

Appendix I – Recommended planning conditions

21/01171/OUT - Outline application with all matters reserved other than access for the erection of a new residential-led, mixed-use development comprising residential dwellings (up to 2,150), local centres (including up to 1,300 sqm of retail, 1,600 sqm of commercial uses and 1,000 sqm of local community uses), a primary school, sports facilities, new vehicle, cycle and pedestrian connections, new bridge connection to Hattersley, construction of new site accesses from Mottram Old Road, landscaping and associated works and demolition of farm/agricultural buildings and stables

Time Limits/Reserved Matters/ Phasing	
1. Time Limit RM	Application for approval of the Reserved Matters for the first Phase of the development shall be made to the Local Planning Authority not later than 3 years from the date of this permission. Application for approval of the Reserved Matters for all other Phases shall be made not later than 15 years from the date of this permission. For the purposes of this permission all references to a "Phase" or "Phase of development" shall be interpreted as being a reference to a Phase as defined on the phasing plan approved or subsequently updated pursuant to this condition.
2. Implementation	The development shall be begun not later than whichever is the later of the following dates:- the expiration of 2 years from the date of approval of the last reserved matters application for the first Phase or before the expiration of 5 years from the date of this permission.
3. Reserved Matters	Fully detailed drawings illustrating all of the following matters (hereinafter called "the Reserved Matters") shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of building works in any phase (as defined in the Phasing Strategy approved pursuant to Condition 5), and the Development shall be carried out in accordance with the approved details. Details to be submitted: <ul style="list-style-type: none"> a) Appearance; b) landscaping; c) layout (including pedestrian and vehicle access within the site), and; d) Scale of the proposed development to be carried out. <p>In the case of any self-build or custom build plots forming part of the Phasing Strategy approved pursuant to Condition 5, the Reserved Matters may be submitted for individual plots.</p>
4. Levels	Detailed plans shall accompany the reserved matters submission indicating existing ground levels, finished floor levels of all dwellings and associated structures, road levels and any proposed alterations to ground levels. Thereafter the development shall proceed in accordance with the approved details.
5. Phasing Strategy	As part of the first application for the approval of reserved matters, a detailed phasing plan shall be submitted to and approved in writing by the local planning authority. The phasing plan shall specify the proposed timing for the delivery of the areas of public open space/green infrastructure on each phase as well as the construction programme for the housing and other built elements (including supporting infrastructure) of the development. The development shall be implemented in accordance with the provisions of the approved Phasing Strategy

	<p>and/or any subsequent amendment to it that has been submitted to and approved in writing by the Local Planning Authority the Development shall be implemented in accordance with the approved Phasing Plan/s.</p> <p>An updated Phasing Plan shall also be provided with each subsequent Reserved Matters application showing how each element of the development is to be phased, delivered and maintained (where relevant). The Development shall be implemented in accordance with the approved Phasing Plan/s.</p>
6. Phasing Requirements	<p>Each Reserved Matter application shall include full details of:</p> <ol style="list-style-type: none"> a. Site enabling works b. Provision of education facilities; c. Provision of commercial units and associated infrastructure within the 2 dedicated village centres; d. Provision of playing pitches and amenity open space; e. Equipped play areas including number of items, landscaping details and their maintenance responsibilities; f. All residential areas; g. Hard and soft landscaping works including future management arrangements and responsibilities; h. Provision of community growing areas and allotments; i. The number and mix (bedroom number) of market dwellings; j. The number and mix (bedroom number) and gross internal floor areas of affordable housing to meet the latest evidence of affordable housing need (the total amount of affordable housing to cumulatively be no less than 15% of the total amount of housing across the site); <p>An updated Phasing Plan shall be provided with each subsequent Reserved Matters application showing how each of these elements of the Development is to be phased, delivered and maintained (where relevant). The Development shall be implemented in accordance with the approved Phasing Plan/s.</p>
Development Restrictions	
7. Housing Total	The Development shall be limited to a maximum of 2150 dwellings a minimum of 15% of which shall be provided on an affordable basis as defined within annex 2 of the NPPF or any guidance which may supersede it.
8. Commercial Uses	The development of the village centres hereby approved shall support a maximum of 1,300sqm of retail floorspace and 1,600sqm of non-retail floorspace. There shall be a maximum 650sqm of retail floor space within each village centre and no individual retail unit within either centre shall exceed 350sqm. The full details of the commercial uses within the village centres shall be submitted as part of the application for approval of Reserved Matters.
Approved Plans	
9. Parameter Plans	The Development shall be carried out in accordance with the following plans: Land Use Parameter Plan (ref. PL1600.2-PLA-XX-XX-DR-U-0003-S4_P06) Density and Height Parameter Plan (ref. PL1600.2-PLA-XX-XX-DR-U-0004- S4_P05) Movement and Access Parameter Plan (ref. PL1600.2-PLA-XX-XX-DR-U-0006-S4_P05) Green Infrastructure Parameter Plan (ref. PL1600.2-PLA-XX-XX-DR-U-0002-S4_P07)

	<p>Proposed Retained and Removed Buildings (ref. PL1600.2-PLA-XX-XX-DR-U-0008-S2_P04)</p> <p>Each phase of development submitted in pursuant of condition no.4 shall demonstrate compliance in writing to the Local Planning Authority with the above parameter plans.</p>
10. Access Arrangements	<p>The Development shall be accessed as per the following approved plans:</p> <p>Western Village Ghost Island Junction General Arrangement (ref. 302_248_WLD_XX_XX_DR_P_0032_PO5)</p> <p>Eastern Village Ghost Island Junction 1 General Arrangement (ref. 302_248_WLD_XX_XX_DR_P_0033_PO5)</p> <p>Eastern Village Ghost Island Junction 2 General Arrangement (ref. 302_248_WLD_XX_XX_DR_P_0034_PO5)</p> <p>Western Village Emergency Access Junction General Arrangement (ref. 302_248_WLD_XX_XX_DR_P_0035_PO5)</p> <p>Mottram Old Road Eastern Village Pegasus Crossing (ref. 302-248-WLD-XX-XX-DR-P-0063_P02)</p> <p>Mottram Old Road Western Village Puffin Crossing (ref. 302-248-WLD-XX-XX-DR-P-0064_P02)</p> <p>Mottram Old Road Corridor Improvements (ref. 302_248_WLD_XX_XX_DR_P_0069-PO1)</p> <p>The approved arrangements shall be implemented prior to first occupation of the Development or unless otherwise approved in the phasing strategy pursuant of condition no. 4.</p>
Highways & Access	
11. Access Detailed Construction	<p>The construction of the approved highway accesses, as indicated on the approved plans referenced in condition no.9, should not commence, until a scheme relevant to highway construction has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include full details of:-</p> <ul style="list-style-type: none"> • Phasing plan of highway works • Stage 1 Safety Audit – ‘Completion of preliminary design’ and subsequent Stages 2-4 based on the Design Manual for Roads and Bridges document GG 119 – Road Safety Audit. • Surface and drainage details of all carriageways and footways. • Details of the works to the reinstatement of redundant vehicle access points as continuous footway to adoptable standards following the completion of the construction phase. • Details of the areas of the highway network within the site to be constructed to adoptable standards and the specification of the construction of these areas. • “Approval in Principle” must be obtained for proposed highway structures within the Development including temporary retaining structures required for the proposed site be submitted to and approved in writing by the Local Planning Authority. The Development shall be carried out in accordance with the approved details, (This does not define adoption of the asset but merely the design constraints should they be approved by the LHA.) • Details of the proposed entry treatments to the Garden Village junctions off Mottram Old Road, including soft landscaping and details of surface

