

**APPENDIX A****Conditions****Scope of Permission****Commencement**

1. The development hereby permitted shall commence from the date of this permission.

*Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.*

**Adherence to Approved Documents**

2. Unless otherwise required by the permission the development shall be carried out in accordance with full suite of planning application documents, including the following details:

Document Name	Document Reference	Document Date
Application Form		01 October 2018
Arboricultural Impact Assessment	60542201-ACM-ARB-GEN_GEN_ZZ_Z-RP-LV-0001 P01 S2	September 2018
Outline Construction Traffic Management Plan	60542201-ACM-TTM-GEN_GEN_ZZ_Z-RP-T-0001	Sept 2018
Statement of Community Engagement		Sept 2018
Planning Application Supporting Statement		Sept 2018
Transport Assessment Addendum with Appendices	60542201-ACM-GEN-GEN_GEN_ZZ_Z-RP-T-0004_P03	May 2023
Equality & Human Rights Impact Report	60542201-ACM-EGN-GEN_GEN_ZZ_Z-RP-LE-002-P01 S3	Oct 2018
Volume 1: Environmental Statement (as amended) mitigation and enhancement measures	60542201-ACM-EGN-GEN_GEN_ZZ_Z-RP-LE-0003 P01 S2 as amended by:  Environmental Statement Addendum 6542201-ACM-EGN-GEN_GEN_ZZ_Z-RP-LP-0013; and  Environmental Statement Addendum (including Appendix 1) 60542201-ACM-HER-GEN_GEN_ZZ_Z-RP-AG-0001	Sept 2018  March 2019  April 2019
Volume 2: Environmental Statement ES Non-Technical Summary Report & Figures	60542201-ACM-EGN-GEN_GEN_ZZ_Z-RP-LE-0006 P01 S0	Sept 2018
Volume 3: Environmental Statement ES Appendices	60542201-ACM-EGN-GEN_GEN_ZZ_Z-RP-LE-0005 P01 S0	Sept 2018
Covering Letter: LCC Responses and Further Information		18 March 2019
ES Addendum – Section 73 Application	60542201-ACM-EGN-GEN_GEN_ZZ_Z-RP-LE-0018_P02	7 February 2023
13.03.2025 Covering Letter Section 73 Revised Detail 2025		13 March 2025

Drawing Name	Drawing Number	Rev
Location Plan	60542201-ACM-GEN_GEN_GEN_ZZ_Z-DR-T-0002	P02
Red Line Boundary Annotated Sheet 1	60542201-ACM-HGN-S1_GEN_ZZ_Z-DR-CH-0001	P06
Red Line Boundary Annotated Sheet 2	60542201-ACM-HGN-S2_GEN_ZZ_Z-DR-CH-0002	P06
Red Line Boundary Annotated Sheet 3	60542201-ACM-HGN-S2_GEN_ZZ_Z-DR-CH-0003	P06
Red Line Boundary Annotated Sheet 4	60542201-ACM-HGN-S3_GEN_ZZ_Z-DR-CH-0004	P06

