

Planning Conditions

Hulton Park

Definitions

[To be included in the draft schedule presented to committee, and also in due course at the head of any decision notice.]

These terms are defined here to aid understanding/interpretation of the conditions which follow.

Term	Definition
The Development	The development for which planning permission is sought via application ref. 12218/21
Hulton Hall Golf Resort	Comprising the golf course, clubhouse, academy, maintenance compound, hotel complex, bridges, lodges and restaurant [dining with distinction] with rooms and cabins.
Hulton Park Villages	Comprising the residential development, local centre, two no. local retail stores, primary school and the village hall.
Hulton Parklands	Comprising the Health & Wellbeing Hub, Chequerbent Barns, landform art, community allotments, Pretoria Park, public rights of way, bridleways, permissive footpaths and the Hulton Trail.
Highways Infrastructure	Comprising Park Avenue (North & South of A6), vehicular access points into the site and access roads within the site.
Full Planning Permission	Comprising the golf course, clubhouse, academy, maintenance compound, hotel complex and bridges elements of Hulton Hall Golf Resort, as well as Park Avenue (North of the A6 and section through RPG), all vehicular access into the site, the landform art and (in part) public rights of way, bridleways, permissive footpaths and the Hulton Trail.
Outline Planning Permission	Comprising the lodges and restaurant [dining with distinction] with rooms and cabins elements of Hulton Hall Golf Resort, as well as Park Avenue (South of the A6), the Hulton Park Villages, the Health & Wellbeing Hub, Chequerbent Barns, community allotments, Pretoria Park and (in part) public rights of way, bridleways, permissive footpaths and the Hulton Trail.

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General Conditions

#	Condition
1	The development hereby approved shall not be begun until a phasing scheme has been submitted to, and approved in writing by, the local planning authority. The phasing scheme shall identify the proposed phasing of the development hereby approved, including the following:

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	<ul style="list-style-type: none"> the Hulton Hall development (comprising the golf course, clubhouse, academy, maintenance compound, hotel complex, bridges, lodges and restaurant [dining with distinction] with rooms and cabins); the Hulton Park Villages development (comprising the residential development, local centre, local retail stores, the primary school and the village hall); the Hulton Parklands development (comprising the Health & Wellbeing Hub, Chequerbent Barns, landform art, community allotments, Pretoria Park, public rights of way, permissive footpaths and the Hulton Trail); highways infrastructure works, including Park Avenue and access into and within the site; the demolition works across the site; and the heritage restoration works across the site. <p>The development shall thereafter be carried out in accordance with the approved phasing scheme.</p>
2	<p>The development hereby approved shall be carried out in accordance with the objectives, parameters, works, commitments and other relevant details set out in the following approved plans and documents:</p> <ul style="list-style-type: none"> Site Location Plan (drawing ref. LUC-11305-LD-PLN-1002 Rev C); Conservation Plan Volume 2: Conservation Strategy (Version 4, September 2021), including the provisions for regular monitoring and review; Design and Access Statement (document ref. 11305-LD-REP-700 Version 4, November 2021); Interim Landscape and Habitat Management Plan (document ref. 5136.057 V4); Public Right of Way Strategy (document ref. 11305-LD-REP-800 Version 5); Crime Impact Statement (document ref. 2016/1030/CIS/02 VERSION A, 26 November 2021); Indicative Drainage Strategy Report (document ref. 60648956-AEC-XX-XX-RP-C-00001 P3); Arboricultural Impact Assessment (document ref. 5136.06.001 Version 2.0, November 2021); Indicative Planting Schedule & Specification (document ref. 11305-LD-SCH-705 Issue B); Lighting Impact Assessment (document ref. 2913 P5, 16 September 2021);

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	<ul style="list-style-type: none"> Water Framework Directive (WFD) Compliance Assessment (document ref. 44501, November 2021); and Outline Construction and Environment Management Plan (dated September 2021).
3	That part of the development hereby approved in full, the extent of which is defined on “Areas for Detailed and Outline Approval” (drawing ref. LUC-11305-LD-PLN-001 Rev C) (hereafter referred to as the “full permission”), shall be begun before the expiration of three years from the date of this planning permission.
4	<p>No phase of the development hereby approved in outline, the extent of which is defined on “Areas for Detailed and Outline Approval” (drawing ref. LUC-11305-LD-PLN-001 Rev C) (hereafter referred to as the “outline permission”) (excluding those areas defined within the “Interim Temporary Grading Operations Areas” (drawing ref. 11305-LD-PLN-002 Rev C)), shall be begun until details of all of the reserved matters for that phase (appearance, landscaping, layout, scale and access (in part)) have been submitted to, and approved in writing by, the local planning authority.</p> <p>Applications for the approval of all reserved matters in respect of the first phase of the outline permission (as defined by the details submitted and approved pursuant to Condition [1]), shall be submitted no later than three years from the date of this permission. Applications for the approval of reserved matters for all other phases of the outline permission should be submitted no later than eighteen years from the date of this permission.</p> <p>The first phase of the outline permission shall be begun before the expiration of five years from the date of this planning permission or two years of the date of the final reserved matters approval in respect of that phase, whichever is the later. Each subsequent phase of the outline permission shall be begun before expiration of two years from the date of approval of the last of the reserved matters to be approved in respect of that phase. Each phase of the outline permission shall thereafter be implemented in accordance with the approved reserved matters in respect of that phase.</p>
5	No more than 1,036 dwellings shall be constructed as part of the Hulton Park Villages development.

Conditions relating to Public Rights of Way and Permissive Paths

#	Condition
6	No phase of development hereby approved (as defined by Condition [1]), shall be begun until the full detailed design of the public rights of way (excluding the Hulton Trail) and permissive paths within that phase have been submitted and approved by the local planning authority. This shall include:

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#	Condition
	<ul style="list-style-type: none"> i) surfacing materials; ii) the location of, specification for and design of any fencing, gates, bollards or means of enclosure; iii) the location of, specification for and design of any gym equipment; iv) the location of, specification for and design of any bins or waste storage; v) the location of, specification for and design of any public art, sculptures or interpretative material; and vi) the location of, specification for and design of any appropriate measures to be installed to restrict access by motor vehicles. <p>The public rights of way and permissive paths shall thereafter be implemented in full, in accordance with the approved details for that phase, prior to its first use by members of the public.</p>
7	<p>Prior to the first use by members of the public of any Permissive Path, as defined by the approved Public Right of Way Strategy (document ref. 11305-LD-REP-800 Version 5), a final 'Permissive Path Code of Conduct' shall be submitted and approved by the local planning authority, in accordance with the 'Scope of Code of Conduct' set out within the Public Right of Way Strategy (document ref. 11305-LD-REP-800 Version 5). The Permissive Paths shall thereafter be operated in accordance with the approved Code of Conduct, unless otherwise approved by the local planning authority.</p>
8	<p>No phase of the Public Right of Way infrastructure referred to as the 'Hulton Trail' (as defined by the phasing scheme approved pursuant to Condition [1]), hereby approved in full, shall be begun until final details of the following, to be provided along the route of that phase, have been submitted to, and approved in writing by, the local planning authority in accordance with the illustrative details shown on drawings "507C-08H, 507C-0H, 507C-10G, 507C-11G, 507C-12G, 507C-13G" and set out in the "Hulton Trail Context and Delivery Report" (document ref. RT:707C.D01 Rev A):</p> <ul style="list-style-type: none"> i) surfacing materials; ii) the location of, specification for and design of any fencing, gates, bollards or means of enclosure; iii) the location of, specification for and design of any gym equipment; iv) the location of, specification for and design of any bins or waste storage; v) the location of, specification for and design of any public art, sculptures or interpretative material; and

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#	Condition
	<p>vi) the location of, specification for and design of any appropriate measures to be installed to restrict access by motor vehicles.</p> <p>Each phase of the 'Hulton Trail' shall thereafter be implemented in full, in accordance with the approved details for that phase, prior to its first use by members of the public. No more than 499 dwellings hereby permitted shall be occupied until the 'Hulton Trail' has been completed in full and opened to the public.</p>
9	<p>The development the part of Hulton Park Villages referred to in the "Design and Access Statement" (document ref. 11305-LD-REP-700 Version 4) as "Park End Farm" shall not be begun until a specification and route in respect of the part of the Hulton Trail which is reserved, as identified on approved drawing "507C-12G", has been submitted to, and approved in writing by, the local planning authority. The Hulton Trail running though Park End Farm shall thereafter be implemented in full, in accordance with the approved details.</p>

Conditions relating to All Development

#	Condition
10	<p>No demolition, ground works, construction works, or restoration works shall take place outside the following hours: 08:00 to 18:00 hours on Mondays to Fridays and 09:00 to 13:00 hours on Saturdays. There shall be no such work on Sundays or Public or Bank Holidays.</p>
11	<p>No phase of the development hereby approved (as defined by Condition [1]), shall be begun until a Construction and Environmental Management Plan (CEMP) in relation to that phase has been submitted to, and approved in writing by, the Local Planning Authority. Each CEMP shall be in accordance with the "Outline Construction Environmental and Management Plan" (dated September 2021) and include details of the following:</p> <ul style="list-style-type: none"> • Hours of construction and deliveries; • Details of the precautions to guard against the deposit of mud and substances on the public highway, to include washing facilities by which vehicles will have their wheels, chassis and bodywork effectively cleaned and washed free of mud and similar substances prior to entering the highway; • Dust suppression measures; • Noise emission suppression measures; • Construction routes in and around the site including swept path analysis; • Compound locations together with details of the storage facilities for any plant and materials including off-site consolidation if appropriate, the siting of any site huts and other temporary structures, including site hoardings and details of the proposed security arrangements for the site;