	<p>and boundary treatments to be designed to include public artwork and constructed to a standard approved by the LHA.</p> <ul style="list-style-type: none"> • Details of carriageway markings and signage. • Details of street lighting to be designed and constructed to a standard approved by the LHA. <p>No part of each phase of development shall be occupied until the approved highways works for that phase have been constructed in accordance with the approved details and the Development shall be retained as such thereafter.</p>
<p>12. Green/Brookfold Lane Improvement</p>	<p>Prior to the commencement of development within any residential phase (as defined in the Phasing Strategy approved pursuant to Condition 5) no development shall take place until full design and construction details and a timetable for their delivery, including all carriageways, footways, footpaths, cycle tracks to the enhancement of existing vehicle, pedestrian, cycle and equestrian routes on Green Lane/Brookfold Lane, as indicated on drawing Movement and Access Parameter Plan (ref. PL1600.2-PLA-XX-XX-DR-U-0006-S4_P05), have been submitted to and approved in writing by the Local Planning Authority;</p> <p>Details to be submitted shall include:</p> <ol style="list-style-type: none"> 1. Surfacing of all routes 2. Drainage of all routes 3. Lighting strategy to all routes 4. Details of any levels / steps 5. Details of any access controls 6. Details of wayfinding signage 7. Details of any mounting blocks and hitching posts <p>No part of the approved Development shall be occupied until the approved footpath works have been constructed in accordance with the approved details or phasing plan and the Development shall be retained as such thereafter.</p>
<p>13. Mottram Old Road / Stockport Road Improvements</p>	<p>As part of the first Reserved Matter (as defined in the Phasing Strategy approved pursuant to Condition 5) until full design and construction details, including all footways, footpaths, cycle tracks, street lighting, drainage, verges and legal orders, of the required pedestrian/equestrian/cyclists crossings and improvements to Mottram Old Road/Stockport Road highway corridor, as outlined on the approved drawing 302_248_WLD_XX_XX_DR_P_0069 Rev P01 have been submitted for approval in writing by the Local Planning Authority.</p> <p>Details to be submitted shall include:</p> <ol style="list-style-type: none"> 1. General arrangements, based on a topographical surveys, showing the existing and proposed roads, all pedestrian and cycle facilities, verges and visibility splays, together with existing and proposed levels; 2. Details of how the scheme interfaces with the existing highway alignment, details of the carriageway markings and lane destinations Typical highway cross-sections, showing a specification for each type of carriageway, footway, footpath and cycle track; 3. Full details of the surface water drainage proposals 4. Full signing and lighting details 5. Street lighting details 6. Details of traffic signals and traffic signal information 7. Details of structures 8. Details of street furniture.

	<ol style="list-style-type: none"> 9. Landscaping details (including details of vegetation / tree removal and replacement) 10. Details of Traffic Regulation Orders 11. Confirmation of full compliance with current Departmental Standards and Policies (or approved relaxations/departures from standards); and 12. An independent Stage Two Road Safety Audit (taking account of any Stage One Road Safety Audit recommendations) carried out in accordance with current Departmental Standards (DMRB) and Advice Notes. <p>The approved works shall be completed to the satisfaction of the Local Planning Authority in accordance with an agreed timetable.</p>
<p>14. Mottram Old Road Speed Reduction</p>	<p>As part of the first Reserved Matter (as defined in the Phasing Strategy approved pursuant to Condition 5) until full design proposals have been submitted to the satisfaction of the LHA of the reduction of speed limits on Mottram Old Road with associated legal orders necessary to secure satisfactory access to the site have been submitted to and approved in writing by the Local Authority. The approved works shall be completed to the satisfaction of the Local Planning Authority in accordance with a timetable to be agreed in writing.</p>
<p>15. Mottram Old Road Crossings</p>	<p>As part of the first Reserved Matter (as defined in the Phasing Strategy approved pursuant to Condition 5) until full design and construction details, including all footways, footpaths, cycle tracks, verges and legal orders, of the required pedestrian/equestrian/cyclists crossings on Mottram Old Road, as outlined on the approved drawing 302_248_WLD_XX_XX_DR_P_0069 Rev P01.</p> <p>Details to be submitted shall include:</p> <ol style="list-style-type: none"> 1. General arrangements, based on a topographical surveys, showing the existing and proposed roads, all pedestrian and cycle facilities, verges and visibility splays, together with existing and proposed levels; 2. Details of how the scheme interfaces with the existing highway alignment, details of the carriageway markings and lane destinations Typical highway cross-sections, showing a specification for each type of carriageway, footway, footpath and cycle track; 3. Full details of the surface water drainage proposals 4. Full signing and lighting details 5. Street lighting details 6. Details of traffic signals and traffic signal information 7. Details of structures 8. Details of street furniture. 9. Landscaping details (including details of vegetation / tree removal and replacement) 10. Details of Traffic Regulation Orders 11. Confirmation of full compliance with current Departmental Standards and Policies (or approved relaxations/departures from standards); and 12. An independent Stage Two Road Safety Audit (taking account of any Stage One Road Safety Audit recommendations) carried out in accordance with current Departmental Standards (DMRB) and Advice Notes. <p>The approved works shall be completed to the satisfaction of the Local Planning Authority in accordance within a timescale to be agreed in writing with the Local Planning Authority.</p>