Red Line Boundary Annotated Sheet 5	60542201-ACM-HGN-S4_GEN_ZZ_Z-DR-CH-0005	P06
Red Line Boundary Annotated Sheet 6	60542201-ACM-HGN-S5_GEN_ZZ_Z-DR-CH-0006	P06
Red Line Boundary Annotated Sheet 7	60542201-ACM-HGN-S5_GEN_ZZ_Z-DR-CH-0007	P06
General Arrangement Key Plan	60542201-ACM-GEN_GEN_GEN_ZZ_Z-DR-T-0001	P02
General Arrangement Plan 1	60542201-ACM-GEN-S1_ML_ZZ_Z-DR-T-1001	P01
General Arrangement Plan 2	60542201-ACM-GEN-S1_ML_ZZ_Z-DR-T-1002	P01
General Arrangement Plan 3	60542201-ACM-GEN-S1_ML_ZZ_Z-DR-T-1003	P01
General Arrangement Plan 4	60542201-ACM-GEN-S2_ML_ZZ_Z-DR-T-1004	P01
General Arrangement Plan 5	60542201-ACM-GEN-S2_ML_ZZ_Z-DR-T-1005	P01
General Arrangement Plan 6	60542201-ACM-GEN-S2_ML_ZZ_Z-DR-T-1006	P01
General Arrangement Plan 7	60542201-ACM-GEN-S2_ML_ZZ_Z-DR-T-1007	P01
General Arrangement Plan 8	60542201-ACM-GEN-S3_ML_ZZ_Z-DR-T-1008	P01
General Arrangement Plan 9	60542201-ACM-GEN-S3_ML_ZZ_Z-DR-T-1009	P01
General Arrangement Plan 10	60542201-ACM-GEN-S4_ML_ZZ_Z-DR-T-1010	P01
General Arrangement Plan 11	60542201-ACM-GEN-S4_ML_ZZ_Z-DR-T-1011	P01
General Arrangement Plan 12	60542201-ACM-GEN-S5_ML_ZZ_Z-DR-T-1012	P01
General Arrangement Plan 13	60542201-ACM-GEN-S5_ML_ZZ_Z-DR-T-1013	P01
General Arrangement Plan 14	60542201-ACM-GEN-S5_ML_ZZ_Z-DR-T-1014	P01
General Arrangement Plan 15	60542201-ACM-GEN-S5_ML_ZZ_Z-DR-T-1015	P01
General Arrangement Plan 16	60542201-ACM-GEN-S4_GEN_ZZ_Z-DR-T-1016	P01
General Arrangement Plan 17	60542201-ACM-GEN-S4_GEN_ZZ_Z-DR-T-1017	P01
General Arrangement Plan 18	60542201-ACM-GEN-S4_GEN_ZZ_Z-DR-T-1018	P01
General Arrangement Plan 19	60542201-ACM-GEN-S5_GEN_ZZ_Z-DR-T-1019	P01
General Arrangement Plan 20	60542201-ACM-GEN-S5_GEN_ZZ_Z-DR-T-1020	P01
General Arrangement Plan 21	60542201-ACM-GEN-S5_GEN_ZZ_Z-DR-T-1021	P01
Culvert C01 General Arrangement	60542201-ACM-STR-S1_CU_C01_Z-DR-CB-0201	P04
Culvert C02 General Arrangement	60542201-ACM-STR-S1_CU_C02_Z-DR-CB-0201	P04
Culvert C03 General Arrangement	60542201-ACM-STR-S4_CU_C03_Z-DR-CB-0201	P04
Culvert C04 General Arrangement	60542201-ACM-STR-S4_CU_C04_Z-DR-CB-0201	P04
Culvert C05 General Arrangement	60542201-ACM-STR-S4_CU_C05_Z-DR-CB-0201	P04
Culvert C06 General Arrangement	60542201-ACM-STR-S4_CU_C06_Z-DR-CB-0201	P04
Culvert C07 General Arrangement	60542201-ACM-STR-S4_CU_C07_Z-DR-CB-0201	P04
Culvert C08 General Arrangement	60542201-ACM-STR-S4_CU_C08_Z-DR-CB-0201	P04
Culvert C09 General Arrangement	60542201-ACM-STR-S3_CU_C09_Z-DR-CB-0201	P04
Culvert C10 General Arrangement	60542201-ACM-STR-S3_CU_C10_Z-DR-CB-0201	P03
Culvert C11 General Arrangement	60542201-ACM-STR-S1_CU_C11_Z-DR-CB-0201	P03
Culvert C12 General Arrangement	60542201-ACM-STR-S5_CU_C12_Z-DR-CB-0201	P03
Railway Bridge General Arrangement	60542201-ACM-STR-S5_BR_B04_Z-DR-CB-0301	C02
River Eye Bridge General Arrangement Sheet 1 of 2	60542201-ACM-STR-S5_BR_B03_Z-DR-CB-0401	
River Eye Bridge General Arrangement Sheet 2 of 2	60542201-ACM-STR-S5_BR_B03_Z-DR-CB-0402	
Revised Information - Scalford Brook Bridge AIP General Arrangement	60542201-ACM-STR-S2_BR_B01_Z-DR-CB-0101	P04
Revised Information - Thorpe Brook Bridge AIP General Arrangement	60542201-ACM-STR-S3_BR_B02_Z-DR-CB-0101	P04
Highway Cross Sections - Section 1	60542201-ACM-HML-S1_ML_M01_Z-DR-T-0001	P04
Highway Cross Sections - Section 2	60542201-ACM-HML-S2_ML_M02_Z-DR-T-0002	P04
Highway Cross Sections - Section 3	60542201-ACM-HML-S3_ML_M03_Z-DR-T-0003	P04
Highway Cross Sections - Section 4	60542201-ACM-HML-S4_ML_M04_Z-DR-T-0004	P04
Highway Cross Sections - Section 5	60542201-ACM-HML-S5_ML_M05_Z-DR-T-0005	P04
Landscape Drawing sheet 1 of 21	60542201-ACM-ELS-S1_ML_ZZ_Z-DR-LV-0001	C01
Landscape Drawing sheet 2 of 21	60542201-ACM-ELS-S1_ML_ZZ_Z-DR-LV-0002	C01
Landscape Drawing sheet 3 of 21	60542201-ACM-ELS-S1_ML_ZZ_Z-DR-LV-0003	C01
Landscape Drawing sheet 4 of 21	60542201-ACM-ELS-S2_ML_ZZ_Z-DR-LV-0004	C01
Landscape Drawing sheet 5 of 21	60542201-ACM-ELS-S2_ML_ZZ_Z-DR-LV-0005	C01
Landscape Drawing sheet 6 of 21	60542201-ACM-ELS-S2_ML_ZZ_Z-DR-LV-0006	C01
Landscape Drawing sheet 7 of 21	60542201-ACM-ELS-S2_ML_ZZ_Z-DR-LV-0007	C01
Landscape Drawing sheet 8 of 21	60542201-ACM-ELS-S3_ML_ZZ_Z-DR-LV-0008	C01
Landscape Drawing sheet 9 of 21	60542201-ACM-ELS-S3_ML_ZZ_Z-DR-LV-0009	C01
Landscape Drawing sheet 10 of 21	60542201-ACM-ELS-S4_ML_ZZ_Z-DR-LV-0010	C01
Landscape Drawing sheet 11 of 21	60542201-ACM-ELS-S4_ML_ZZ_Z-DR-LV-0011	C01
Landscape Drawing sheet 12 of 21	60542201-ACM-ELS-S5_ML_ZZ_Z-DR-LV-0012	C01
Landscape Drawing sheet 13 of 21	60542201-ACM-ELS-S5_ML_ZZ_Z-DR-LV-0013	C01
Landscape Drawing sheet 14 of 21	60542201-ACM-ELS-S5_ML_ZZ_Z-DR-LV-0014	C01
Landscape Drawing sheet 15 of 21	60542201-ACM-ELS-S5_ML_ZZ_Z-DR-LV-0015	C01
Landscape Drawing sheet 16 of 21	60542201-ACM-ELS-S4_GEN_ZZ_Z-DR-LV-0016	C01
Landscape Drawing sheet 17 of 21	60542201-ACM-ELS-S4_GEN_ZZ_Z-DR-LV-0017	C01
Landscape Drawing sheet 18 of 21	60542201-ACM-ELS-S4_GEN_ZZ_Z-DR-LV-0018	C01
Landscape Drawing sheet 19 of 21	60542201-ACM-ELS-S5_GEN_ZZ_Z-DR-LV-0019	C01
Landscape Drawing sheet 20 of 21	60542201-ACM-ELS-S5_GEN_ZZ_Z-DR-LV-0020	C01

