 24.5.24
 - Proposed Site layout 1:500 Rev D dated 17.10.25
 - Proposed Amenity block floor plan and elevations 1:100 dated Oct 23 received by LPA 28.5.24
 - BNG Assessment Arbtech dated 30.10.24 received by LPA 20.11.24
 - Preliminary Ecological Appraisal Arbtech 22.7.24

Uses and activities

3. The site shall not be occupied by any persons other than Gypsies and Travellers, defined as persons of nomadic habit of life (whatever their race or origin), including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily or permanently, and all other persons with a cultural tradition of nomadism or of living in a caravan, but excluding members of an organised group of travelling showpeople or circus people travelling together as such.
4. There shall be no more than 5 pitches on the site and on each of the 5 pitches hereby approved no more than 2 caravan(s) shall be stationed at any time, of which only 1 caravan shall be a static caravan. The term "caravan" shall be that as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968 as amended.
5. No commercial or business activities shall take place on the land without the benefit of express planning permission, including but not limited the storage of materials, vehicles, firewood or other non-residential machinery or apparatus. Any such materials presently stored on the land shall be removed within a period of 3 months following the date of this permission.
6. Notwithstanding the details hereby approved, no development permitted by deemed permissions within Schedule 2, Part 5 (Caravan Sites) of the General Permitted Development (England) Order 2015 shall occur without the prior written consent of the Local Planning Authority.

Landscaping and hard surfacing

SoCG - List of draft conditions

7. Within 3 months of the date of this decision, a detailed landscaping scheme shall be submitted to the Local Planning Authority for consideration. The landscaping scheme shall include:

- a) hard surfacing, means of enclosure, planting scheme of shrub, trees and ornamental species within the development site (including species and spacings);
- b) details of all existing trees and hedgerows on the land and details of any to be retained; with measures for their protection in the course of the development; and
- c) a timetable for implementation.

The landscaping scheme shall be implemented in accordance with a set of approved details and within the specified timetable for implementation. Any tree or shrub planted which dies or is felled, uprooted, wilfully damaged or destroyed in the first five year period commencing with the date of planting shall be replaced with a tree or shrub of the same species and size in the same place within the first available planting season following the death, felling, uprooting, damaging or destruction of the original tree or shrub. Available planting seasons means a period that is suitable for the species being planted, that is free of ground frost and adversely waterlogged ground conditions.

Drainage

8. Foul and surface water shall be drained on separate systems.
- 10 The development hereby permitted as shown on Site Layout Rev D Dated 17.10.25 (including construction of amenity building, laying out of hardsurfacing, car parking and landscaping shall) shall not be commenced until such time as a detailed design for the surface water drainage and attenuation in accordance with sustainable drainage principles and policy ENV2 of the Warrington Local Plan has been submitted to, and approved in writing by, the Local Planning Authority. Detail drainage design is to include:
- i. Drainage layout and plans at a recognised scale of 1:100, 1:200 or 1:500.
 - ii. Calculations and evidence of site investigation to demonstrate that the proposed method of surface water disposal is feasible.
 - lii timetable for implementation

In the event of surface water discharging to:

- Watercourse - the rate of discharge shall be restricted to greenfield runoff rate of 2.5liters/s and proof provided to demonstrate that the receiving watercourse is in appropriate condition and suitable to receive the discharge rates.
- Public sewer - the rate of discharge shall be restricted to the lowest possible rate which shall be agreed with the statutory undertaker prior to connection to the public sewer.

SoCG - List of draft conditions

The approved surface water drainage and attenuation scheme shall be implemented in accordance with the approved details and agreed timetable.

Ecology and biodiversity

- 11 No external lighting shall be installed other than in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority.
- 12 No works to trees or shrubs shall occur between the 1st March and 31st August in any year unless a detailed bird nest survey by a suitably experienced ecologist has been carried out immediately prior to clearance and written confirmation provided that no active bird nests are present which has been agreed in writing by the Local Planning Authority. Precautions should be taken with machinery and noise levels when working close to any retained nests so as not to disturb any nearby nesting birds during construction works. At least a 3-5m buffer should be created between any machinery and active nests until the young have fledged.
- 13 In order to protect wildlife (badgers, hedgehogs and amphibians), a precautionary working method will be implemented during construction, including the following measures:
 - Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape.
 - Vegetation within the working areas is to be maintained at a short sward (5cm) to discourage amphibians.
 -
 - The use of night-time lighting will be avoided, or sensitive lighting design will be implemented to avoid light spill on to retained habitats which hedgehogs could use.
 - Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations.