<p>16. TPT Improvements</p>	<p>No development shall commence in any phase (as defined in the Phasing Strategy approved pursuant to Condition 5) until full design and construction details and a timetable for delivery (including any temporary measures) to all footways, footpaths, cycle tracks, verges and legal orders, of the re-routed Trans Pennine Trial (TPT) route and access points off Mottram Old Road and former Apethorne-Godley rail line at the north of Green Lane, as outlined on the approved drawing Movement and Access Parameter Plan (ref. PL1600.2-PLA-XX-XX-DR-U-0006-S4_P05 has been submitted for approval in writing by the Local Planning Authority.</p> <p>Details to be submitted shall include:</p> <ol style="list-style-type: none"> 1. General arrangements, based on a topographical surveys, showing the existing and proposed roads, all pedestrian and cycle facilities, verges and visibility splays, together with existing and proposed levels; 2. Details of how the scheme interfaces with the existing highway alignment, details of the carriageway markings and lane destinations Typical highway cross-sections, showing a specification for each type of carriageway, footway, footpath and cycle track; 3. Full details of the surface water drainage proposals 4. Full signing and lighting details. 5. Full legal orders relevant to the diversion of the existing/proposed route. <p>The development shall be undertaken in accordance with the approved details and timetable.</p>
<p>17. Mottram Old road / Stockport Road Condition Survey</p>	<p>Prior to any works commencing on-site, a condition survey (including structural integrity) of Mottram Old Road and Stockport Road to be used by construction traffic shall be carried out in association with the Local Planning Authority. The methodology of the survey shall be approved in writing by the Local Planning Authority and shall assess the existing state of the highway. 6 Monthly inspection condition surveys shall be carried out and shall be submitted for the written approval of the Local Planning Authority, which shall identify defects attributable to the traffic ensuing from the Development. Any necessary remedial works shall be completed at the developer's expense in accordance with a scheme to be approved in writing by the Local Planning Authority.</p>
<p>18. Construction Management Plan</p>	<p>No development shall commence in any phase (as defined in the Phasing Strategy approved pursuant to Condition 5) until a construction management plan (CMP) has been submitted to and approved by the Local Planning Authority. The CMP must cover the following issues and any other matters the Local Planning Authority reasonably requires:</p> <ul style="list-style-type: none"> • Confirmation of the noise mitigation measures detailed within chapter 14 (noise) sections 14.7-14.7.22 of the Environmental Statement shall be employed. • Phasing of the Development; • Location of site compound/offices which shall be located to minimise disturbance to the amenity of existing residents outside of the site; • Construction traffic management measures including details of access arrangements, turning and manoeuvring facilities, material deliveries, vehicle routing to and from the site, traffic management, signage, hoardings, scaffolding, where materials will be loaded, unloaded and

	<p>stored, contractor parking arrangements and measures to prevent the discharge of detritus from the site during construction works,</p> <ul style="list-style-type: none"> • Wheel washing facilities and road sweeping facilities • HGV routes that avoid Gee Cross village centre and details of how HGV records are kept; • Measures to control the emission of dust and dirt during construction • Measures to control noise levels during construction including mitigation measures and monitoring arrangements; • Details of where the site managers / emergency contact details will be displayed • Activities which may result in excessive vibration, such as piling, and details of monitoring arrangements and mitigation measures; • Hours of construction and deliveries • Artificial lighting and measures which will be used to minimise impact, such as restrictions in hours of operation, location and angling of lighting. <p>Development of the site shall not proceed except in accordance with the approved method statement which shall be adhered to at all times.</p>
19. External Lighting	<p>Prior to the occupation of each phase (as defined in the Phasing Strategy approved pursuant to Condition 5) details of the external lighting strategy and maintenance arrangements for each phase of development (including both within the highway and to serve private driveways/car parks and paths) shall be submitted to and approved in writing by the Local Planning Authority. The details shall include a scale plan indicating the proposed stages of the roll out of the lighting to be installed, a LUX contour plan indicating the levels of light spillage and scaled elevations of lighting columns/supporting structures. The external lighting scheme shall be implemented and maintained in accordance with the approved details and phasing strategy and shall be retained thereafter.</p>
20. Maintenance of streets	<p>Prior to the occupation of each phase of development (as defined in the Phasing Strategy approved pursuant to Condition 5) until details of the proposed arrangements for future management and maintenance of the proposed streets within the Development shall be submitted to and approved in writing by the Local Planning Authority. The streets, including street lighting and highway drainage, shall thereafter be maintained in accordance with the approved management and maintenance details to the satisfaction of the Local Planning Authority details until such time as an agreement has been entered into under Section 38 of the Highways Act 1980 or a private management and maintenance company has been established. The new estate road/access shall be constructed in accordance with the Tameside MBC Specification for Construction of Estate Roads to at least base course level before any development takes place within the site.</p>
21. Travel Plan	<p>No dwelling shall be occupied unless and until a Travel Plan has been agreed and established with the Local Planning Authority, in consultation with National Highways. The detailed Travel Plan will be developed in accordance with the Godley Green Garden Village Travel Plan dated September 2021. It will also include the following additional measures and amendments:</p> <ul style="list-style-type: none"> • A Travel Plan Co-ordinator must be employed by the Applicant to manage the travel planning process and be responsible for monitoring changes in travel against modal switch targets, to be employed for the full build-out period of the site, plus a maximum of five additional years.

	<ul style="list-style-type: none"> • The proposed bridge connection to Hattersley Station to be installed at the earliest possible time, to be agreed with the Local Planning Authority. • The installation of traffic counters at each entrance to the site to enable the traffic generated to be tracked on an on-going basis. • A working group to be established to include the Local Planning Authority, National Highways, Transport for Greater Manchester and representatives of the applicant to monitor the success of the Travel Plan measures. • The provision of electric charging points for housing and district centres based upon Local Planning Authority or National planning policy. <p>Within six months of first occupation of the site, a final travel plan shall be submitted showing the baseline survey results and any updated measures required. The development shall thereafter be undertaken in accordance with approved Travel Plan Initiatives.</p>
Drainage	
22. Drainage phasing schedule	<p>As part of the first submitted reserved matters application for the site, a comprehensive Phasing Plan and Schedule shall be submitted to and approved in writing by the Local Planning Authority. The Phasing Plan shall include details of the maximum number of dwellings, and any other development, to be implemented within each phase of the development/development parcel. The schedule must include as a minimum a timetable for implementation and a clear indication of when development will come forward the quantum of development and mix of uses for each phase/sub-phase. As part of any subsequent reserved matters application, an updated Phasing Plan and Schedule shall be submitted to reflect any change in circumstances. The development shall only be carried out in strict accordance with the approved details.</p>
23. Highway Drainage	<p>No development shall commence in any phase to which a RM application relates (as defined in the Phasing Strategy approved pursuant to Condition 5) until the final design of the access highway and associated infrastructure has been submitted to, and approved in writing by, the Local Planning Authority prior to commencement of that Development Phase to which the drainage relates, provided always that such facilities are acceptable to the adopting bodies. The design shall consider and include:</p> <p>Any attenuation within the highway which is proposed to be maintained as a highway's asset should be for highway drainage only.</p> <p>Any surface water crossings of highways should be designed as bridge structures for highways in the first instance subject to feasibility.</p> <p>Confirmation that no housing related surface water shall discharge to highway drainage.</p> <p>The Development shall be undertaken in accordance with the approved details.</p>
24. Foul and surface water drainage entire site	<p>As part of the submission of the first reserved matters application a Drainage Strategy for foul and surface water for the entire site and based on sustainable drainage principles shall be submitted to the Local Planning Authority for approval and agreed in writing. The strategy shall be in accordance with the principles established in the submitted Flood Risk Assessment and Drainage Strategy,</p>