Landscape Drawing sheet 21 of 21	60542201-ACM-ELS-S5_GEN_ZZ_Z-DR-LV-0021	C01
Outline Lighting Plan 1	60542201-ACM-HLG-S1_JN_R01_Z-DR-T-0001	
Outline Lighting Plan 2	60542201-ACM-HLG-S1_JN_R01_Z-DR-T-0002	
Outline Lighting Plan 3	60542201-ACM-HLG-S1_ML_M01_Z-DR-T-0003	
Outline Lighting Plan 4	60542201-ACM-HLG-S1_ML_M01_Z-DR-T-0004	
Outline Lighting Plan 5	60542201-ACM-HLG-S1_ML_M01_Z-DR-T-0005	
Outline Lighting Plan 6	60542201-ACM-HLG-S1_JN_R02_Z-DR-T-0006	
Outline Lighting Plan 7	60542201-ACM-HLG-S1_JN_R02_Z-DR-T-0007	
Outline Lighting Plan 8	60542201-ACM-HLG-S1_JN_R02_Z-DR-T-0008	
Outline Lighting Plan 9	60542201-ACM-HLG-S2_ML_M02_Z-DR-T-0009	
Outline Lighting Plan 10	60542201-ACM-HLG-S2_ML_M02_Z-DR-T-0010	
Outline Lighting Plan 11	60542201-ACM-HLG-S2_ML_M02_Z-DR-T-0011	
Outline Lighting Plan 12	60542201-ACM-HLG-S2_ML_M02_Z-DR-T-0012	
Outline Lighting Plan 13	60542201-ACM-HLG-S2_ML_M02_Z-DR-T-0013	
Outline Lighting Plan 14	60542201-ACM-HLG-S2_ML_M02_Z-DR-T-0014	
Outline Lighting Plan 15	60542201-ACM-HLG-S2_ML_M02_Z-DR-T-0015	
Outline Lighting Plan 16	60542201-ACM-HLG-S2_JN_R03_Z-DR-T-0016	
Outline Lighting Plan 17	60542201-ACM-HLG-S2_JN_R03_Z-DR-T-0017	
Outline Lighting Plan 18	60542201-ACM-HLG-S3_ML_M03_Z-DR-T-0018	
Outline Lighting Plan 19	60542201-ACM-HLG-S3_ML_M03_Z-DR-T-0019	
Outline Lighting Plan 20	60542201-ACM-HLG-S3_JN_R04_Z-DR-T-0020	
Outline Lighting Plan 21	60542201-ACM-HLG-S3_JN_R04_Z-DR-T-0021	
Outline Lighting Plan 22	60542201-ACM-HLG-S3_JN_R04_Z-DR-T-0022	
Outline Lighting Plan 23	60542201-ACM-HLG-S4_ML_M04_Z-DR-T-0023	
Outline Lighting Plan 24	60542201-ACM-HLG-S4_ML_M04_Z-DR-T-0024	
Outline Lighting Plan 25	60542201-ACM-HLG-S4_ML_M04_Z-DR-T-0025	
Outline Lighting Plan 26	60542201-ACM-HLG-S4_JN_R05_Z-DR-T-0026	
Outline Lighting Plan 27	60542201-ACM-HLG-S4_JN_R05_Z-DR-T-0027	
Outline Lighting Plan 28	60542201-ACM-HLG-S5_ML_M05_Z-DR-T-0028	
Outline Lighting Plan 29	60542201-ACM-HLG-S5_ML_M05_Z-DR-T-0029	
Outline Lighting Plan 30	60542201-ACM-HLG-S5_ML_M05_Z-DR-T-0030	
Outline Lighting Plan 31	60542201-ACM-HLG-S5_ML_M05_Z-DR-T-0031	
Outline Lighting Plan 32	60542201-ACM-HLG-S5_ML_M05_Z-DR-T-0032	
Outline Lighting Plan 33	60542201-ACM-HLG-S5_ML_M05_Z-DR-T-0033	
Outline Lighting Plan 34	60542201-ACM-HLG-S5_ML_M05_Z-DR-T-0034	
Outline Lighting Plan 35	60542201-ACM-HLG-S5_JN_R06_Z-DR-T-0035	
Outline Lighting Plan 36	60542201-ACM-HLG-S5_JN_R06_Z-DR-T-0036	
Indicative Proposed NMU Routes Plan 1	60542201-ACM-ENM-S1_GEN_ZZ_Z-DR-Z-0001	C01
Indicative Proposed NMU Routes Plan 2	60542201-ACM-ENM-S1_GEN_ZZ_Z-DR-Z-0002	C01
Indicative Proposed NMU Routes Plan 3	60542201-ACM-ENM-S1_GEN_ZZ_Z-DR-Z-0003	C01
Indicative Proposed NMU Routes Plan 4	60542201-ACM-ENM-S1_GEN_ZZ_Z-DR-Z-0004	C01
Indicative Proposed NMU Routes Plan 5	60542201-ACM-ENM-S1_GEN_ZZ_Z-DR-Z-0005	C01
Indicative Proposed NMU Routes Plan 6	60542201-ACM-ENM-S1_GEN_ZZ_Z-DR-Z-0006	C01
Indicative Proposed NMU Routes Plan 7	60542201-ACM-ENM-S1_GEN_ZZ_Z-DR-Z-0007	C01
Indicative Lighting Lux Contour Layout Plan 1	60542201-ACM-HLG-S1_ML_ZZ_Z-DR-T-0001	P05
Indicative Lighting Lux Contour Layout Plan 2	60542201-ACM-HLG-S1_ML_ZZ_Z-DR-T-0002	P05
Indicative Lighting Lux Contour Layout Plan 3	60542201-ACM-HLG-S1_ML_ZZ_Z-DR-T-0003	P05
Indicative Lighting Lux Contour Layout Plan 4	60542201-ACM-HLG-S2_ML_ZZ_Z-DR-T-0004	P05
Indicative Lighting Lux Contour Layout Plan 5	60542201-ACM-HLG-S2_ML_ZZ_Z-DR-T-0005	P05
Indicative Lighting Lux Contour Layout Plan 6	60542201-ACM-HLG-S2_ML_ZZ_Z-DR-T-0006	P05
Indicative Lighting Lux Contour Layout Plan 7	60542201-ACM-HLG-S2_ML_ZZ_Z-DR-T-0007	P05
Indicative Lighting Lux Contour Layout Plan 8	60542201-ACM-HLG-S3_ML_ZZ_Z-DR-T-0008	P05
Indicative Lighting Lux Contour Layout Plan 9	60542201-ACM-HLG-S3_ML_ZZ_Z-DR-T-0009	P05
Indicative Lighting Lux Contour Layout Plan 10	60542201-ACM-HLG-S4_ML_ZZ_Z-DR-T-0010	P05
Indicative Lighting Lux Contour Layout Plan 11	60542201-ACM-HLG-S4_ML_ZZ_Z-DR-T-0011	P05
Indicative Lighting Lux Contour Layout Plan 12	60542201-ACM-HLG-S5_ML_ZZ_Z-DR-T-0012	P05
Indicative Lighting Lux Contour Layout Plan 13	60542201-ACM-HLG-S5_ML_ZZ_Z-DR-T-0013	P05
Indicative Lighting Lux Contour Layout Plan 14	60542201-ACM-HLG-S5_ML_ZZ_Z-DR-T-0014	P05
Indicative Lighting Lux Contour Layout Plan 15	60542201-ACM-HLG-S5_ML_ZZ_Z-DR-T-0015	P05
Drainage design Calculation Report Appendix A	60542201-ACM-HDG-GEN_GEN_ZZ_Z-CA-CD-0001	
Drainage design Calculation Report Appendix B	60542201-ACM-HDG-GEN_GEN_ZZ_Z-CA-CD-0002	
Drainage design Calculation Report Appendix C	60542201-ACM-HDG-GEN_GEN_ZZ_Z-CA-CD-0003	
Drainage design Calculation Report Appendix D	60542201-ACM-HDG-GEN_GEN_ZZ_Z-CA-CD-0004	
Drainage design Calculation Report Appendix E	60542201-ACM-HDG-GEN_GEN_ZZ_Z-CA-CD-0005	
Drainage design Calculation Report Appendix F	60542201-ACM-HDG-GEN_GEN_ZZ_Z-CA-CD-0006	
Drainage design Calculation Report Appendix G	60542201-ACM-HDG-GEN_GEN_ZZ_Z-CA-CD-0007	
Drainage design Calculation Report Appendix H	60542201-ACM-HDG-GEN_GEN_ZZ_Z-CA-CD-0008	
Drainage design Calculation Report Appendix I	60542201-ACM-HDG-GEN_GEN_ZZ_Z-CA-CD-0009	
Drainage Design Calculations Report	60542201-ACM-HDG-GEN_GEN_ZZ_Z-RP-CD-0003	
Revised Pedestrian Crossing	60542201-ACM-HGN-S2_ML_M02_Z-SK-CH-0004	P03
Roundabout 5 Revised Road Markings	60542201-ACM-HMK-S4_JN_R05_Z-SK-CH-0001	P01