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#	Condition
	<ul style="list-style-type: none"> • Parking of vehicles associated with construction, deliveries, site personnel, operatives and visitors; • Sheeting over of construction vehicles; • Display of an emergency contact number; • Location, removal and recycling of waste; • Monitoring of dust levels around the site boundary; • Water management plan. <p>Development of that phase shall thereafter only be carried out in accordance with the approved CEMP for that phase.</p>
12	<p>No phase of the development hereby approved (as defined by Condition [1]), shall be begun including any tree felling or excavation works, until details of the methods to be employed to minimise noise disturbance during construction of that phase have been submitted to, and approved in writing by, the local planning authority. Those details shall include the measures detailed in Section 3 of the "Outline Construction Environmental and Management Plan" (dated September 2021). The approved details shall thereafter be implemented in full prior to the commencement of any demolition or construction works and shall be retained throughout the demolition and construction periods.</p>
13	<p>No phase of the development hereby approved (as defined by Condition [1]), shall be begun until a scheme for the management of dust or windblown material associated with the construction of that phase has been submitted to, and approved in writing by, the local planning authority. The scheme shall:</p> <ul style="list-style-type: none"> • be prepared in broad accordance with the details provided in the "Outline Construction Environmental and Management Plan" (dated September 2021); • include proposals for dust deposition, dust flux and/or real time PM10 continuous monitoring locations; • specify that baseline monitoring of dust emissions shall begin at least three months before the construction of that phase is begun; and • require that that phase shall not be begun until all monitoring data has been provided to the local planning authority. <p>The approved details shall be implemented in full prior to commencement of any demolition or construction works on that phase of the development and shall be retained throughout the demolition and construction periods.</p>
14	<p>No phase of the development hereby approved (as defined by Condition [1]), shall be begun until a scheme for the provision of Water Framework Directive (WFD) mitigation and enhancement within that phase has been submitted to, and approved in writing by, the local planning authority. The scheme(s) shall be prepared in accordance with the recommendations of the "Water Framework Directive (WFD) Assessment" (dated</p>

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#	Condition
	November 2021). Thereafter, the relevant phase of the development shall be implemented in accordance with the approved scheme for the phase.
15	<p>No phase of the development hereby approved (as defined by Condition [1]), shall be begun until the following information in respect of that phase has been submitted to, and approved in writing by, the local planning authority:</p> <ul style="list-style-type: none"> i) a 'Preliminary Risk Assessment' (PRA) to determine the potential for that phase to be contaminated; ii) prior to any physical site investigation, a methodology for undertaking an assessment to determine the nature and extent of any contamination affecting that phase and the potential for off-site migration; iii) provision of a comprehensive site investigation and risk assessment examining identified potential pollutant linkages in the approved PRA; and iv) where necessary a scheme of remediation to remove any unacceptable risk to human health, buildings and the environment. <p>Following the approval of the above information by the local planning authority, each phase of the development shall be carried out in accordance with the approved scheme of remediation (where necessary) for that phase. The local planning authority shall be notified regarding the presence of any additional or unforeseen contamination encountered during the development of any phase as soon as practicably possible and a scheme of remediation to deal with such unforeseen contamination shall be submitted to, and approved in writing by the local planning authority, and thereafter implemented in full in accordance with the approved details.</p> <p>Upon completion of the approved remediation schemes for each phase, and prior to the occupation of that phase, a completion report demonstrating that the scheme of remediation for that phase has been appropriately implemented and the site for that phase is suitable for its intended end use shall be submitted to the local planning authority.</p>
16	<p>No phase of the development hereby approved (as defined by Condition [1]), shall be occupied or operated until the following off-site highway works have been completed and are open to traffic:</p> <ul style="list-style-type: none"> • Improvement works at A6/A579 Four Lane Ends junction, as shown on drawing ref. "ITM10187-SK-194 Revision D"; • Improvement works at A58 Park Road / B5235 Leigh Road junction, as shown on drawing ref. "ITM10187-SK-193"; • M61 Junction 5 - Snydale Way Widening Works (Phase 1 Mitigation), as shown on drawing ref. "ITM10187-SK-302"; • Signalisation of the south-eastbound off-slip at M61 Junction 5 and corresponding circulatory carriageway, as shown on drawing ref. "ITM10187-SK-338".

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#	Condition
17	<p>No phase of the development hereby approved (as defined by Condition [1]), shall be begun until details of the design, construction, specification, lighting and drainage of all roads within that phase have been submitted to and approved in writing by the Local Planning Authority. No part of the development within each phase shall be occupied until the internal access roads to serve that phase have been constructed to at least base course level in accordance with the approved details. The internal access roads for each phase shall thereafter be completed in accordance with the approved details.</p>
18	<p>No phase of the development hereby approved (as defined by Condition [1]), shall commence unless and until the full design and construction details of the required highway improvements to the northbound and southbound carriageways of A58 Snydale Way / Wigan Road on the approaches to M61 Junction 5 (as shown in "ITM10187-SK-337 Option B1") have been submitted to and approved in writing by the Local Planning Authority in consultation with National Highways.</p> <p>The details to be submitted shall include:</p> <ul style="list-style-type: none"> • Final details of how the scheme interfaces with the existing highway alignment • Full signing and carriageway marking details. • Full construction details. • Confirmation of compliance with current standards (as set out in the Design Manual for Roads and Bridges) and policies (or approved relaxations / departures from standards). • A Walking, cycling and horse-riding assessment and review (WCHAR) • An independent Stage 2 Road Safety Audit is carried out in accordance with current standards and advice notes. <p>The approved details shall be constructed in full, to the satisfaction of the Local Planning Authority, in consultation with National Highways, prior to the first occupation or operation of any part of the development hereby approved.</p>
19	<p>No phase of the development hereby approved (as defined by Condition [1]), shall commence unless and until a scheme, which incorporates the signalisation of the M61 Junction 5 south bound off slip / corresponding circulatory and formalisation of an arrangement which permits two lanes to make the movement from the A58 Snydale Way Northbound to the A58 Northbound exit, consistent with drawing ref "ITM10187-SK-338", has been developed, submitted to and approved in writing by the Local Planning Authority, in consultation with National Highways.</p> <p>The details to be submitted shall include:</p>

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#	Condition
	<ul style="list-style-type: none"> Final details of how the scheme interfaces with the existing highway alignment and the provision of enhanced Non-Motorised User (NMF) facilities at both the South Bound off slip and the North Bound on slip. Full signing and carriageway marking details. Full construction details. Confirmation of compliance with current standards (as set out in the Design Manual for Roads and Bridges) and policies (or approved relaxations / departures from standards). A Walking, cycling and horse-riding assessment and review (WCHAR) An independent Stage 1 and Stage 2 Road Safety Audit is carried out in accordance with current standards and advice notes.
20	There shall be no direct vehicular or pedestrian access of any kind between the site and the M61 motorway. A close boarded fence or similar barrier not less than 2 metres high shall be erected along the frontage of the site with the motorway to the satisfaction of the Planning Authority in consultation with National Highways. The fence shall be erected behind any existing motorway boundary fence, be on the developer's land and be independent of any existing motorway boundary fence.
21	No phase of the development hereby approved (as defined by Condition [1]), shall be begun until a detailed planting specification in respect of the soft landscaping works to be provided within that phase has been submitted to, and approved in writing by, the local planning authority. Each scheme shall be prepared pursuant to, and in broad accordance with, the detail identified by the "Indicative Planting Schedule & Specification" (drawing ref. 11305-LD-SCH-705 Issue B) and the associated drawings; and shall also include details of the programme for implementing and completing the planting. No phase of the development shall be occupied unless the soft landscaping works have been completed in accordance with the approved scheme for that phase.
22	<p>All soft landscape works for each phase of the development hereby approved (as defined by Condition [1]), shall be carried out in accordance with the details approved pursuant to Condition [21] for that phase and shall comply with the relevant recommendations of appropriate British Standards or other recognised Codes of Good Practice.</p> <p>Any trees or plants that, within a period of five years after planting, are removed, die or become, in the opinion of the local planning authority, seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved, or with alternative species, size and number as approved in writing by the local planning authority.</p>
23	No phase of development hereby approved (as defined by Condition [1]), shall be begin until a detailed Arboricultural Method Statement (AMS), in accordance with 'BS 5837:2012 Trees