	<p>prepared by Wilde, Ref: 302-260, dated: 06/2023 or any subsequent update / revision.</p> <p>The Foul and Surface Water Drainage Strategy shall include the following details as a minimum:</p> <ol style="list-style-type: none"> a. the proposed foul connection points to the existing public sewerage infrastructure for the entire site; b. any drainage infrastructure connections (foul and surface water) including the volume of flows between the different phases / development parcels of the development defined by Condition [3]; c. an overland flow and exceedance plan; d. Identify any parts of the site where foul pumping is necessary. Thereafter, the strategy shall minimise the number of pumping stations throughout the site; and e. a strategy for any temporary arrangements for foul and surface water drainage during the construction of the development. <p>As part of any subsequent reserved matters application, an updated Foul and Surface Water Drainage Strategy shall be submitted to the LPA to reflect any change in circumstances. The Strategy shall include as a minimum the details listed above. No part of the development shall be commenced on any phase or part phase hereby permitted unless and until the updated strategy submitted with the relevant reserved matters application has been approved in writing by the Local Planning Authority, supported by Tameside Lead Local Flood Authority and United Utilities.</p> <p>For the avoidance of doubt, no surface water, highway drainage or land drainage shall discharge directly or indirectly into the public sewerage system. There shall be no foul and surface water connections between phases of development defined by Condition 24 other than in strict accordance with the connections identified and approved above.</p> <p>The detailed drainage schemes for each phase or part phase of development required by condition [5] shall be submitted for approval in accordance with the foul and surface water drainage strategy approved under this condition and should include:</p> <ul style="list-style-type: none"> • Any agreements in principle with third-party stakeholders including United Utilities land ownership, adoption and maintenance requirements. • Any third-party land ownership issues. • Any temporary pumping requirements • Details of infrastructure adoption, future management and maintenance responsibilities including how the network, drainage features, structures, plant shall be managed and maintained after completion for the lifetime of the Development as required.
<p>25. Detailed Foul and Surface water drainage for each phase</p>	<p>As part of each reserved matters application for each phase or part phase, full details of the foul and surface water drainage scheme for that phase or part phase, shall be submitted to and approved in writing by the Local Planning Authority, supported by Tameside Lead Local Flood Authority and United Utilities. The foul and surface water drainage schemes shall include the following details as a minimum:</p>

	<ul style="list-style-type: none"> i. An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365; ii. should infiltration be discounted, surface water will drain to watercourse at an agreed controlled rate; iii. Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD; iv. an overland flow and exceedance plan; v. Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; vi. any drainage infrastructure connections (foul water) including the volume of flows between phases / development parcels; vii. any drainage infrastructure connections (surface water) including the volume of flows between phases / development parcels; and viii. identify any parts of the site where foul pumping is necessary including the timing arrangements, storage requirements and rate of discharge for any pumped foul discharge. Thereafter, the strategy shall minimise the number of pumping stations. <p>Foul and surface water shall drain on separate systems.</p> <p>The details for each phase or part phase must be consistent with the updated site wide Foul and Surface Water Drainage Strategy submitted and approved pursuant to Condition 23 above.</p> <p>The development hereby permitted shall be carried out only in accordance with the approved drainage scheme. No dwelling or other development shall be occupied in any phase or part phase until the approved foul and surface water drainage scheme for that phase or part phase has been completed in accordance with the approved details. The Foul and Surface Water Drainage Scheme shall be retained thereafter for the lifetime of the development.</p>
26. Protection of UU Assets	<p>As part of each reserved matters application for a phase or part phase, details of ensuring the United Utilities assets that are laid within that phase are protected from damage as a result of the development shall be submitted to and approved by the Local Planning Authority in writing. The details shall include a survey that identifies the exact location of all sewers and water mains infrastructure, the potential impacts on the sewers and water mains infrastructure from construction activities (including the construction compound), the impacts post completion of the development on all sewer and water main infrastructure within the site and identify mitigation measures, including a timetable for implementation, to protect and prevent any damage to both sewers and water mains infrastructure both during construction and post completion of the development. Any mitigation measures shall be implemented in full prior to commencement of development in accordance with the approved details and timetable and shall be retained thereafter for the lifetime of the development.</p> <p>In the event that the survey of the sewers and water mains identifies the buildings/plots as within an agreed standoff either side of each asset, the developer shall submit evidence to the Local Planning Authority that a sewer or water main diversion has been agreed with the relevant statutory undertaker and</p>

	that the approved works have been undertaken prior to the commencement of development.
27. Culverting of water courses	<p>No surface water flow routes should be obstructed or culverted unless conveyed under essential infrastructure or unless otherwise approved in writing by the Local Planning Authority. A full suite of site wide watercourse/channel vegetation clearance works should be undertaken, where possible and appropriate. Best endeavors must be used to access all sections of the existing watercourse/drainage network and to undertake reasonable and comprehensive works to improve the current conveyance of the channels. Restrictions within designated woodland is acknowledged and works must be limited in these areas to ensure no detrimental impacts occur. Housing layouts need to avoid development over or adjacent to surface water flow routes. Surface water flow routes will need to be reviewed and mapped following structural assessment of existing culverts including climate change impacts and blockage assessment. Surface water assessment based on proposed development layout and topographical levels needs to be confirmed.</p>
28. Drainage management and maintenance	<p>No development shall commence in any phase to which a RM application relates (as defined in the Phasing Strategy approved pursuant to Condition 5) until a comprehensive management and maintenance plan for the surface water drainage scheme for the relevant Development Phase or Strategic Engineering Element has been submitted to, and approved in writing by the Local Planning Authority, prior to occupation of that Development Phase to which the drainage relates.</p> <p>The relevant areas shall thereafter be managed in accordance with the approved scheme.</p> <p>The approved surface water drainage scheme shall be implemented in accordance with the approved construction timetable and details and shall be managed and maintained in accordance with the approved details for the lifetime of the Development.</p> <p>This shall include:</p> <ul style="list-style-type: none"> • A plan showing those elements of the proposed drainage network to be adopted and those to remain private. • Any adoption agreements. • Provision of the detailed design of linear discharge proposals prior to any further permission being granted. Designs, practicality, maintenance requirements and likely lifespans are required. Perforated pipes as a means of discharge will likely suffer from blockages with silt and debris over time. Consideration for the cleaning/reinstatement of flow routes will be essential in the maintenance plan. • Drainage modelling reporting and outputs as required. • Arrangements for adoption by an appropriate public body or statutory undertaker (UU), or management and maintenance by an approved management company. • Arrangements for the inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout the lifetime of the Development. The Development shall subsequently be completed, maintained and managed in accordance with the approved plan.