*Reason: For the avoidance of doubt and to enable the development to be monitored to ensure compliance with this permission.*

## **Ecology**

### **Construction Environmental Management Plan**

3. The construction of the development shall at all times take place in accordance with the approved detailed Construction Environmental Management Plan (CEMP), which was approved by the Authority on the 31<sup>st</sup> March 2022, and is comprised of the following documents:
  - a) Construction Environmental Management Plan Ref. 60542201-CGT-GEN-GEN\_GEN\_ZZ\_Z-RP-WM-0001
  - b) - APPENDIX A PROJECT ENVIRONMENTAL PLAN (TEMPLATE ONLY) Ref. 60542201-CGT-GEN-GEN\_GEN\_ZZ\_Z-PX-WM-0001\_P01
  - c) - APPENDIX B ENVIRONMENTAL RISK REGISTER & ACTION PLAN (TEMPLATES ONLY) Ref. 60542201-CGT-GEN-GEN\_GEN\_ZZ\_Z-PX-WM-0002\_P01
  - d) - APPENDIX D ADVANCED ECOLOGICAL AND ARCHAEOLOGICAL WORKS Ref. 60542201-CGT-HGN-GEN\_GEN\_ZZ\_Z-DR-WM-0001\_P01
  - e) - CPO With General Arrangement Overview Plan & Proposed Haul Road Ref. 60542201 ACM LSI GEN\_GEN\_ZZ\_Z SK ZL 0003.P05

*Reason: To ensure the visual and environmental amenity of the surrounding area is protected during the construction of the proposed development.*

### **Biodiversity Management Plan**

4. The development shall take place in accordance with the approved detailed Biodiversity Management Plan (BMP) which was approved by the Authority on the 17<sup>th</sup> February 2022, and is comprised of the following documents:
  - a) Cover letter (dated 22.09.21)
  - b) Landscape and Biodiversity Management Plan Ref. 60542201-ACM-VES-GEN\_GEN\_ZZ\_Z-RP-EG-0052\_P04
  - c) 1:500 TEMPLATES KEY PLAN OVERVIEW Ref. 60542201-ACM-GEN-GEN\_GEN\_ZZ\_Z-DR-IM0002\_P02
  - d) 1:1000 TEMPLATES KEY PLAN OVERVIEW Ref. 60542201-ACM-GEN-GEN\_GEN\_ZZ\_Z-DR-IM0003\_P02
  - e) Landscape Drawing sheets 1 – 21
  - f) BIODIVERSITY NET GAIN ASSESSMENT Ref. 60542201-ACM-EBD-GEN\_GEN\_ZZ\_Z-RP-EG-0001
  - g) BIODIVERSITY METRIC CALCULATION – Ref. 60542201-ACM-EBD-GEN\_GEN\_ZZ\_Z-CA-EG-0001
  - h) BIODIVERSITY NET GAIN ASSESSMENT ADDENDUM – Ref. 60542201-ACM-EBD-GEN\_GEN\_ZZ\_Z-RP-EG-0002\_P02
  - i) BNG ADDENDUM APPENDIX A - BIODIVERSITY PLAN - CPO AND RIVER EYE MITIGATION AREA – Ref. 60542201-ACM-EBD-GEN\_GEN\_ZZ\_Z-DR-EG-0004/P01

- j) BNG ADDENDUM APPENDIX B- RIVER EYE MCE AREA – Ref. 60542201-ACM-VES-GEN\_GEN\_ZZ\_Z-DR-EG-0511.P04
- k) BNG ADDENDUM APPENDIX C - BIODIVERSITY PLAN - BASELINE RIVERS Ref. 60542201-ACM-EBD-GEN\_GEN\_ZZ\_Z-DR-EG-0002.P01
- l) BNG ADDENDUM APPENDIX D - BIODIVERSITY PLAN - POST DEVELOPMENT RIVERS – Ref. 60542201-ACM-EBD-GEN\_GEN\_ZZ\_Z-DR-EG-0003.P01
- m) BNG ADDENDUM APPENDIX E - BIODIVERSITY PLAN - BASELINE RIVER EYE – Ref. 60542201-ACM-EBD-GEN\_GEN\_ZZ\_Z-DR-EG-0006.P01
- n) BNG ADDENDUM APPENDIX F - BIODIVERSITY PLAN - POST DEVELOPMENT RIVER EYE – Ref. 60542201-ACM-EBD-GEN\_GEN\_ZZ\_Z-DR-EG-0106.P01
- o) BNG Appendix A - Baseline River Eye Sheets 01-05
- p) BNG Appendix A - Baseline Sheets 01-11
- q) BNG Appendix A - Baseline Sheets 12-20
- r) BNG Appendix A - Baseline Sheets 21-28
- s) BNG Appendix A - Baseline Sheets 29-36
- t) BNG Appendix B - Post Development - Sheets 01-10
- u) BNG Appendix B - Post Development - Sheets 11-18
- v) BNG Appendix B - Post Development - Sheets 19-26
- w) BNG Appendix B - Post Development - Sheets 27-33
- x) BNG Appendix B - Post Development - Sheets 34-36
- y) BNG Appendix B - Post Development River Eye