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#	Condition
	<p>in relation to design, demolition and construction - recommendations', in relation to that phase has been submitted to and approved in writing by the local planning authority. The phase of development shall thereafter be developed in accordance with the approved details. The AMS should align with the measures set out within the approved "Arboricultural Impact Assessment (AIA)" (document ref. 5136.06.001 Version 2.0, November 2021) and include:</p> <ul style="list-style-type: none"> • A full schedule of all retained trees, and those to be planted in accordance with Condition [22] • A specification and minimum standards for all tree works operations • Specifications for all temporary tree protection barriers and ground protection types • An induction process for arboricultural contractors • A schedule of all approved tree removal and pruning, including details of how arisings will be processed and used • A system for recording variations to tree works (including micro-siting) in accordance with the approved documents • Temporary measures to ensure the protection of retained and planted trees in accordance with BS5837 during construction and major tournaments • Details for all special construction methodologies that are proposed to enable the delivery of the approved tree retention schedule • Standard details for tree protection measures to be used as required during the implementation of the Landscape and Habitat Management Plan Appendix A • An auditable system for monitoring progress and compliance with tree works, protection, planting and special construction measures in accordance with AIA paragraph 7.99 (i) to (vii)
24	<p>The development hereby approved shall not be begun until, a scheme for investigation of the landscape history of the Registered Park and Garden, written analysis and interpretation of that history, and timescales for their publication, has been submitted to, and approved in writing by, the local planning authority. Development shall thereafter be implemented in accordance with the approved details.</p>
25	<p>No phase of the development hereby approved (as defined by Condition [1]), shall be begun until a Written Scheme of Investigation (WSI) for undertaking archaeological assessment and recording work within that phase has been submitted to, and approved in writing by, the local planning authority.</p> <p>The WSI shall cover the following:</p> <ol style="list-style-type: none"> 1. A phased programme and methodology of investigation and recording to include:

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#	Condition
	<ul style="list-style-type: none"> • historic building and structures investigations (Historic England Level 1-3); • archaeological evaluation through trial trenching; • pending the results of the above, targeted excavation and / or an archaeological watching brief (subject to an updated WSI); • a community-led excavation of the 17th-century hall. <p>2. A programme for post-investigation assessment to include:</p> <ul style="list-style-type: none"> • analysis of the site investigation records and finds; • production of a final report on the results of the investigations and their significance. <p>3. Deposition of the final reports with the Greater Manchester Historic Environment Record.</p> <p>4. Dissemination of the results of the archaeological investigations commensurate with their significance, including a scheme to display and interpret heritage features and publication in an appropriate format.</p> <p>5. Provision for archive deposition of the report and records of the site investigation.</p> <p>6. Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.</p> <p>Each phase of the development hereby approved shall be implemented in accordance with the approved WSI for that phase.</p>
26	<p>Prior to the construction of the Highway Infrastructure between the A6 and A58 and notwithstanding the details approved on drawing ref. "ITM10187-GA-324", the final details of the proposed highway and associated works across the 'Chequerbent Incline' embankment will be submitted to, and approved in writing by, the local planning authority. The final details shall be in broad accordance with the details on drawing ref. "ITM10187-GA-324" but shall seek to reduce the extent of works to the embankment as far as reasonably practicable. The Highway Infrastructure between the A6 and A58 will be constructed in complete accordance with approved final details.</p> <p>A scheme for retaining, enhancing and maximising public appreciation of associated heritage features shall also be submitted alongside the final details, approved in writing by the local planning authority and implemented in full.</p>
27	<p>The free-field noise rating level (L_{Ar},Tr) as defined in BS4142:2014+A1:2019, of any new fixed plant and equipment when operating simultaneously or individually, shall not exceed the measured daytime and/or night-time background sound level at 1m from the façade of the nearest and most exposed noise-sensitive receptors, including those locations specified in Table A12.6.1 of "Environmental Statement Update November 2021, Volume 3, Appendix 12.6: Operational Noise Assessment – Scenario 1, Full Development".</p> <p>Prior to any new fixed plant and equipment within any phase of the development (as defined by Condition [1]) being brought into use, including any United Utilities Pumping Stations, a</p>

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#	Condition
	noise assessment shall be carried out and a report submitted to and approved in writing by the local planning authority in respect of that phase, or part thereof. The report shall include all the information specified in Clause 12 of BS4142:2014+A1:2019 and details of any mitigation proposed to achieve the rating level. Each phase of the development hereby approved shall be implemented in accordance with the approved details and retained thereafter.
28	<p>Prior to the installation of any external lighting within any phase of the development hereby approved (as defined by Condition [1]), a scheme for that external lighting shall be submitted to, and approved in writing by, the local planning authority. The scheme shall be prepared in broad accordance with the details and parameters provided in the "Lighting Impact Assessment" (document ref. 2913 P5, 16 September 2021) and illustrated on the "External Lighting Proposals" (drawing ref. "3329-KIN-XX-XX-E-DR-6300 PL2").</p> <p>The submitted scheme shall include details regarding the protection of key features of importance for barn owls and bats as identified in the "Bat Management Strategy" (document ref. 5136.065 V4) and "Barn Owl Management Strategy" (document ref. 5136.064 V2) at Appendix H and G of the "Interim Landscape and Habitat Management Plan" respectively. The scheme should also be in accordance with the Bat Conservation Trust and Institution of Lighting Professionals 'Guidance Note 08/18 - Bats and artificial lighting in the UK' (or subsequent revisions).</p> <p>With the exception of temporary external lighting installed for the purposes of staging a golf tournament pursuant to Condition [56], the external lighting shall:</p> <ol style="list-style-type: none"> be designed to an illumination value of 5 lux at the nearest residential property; and achieve a beam angle below 70 degrees and be fitted with spill shields where it is directed towards any potential observer. <p>With the exception of temporary external lighting installed for the purposes of staging a golf tournament pursuant to Condition [56], no external lighting shall be provided otherwise than in accordance with the approved scheme.</p>

The Full Planning Permission

#	Condition
29	<p>The full permission shall be carried out in accordance with the following approved plans:</p> <ul style="list-style-type: none"> Landscape Masterplan Site Wide (Full Development) (drawing ref. 11305-LD-PLN-103 Issue C); Demolition Plan (drawing ref. 11305-LD-PLN-010 Rev D); Restoration Plan (drawing ref. 11305-LD-PLN-011 Rev D); The Dovecote (Grade II Listed): Elevations and Masonry Repairs (drawing ref. dov/lbc/001); The Dovecote (Grade II Listed): Plans & Sections (drawing ref. dov/lbc/002);

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#	Condition
	<ul style="list-style-type: none"> • Golf Grading Overview (drawing ref. 1342.405.01 Rev D); • Golf Grading 1 of 4 (drawing ref. 1342.405.02 Rev C); • Golf Grading 2 of 4 (drawing ref. 1263.405.03 Rev B); • Golf Grading 3 of 4 (drawing ref. 1263.405.04 Rev B); • Golf Grading 4 of 4 drawing ref. 1263.405.05 Rev B); • Golf Grading Analysis (Alternative A6-A58 Connection) (drawing ref. 1342.415.03) • General Arrangement Overview Plan (drawing ref. LUC_11305_LD_PLN_200 Issue D); • General Arrangement Plans Site Wide (3 of 29) (drawing ref. LUC_6628_LD_PLN_203 Issue D); • General Arrangement Plans Site Wide (4 of 29) (drawing ref. LUC_6628_LD_PLN_204 Issue E); • General Arrangement Plans Site Wide (5 of 29) (drawing ref. LUC_6628_LD_PLN_205 Issue E); • General Arrangement Plans Site Wide (6 of 29) (drawing ref. LUC_6628_LD_PLN_206 Issue E); • General Arrangement Plans Site Wide (7 of 29) (drawing ref. LUC_6628_LD_PLN_207 Issue E); • General Arrangement Plans Site Wide (8 of 29) (drawing ref. LUC_6628_LD_PLN_208 Issue E); • General Arrangement Plans Site Wide (9 of 29) (drawing ref. LUC_6628_LD_PLN_209 Issue E); • General Arrangement Plans Site Wide (10 of 29) (drawing ref. LUC_6628_LD_PLN_210 Issue E); • General Arrangement Plans Site Wide (11 of 29) (drawing ref. LUC_6628_LD_PLN_211 Issue D); • General Arrangement Plans Site Wide (12 of 29) (drawing ref. LUC_6628_LD_PLN_212 Issue E); • General Arrangement Plans Site Wide (13 of 29) (drawing ref. LUC_6628_LD_PLN_213 Issue E); • General Arrangement Plans Site Wide (14 of 29) (drawing ref. LUC_6628_LD_PLN_214 Issue E); • General Arrangement Plans Site Wide (15 of 29) (drawing ref. LUC_6628_LD_PLN_215 Issue E); • General Arrangement Plans Site Wide (16 of 29) (drawing ref. LUC_6628_LD_PLN_216 Issue E); • General Arrangement Plans Site Wide (17 of 29) (drawing ref. LUC_6628_LD_PLN_217 Issue D); • General Arrangement Plans Site Wide (18 of 29) (drawing ref. LUC_6628_LD_PLN_218 Issue D); • General Arrangement Plans Site Wide (19 of 29) (drawing ref. LUC_6628_LD_PLN_219 Issue D); • General Arrangement Plans Site Wide (20 of 29) (drawing ref. LUC_6628_LD_PLN_220 Issue E); • General Arrangement Plans Site Wide (21 of 29) (drawing ref. LUC_6628_LD_PLN_221 Issue E); • General Arrangement Plans Site Wide (22 of 29) (drawing ref. LUC_6628_LD_PLN_222 Issue E); • General Arrangement Plans Site Wide (23 of 29) (drawing ref. LUC_6628_LD_PLN_223 Issue D); • General Arrangement Plans Site Wide (24 of 29) (drawing ref. LUC_6628_LD_PLN_224 Issue D); • General Arrangement Plans Site Wide (25 of 29) (drawing ref. LUC_6628_LD_PLN_225 Issue E); • General Arrangement Plans Site Wide (26 of 29) (drawing ref. LUC_6628_LD_PLN_226 Issue E); • General Arrangement Plans Site Wide (27 of 29) (drawing ref. LUC_6628_LD_PLN_227 Issue E); • General Arrangement Plans Site Wide (28 of 29) (drawing ref. LUC_6628_LD_PLN_228 Issue E); • General Arrangement Plans Site Wide (29 of 29) (drawing ref. LUC_6628_LD_PLN_229 Issue E); • External Lighting Proposals (drawing ref. 3329-KIN-XX-XX-E-DR-6300 PL2);