<p>29. Drainage and site investigation</p>	<p>No development shall commence in any phase to which a RM application relates (as defined in the Phasing Strategy approved pursuant to Condition 5) until detailed ground investigation appropriate to the size of each development area has been undertaken and the details submitted for approval in writing by the Local Planning Authority. This should include:</p> <ul style="list-style-type: none"> • Detailed infiltration tests to BRE Digest 365 standard carried out at the location and depth of potential infiltrating features, with all calculations/modelling based on the results of the tests. • Demonstrate that groundwater discharge within each parcel is not viable in accordance with SuDS criteria prior to defining alternative options. • Confirmation of groundwater levels and any impacts on attenuation features. Groundwater monitoring to be initiated immediately upon outline approval being granted to provide a sufficient period of assessment before construction commences, capturing any seasonal variations. This will provide an insight into the medium-term variations in groundwater levels and may also influence design of elements such as foundations or building layouts. • A groundwater risk assessment must be undertaken and must include an assessment of the impacts any cut and fill operations may have on surface water flooding.
<p>30. Surface drainage strategy</p>	<p>No development shall commence in any phase to which a RM application relates (as defined in the Phasing Strategy approved pursuant to Condition 5) until a detailed Surface Water Drainage Strategy and Flood Risk Assessment for the application site, based on sustainable drainage principles and an assessment of the hydrological and hydro-geological context of the Development, shall be submitted to, and approved in writing by, the Local Planning Authority, prior to commencement of that Development Phase to which the drainage relates, provided always that such facilities are acceptable to the adopting bodies. This shall include:</p> <ul style="list-style-type: none"> • Detailed calculations for any on or off-site storage requirements, including precautionary factors for potential future impermeable expansion areas or extensions, and the critical design storm period for each attenuation feature. • Detailed calculations for the proposed discharge rates to the receiving watercourses, inclusive of any necessary base-flow rates. • Confirmation of drainage areas and assumptions on impermeability. • Details of the methods employed to control the surface water discharge and volume, including proof of consultation and acceptability with the likes of United Utilities prior to commencement of surface water drainage elements. • Assessment of a relevant factor of safety and sensitivity testing against higher values for any proposed infiltration features. It is up to the applicant to demonstrate how the consequences of failure associated with the higher values (CIRIA published Safety Factors range from 1.5 to 10) should not reasonably be foreseen for the lifetime of the development including climate change. The applicant needs to be fully satisfied that uncertainties and risk are fully managed as part of their development.

	<ul style="list-style-type: none"> • Details of future management and maintenance responsibilities including how the scheme, drainage network, SUDS features, and any proposed structures shall be maintained and managed after completion as required. • Consideration of climate change and any ecological impacts for the lifetime of development. A full site wide watercourse based ecological survey should be undertaken to determine baseline conditions for habitat, ecology, and to determine Biodiversity Net Gain opportunities. • There is a requirement for the railway culverts to be surveyed and inspected where possible and appropriate, subject to feasibility and 3rd party access issues. Best endeavors must be used to access all sections of the existing culvert network and to undertake reasonable and comprehensive works to ensure future operation of the surface water/discharges through historic railway embankments without increasing flood risk for the lifetime of development. <p>The drainage scheme submitted shall be designed and implemented in accordance with conditions for the lifetime of development and associated criterion for hydrology in accordance with government policy and guidance at that time prior to the occupation or use of the building or development in which it relates. Phasing of development needs to take into account current climate change and development requirements at that time.</p> <p>Where the drainage scheme for any area relies on drainage features outside of the area of development concerned these must be completed sufficiently to perform the necessary attenuation and treatment function and demonstrated as part of the details submitted. No area of built Development shall be allowed to discharge runoff unattenuated and untreated into receiving watercourses. The Development shall be carried out in accordance with the approved details.</p>
31. CCTV Survey	<p>No development shall commence in any phase to which a RM application relates (as defined in the Phasing Strategy approved pursuant to Condition 3) until full details of the structural condition (including CCTV survey) and the exact route and condition of any culverted watercourses within the site have been submitted to and approved by the Local Planning Authority.</p> <p>This should incorporate the following:</p> <ul style="list-style-type: none"> • Surveys that identify the exact location of the watercourse including physical evidence of the route such as SONDE / trial holes. • In the event that surveys of the watercourse identifies any buildings/plots within close proximity, the developer shall submit evidence to the Local Planning Authority that either a diversion has been agreed with the relevant parties or the proposed design has been mitigated accordingly and that the approved works have been undertaken prior to the commencement of development. • A detailed Flood Risk Assessment and Drainage Strategy. • Evidence that the drainage design provides for free discharge from upstream catchments to current requirements for the existing run off and discharge conditions. This may require an assessment and potentially

	<p>modelling of upstream catchments by a competent designer to determine the impact on all parties whether a diversion is made or not.</p> <ul style="list-style-type: none"> • updated full watercourse and catchment assessment including significant blockage and high return period assessments based on the results from the requested on-site investigations. • details of how the existing drainage networks are to be protected from damage as a result of the Development. • An assessment for the potential impacts on the watercourse from construction activities (including the construction compound) and for the impacts post completion of the Development on the watercourses that cross the site. • Identification of mitigation measures, including a timetable for implementation, to protect and repair existing culverts and prevent any damage to the watercourse both during construction and post completion of the development. Any mitigation measures shall be implemented in full prior to commencement of Development in accordance with the approved details and timetable and shall be retained thereafter for the lifetime of the Development. • Provide full details of a management plan for future maintenance / operation and management of the watercourses, culverts, SuDS features, attenuation etc. • The Development shall be carried out in full accordance with agreed strategy and phasing of works.
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Environmental Health & EA