*Reason: To provide for a biodiversity net gain as part of the development.*

#### River Eye Mitigation, Compensation and Enhancement Scheme

5. The development shall take place in accordance with the approved detailed mitigation, compensation and enhancement scheme for the River Eye, 'River Eye Mitigation, Compensation and Enhancement Scheme: 60542201-ACM-VES-GEN\_GEN\_ZZ\_Z-RP-EG-0071\_P05' approved by the County Planning Authority on the 17<sup>th</sup> February 2022.

*Reason: To ensure that the ecological interests of the River Eye are protected and enhanced during the construction period. There is an exceptional need here to ensure that the ecological interests of the River Eye are protected in accordance with approved measures that are in place for the commencement of development.*

#### River Eye Management and Monitoring Plan

6. The development shall take place in accordance with the approved detailed management and monitoring plan to mitigate for impacts on the River Eye SSSI, as approved by the County Planning Authority on the 17<sup>th</sup> February 2022 and comprising of the following documents:

- a) Updated River Eye Monitoring and Management Plan Ref. 60542201-ACM-EWE-GEN\_GEN\_ZZ\_Z-RP-HD-0009\_P04
- b) Appendix 16.5 Water Framework Directive Assessment 60542201-ACM-EWE-GEN\_GEN\_ZZ\_Z-RP-HD0002\_13 03 19
- c) River Eye and Lag Lane Tributary Watercourse Features Overview Plan: 60542201-ACM-EWEGEN\_RIV\_ZZ\_Z-DR-HD-1002\_P02

- d) River Eye Diversion Backwater Connection Sections: 60542201-ACM-EWE-GEN\_RIV\_ZZ\_Z-DR-HD2051\_P02
- e) River Eye Diversion Inset Floodplain Sections A-L: 60542201-ACM-EWE-GEN\_RIV\_ZZ\_Z-DR-HD2061\_P02; to 2065
- f) River Eye Inset Floodplain Section Location Plan: 60542201-ACM-EWE-GEN\_RIV\_ZZ\_Z-DR-HD-1003\_P01

*Reason: To provide for the management and monitoring of the River Eye SSSI post construction to ensure that its significance is not damaged.*

#### Lighting

7. Lighting shall be in accordance with the approved Indicative Lighting Lux Contour Layout plans 60542201-ACM-HLG-S4\_ML\_ZZ\_Z-DR-T-0011 and 60542201-ACM-HLG-S4\_ML\_ZZ\_Z-DR-T-0012 Rev P05 in the area of the existing and proposed River Eye crossings.

*Reason: To protect habitats at the River Eye crossings from the effects of light spill.*

#### Landscaping

8. Landscaping of the application site shall be in accordance with the Indicative Ecology Mitigation and Enhancement Plan (60542201-ACM-EGN-GEN\_GEN\_ZZ\_Z-DR-LE-0126 to 0131 Rev P01) with regard to the amount of wildflower grassland, diverse grassland and habitat enhancement. All above ground SUDs features shall be designed to maximise benefit to wildlife. The planting of all trees, wildflower grassland, scrub, hedgerows and marginal aquatic vegetation shall be locally native species. Landscaping shall also take place in accordance with the following landscape drawings: Drawing numbers:

- a) 60542201-ACM-ELS-S1\_ML\_ZZ\_Z-DR-LV-0001;
- b) 60542201-ACM-ELS-S1\_ML\_ZZ\_Z-DR-LV-0002;
- c) 60542201-ACM-ELS-S1\_ML\_ZZ\_Z-DR-LV-0003;
- d) 60542201-ACM-ELS-S2\_ML\_ZZ\_Z-DR-LV-0004;
- e) 60542201-ACM-ELS-S2\_ML\_ZZ\_Z-DR-LV-0005;
- f) 60542201-ACM-ELS-S2\_ML\_ZZ\_Z-DR-LV-0006;
- g) 60542201-ACM-ELS-S2\_ML\_ZZ\_Z-DR-LV-0007;
- h) 60542201-ACM-ELS-S3\_ML\_ZZ\_Z-DR-LV-0008;
- i) 60542201-ACM-ELS-S3\_ML\_ZZ\_Z-DR-LV-0009;
- j) 60542201-ACM-ELS-S4\_ML\_ZZ\_Z-DR-LV-0010;
- k) 60542201-ACM-ELS-S4\_ML\_ZZ\_Z-DR-LV-0011;
- l) 60542201-ACM-ELS-S5\_ML\_ZZ\_Z-DR-LV-0012;
- m) 60542201-ACM-ELS-S5\_ML\_ZZ\_Z-DR-LV-0013;
- n) 60542201-ACM-ELS-S5\_ML\_ZZ\_Z-DR-LV-0014;
- o) 60542201-ACM-ELS-S5\_ML\_ZZ\_Z-DR-LV-0015;
- p) 60542201-ACM-ELS-S4\_GEN\_ZZ\_Z-DR-LV-0016;
- q) 60542201-ACM-ELS-S4\_GEN\_ZZ\_Z-DR-LV-0017;
- r) 60542201-ACM-ELS-S4\_GEN\_ZZ\_Z-DR-LV-0018;
- s) 60542201-ACM-ELS-S5\_GEN\_ZZ\_Z-DR-LV-0019;
- t) 60542201-ACM-ELS-S5\_GEN\_ZZ\_Z-DR-LV-0020; and
- u) 60542201-ACM-ELS-S5\_GEN\_ZZ\_Z-DR-LV-0021.