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#	Condition
	<ul style="list-style-type: none"> • Utility Proposals (drawing ref. 3329-KIN-XX-EX-ME-DR-6000 PL2); • Clubhouse Lower Ground Floor General Arrangement Plan (drawing ref. L(20)24A); • Clubhouse Ground Floor General Arrangement Plan (drawing ref. L(20)39A); • Clubhouse Roof General Arrangement Plan (drawing ref. L(20)40A); • Clubhouse General Arrangement Elevations (drawing ref. L(20)41A); • Clubhouse Section A-A (drawing ref. L(20)42); • Clubhouse Car Park (drawing ref. L(20)45); • Academy Ground Floor General Arrangement Plan (drawing ref. L(20)27A); • Academy Roof General Arrangement Plan (drawing ref. L(20)28B); • Academy General Arrangement Elevations (drawing ref. L(20)51); • Academy Sections A-A B-B C-C (drawing ref. L(20)19A); • 9 Hole Adventure Golf & 9 Hole Ryder Cup Course; • Hotel Lower Ground Floor General Arrangement Plan (drawing ref. L(20)01); • Hotel Ground Floor General Arrangement Plan (drawing ref. L(20)02); • Hotel First Floor General Arrangement Plan (drawing ref. L(20)03); • Hotel Second Floor General Arrangement Plan (drawing ref. L(20)04); • Hotel Third Floor General Arrangement Plan (drawing ref. L(20)05); • Hotel Fourth Floor General Arrangement Plan (drawing ref. L(20)06); • Hotel Roof General Arrangement Plan (drawing ref. L(20)07A); • Hotel Elevations North & South (drawing ref. L(20)46); • Hotel Elevations East & West (drawing ref. L(20)47A); • Hotel Sections A-A B-B (drawing ref. L(20)48); • Maintenance Shed Ground Floor Plan (drawing ref. L(20)49A); • Maintenance Shed General Arrangement Elevations & Sections (drawing ref. L(20)50A); • Bridge 01 GA and Section (drawing ref. 60648596-AEC-XX-XX-DR-C-00020 P1); • Bridge 02 (Stone) GA and Section (drawing ref. 60648596-AEC-XX-XX-DR-C-00021 P2); • Bridge 02 (Steel) GA and Section (drawing ref. 60648596-AEC-XX-XX-DR-C-00031 P1); • Bridge 03 GA and Section (drawing ref. 60648596-AEC-XX-XX-DR-C-00022 P1); • Bridge 04 GA and Section (drawing ref. 60648596-AEC-XX-XX-DR-C-00023 P1); • Bridge 05 GA and Section (drawing ref. 60648596-AEC-XX-XX-DR-C-00024 P1); • Bridge 06 GA and Section (drawing ref. 60648596-AEC-XX-XX-DR-C-00025 P1); • Bridge 07 GA and Section (drawing ref. 60648596-AEC-XX-XX-DR-C-00026 P1); • Bridge 08 GA and Section (drawing ref. 60648596-AEC-XX-XX-DR-C-00027 P1); • Bridge 09 GA and Section (drawing ref. 60648596-AEC-XX-XX-DR-C-00028 P1); • Bridge 10 GA and Section (drawing ref. 60648596-AEC-XX-XX-DR-C-00029 P1);

Planning Conditions continued

#	Condition
	<ul style="list-style-type: none"> • Bridge Location Plan Option B (drawing ref. 60648596-AEC-XX-XX-DR-C-00036 - P1); • A6 - A58 Snydale Way Option B Bridge 1B (drawing ref. 60648596-AEC-XX-XX-DR-C-00037 P1); • A6 - A58 Snydale Way Option B Bridge 2B (drawing ref. 60648596-AEC-XX-XX-DR-C-00038 P1); • A6 - M61 Jct 5 Bridge 03 GA and Section (drawing ref. 60648596-AEC-XX-XX-DR-C-00034 P1); • A6 - A58 Snydale Way Option B Bridge 4 (drawing ref. 60648596-AEC-XX-XX-DR-C-00039 P1); • Detailed Area; Hotel and Pleasure Grounds, Sheets 1 to 4 (drawing refs. 11305-LD-PLN-230 Issue C, 11305-LD-PLN-231 Issue C, 11305-LD-PLN-232 Issue C and 11305-LD-PLN-233 Issue C) • Detailed Area; Clubhouse (drawing ref. 11305-LD-PLN-234 Issue E); • Detailed Area; Golf Academy (drawing ref. 11305-LD-PLN-235 Issue D); • Detailed Area; Golf and Academy Entrance (drawing ref. 11305-LD-PLN-236 Issue D); • Hedges Created, Lost and Retailed (drawing ref. G5136.098A); • Proposed Internal Road Layout (drawing ref. 60648596-AEC-XX-XX-DR-C-00010 P4); • Construction Pavement Details (drawing ref. 60648596-AEC-XX-XX-DR-C-00011 P2); • Underpass GA and Sections (drawing ref. 60648596-AEC-XX-XX-DR-C-00012 P1); • Park Avenue - A58 Snydale Way Connection OPTION B (drawing ref. ITM10187-SK-324); • A58 Snydale Way Roundabout – Proposed Park Avenue Connection (drawing ref. ITM10187-SK-325); • A58 Snydale Way Roundabout - A6 Long Section (drawing ref. ITM10187-SK-329); • Park Avenue/A6 Roundabout (drawing ref. ITM10187-SK-244B); • Park Avenue (Route through RPG) (drawing ref. ITM10187-SK-317); and • Proposed A6 Manchester Road/Golf Resort/Golf Academy Accesses (drawing ref. ITM10187-SK-197C). • Park Avenue - A58 Snydale Way Connection Option B1 M61 J5 Roundabout Mitigation Scheme (drawing ref. ITM10187-SK-337) • Park Avenue - A58 Snydale Way Connection Option B1 M61 J5 Signalisation Mitigation (drawing ref. ITM10187-SK-338)
30	<p>Notwithstanding the approved plans, no phase of the full permission (as defined by Condition [1]), shall be begun until details of the developments within that phase have been submitted to, and approved in writing by, the local planning authority, comprising:</p> <ul style="list-style-type: none"> • all materials to be used on all external elevations of any buildings; • all materials to be used in respect of hard landscaping works, including boundary treatments and surfacing materials; • any materials to be imported to the site for the purpose of constructing the golf course; • the colour of the materials to be used to surface buggy paths; • the location, scale and appearance of direction signs, tee markers, hole flags and other golf course furniture required for the operation of the golf resort; • the detailed design of any lakes or waterbodies associated with the golf course;

Planning Conditions continued

#	Condition
	<ul style="list-style-type: none"> a detailed scheme in respect of the golf buggy underpass, to be prepared in broad accordance with the "Underpass GA and Sections" (drawing ref. 60648596-AEC-XX-XX-DR-C-00012 P1); and details of the existing and proposed site levels and finished floor levels of the buildings and the level of the proposed roads, footpaths and other landscaped areas relative to above ordnance datum points, the location of which has previously been approved by the local planning authority. <p>The full permission shall thereafter be carried out in accordance with the approved details.</p>
31	The Adventure Golf Course, hereby approved as shown on drawing "9 Hole Adventure Golf & 9 Hole Ryder Cup Course", shall not be begun until details of its layout, appearance, scale and landscaping have been submitted to, and approved in writing by, the local planning authority. The Adventure Golf Course shall thereafter be implemented in full in accordance with the approved details prior to its first use.
32	The Landform Art, hereby approved as shown on "Landscape Masterplan Site Wide (Full Development)" (drawing ref. 11305-LD-PLN-103 Issue C), shall not be begun until details of its layout, appearance, scale and landscaping have been submitted to, and approved in writing by, the local planning authority. The Landform Art shall thereafter be implemented in full in accordance with the approved details prior to its first use.
33	Notwithstanding the details contained within the "Outline Community Charter" (January 2022), the final details of the Community Charter shall be submitted to, and approved in writing by, the local planning authority prior to the commencement of the development. The final details shall be broadly in line with the "Outline Community Charter" (January 2022).
34	<p>No phase of the full permission (as defined by Condition [1]), shall be begun until a detailed specification for the restoration of historic structures and features identified within the "Historic Structures: Condition/Repair Issues Report" (Version 4, June 2021) has been submitted to, and approved in writing by, the local planning authority. The specification shall be prepared in accordance with the "Historic Structures: Condition/Repair Issues Report" (Version 4, June 2021) and shall include:</p> <ul style="list-style-type: none"> i) a detailed condition survey of all historic structures and features identified in that report, including all lakes, streams, dams and cascades; ii) a schedule of restoration works for each structure and feature; iii) the method of restoration works for each structure and feature; and iv) a programme for the implementation of the proposed restoration works for each structure and feature. <p>The full permission shall thereafter be carried out in accordance with the approved specification and programme.</p>
35	Prior to the de-silting of the Ornamental Lakes hereby approved, a Lake Desilting and Restoration Plan shall be submitted to, and approved in writing by, the local planning