<p>32. Contaminated Land</p>	<p>No development, other than site clearance and site compound set up, shall commence for each development parcel until a remediation strategy, detailing the works and measures required to address any unacceptable risks posed by contamination at the site to human health, buildings and the environment has been submitted to, and approved in writing by, the Local Planning Authority (LPA). The scheme shall be implemented and verified as approved and shall include all of the following components unless the LPA dispenses with any such requirement specifically in writing:</p> <ol style="list-style-type: none"> 1. A Preliminary Risk Assessment which has identified: - All previous and current uses of the site and surrounding area. - All potential contaminants associated with those uses. - A conceptual site model identifying all potential sources, pathways, receptors and pollutant linkages. 2. A site investigation strategy, based on the Preliminary Risk Assessment in (1) detailing all investigations including sampling, analysis and monitoring that will be undertaken at the site in order to enable the nature and extent of any contamination to be determined and a detailed assessment of the risks posed to be carried out. The strategy shall be approved in writing by the LPA prior to any investigation works commencing at the site. 3. The findings of the site investigation and detailed risk assessment referred to in point (2) including all relevant soil / water analysis and ground gas / groundwater monitoring data. 4. Based on the site investigation and detailed risk assessment referred to in point (3) an options appraisal and remediation strategy setting out full details of the remediation works and measures required to address any unacceptable risks posed by contamination and how they are to be implemented.
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	<p>5. A verification plan detailing the information that will be obtained in order to demonstrate the works and measures set out in the remediation strategy in (4) have been fully implemented including any requirements for long term monitoring and maintenance.</p>
<p>33. Contaminated land Verification</p>	<p>Upon completion of any approved remediation scheme(s), and prior to the occupation/use of each development parcel, a verification / completion report demonstrating all remedial works and measures detailed in the scheme(s) have been fully implemented shall be submitted to, and approved in writing by, the LPA. The report shall include the results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. This will need to include arrangements for any long term monitoring and maintenance as identified in the approved verification plan. The long term monitoring and maintenance shall be undertaken as approved. If, during development, contamination not previously identified is encountered, then no further development (unless otherwise agreed in writing with the Local Planning Authority (LPA)), shall be undertaken at the site until a remediation strategy detailing how this contamination will be appropriately addressed and the remedial works verified has been submitted to, and approved in writing by the LPA. The remediation strategy shall be fully implemented and verified as approved. The discharge of this planning condition will be given in writing by the LPA on completion of the Development and once all information specified within this condition and any other requested information has been provided to the satisfaction of the LPA. Occupation/use of each phase of the Development shall not commence until this time unless otherwise agreed in writing by the LPA. Reason: To ensure any unacceptable risks posed by contamination are appropriately addressed and the site is suitable for its proposed use in accordance with paragraph 183 of the National Planning Policy Framework.</p>
<p>34. Noise</p>	<p>The submission of any subsequent application for Reserved Matter's (as defined in the Phasing Strategy approved pursuant to Condition 5) shall be accompanied by a noise impact assessment, by a person qualified in acoustics, shall be undertaken on the Development site subject to the application, and submitted to the Local Planning Authority for approval. The assessment shall take into account the impact of noise from rail traffic, road traffic (both present and predicted future road traffic noise levels) and the proposed sports pitches. The assessment shall be undertaken using the relevant British Standards, BS4142:2014 and BS8233:2014, where relevant, and shall identify any mitigation measures required in order to satisfy the aforementioned British Standards. Any mitigation measures shall be implemented prior to the first occupation of the relevant buildings and shall be retained thereafter. Written proof shall be submitted to the Local Planning Authority that all agreed mitigation measures have been implemented.</p>
<p>35. EA - Infiltration of Surface Water / Contaminated land</p>	<p>No infiltration of surface water drainage into the ground where adverse concentrations of contamination are known or suspected to be present is permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The Development shall be carried out in accordance with the approval details.</p>

36. EA piling	Piling or any other foundation designs ground source heating and cooling systems using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The Development shall be carried out in accordance with the approved details.
Landscaping, Tree & Ecology	
37. Stewardship	<p>Prior to the occupation of each phase (as defined in the Phasing Strategy approved pursuant to Condition 5) a strategic site wide Landscape Management and Community Activation Strategy that outlines the proposed structure and process of land stewardship across the whole of the site shall be submitted to and approved in writing by the Local Planning Authority. The Landscape Management and Community Activation Plan shall include:</p> <p>The Landscape Management and Community Activation Plan shall include:</p> <ul style="list-style-type: none"> • long term design objectives; • funding model; • management responsibilities including community participation; and • maintenance schedules for all external areas, other than privately owned domestic gardens. <p>The Landscape Management and Community Activation Plan shall be carried out as approved for the lifetime of the Development.</p>
38. LEMP	<p>No works shall commence pursuant to any reserved matters approval until a Landscape Environmental Management Plan (LEMP) for that phase of development has been submitted to and approved in writing by the Local Planning Authority. This shall include but not be limited to the following:</p> <ul style="list-style-type: none"> • Landscape and Habitat Management objectives; • Key management prescriptions; • Acceptable thresholds and/or targets, if relevant; • Work schedules with timetables for management operations; • Management roles and responsibilities; • Financial budgets • Current soil conditions of any areas designated for habitat creation and detailing of what conditioning must occur to the soil prior to the commencement of habitat creation works (for example, lowering of soil pH via application of elemental sulphur); • Descriptions and mapping of all exclusion zones (both vehicular and for storage of materials) to be enforced during construction to avoid any unnecessary soil compaction on area to be utilised for habitat creation; • Details of both species composition and abundance where planting is to occur;

	<ul style="list-style-type: none"> • Proposed management prescriptions for all habitats for a period of no less than 30 years; • Assurances of achievability; • Timetable of delivery for all new and enhanced habitats; and • A timetable of future ecological monitoring to ensure that all habitats achieve their proposed management condition as well as description of a feed-back mechanism by which the management prescriptions can be amended should the monitoring deem it necessary. All ecological monitoring and all recommendations for the maintenance/amendment of future management shall be submitted to and approved in writing by the Local Planning Authority. <p>Works within each phase shall thereafter be carried out in full accordance with the agreed LEMP associated with that phase of development.</p>
39. CEMP	<p>No works shall commence pursuant to any reserved matters approval until a Construction Environmental Management Plan (CEMP) for that phase of development has been submitted to and approved in writing by the Local Planning Authority. This shall include but not be limited to the following:</p> <ul style="list-style-type: none"> • Site Management Principles • Site Operative Training • Public Communication Strategy • Hours of Operation • Construction Traffic Management and Travel Planning • Ecological Protection and Habitat Management • Tree Protection • Temporary Drainage Strategy • Pollution Prevention Control • Air Quality, Dust and Trackout Management • Noise Reduction • Street Cleaning • Materials Management <p>Works within each phase shall thereafter be carried out in full accordance with the agreed CEMP associated with that phase of development.</p>
40. Woodland Buffer	<p>The Development shall be built in accordance with ecological and ancient woodland buffer zones as identified on drawing Green Infrastructure Parameter Plan (ref. PL1600.2-PLA-XX-XX-DR-U-0002- S4_P07). There shall be no deviation from these standards. Each phase of development submitted in pursuant of condition no.3 shall demonstrate compliance in writing to the Local Planning Authority.</p>
41. Tree removal in accordance with AIA	<p>All tree work must be to BS3998 (2010) with any tree or hedgerow removal being in accordance with the details submitted within the Arboricultural Impact Assessment TEP Ref 7106.01.002, with no felling taking place between the period 1st March to 1st September unless a report prepared by a suitably qualified ecologist or ornithologist which demonstrates that there are no breeding birds present in any areas of trees, woodland and scrub has been submitted to and agreed in writing with the Local Planning Authority.</p>