*Reason: To ensure that the landscaping of the site has due regard to biodiversity enhancement and to protect the integrity of local ecological interests.*

### Protected Species

9. All mitigation measures for protected species shall be take place in accordance with the following approved plans, which were approved by the Authority on the 17<sup>th</sup> February 2022;
  - a) Ecological Mitigation Sheets 01-21
  - b) Otter and Water Vole Survey Report 60542201-ACM-VES-GEN\_GEN\_ZZ\_Z-RP-EG-0011\_P03
  - c) Otter and Water Vole Survey Results Figure 1: Site Location: 60542201-ACM-VES-GEN\_GEN\_ZZ\_Z-DR-EG-0041.P02
  - d) Otter and Water Vole Survey Results Figure 2: Desk Study Result: 60542201-ACM-VES-GEN\_GEN\_ZZ\_Z-DR-EG-0042.P02
  - e) Otter and Water Vole Survey Results Figure 3 60542201-ACM-VES-GEN\_GEN\_ZZ\_Z-DR-EG-0004.P02
  - f) Otter and Water Vole Survey Results Figure 3: Sheet 01-06: 60542201-ACM-VES-GEN\_GEN\_ZZ\_Z-DR-EG-0043; 0044; 0045; 0046; 0047; and 0048
  - g) Great Crested Newt Survey Report: 60542201-ACM-VES-GEN\_GEN\_ZZ\_Z-RP-EG-0012\_P03
  - h) Great Crested Newt Survey Report Figure 1 and 2: 60542201-ACM-VES-GEN\_GEN\_ZZ\_Z-DR-EG0031 and 0032
  - i) Great Crested Newt Survey Report Figure 3 sheets 01 – 07: 60542201-ACM-VES-GEN\_GEN\_ZZ\_ZDR-EG-0033 to 0039
  - j) Barn Owl Survey Report: 60542201-ACM-VES-GEN\_GEN\_ZZ-Z-RP-EG-0005\_P03
  - k) Barn Owl Survey Figure 3, Sheet 02: 60542201-ACM-VES-GEN\_GEN\_ZZ-Z-RP-EG-0004\_P02
  - l) Badger Survey Report Addendum: 60542201-ACM-VES-GEN\_GEN\_ZZ\_Z-RP-EG-0019\_P01
  - m) Badger Survey Report Part 1 and Part 2: 60542201-ACM-VES\_GEN\_GEN\_ZZ\_Z-RP-EG-0006
  - n) Badger Survey Report Figure 1: 60542201-ACM-VES-GEN\_GEN\_ZZ\_Z-DR-EG-0019
  - o) Badger Survey Report Figure 2: 60542201-ACM-VES-GEN\_GEN\_ZZ\_Z-DR-EG-0018
  - p) Badger Survey Report Figure 3 sheets 01-07: 60542201-ACM-VES-GEN\_GEN\_ZZ\_Z-DR-EG-0011 to 0017
  - q) Kingfisher Survey Report: 60542201-ACM-VES-GEN\_GEN\_ZZ\_Z-RP-EG-0016
  - r) Kingfisher Survey Report Figures 01-03: 60542201-ACM-VES-GEN\_GEN\_ZZ\_Z-DR-EG-0061 – 0063

*Reason: To afford appropriate protection to the protected species and to monitor the effects of the development on their status during the development.*

10. The development shall take place in accordance with the approved detailed plans for the protection and mitigation of damage to populations of otter (and its associated habitat) as approved by the Authority on the 17<sup>th</sup> February 2022, and comprising the following documents:
  - a) Otter Mitigation Strategy: 60542201-ACM-VES-GEN\_GEN\_ZZ\_Z-RP-EG-0018\_P03

- b) Otter Mitigation Strategy Appendix B: o FIGURE 1 - OTTER AND WATER VOLE SITE LOCATION: 60542201-ACM-VES-GEN\_GEN\_ZZ\_Z-DR-EG-0041\_P02
- c) FIGURE 2 - OTTER AND WATER VOLE DESK STUDY RESULTS: 60542201-ACM-VES-GEN\_GEN\_ZZ\_Z-DR-EG-0042\_P02
- d) Otter and Water Vole Survey Results Figure 3 60542201-ACM-VES-GEN\_GEN\_ZZ\_Z-DR-EG-0004.P02
- e) Figure 3. Otter and Water Vole Survey Results – Sheets 01-06: 60542201-ACM-VES-GEN\_GEN\_ZZ\_Z-DR-EG-0043 - 0048

*Reason: There is an exceptional need here to ensure that appropriate protection for the otter and its habitat within the development site is available, and to avoid damaging the site's nature conservation value.*

### **Landscaping**

11. Having regard to the requirements of Condition No. 8 the landscaping of the application site shall be in accordance with the revised landscaping plans referenced: 60542201-ACM-ELS-S1\_ML\_ZZ\_Z-DR-LV-0001 to 60542201-ACM-ELS-S5\_GEN\_ZZ\_Z-DR-LV-0021 and a timetable to be submitted to, and approved in writing by, the County Planning Authority prior to the commencement of any landscaping works.

*Reason: To ensure that the site is subject to appropriate landscaping treatments.*

### **Water Environment**

#### **Surface Water Drainage**

12. The development shall take place in accordance with the approved surface water drainage scheme as approved in writing by the County Planning Authority on the 4<sup>th</sup> February 2022, and comprising the following documents:
  - a) Cover letter (dated 21.07.21)
  - b) Specification 0500 Drainage and Service Ducts Ref. 60542201-ACM-GEN-GEN\_GEN\_GEN\_ZZ-Z-SP-Z-0500 (February 2020)
  - c) Pond 1 to 10 Details Ref. 60542201 (dated 29.06.2021)
  - d) Drainage Standard Details 1-3 Ref. 0542201 ACM HDG GEN\_GEN\_ZZ\_Z SD CD 0001 – 0003
  - e) Drainage Layout Sheets 1-36 (dated 29/06/2021)
  - f) Drainage Design Calculations Report Ref. 60542201-ACM-HDG-GEN\_GEN\_ZZ\_Z-RP-CD-0002 (July 2021)
  - g) Drainage Design Calculations Report Appendices A-I
  - h) Combined Schedules Report Ref. 60542201-ACM-HDG-GEN\_GEN\_ZZ\_Z-SH-CD(0001-0006)
  - i) Pond 1-10 1 in 100 year (Micro drainage Source Control dated 03/12/2021 and 07.12.2021)
  - j) Pond 8 1 in 100yr No Outflow
  - k) Pond Outlet Watercourse Levels
  - l) AECOM Response to Key Observations by LCC on the Surface Water Drainage Plan (dated 10/09/2021)