If any animals are found in the working areas, these should be allowed to disperse of their own accord or, if at immediate risk, should (where appropriate) be moved by hand to a sheltered, vegetated area away from disturbance.

Except that where a badger, or badger sett is identified within 30m, works must cease and advice must be sought from a suitably qualified ecologist.

- 14 The development hereby permitted as shown on site layout rev D dated 17.10.25 including construction of amenity building, laying out of hardsurfacing, car parking and landscaping shall not be commenced until a detailed scheme for the delivery of Biodiversity Enhancement Measures, as set out in Preliminary Ecological Appraisal by Arbtech dated 22nd July 2024, has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in accordance with a phasing plan and/or timescales which shall first be agreed in writing with the local planning authority and shall be retained thereafter for the lifetime of the use hereby approved. For the avoidance of doubt,

SoCG - List of draft conditions

the scheme shall include a 30 year management plan demonstrating how the Biodiversity Enhancement Measures will be retained and managed for the lifetime of the development hereby approved.

- 15 No further construction works, uses or development shall take place relating to the works shown on site layout rev D dated 17.10.25 (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP: biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following.
- a) Risk assessment of potentially damaging construction activities.
 - b) Identification of "biodiversity protection zones".
 - c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
 - d) The location and timing of sensitive works to avoid harm to biodiversity features.
 - e) The times during construction when specialist ecologists need to be present on site to oversee works.
 - f) Responsible persons and lines of communication.
 - g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
 - h) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP: biodiversity shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

- 16 Prior to any further ground works or developments shown on site layout rev D dated 17.10.25 (including demolition, ground works, vegetation clearance), an invasive non-native species protocol shall be submitted to and approved by the local planning authority, detailing the containment, control and removal of Himalayan balsam on site. The measures shall be carried out strictly in accordance with the approved scheme.
- 17 Prior to any further ground works or developments shown on site layout rev D dated 17.10.25 (including demolition, ground works, vegetation clearance), a scheme of Reasonable Avoidance Measures (RAMS) for the protection of Great Crested Newts shall be submitted to and approved in writing by the Local Planning Authority. All subsequent development on the site pursuant this permission, shall thereafter be carried out in accordance with the details of the approved RAMS.

Highways, access, servicing and sustainability

- 18 Within 3 months of the date of the decision, or other timescale to be agreed in writing with the LPA, that part of the access extending from the nearside edge of the highway boundary of Spring Lane for a minimum distance of 10 metres into the site shall be appropriately paved in a bound material such as tarmacadam,

SoCG - List of draft conditions

concrete, block pavements or other material approved in writing by the Council as Local Planning Authority.

- 19 Any gate or other form of barrier across the access shall be positioned at least 10 metres back from the nearside edge of the highway boundary of Spring Lane and shall be constructed to open inward into the site only.
- 20 The turning facility shown on the site layout rev D dated 17.10.25 shall be kept free of all obstructions and shall be available for turning of vehicles at all times so as to ensure that users of the site exit in a forward gear.
- 21 Within 3 months of the date of the decision, or other timescale to be agreed in writing with the LPA, a domestic servicing and waste management strategy shall be submitted to, and approved in writing by, the Council as Local Planning Authority considered. The strategy shall be subsequently implemented in accordance with the approved details.
- 22 No part of the development shall be brought into use until visibility splays compliant with current guidance and measured as described in Section 7.7 of Manual for Streets (DfT, DCLG, Welsh Assembly, 2007) have been provided at the proposed junction with Spring Lane. The splays shall be provided clear of obstruction to visibility to visibility exceeding 600mm in height above verge level. Once created, the visibility splays shall be maintained clear of any obstruction and shall be retained at all times.