42. Tree Protection	No development shall take place until details of the temporary measures to provide physical protection of all trees, hedges and shrubs shown to be retained in the Arboricultural Impact Assessment (TEP Ref 7106.01.002) have been submitted to and agreed in writing with the Local Planning Authority. These details must specify tree protection measures which will be put in place to not only protect the existing retained trees, hedges and woodlands but also any new tree planting and landscaping delivered as part of any development on site. All tree protection measures must be to at least BS 5837 (2012) standard. Method statements must also be included; particularly where there are impacts to root protection areas and ground protection or special no dig surfacing is required. All measures must be in place prior to any demolition or development taking place on any phase. The provision of total exclusion zones so defined shall be kept free of machinery, stored materials of all kinds and any form of ground disturbance not specifically catered for in the agreed measures, for the duration of all site and building works (including works that may be carried out within the any adjacent area of the site).
43. Tree Supervision	No development shall take place until a scheme of Arboricultural Supervision has been agreed in writing with the Local Planning Authority to ensure that all tree work, and tree protection measures, including supervision of no dig surfacing construction is both delivered and maintained in accordance with the agreed details. The scheme shall include the level of supervision, reporting mechanisms to the Council and frequency of site visits and reporting, and provision for a meeting on site prior to works taking place on site between the, developer, developer's relevant contractors and arboricultural consultant as well as the local planning authority. Trees that are proposed for removal shall be clearly marked and 5 days notice shall be given to the Local Planning Authority. The work shall thereafter be carried out to the satisfaction of the Local Planning Authority.
44. Further AIA	<p>Prior to the commencement of development or other operations being undertaken on site in connection with the Development, the following documents prepared in accordance with BS5837 (Trees in Relation to Construction 2012: Recommendations) shall be submitted to and approved in writing by the Local Planning Authority:</p> <p>Root protection areas (RPA) Tree constraints plan (TCP) Tree protection plan (TPP) Arboricultural implication assessment (AIA) Arboricultural method statement (AMS) Details of no-dig construction proposals for areas of car park and drive including cross-sections and plans showing relevant area.</p> <p>No development or other operations shall take place except in complete accordance with the approved methodologies</p>
45. Landscaping trees	The landscaping details to be submitted pursuant to condition no.3 of the Reserved Matters and Condition 5 phasing strategy shall include: i) proposed finished levels or contours; ii) indications of all existing trees and hedges to be retained and means of protection thereof during construction; iii) public open areas; iv) soft landscaping; v) means of enclosure;

	<p>vi) car parking layouts;</p> <p>vii) other vehicle and pedestrian access and circulation areas;</p> <p>viii) hard surfacing materials; and,</p> <p>ix) minor artefacts and structures (eg. furniture, play equipment, refuse or other storage units, signs, lighting etc).</p>
46. Preliminary Ecological Appraisal	<p>Prior to the commencement of each phase (as defined in the Phasing Strategy approved pursuant to Condition 5) an up to date (no more than 2 years old) Preliminary Ecological Appraisal for that phase shall be submitted to and approved in writing by the Local Planning Authority. If the Preliminary Ecological Appraisal recommends any further habitat or species surveys these shall also be submitted to and approved in writing by the Local Planning Authority. Any enabling or other works in that phase shall be undertaken in accordance with any recommendations set out in the approved Preliminary Ecological Appraisal.</p>
Design, Landscaping & POS	
47. Design Code	<p>Applications submitted for approval of Reserved Matters shall be accompanied with a Design Code compliance statement. The compliance statement shall demonstrate how that particular phase of the development accords with the Design Code as set out within chapters 7 & 8 of the Design & Access Statement (prepared by Planit-IE) and the approved parameter plans listed within condition no.9.</p>
48. Active Design	<p>Prior to the submission of the first application for Reserved Matters which includes layout, a site-wide Movement, Access and Active Design Strategy with details of pedestrian and cycling networks to be provided through the site and which shall incorporate the principles of Active Design set out within Sport England's Active Design Guidance (Active Design: Planning for health and wellbeing through sport and physical activity), shall be submitted to and approved in writing by the Local Planning Authority, after consultation with Sport England. All applications for Reserved Matters which include layout for each phase shall be in accordance with the approved Movement, Access and Active Design Strategy.</p>
49. Sports strategy	<p>Prior to any Reserved Matters application being submitted for residential development a Sports Strategy for the development shall be submitted and approved by the Local Planning Authority, after consultation with Sport England. The Sports Strategy shall include:</p> <ol style="list-style-type: none"> 1. Size, type and location of sports facilities to include: <ol style="list-style-type: none"> a) On and off site sports provision informed by the Tameside Playing Pitch and Outdoor Sport Strategy and any other relevant sports strategy; b) Evidence of demand and rationale for the mix of sports facilities proposed; and 2. Management and Maintenance arrangements for the sports facilities. <p>The development shall be undertaken in accordance with approved strategy.</p>
50. Crime Impact	<p>Each phase which includes either residential or commercial development shall be accompanied by a crime impact statement (CIS) to be submitted and approved in writing by the Local Planning Authority. The report shall be undertaken by a suitably qualified security assessor and identify, predict, evaluate and mitigate against potential crime. Each phase of development shall be undertaken in accordance with the approved details.</p>

51. Residential amenity (protection of)	All new buildings within the development shall demonstrate compliance with the access controls, interspacing distances and green buffers identified within Appendix 3 (protecting Residents Amenity) of the design and access statement prepared by prepared by Planit-IE). There shall be no deviation from these standards. Each phase of development submitted in pursuant of condition no.3 and 5 shall demonstrate compliance in writing to the Local Planning Authority.
52. Building heights	Building heights within the Development shall not exceed 15m (to ridge height) and shall be to a density that is in general conformity with the Density and Height Parameter Plan (ref. PL1600.2-PLA-XX-XX-DR-U-0004- S4_P05). Each phase of development submitted in pursuant of condition no.3 and 5 shall demonstrate compliance in writing to the Local Planning Authority.
53. Public art Strategy	No development shall commence in any phase (as defined in the Phasing Strategy approved pursuant to Condition 5) until details of a public art strategy to inform future Reserved Matters applications for both villages and their accompanying open spaces and active travel links has been submitted to and approved in writing by the Local Planning Authority. The approved strategy shall be implemented to the satisfaction of the Local Planning Authority in accordance with a timetable to be agreed in writing.
54. LEAPS & NEAPS	The Development shall be served with no less than 5 Local Equipped Areas for Play (LEAP) and 1 Neighbourhood Equipped Area for Play (NEAP) the delivery and maintenance of which shall be addressed in the phasing plan approved pursuant of condition no.5.
55.LAPs	Each phase of residential development shall be served with Local Areas of Play (LAP) which are designed and sited in accordance with Fields in Trust standards or whatever guidance replaces it. Full details including maintenance arrangements shall be submitted for approval in writing by the Local Planning Authority and the development undertaken in accordance with approved details.
56. Wayfinding signage	Prior to the first occupation of any residential dwelling full details of a scheme and implementation timetable to provide improved wayfinding signage within the vicinity of the site shall be submitted for approval in writing to the Local Planning Authority. The scheme shall include signage for key routes for pedestrians, cyclists and equestrian users to and from the site. Routes to be signed shall include existing and new PRow across the site, routes to / from Hyde Town Centre, nearby bus stops and train stations, Werneth Low Country Park and the Trans Pennine Trail / NCN62. The development shall not be occupied until the signs have been provided in accordance with the approved scheme and timetable .
57. Waste Management	No development shall commence in any phase (as defined in the Phasing Strategy approved pursuant to Condition 5) until a waste management plan showing full details of the means of storage of refuse and recycling and arrangements for the disposal of such for that phase has been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details and implemented prior to first occupation or use.
58. Electric vehicle charging	Prior to the commencement of each phase (as defined in the Phasing Strategy approved pursuant to Condition 5) until a scheme for the provision of electric vehicle charging points, for each phase, has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be provided prior to first occupation or use of the development and thereafter retained.
59. BREEAM	All non-residential buildings hereby approved with a total internal floorspace of 100sqm or greater shall achieve BREEAM "excellent" or equivalent. Prior to the