*Reason: To prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site. There is an exceptional need here to ensure that the*



*surface water associated within the development site development does not contribute to flooding elsewhere.*

13. The development shall take place in accordance with the approved details in relation to the management of surface water on site during construction, as approved by the Authority on the 1<sup>st</sup> April 2022 and comprising the following documents;

- a) Covering Letter (dated 26.11.2021)
- b) Water Management Plan Ref. 60542201-ACM-EWE-GEN\_GEN\_ZZ\_Z-RP-HD-0008 (November 2021)

*Reason: To prevent an increase in flood risk, maintain the existing surface water runoff quality, and to prevent damage to the final surface water management systems through the entire development construction phase. There is an exceptional need here to ensure that the surface water associated with the development site development does not contribute to flooding or lead to effects on the surface water management system during construction.*

#### Flood Risk

14. The development shall be carried out in accordance with the submitted flood risk assessment (ref: MMDR – 60542201, dated September 2018, produced by AECOM) and the following mitigation measures it details:

- The soffit level of the River Eye bridge is to be set no lower than 76.18mAOD (section 3.1.1 page 23).
- The soffit level of any of the bridge spans are to be set no lower than 74.97mAOD (section 3.1.1 page 23).

These mitigation measures shall be fully implemented prior to first use of the development and then subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

*Reason: To reduce the risk of flooding to the proposed development and to prevent flooding elsewhere.*

15. The development shall take place in accordance with the approved scheme for compensatory floodplain storage as approved in writing by the Authority on the 22/02/2022 and comprising the following documents:

- a) Cover Letter dated 01/12/2021
- b) Copy of the letter prepared in response to the EA's pre-discharge of conditions consultation dated 29/11/2021
- c) Updated map showing the modelled flood depth difference – proposed scenario (including flood compensation areas) minus baseline – 100 year+ 50% climate change event
- d) Updated modelled flood depth and modelled flood extent maps:
- e) Proposed scenario including flood compensation areas – 100 year + 30% climate change event:
- f) Proposed scenario including flood compensation areas – 100 year + 50% climate change event
- g) Flood Extents Baselines scenarios
- h) Modelled flood hazard rating maps

- i) Proposed scenario flood model of the area around the proposed River Eye crossing
- j) Updated hydraulic modelling report
- k) Flood model review spreadsheet
- l) All modelling details received by the EA on 23/12/21

*Reason: To ensure that there are no detrimental impacts to flood storage or flood flow routes. There is an exceptional need here to ensure that the surface water associated within the development site development does not contribute to flooding elsewhere.*

16. The development shall take place in accordance with the approved final designs for providing the Environment Agency access to the Brentingby Flood Storage Reservoir both during construction and post scheme completion, as approved by Authority on the 22/02/2022 and comprising the following documents;

- a) Cover Letter dated 01/12/2021
- b) Copy of the letter prepared in response to the EA's pre-discharge of conditions consultation dated 29/11/2021
- c) Plans showing the proposed EA maintenance and emergency access to Brentingby Dam; Crane Vehicle Tracking and HGV tracking
- d) Details of the pavement construction and tie-in details
- e) Design details for the balancing pond P10 as submitted

*Reason: There is an exceptional need here to ensure that the Environment Agency has access, both during the construction phase of the works and once the scheme has been completed, to undertake maintenance activities to the flood defence asset on the river Eye.*

#### Contamination

17. If during construction works contamination not previously identified is found to be present at the site then no further works in the affected area shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the County Planning Authority. The remediation strategy shall be implemented as approved.

*Reason: To ensure that the development does not contribute to and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site.*

#### Highways

##### Construction Traffic Management Plan

18. The development shall take place in accordance with the approved construction traffic management plan, as approved by the Authority on 01/03/2022 and titled, 'NORTHEAST MELTON MOWBRAY DISTRIBUTOR ROAD Construction Traffic Management Plan', Document Number 60542201-CGT-TTM-GEN\_GEN\_ZZ\_Z-CD-WM-0001 Infrastructure, Highways, HLA026, Revision 1.5 (P02).

*Reason: There is an exceptional need here to protect local amenity and in the interests of highway safety by reducing the possibility of deleterious material (mud, stones etc.) being deposited in the highway and becoming a hazard for*

road users, and ensuring that construction traffic does not use unsatisfactory roads and lead to on-street parking problems in the area.

## **Public Rights of Way**

### **Surfacing of Routes and Access Details**

19. Prior to the completion of the highway construction works a scheme for the surfacing and access arrangement details of all Non-Motorised User routes as shown on Drawings referenced Indicative Proposed NMU Routes:
- a) 60542201-ACM-ENM-S1\_GEN\_ZZ\_Z-DR-Z-0001;
  - b) 60542201-ACM-ENM-S2\_GEN\_ZZ\_Z-DR-Z-0002;
  - c) 60542201-ACM-ENM-S2\_GEN\_ZZ\_Z-DR-Z-0003;
  - d) 60542201-ACM-ENM-S3\_GEN\_ZZ\_Z-DR-Z-0004;
  - e) 60542201-ACM-ENM-S4\_GEN\_ZZ\_Z-DR-Z-0005;
  - f) 60542201-ACM-ENM-S5\_GEN\_ZZ\_Z-DR-Z-0006;
  - g) 60542201-ACM-ENM-S5\_GEN\_ZZ\_Z-DR-Z-0007;

shall be submitted to, and approved in writing by, the County Planning Authority. Thereafter, the scheme shall be implemented as approved.

*Reason: To safeguard and enhance the rights of way network.*

## **Amenity Protection**

### **Working Hours**

20. Apart from the following exemptions no operations shall be carried out at the site except between the following times: 0700 hours and 1900 hours Monday to Friday; and 0800 hours and 1300 hours Saturday. With the exception of work related to agreed possessions with Network Rail there shall be no operations on Sundays or public holidays.