Planning Conditions continued

#	Condition
	<p>authority. This shall be based on the “Outline Lake De-Silting Feasibility Study and Strategy” (document ref. MARP0001/PJP/LE/LB/Revision 2), and shall include:</p> <ul style="list-style-type: none"> • a method statement and programme for implementation; • a method statement for protection of fish species; • a task specific water management plan; • a task specific waste management plan; and • details of the proposed temporary haul roads, in accordance with the outline routes presented within drawing refs. PSAM-ACM-XX- XX-DR-CE-0031 and PSAM-ACM-XX-XX-DR-CE-0032, unless otherwise agreed in writing by the local planning authority. <p>The de-silting works shall be completed in accordance with the approved Lake Desilting and Restoration Plan prior to the first operation of the Hulton Hall Golf Resort hereby approved.</p>
36	<p>Prior to operation or occupation of each phase of the development within the Registered Park and Garden (as defined by Condition [1]), the specification for and design of interpretative signage and other material to be provided in that phase shall be submitted to, and approved in writing by, the local planning authority. The approved scheme for each phase shall be completed prior to first operation or first occupation of that phase.</p>
37	<p>Prior to the demolition of Hulton Cottage, details of the relocation of the blue heritage plaque presently mounted on Hulton Cottage shall be submitted to, and approved in writing by, the local planning authority. The details shall include a programme for relocation of the plaque. The blue heritage plaque shall be displayed in accordance with the approved details and thereafter permanently retained in that position.</p>
38	<p>Prior to the operation of the Hulton Hall Golf Resort hereby approved, the detailed design of 6 (no.) 'bat hotels' shall be submitted to, and approved in writing by, the local planning authority. The bat hotels shall thereafter be installed in the locations identified on drawing ref. G5136.113, as enclosed within the “Bat Management Strategy” (document ref. 5136.065 V4) at Appendix H of the “Interim Landscape and Habitat Management Plan” prior to the operation of the golf resort.</p>
39	<p>Prior to the demolition of any of the buildings at Home Farm, a barn owl method statement in respect of each of those buildings shall be submitted to, and approved in writing by, the local planning authority. The method statement shall be prepared in broad accordance with the details provided in the “Barn Owl Management Strategy” (document ref. 5136.064 V2) at Appendix G of the “Interim Landscape and Habitat Management Plan”. The demolition works shall thereafter be undertaken in accordance with the approved method statement.</p>
40	<p>Prior to the construction of the Clubhouse hereby approved, a planting specification and maintenance plan for the areas of green roof shown on the “Clubhouse Roof General Arrangement Plan” (reference: L(20)40A) shall be submitted to, and approved in writing by, the local planning authority. The planting specification should include a wildflower species</p>

Planning Conditions continued

#	Condition
	mix. The green roof shall be installed prior to the first use of the Clubhouse in accordance with the approved details. Thereafter it shall be maintained in accordance with the approved maintenance plan.
41	Prior to the first operation of the hotel complex, a scheme for traffic control measures, including appropriate signage, which imposes a one-way traffic system along the historic driveway, shall be submitted to, and approved in writing by, the local planning authority. The scheme shall be implemented in full, in accordance with the approved details prior to the first operation of the hotel complex and permanently retained thereafter.
42	<p>Prior to the first operation of the Hulton Hall Golf Resort, a Travel Plan for the golf resort shall be submitted to, and approved in writing by, the local planning authority. The Travel Plan should be consistent with the objectives, targets, governance arrangements and monitoring schedule set out in the "Hulton Hall and Golf Resort Framework Travel Plan" (document ref. ITM10187-043A).</p> <p>The Hulton Hall Golf Resort shall be operated at all times in accordance with the approved Travel Plan.</p>
43	Prior to the occupation or operation of the Hulton Hall Golf Resort a scheme shall be submitted and approved in writing by the Local Planning Authority, in consultation with National Highways, which details the measures that will be implemented to manage and/or mitigate the propensity for errant golf balls to present a risk to users of the Strategic Road Network. The management and/or mitigation scheme shall be implemented in accordance with the approved scheme throughout the lifetime of the development.
44	<p>The operational hours of the Hulton Hall Golf Resort shall be limited as follows:</p> <p><u>The Golf Course</u></p> <ul style="list-style-type: none"> • The Golf Course shall only be open to patrons between 06:00 hours and 22:00 hours daily. • The Golf Course, Maintenance Building/facility shall only be operated between 05:00 hours to 23:30 hours daily. • No grass mowing/cutting at the golf course should be undertaken between the hours of 22:00 and 05:00. • No grass mowing/cutting at Holes 14 & 15 of the golf course should be undertaken prior to 07:00. • There shall be no mowing/cutting of rough/semi-rough/far rough areas of the golf course prior to 07:00 without prior agreement of the local planning authority. • In addition to the above restricted operating hours, all greens and tees within the golf course should be mowed with a mower with a sound level not exceeding 101dB_{L_w}. <p><u>The Clubhouse</u></p>

Planning Conditions continued

#	Condition
	<ul style="list-style-type: none"> The Clubhouse shall only be open to patrons between 06:00 hours and 00:00 hours daily, except during the staging of a golf tournament. Use of the rooftop terrace of the Clubhouse shall only take place between the hours 08:00 to 22:00 at all times. <p><u>The Academy</u></p> <ul style="list-style-type: none"> The Academy shall only be open to patrons between 06:00 hours and 22:00 hours daily. External lighting used for the operation of the driving range shall be not be switched on between 22:00 hours and 06:00 hours daily. Grass cutting at the Academy site shall only take place between the hours of 08:00 hours to 20:00 hours daily. In addition to the above restricted operating and grass cutting hours, grass cutting of within the Academy should be mowed with a mower with a sound level not exceeding 101dBLW. Between the 22:00 hours and 06:00 hours daily any ball collector used must not exceed background noise levels at 1m from the façade of the nearest and most exposed noise-sensitive receptors, including those locations specified in Table A12.61 of “Environmental Statement Update November 2021, Volume 3, Appendix 12.6: Operational Noise Assessment – Scenario 1, Full Development”. <p><u>Deliveries and Servicing</u></p> <ul style="list-style-type: none"> No deliveries shall be taken at, or despatched from, the Clubhouse, Academy building, Maintenance Compound or the Hotel complex other than between 08:00 hours and 21:00 hours daily.
45	Prior to the first operation of the Hulton Hall Golf Resort, a Noise Management Plan (NMP) containing details of the methods to be employed to prevent noise disturbance during the operating hours of the Golf Resort (as defined by Condition [44]) shall be submitted to, and approved in writing by, the local planning authority. The approved details shall be implemented prior to first operation of the golf resort and shall thereafter be operated in accordance with the approved NMP.
46	The free-field noise rating level (L _{Ar,Tr}) (from grass cutting) as defined in BS4142:2014+A1:2019 shall not exceed the measured daytime and/or night-time background sound level, at 1m from the façade of the nearest and most exposed existing residential properties, including those specified in Table A12.6.1 of “Environmental Statement Update November 2021, Volume 3, Appendix 12.6: Operational Noise Assessment – Scenario 1, Full Development”.
47	The free-field noise rating level (L _{Ar,Tr}), as determined by the methodology given in BS4142:2014+A1:2019, from all sources associated with the Hulton Hall golf resort covered under the scope of BS 4142:2014, with the exception of those included in Condition [47] (grass cutting) when operating simultaneously or individually, shall not exceed the background sound levels (L _{A90,T}) at 1m from the façade of the nearest and most exposed noise-sensitive receptors, including those locations that are specified in “Table 12.10 of Chapter 12 of Environmental Statement Update November 2021”.

Planning Conditions continued

#	Condition
48	<p>The Academy hereby approved, shall not be brought into use until a 1.8 metre-high, close-boarded acoustic fence has been erected in the location identified by drawing refs. “LUC-11305-LD-PLN-202 Issue E”, “LUC-11305-LD-PLN-205 Issue E” and “LUC-11305-LD-PLN-206 Issue E”. In accordance with “Chapter 12 of Environmental Statement Update” (November 2021), the barrier is to be constructed from continuous, imperforate material with a minimum mass of 12 kg/m² and is to extend from the ground to a minimum height of 1.8m. The fence shall be retained thereafter and shall be erected in accordance with details which have been submitted to, and approved in writing by, the local planning authority.</p>
49	<p>External windows and doors of any room of the Hotel Complex within which live/amplified music is being played (other than background music), should not be held open at any time.</p> <p>There shall be no loud live or amplified music externally at events associated with the hotel/hotel marquees and clubhouse other than within the marquees.</p> <p>Noise associated with the hotel/marquees and clubhouse shall not exceed the background level, at 1m from the façade of the nearest and most exposed residential properties, including those specified in Table A12.6.1 of “Environmental Statement Update November 2021, Volume 3, Appendix 12.6: Operational Noise Assessment – Scenario 1, Full Development”.</p> <p>There shall be no more than 2no. marquees in concurrent use at the Hotel Complex. The marquees shall not be open to patrons between the hours of 02:00 and 07:00. The area designated for the siting of marquees shall be submitted and approved by the local planning authority prior to erection, and they shall thereafter only be erected in the approved location.</p>
50	<p>At least 60 days prior to the first hosting of any outdoor public access events on the site within any given calendar year, a programme and detail of such events for that calendar year shall be submitted to, and approved in writing by the local planning authority. The programme shall identify the frequency, timings and other organisational details of such events, and shall thereafter be implemented in accordance with the approved details.</p> <p>The programme and details shall provide for:</p> <ul style="list-style-type: none"> • All outdoor events to be held within the Registered Park and Garden; • Outdoor events to be held in the Great Park, including outdoor music events (of which there shall be no more than 3no. per year), outdoor theatre events and any such other outdoor events; • Outdoor events to be held within the grounds of the Hotel, including outdoor theatre events, outdoor catering, and any such other outdoor events; • Outdoor events to be held at the Health & Wellbeing Hub which are anticipated to have participants/spectators exceeding 250 persons; • Noise mitigation measures to be implemented for each event, including noise level restrictions, timing restrictions, and any other such measures to minimise noise impact, as set out within a Noise Management Plan (NMP); and • An Event and Travel Management Plan.