	<p>construction of any non-residential building, details of measures to secure compliance with this condition shall be submitted to and approved in writing by the Local Planning Authority. The Development shall be constructed in accordance with the approved details.</p>
60. Energy Performance	<p>On or before the submission of each Reserved Matters application, excluding infrastructure only works, an updated Energy Strategy shall be submitted and approved in writing by the Local Planning Authority indicating the methodology and measures by which the proposed development will seek to achieve 'operational net zero carbon'. This shall include measures by which on-site renewable energy generation has sought to be maximised. Unless otherwise agreed in writing with the Local Planning Authority the development shall take place in accordance with the approved details.</p>
Historic Environment	
61. Archaeology	<p>No development shall commence in any phase (as defined in the Phasing Strategy approved pursuant to Condition 5) until the applicant or their agents or their successors in title has secured the implementation of a programme of archaeological works for that phase. The programme of archaeological works should be undertaken in accordance with a Written Scheme of Investigation (WSI), compiled by a suitably qualified and experienced archaeological contractor and submitted to and approved in writing by the local planning authority. The WSI shall cover the following, where relevant to each phase:</p> <ol style="list-style-type: none"> 1. Informed by the updated North West Regional Research Framework, a phased programme and methodology of site investigation and recording to include: - detailed historical research and analysis for targeted archaeological sites and historic buildings - a geophysical survey - targeted archaeological evaluation trenching of buried features of potential archaeological interest (to include palaeoenvironmental sampling and assessment) - depending upon the results of evaluation trenching, more detailed targeted archaeological excavation and recording (may include watching briefs during development) - an archaeological building survey of historic buildings directly affected by the scheme (further informed by strip-out or demolition watching briefs where appropriate). 2. A programme for post investigation assessment to include: - analysis of the site investigation records and finds (including detailed analysis of palaeoenvironmental results) - production of a final report on the significance of the heritage interest represented. 3. Deposition of the final report with the Greater Manchester Historic Environment Record 4. Dissemination of the results commensurate with their significance, such as a popular publication, information boards and display, academic article, monograph. 5. Provision for archive deposition of the report, finds and records of the site investigation. 6. Nomination of a competent person or persons/ organisation to undertake the works set out within each approved WSI. <p>Reason: In accordance with NPPF Section 16, Paragraph 205 - To record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible.</p>

Affordable Housing	
62. Affordable Housing	<p>No less than a total of 15% of the dwellings built on the site shall be affordable within the definition set out in annex 2 of the National Planning Policy Framework or any definition or guidance that replaces it.</p> <p>Each Reserved Matters application pursuant to residential development on any phase (in whole or in part) shall include a statement setting out how affordable housing is to be delivered within that part of the development. The scheme shall include:</p> <ul style="list-style-type: none"> i. The numbers, type, tenure and location on the site of the affordable housing provision to be made which shall consist of not less than 15% of housing units applied for; ii. The timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing; iii. The arrangements for the transfer of the affordable housing to an affordable housing provider, or the management of the affordable housing if no registered provider is involved; iv. The arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and v. The occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced. <p>If provision of affordable housing is to be less than 15%, then the statement should set out the reasons for this and how the provision of affordable housing across the site will still meet the requirement</p> <p>The affordable housing shall be implemented as agreed.</p>
Section 106 'Arsenal' Conditions	
63. Council owned land.	No development authorised by this planning permission shall be commenced on any part of the land coloured green on drawing reference 1A/2023, until an agreement under Section 106 of the Town and Country Planning Act 1990 substantially in the same terms as the Section 106 Agreement of even date with this planning permission to bind that part of the land coloured green on drawing number 1A/2023 has been entered into by all parties with a relevant interest in that part of the land coloured green and completed in relation to that part of the land coloured green.
64. Third party land.	No development authorised by this planning permission shall be commenced within each of the land parcels coloured yellow (parcels 20, 21 and 38) on drawing reference 2A/2023, until an agreement under Section 106 of the Town and Country Planning Act 1990 substantially in the same terms as the Section 106 Agreement of even date with this planning permission to bind that part of the land coloured yellow on drawing number 2A/2023 has been entered into by all parties with a relevant interest in that part of the land coloured yellow and completed in relation to that part of the land coloured yellow.
Employment	
65. Local Employment Opportunities	Prior to the commencement of each phase, a Local Employment Scheme for the construction of that phase shall be submitted to and agreed in writing with the Local Planning Authority. The submitted Local Employment Scheme shall

	<p>demonstrate how the Development will use all reasonable endeavours to recruit at least 20% of labour from within the Borough of Tameside focusing on the most deprived Super Output Areas. The Scheme shall include the following:</p> <ul style="list-style-type: none">a) Details of how the initial staff/employment opportunities at the Development will be advertised and how liaison with the Council and other local bodies such as DWP Job Centre will take place in relation to maximising the access of the local workforce to information about employment opportunities;b) Details of how sustainable training opportunities will be provided for those recruited to fulfil staff/employment requirements including the provision of apprenticeships or an agreed alternative;c) A procedure setting out criteria for employment, and for matching of candidates to the vacancies;d) Measures to be taken to offer and provide college and/or work placement opportunities at the Development to students within the locality;e) Details of the promotion of the Local Employment Scheme and liaison with contractors engaged in the construction of the Development to ensure that they also apply the Local Employment Scheme so far as practicable having due regard to the need and availability for specialist skills and trades and the programme for constructing the development;f) A commitment that the construction phase of the Development will be undertaken in accordance with the Unite Construction Charterg) A procedure for monitoring the Local Employment Scheme and reporting the results of such monitoring to the Council including details of the origins qualifications numbers and other details of candidates; and,h) A timetable for the implementation of the Local Employment Scheme. <p>The Development shall be implemented in accordance with the approved Scheme.</p>
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