Exemptions – Working outside of the normal working hours listed above shall be limited to:

- working to agreed possessions with Network Rail to undertake works associated with the bridge crossing; and,
- measures to minimise traffic disruption with prior notification to the County Planning Authority and in accordance with the approved Construction Traffic Management Plan.

*Reason: To ensure that the construction works can be carried out in a reasonable manner without significant effects on local amenity and the environment.*

## **Noise**

21. Except as may otherwise be agreed in writing by the County Planning Authority, all plant, equipment and machinery used on site for the road construction, including vehicular traffic to and from the site, shall be designed and maintained to reduce noise levels to a minimum and shall be operated in accordance with manufacturer's instructions. All plant, equipment and machinery used on site,

including vehicular traffic, which is capable of being fitted with the appropriate silencers, baffles, cladding, rubber linings and white noise reversing beepers shall be fitted and maintained.

*Reason: To ensure that the operational noise from the construction activities has due regard to the protection of local amenity.*

#### Materials

22. The road shall be constructed utilising a low road noise surface material as proposed in the submitted application and all maintenance thereafter shall utilise construction materials that achieve the same or improved noise reduction properties.

*Reason: In the interests of protecting the local amenity having regard to the future use of the new carriageway and its maintenance.*

#### Lighting

23. All lighting provision related to the development hereby permitted shall be in accordance with a detailed scheme to be submitted to and approved in writing by the County Planning Authority prior to its installation. The scheme as approved shall include details of the types and height of lights and/or light columns, their location, technical specification, means of preventing or minimising light spillage and the proposed hours of use.

*Reason: To ensure that the illumination of the new carriageway is acceptable having regard to local amenity and highway safety.*

#### Archaeology

24. The development shall be carried out in accordance with the approved archaeological WSI, approved by the County Planning Authority on the 01/04/22 and comprising the following documents;
- a) Covering Letter (dated 26.11.2021);
  - b) Outline Written Scheme of Investigation for Archaeological Works – document number: 60542201-ACMEHR-GEN\_GEN\_ZZ\_Z-SW-0003\_P01 (September 2021);
  - c) Geoarchaeological Assessment – River Eye Diversion, document number: 60542201-ACM-VGNGEN\_RIV\_ZZ\_Z-SW-AG-0002\_P02;
  - d) Written Scheme of Investigation: River Eye Diversion – document number: 60542201-ACM-VGNGEN\_RIV\_ZZ\_Z-SW-AG-0003\_P02;
  - e) Geophysical Survey Method Statement and Risk Assessment, (Phase SI, September 2019);
  - f) Archaeological Geophysical Survey (Phase SI, November 2019);
  - g) Written Scheme of Investigation for Trial Trench Evaluation (Phase 2) Ref. 60542201-ACM-VGN-GCN\_GEN\_ZZ\_Z-SW-AG-0004 (February 2022);
  - h) Email from Fiona Lee (AECOM) dated 18.03.2022.

*Reason: To ensure satisfactory archaeological investigation and recording.*

## **Informatives**

### **Protected Species.**

1. With regard to condition no. 9, the following informative has been taken from the approval letter from the Authority dated 17<sup>th</sup> February 2022. It should be noted that LCC Ecologists have advised that the applicant has also provided a Protected Species Survey Schedule, as requested by LCC Ecology. The document does clarify time periods when surveys are needed for each protected species. However, it is noted that it is not very clear on phasing, or what surveys are needed prior to each part of the scheme. LCC Ecologists have understood from the applicant that the phasing is undecided, and this makes it difficult to produce a schedule, but it had been anticipated that something with more detail that could be referred to during the construction period. It appears that this is not possible at this point, and LCC Ecologists have withdrawn their request (with no objection to discharging the conditions at this point), with a recommendation that it is carried out once phasing is known. The applicant is advised to liaise with LCC Planning and Ecology once the phasing schedule is clarified. It is also advised that the applicant is aware of informative comments made by LCC Ecology on 28/01/2022 re Syonsby Farm demolition.

### **Archaeological WSI**

2. LCC Archaeology have outlined that with regard to the approved archaeological WSI referred to within Condition no.24, it is recommended there should be compliance with the approved OWSI and subsequent implementation of the programme outlined. This will entail the submission of a series of further site-specific Written Scheme's as detailed in the OWSI, including for any follow-up mitigation necessitated by the trial trenching of the proposed soil storage areas and site compounds. They have also underlined the on-going discussion regarding the scope of the archaeological mitigation requirements associated with the diversion of the River Eye. They note the precise scope of this work remains to be established due to uncertainty regarding the development impacts. However, they are satisfied that the range of likely mitigation requirements will fall within the scope of the OWSI.

### **Public Rights of Way**

3. No trees or shrubs should be planted within 1 metre of the edge of the Public Right of Way. Any trees or shrubs planted alongside a Public Right of Way should be non-invasive species.

### **Environmental Permitting**

4. The Environmental Permitting (England and Wales) Regulations 2016 may require a permit to be obtained for any activities which will take place:
  - on or within 8 metres of a main river (16 metres if tidal)
  - on or within 8 metres of a flood defence structure or culvert (16 metres if tidal)
  - on or within 16 metres of a sea defence

- involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- in a floodplain more than 8 metres from the river bank, culvert or flood defence structure (16 metres if it's a tidal main river) and you don't already have planning permission.

Considerations in relation to gas pipeline/s identified on site:

5. Cadent have identified operational gas apparatus within the application site boundary. This may include a legal interest (easements or wayleaves) in the land which restricts activity in proximity to Cadent assets in private land. The Applicant must ensure that proposed works do not infringe on Cadent's legal rights and any details of such restrictions should be obtained from the landowner in the first instance. If buildings or structures are proposed directly above the gas apparatus then development should only take place following a diversion of this apparatus. The Applicant should contact Cadent's Plant Protection Team at the earliest opportunity to discuss proposed diversions of apparatus to avoid any unnecessary delays. If any construction traffic is likely to cross a Cadent pipeline then the Applicant must contact Cadent's Plant Protection Team to see if any protection measures are required. All developers are required to contact Cadent's Plant Protection Team for approval before carrying out any works on site and ensuring requirements are adhered to. Email: [plantprotection@cadentgas.com](mailto:plantprotection@cadentgas.com) Tel: 0800 688 588.