Planning Conditions continued

#	Condition
51	<p>Prior to the first operation of the Hulton Hall Golf Resort, a scheme for the provision of electric vehicle charging points within the golf resort shall be submitted to, and approved in writing by, the local planning authority. The scheme shall be prepared in accordance with the Institute of Air Quality Management (IAQM) guidance and comprise 10% of the total parking provision in that phase. The charging points shall be provided in accordance with the approved scheme prior to the first operation of the golf resort and permanently maintained thereafter.</p>
52	<p>Prior to the first operation of the clubhouse, academy building, and hotel complex, a scheme for the installation of equipment to control the emission of fumes and smells/odours from the respective buildings/uses shall be submitted to, and approved in writing by, the local planning authority. The requirements of the scheme shall be in line with EMAQ "Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems" 2018 or any update of the same.</p> <p>No building shall be occupied until the equipment to control the emission of fumes and smells/odours in that building, has been installed in accordance with the approved scheme. The equipment shall thereafter be operated and maintained at all times in accordance with the manufacturer's instructions.</p>
53	<p>No phase of the development hereby approved in full (as defined by Condition [1]), shall be begun until the following information in respect of that phase has been submitted to, and approved in writing by, the local planning authority:</p> <ul style="list-style-type: none"> i) a scheme of intrusive site investigations of the relevant land for the mine entries and shallow coal workings, including gas monitoring; ii) a report of findings of the intrusive site investigations undertaken pursuant to (i) above; iii) a scheme of treatment and/or mitigation measures/remedial works for the mine entries and/or shallow coal workings, including a programme for the implementation and maintenance of those works. <p>The respective phase of development shall be carried out in accordance with the approved details.</p>
54	<p>The Hulton Hall Golf Resort shall achieve the Golf Environmental Organisation (GEO) Certified® Development 'Sustainable Golf' accreditation. The Hulton Hall golf resort shall not be begun until a GEO Certified® pre-construction report setting out the means by which the golf resort will be implemented in order to secure the accreditation, is submitted to, and approved in writing by, the local planning authority.</p> <p>Within six months of the completion of the Hulton Hall Golf Resort, a GEO Certified® completion report identifying the extent to which the development has been undertaken in accordance with the approved pre-construction report and certifying that the development has achieved the GEO Certified® Development 'Sustainable Golf' accreditation shall be submitted to the local planning authority.</p>
55	<p>The Clubhouse, Academy building and Hotel Complex within the Hulton Hall Golf Resort shall achieve a 'very good' Building Research Establishment Environmental Assessment Methodology (BREEAM) rating under BREEAM Communities 2012. Any phase of development including the Clubhouse, Academy</p>

Planning Conditions continued

#	Condition
	<p>building and Hotel complex shall not be begun until an Interim Certification of the stipulated BREEAM rating of these buildings has been submitted to the local planning authority.</p> <p>Within six months of the completion of the Clubhouse, Academy Building and Hotel complex, a Final Certificate certifying that those buildings have achieved the stipulated BREEAM rating shall be submitted to the local planning authority.</p>
56	<p>No temporary facilities associated with any golf tournament to be held at the Hulton Hall Golf Resort shall be erected or installed until details of their scale, landscaping, access, appearance and layout, and details of any associated works relating to their installation including the removal of such facilities and restoration of the land upon which the temporary facilities are to be erected, have been submitted to, and approved in writing by, the local planning authority. The temporary facilities shall be erected and installed in accordance with the approved details and in accordance with an approved timetable which shall include a timetable for removal of all temporary structures and facilities and any reinstatement provisions.</p>
57	<p>No works associated with the temporary grading operations required to facilitate the hosting of the Ryder Cup, the location of which is defined by the "Interim Temporary Grading Operations Areas" (drawing ref. 11305-LD-PLN-002 Rec C), shall commence until full details of the works, including existing site levels, proposed site levels required for delivery of the temporary golf staging and proposals for restoration of the land (including a programme for the works), have been submitted to and approved by the local planning authority.</p>
58	<p>Prior to staging any golf tournament at the site, an Event and Travel Management Plan (ETMP) shall be submitted to, and approved in writing by, the local planning authority. The ETMP shall be prepared in accordance with the principles set out in the "Interim Event and Travel Management Plan" (document ref. ITM10187-046A) and shall include:</p> <ul style="list-style-type: none"> (i) measures relating to the management of impacts on ecology, which shall include details concerning the protection of bluebells following the completion of a bluebell survey to be undertaken in the month of May preceding the relevant tournament and in line with the details provided in the "Native Bluebell Management Strategy" (document ref. 5136.059 V2) at Appendix B of the "Interim Landscape and Habitat Management Plan"; (ii) a strategy for the installation of temporary external lighting, which shall include details concerning a) the protection of features of importance for bats as identified in the "Bat Management Strategy" (document ref. 5136.065 V4) at Appendix H of the "Interim Landscape and Habitat Management Plan", and b) a programme for the removal of the temporary lighting after its installation; and (iii) measures relating to the management of impacts on arboriculture, which shall include details of all temporary tree protection measures for use during the relevant tournament, timing of installation and specifications for all physical barriers, and a strategy for monitoring effects, demobilisation and reinstatement in accordance with the "Arboricultural Impact Assessment" (document ref. 5136.06.001

Planning Conditions continued

#	Condition
	<p>Version 2.0, November 2021) and Appendix A of the “Interim Landscape and Habitat Management Plan”.</p> <p>No golf tournament shall be held otherwise than in accordance with the approved ETMP.</p>
59	<p>No phase of development hereby approved in full (as defined by Condition [1]), shall commence (including earthworks) until details of the means of ensuring the United Utilities water mains that are laid within the site boundary are protected from damage as a result of the development have been submitted to and approved by the Local Planning Authority in writing. A detailed construction method statement must be submitted detailing the measures to protect United Utilities assets during:</p> <ul style="list-style-type: none"> i. any site investigation work; ii. the construction and decommissioning of all development phases, including proposed landscaping; and iii. the future day to day operation and maintenance of the development. <p>This must include proposals for reinforcements of any crossing points to ensure our assets are protected from heavy loads during and after construction. The details shall outline the potential impacts on the water mains from construction activities (including the construction compound) and the impacts post completion of the development on the water main infrastructure that crosses the site and identify mitigation measures to protect and prevent any damage to the water main both during construction and post completion of the development. Any mitigation measures shall be implemented in full in accordance with the approved details and retained thereafter for the lifetime of the development. The approved method statement shall be in line with United Utilities’ document ‘Standard Conditions for works adjacent to pipelines’.</p>
60	<p>No phase of development hereby approved in full (as defined by Condition [1]), shall commence until a details of a sustainable surface water drainage scheme and foul water drainage scheme for that phase, in broad accordance with the “Indicative Drainage Strategy Report” (document ref. 60648956-AEC-XX-XX-RP-C-00001 P3) and its associated drawings, have been submitted to and approved in writing by the Local Planning Authority.</p> <p>The drainage schemes must include:</p> <ul style="list-style-type: none"> • An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof); • A restricted rate of discharge of surface water; • Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD; • Incorporate mitigation measures to manage the risk of sewer surcharge; • An overland flow and exceedance plan; • Foul and surface water shall drain on separate systems; • Details of an appropriate water quality risk assessment to ensure adequate treatment of diffuse or point source urban pollutants in surface water runoff; and

Planning Conditions continued

#	Condition
	<ul style="list-style-type: none"> A timetable for implementation. <p>The approved schemes shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards and no surface water shall discharge to the public combined or foul sewer either directly or indirectly.</p> <p>The drainage schemes shall be completed in accordance with the approved details and timetable and retained thereafter for the lifetime of the development.</p>
61	No drainage from the proposed development shall run off into the motorway drainage system, nor shall any such new development adversely affect any motorway drainage.
62	No phase of the Hulton Hall Golf Resort (as defined by Condition [1]), shall be begun until details of a 'Golf Course Surface Water Runoff Water Quality Monitoring Programme' has been submitted to, and approved in writing by, the local planning authority. The water quality monitoring programme shall be undertaken for a minimum of three years. Data generated by the monitoring will be used to inform the development of the most sustainable grass management strategy for the golf course.
63	Prior to the Hulton Hall Golf Resort first being brought into use, a scheme which details the design, location and size of facilities to store refuse and waste materials for the Clubhouse, Academy Building, Maintenance building and Hotel complex shall be submitted to, and approved in writing by, the local planning authority. The approved scheme shall be implemented in full prior to the first operation of the golf resort and permanently retained thereafter.

The Outline Planning Permission

#	Condition
64	<p>The outline permission shall be carried out in accordance with the following approved plans and documents:</p> <ul style="list-style-type: none"> Parameters Plan (drawing ref. NS010-PP-001-G); Demolition Plan (drawing ref. 11305-LD-PLN-010 Rev D); Dearden's Farm Design Code (document ref. NS010_DC_001b); Park End Farm Design Code (document ref. NS010_DC_002b); Park Rows Design Code (document ref. NS010_DC_003b); Hulton Parklands Design Code (document ref. HPPDC 001, 21 December 2021); Restaurant & Rooms: Ground Floor Site Plan (drawing ref. P21084-FCH-SI-00-DR-A-0200 P02); Restaurant & Rooms: First Floor Site Plan (drawing ref. P21084-FCH-SI-01-DR-A-0201 P02); Lodges: Site Plan (drawing ref. P21085-FCH-XX-01-DR-A-0300 P02); Platt Lane / Lee Hall Quarter Access (drawing ref. ITM10187-SK-288); Park Avenue / North Road / Green Common Lane and Wood End / Hole 16 Access (drawing ref. ITM10187-SK-264E); Proposed Access to Dearden's Farm (drawing ref. ITM10187-SK-145F);

Planning Conditions continued

#	Condition								
	<ul style="list-style-type: none">Proposed Access to Park End Farm via Broadway (drawing ref. ITM10187-SK-191E); andProposed Access to Park End Farm via Woodlands Drive (drawing ref. ITM10187-SK-314).								
65	Reserved matters submission/s for each phase of the development (as defined by Condition [1]), shall include details of the existing and proposed levels of the buildings, roads, footpaths and other landscaped areas throughout the phase and finished floor levels of all buildings on that phase (defined relative to a datum or datum points the location of which has previously been approved) shall be submitted to, and approved in writing by, the local planning authority. Each phase of the development shall be carried out in accordance with the approved details for that phase.								
66	Reserved matters submission/s in relation to appearance for each phase of the development (as defined by Condition [1]), shall include details of all boundary treatments to be carried out on all the perimeter boundaries on that phase and details of any boundary enclosures to be erected or grown within that phase. The approved details of perimeter boundary treatment shall thereafter be carried out and completed within each phase of development prior to any building within that phase being first occupied and the boundary treatment relating to individual plots shall be carried out and completed on each respective plot prior to its first occupation.								
67	Reserved matters submission/s in relation to layout for each phase of the development (as defined by Condition [1]), shall include a scheme and programme for implementation for the provision of the open space and children's play facilities within and/or for that phase. The scheme shall specify scale, type and design of the open space and children's play facilities to be provided within and/or for that phase. No dwelling within each phase of the residential development shall be occupied until the open space and children's play facilities have been completed in accordance with the approved scheme for that phase.								
68	Reserved matters submission/s for each phase of the development (as defined by Condition [1]), shall include a detailed crime prevention scheme for that phase. The scheme shall be prepared in broad accordance with the details and parameters provided in the "Crime Impact Statement" (document ref. 2016/1030/CIS/02 VERSION A November 2021). Each phase of the development shall be carried out in accordance with the approved scheme for that phase.								
69	<p>As defined on the "Parameters Plan" (drawing ref. NS010-PP-001-G) and the "Hulton Parklands Design Code" (document ref. HPPDC 001, 21 December 2021), the following uses hereby approved in outline shall be carried out in accordance with the following parameters. Any alternative operating hours for the following uses should be informed by the noise assessment carried out for the phase of part phase of the development (as required pursuant to Condition [72]) , and agreed in advance by the Local Planning Authority.</p> <table><tr><th>Use</th><th>Use Class (as defined by The Town and Country Planning (Use Classes) Order 1987 (as amended))</th><th>Parameters</th><th>Operating Hours</th></tr><tr><td></td><td></td><td></td><td></td></tr></table>	Use	Use Class (as defined by The Town and Country Planning (Use Classes) Order 1987 (as amended))	Parameters	Operating Hours				
Use	Use Class (as defined by The Town and Country Planning (Use Classes) Order 1987 (as amended))	Parameters	Operating Hours						

Planning Conditions continued

#	Condition			
	Local Centre	Use Classes E(a), E(b), E(c), E(e) and E(g)(ii)	<u>Max Floorspace:</u> 500 square metres (gross) at ground floor level	<p>Premises and units within the Local Centre shall only be open to customers between the following hours: 08:00 – 18:00.</p> <p>Deliveries should only occur between the following hours: 08:00 – 21:00.</p>
	Local Retail Store (Great Chequerbent)	Use Class E(a)	<u>Max Floorspace:</u> 500 square metres (gross) <u>Max Height:</u> 8 metres	<p>The Local Retail Store shall only be open to customers between the following hours: 06:00 – 23:00.</p> <p>Deliveries should only occur between the following hours: 08:00 – 21:00.</p>
	Chequerbent Barns	Use Classes E(a), E(b) and E(d)	<u>Max Floorspace:</u> 1,350 square metres (gross), including no more than 500 square metres (gross) of retail (Use Class E(a)) floorspace. <u>Max Height:</u> 12 metres	<p>The Chequerbent Barns shall only be operated between the following hours: 08:00 – 23:00.</p> <p>Deliveries should only occur between the following hours: 08:00 – 21:00.</p>
	Leisure Centre	Use Classes E(a), E(b), E(d), F2(c) and F2(d)	<u>Max Floorspace:</u> 2,608 square metres (gross)	The Leisure Centre shall only be operated between the following hours: 06:30 – 21:30.

Planning Conditions continued

#	Condition			
			<u>Max Height:</u> 10 metres	Deliveries should only occur between the following hours: 08:00 – 21:00.
	Health & Well-Being Hub	Use Classes E(a), E(b), E(e), E(d), F1(d) and F1(e)	<u>Max Floorspace:</u> 1,350 square metres (gross) <u>Max Height:</u> 10 metres	<p>The Health and Well-Being Hub shall only be operated between the following hours: 08:00 – 17:00.</p> <p>Deliveries should only occur between the following hours: 08:00 – 21:00.</p>
	Conversion of Dearden's Farm Buildings	Use Classes E(a), F2(b) and C3	<u>Max Floorspace:</u> <i>Incidental Retail:</i> 100 square metres (gross) <i>Community Facility:</i> 150 square metres (gross)	<p>The Incidental Retail Store shall only be open to customers between the following hours: 08:00 – 18:00.</p> <p>The Community Facility/Village Hall shall only be operated between the following hours: 08:00 – 21:00.</p> <p>There shall be no amplified or live music.</p> <p>Deliveries should only occur between the following hours: 08:00 – 21:00.</p>

Planning Conditions continued

#	Condition			
	Primary School	Use Classes F1(a) and E(f)	<u>Max Height:</u> 9 metres	N/A
	Restaurant with Rooms & Cabins	Use Classes E(b) and C1	<u>Max Height:</u> <i>Restaurant with Rooms:</i> 8.2 metres <i>Cabins:</i> 7 metres (two northern cabins) and 5 metres (five southern cabins)	The Restaurant element shall only be operated between the following hours: 07:00 – 01:00. Deliveries should only occur between the following hours: 08:00 – 21:00.
	Lodges	Use Class C1	<u>Max Height:</u> 8.5 metres	N/A
	Allotments	N/A	<u>Max Area:</u> 10,500 square metres (gross)	N/A
70	Before the commencement of each phase of the development, a damage cost calculation and report shall be submitted to, and approved in writing, by the local planning authority. The calculation shall follow the 'Air Quality Appraisal: Damage Cost Guidance, Updated March 2021, Defra (or any update of the same)' any alternative methodology shall be submitted and approved in writing by the Local Planning Authority.			
71	No on-site combustion appliance for heating shall be permitted within the development. There shall be no wood burning stoves or pizza ovens within the development.			
72	<p>Prior to the occupation of any building or dwelling within each phase of the outline permission (as defined by Condition [1]), a scheme for the provision of electric vehicle charging points within that phase shall be submitted to, and approved in writing by, the local planning authority. The scheme shall be prepared in accordance with Institute of Air Quality Management (IAQM) Guidance and comprise the delivery of:</p> <p>Residential: one charging point per dwelling, with dedicated parking or one charging point per 10 car parking spaces where there is not allocated parking.</p> <p>Non-Residential: 10% of the total number of parking spaces will be provided with electric vehicle charging points.</p>			

Planning Conditions continued

#	Condition
	No building or dwelling within any phase of development shall be occupied until the charging point(s) to serve that building or dwelling has/have been provided and commissioned in accordance with the approved scheme. The charging points shall be permanently retained and maintained in full working order thereafter.
73	<p>The reserved matters details submitted in respect of each phase or part phase of the outline permission (as defined by Condition [1]), shall be accompanied by a noise impact assessment, the scope of which shall be agreed in advance with the Local Planning Authority.</p> <p>The Noise Impact Assessment shall, as a minimum and where relevant, include an assessment of:</p> <ul style="list-style-type: none"> • Noise from Mowing and Grass Cutting operations associated with the golf course; • Noise from maintenance facilities; • Road traffic noise; • Noise from fixed plant and equipment; • Noise from all commercial and retail activities • Noise from any multi-use games area and/or outdoor play areas connected to the school <p>No residential dwelling, other noise-sensitive or noise generating use within each phase or part phase of the outline permission shall be occupied until any recommended noise mitigation/attenuation measures in the approved noise impact assessment for that phase or part phase have been completed. Such measures shall be retained and maintained in full permanently thereafter.</p>
74	The reserved matters details submitted in respect of the new 'Park Avenue' in the outline permission (as defined by Condition [1]), shall be submitted to and approved in writing by the Local Planning Authority, and should not be brought into use until the necessary noise mitigation measures are in place. The mitigation measures shall thereafter be retained.
75	<p>The reserved matters details submitted in respect of each phase of the outline permission (as defined by Condition [1]), shall be accompanied by a detailed external lighting plan for that phase. The plan shall be prepared in broad accordance with the details and parameters provided in the "Lighting Impact Assessment" (document ref. 2913 P5) and illustrated on drawing ref. "3329-KIN-XX-XX-E-DR-6300 PL2". The external lighting plan shall include details regarding the protection of key features of importance for barn owls and bats as identified in the "Barn Owl Management Strategy" (document ref. 5136.064 V2) and "Bat Management Strategy" (document ref. 5136.065 V4) at Appendix G and H of the "Interim Landscape and Habitat Management Plan", as well as the "Hulton Parklands Design Code" (document ref. HPPDC 001, Nov 21 December 2021).</p> <p>Each phase of the outline permission shall be carried out in accordance with the approved lighting plan for that phase and there shall be no additional external lighting on the public areas without the prior written consent of the local planning authority.</p>
76	Prior to commencement of construction of any buildings that are proposed to contain basements, the results of a further assessment of groundwater assessment, including identification of any necessary

Planning Conditions continued

#	Condition
	measures required to prevent the flooding of the basements of those buildings, shall be submitted to, and approved in writing by, the local planning authority. The development shall be carried out in accordance with the approved details.
77	<p>Prior to the commencement of any phase of the outline permission (as defined by Condition [1]), the following information in respect of that phase shall be submitted to, and approved in writing by, the local planning authority:</p> <ul style="list-style-type: none"> i) A scheme of intrusive site investigations of the relevant land for mine entries and shallow coal workings, including gas monitoring; ii) A report of findings of the intrusive site investigations undertaken pursuant to (i) above. <p>The reserved matters layout submission in relation to each phase of the outline permission shall include:</p> <ul style="list-style-type: none"> iii) A drawing which identifies appropriate zones of influence for the mine entries on the relevant land and the definition of any necessary 'no build' zones; iv) A scheme of treatment and/or mitigation measures/remedial works for the mine entries and/or shallow coal workings, including a programme for the implementation and maintenance of those works. <p>Each phase of the outline permission shall be carried out in accordance with the approved details for that phase.</p>
78	<p>As part of the first submitted reserved matters application for the site, and each reserved matters application for a phase or part phase thereafter (as defined by Condition [1]), a site wide foul and surface water drainage strategy based on sustainable drainage principles and in broad accordance with the "Indicative Drainage Strategy Report" (document ref. 60648956-AEC-XX-XX-RP-C-00001 P3) and its associated drawings, shall be submitted to and approved in writing by the Local Planning Authority. As part of any subsequent reserved matters application, an updated strategy shall be submitted to the LPA to reflect any change in circumstances. The site wide foul and surface water drainage strategy shall include the following details as a minimum:</p> <ul style="list-style-type: none"> • full details of the proposed foul connection points to the existing public sewerage infrastructure for the entire site; • a detailed investigation of the hierarchy of drainage options across the entire site to identify the most sustainable option for the discharge of surface water. Any investigation shall include an assessment of ground conditions across the entire site to identify and utilise any areas for infiltration; • details of an appropriate water quality risk assessment to ensure adequate treatment of diffuse or point source urban pollutants in surface water runoff; • finished floor levels and site levels in AOD across the entire site that mimic any natural flow paths to deliver the most sustainable drainage option;

Planning Conditions continued

#	Condition
	<ul style="list-style-type: none"> 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 [1]; 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 [1]; and identify any parts of the site where foul pumping is necessary. Thereafter, the strategy shall minimise the number of pumping stations.
79	<p>As part of each reserved matters application for a phase or part phase (as defined by Condition [1]), full details of the foul and surface water drainage scheme for that phase or part phase, including full details of any connections to the foul sewer network and any necessary infrastructure, shall be submitted to and approved in writing by the Local Planning Authority. The details shall include ground and finished floor levels in AOD; details of an appropriate water quality risk assessment to ensure adequate treatment of diffuse or point source urban pollutants in surface water runoff; and the timing arrangements, storage requirements and rate of discharge for any pumped foul discharge. Foul and surface water shall drain on separate systems. The details for each phase or part phase must be consistent with the updated Foul and Surface Water Drainage Strategy submitted and approved pursuant to Condition [78].</p>
80	<p>For any phase or part phase of development (as defined by Condition [1]), no housing or other development shall be occupied until the approved foul and surface water drainage scheme for that phase or part phase has been carried out in accordance with the approved details to Condition [79] and retained thereafter for the lifetime of the development.</p>
81	<p>Prior to the occupation of any part of the development in each phase or part phase of the development (as defined by Condition [1]), a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the Local Planning Authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:</p> <ul style="list-style-type: none"> the arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a Management Company; and arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage systems, including on-site watercourses, to secure the operation of the surface water drainage scheme throughout its lifetime. <p>The development shall subsequently be carried out, maintained and managed in accordance with the approved plan.</p>
82	<p>As part of the first submitted reserved matters application, and each reserved matters application for a phase or part phase thereafter, details of the means of ensuring United Utilities water mains that are laid within the outline element of the application are protected from damage as a result of the development shall be submitted to and approved by the Local Planning Authority in writing. A detailed</p>

Planning Conditions continued

#	Condition
	<p>construction method statement must be submitted detailing the measures to protect United Utilities assets during:</p> <ul style="list-style-type: none"> • any site investigation work; • the construction and decommissioning of all development phases, including proposed landscaping; and • the future day to day operation and maintenance of the development. <p>This must include proposals for reinforcements of any crossing points to ensure our assets are protected from heavy loads during and after construction. The details shall outline the potential impacts on the water mains from construction activities (including the construction compound) and the impacts post completion of the development on the water main infrastructure that crosses the site and identify mitigation measures to protect and prevent any damage to the water main both during construction and post completion of the development. Any mitigation measures shall be implemented in full in accordance with the approved details and retained thereafter for the lifetime of the development. The approved method statement shall be in line with United Utilities' document 'Standard Conditions for works adjacent to pipelines'.</p>
83	<p>Prior to the first occupation of any dwelling in each phase of the Hulton Park Villages, a Travel Plan for that phase shall be submitted to, and approved in writing by, the local planning authority. The Travel Plan should be consistent with the objectives, targets, governance arrangements and monitoring schedule set out in the "Hulton Park Villages Framework Travel Plan" (document ref. ITM10187-044A).</p> <p>Each phase of the Hulton Park Villages shall be carried out in accordance with the approved Travel Plan for that phase.</p>
84	<p>Prior to the first occupation or operation of the Local Centre, Local Retail Stores, Village Hall, Chequerbent Barns, the Health & Well Being Hub and/or the Primary School, a Travel Plan for that use shall be submitted to, and approved in writing by, the local planning authority. The Travel Plan should be consistent with the objectives, targets, governance arrangements and monitoring schedule set out in the "Hulton Parklands and Other Community Uses Framework Travel Plan" (document ref. ITM10187-045A).</p> <p>Each phase of the development shall be carried out in accordance with the approved Travel Plan for that phase.</p>
85	<p>No dwelling or building within any phase of the outline permission shall be first occupied unless and until its associated car parking has been constructed, drained, surfaced and is available for use in accordance with details which shall be first submitted to, and approved in writing by, the Local Planning Authority.</p>
86	<p>The outline permission shall cumulatively provide new landscape planting equivalent to:</p>

Planning Conditions continued

#	Condition
	<ul style="list-style-type: none"> • 2,000 no. specimen trees and 5,500 square metres of woodland, in accordance with the minimum requirements and specification set out in the “Arboricultural Impact Assessment” (document ref. 5136.06.001 Version 2.0, November 2021) and as shown on the “Parameters Plan” (drawing ref. NS010-PP-001-F); and • 11.2km of hedgerows, in accordance with the minimum requirements and detail illustrated on the drawing “Hedges Created, Lost and Retained” (drawing ref. G5136.098A), “Retained Trees and Proposed Planting Plans” (drawing ref. D5136.06.066B to D5136.06.092B) and as shown on the “Parameters Plan” (drawing ref. NS010-PP-001-F). <p>A plan for the phased implementation of this new landscape planting across the outline permission shall be submitted to, and approved in writing by, the local planning authority alongside the first reserved matters application for the outline permission. The landscape planting shall thereafter be implemented in accordance with the approved phasing plan.</p>
87	<p>As part of each reserved matters application for a phase or part phase (as defined by Condition [1]), an updated Sustainability and Energy Statement, prepared in accordance with the details and guidance established within the “Sustainability Strategy” (dated September 2021) and associated “Commercial Energy Strategy” and “Residential Energy Strategy”, shall be submitted and approved by the local planning authority.</p> <p>Each phase of development that thereafter be implemented in accordance with the approved Sustainability and Energy Statement for that phase.</p>