

TWC/2015/0560

Land North of Rushmoor Lane, Bratton, Telford, Shropshire

Installation of a ground based 4.08mw AC Photovoltaic Solar Farm, with associated infrastructure, landscaping and access.

APPLICANT

Sunsave 38 (Cheshire Coppice) Limited,

RECEIVED

17/06/2015

PARISH

Rodington, Wrockwardine

WARD

Wrockwardine

OFFICER Steven Drury

CLLR J SEYMOUR HAS REQUESTED THAT THIS APPLICATION IS CONSIDERED BY MEMBERS OF PLANNING COMMITTEE.

1.0 PROPOSAL

- 1.1 This application seeks permission for the installation of a 4.08MW-AC/5MW-DC ground-based, photovoltaic (PV) solar farm on land north of Rushmoor Lane, Cheshire Coppice Farm, Rushmoor.
- 1.2 The development will involve the installation of steel racks known as arrays supporting the Solar PV panels and will also include the provision of three inverter cabinets, a spare parts container and District Network Operator (DNO) substation cabinet. The site will be secured by a wire 2m high, wire mesh perimeter fence. Current will be fed into the national grid via a buried high voltage cable connected to Dothill electricity substation in Bratton.
- 1.3 The development will include approximately 816 arrays, each containing 24 solar PV panels set out in a 12 x 2 arrangement, running horizontally across the site. The arrays will support a total of approximately 19,584 photovoltaic panels. Each array will be tilted 15 degrees from the horizontal and will rise to a maximum height of 2 metres above ground level. The arrays will be separated by aisles measuring a width of 2.24m.
- 1.4 The development will incorporate three cabinets containing inverter and transformer equipment which will measure 3.5m high by 2.6m wide and 8.2m deep, each located within the centre of the site. The spare parts container will measure 2.6m high by 12.1m wide and 2.4m deep and the District Network Operator (DNO) substation will measure 2.9m high by 6.1m wide and 3m deep.
- 1.5 The arrays will be mounted on pole foundations that have a small footprint, leaving 97% of the site as grassland. A mixed species grass meadow will be established surrounding and beneath the arrays and the site will seasonally be grazed by sheep.
- 1.6 The site will be accessed via a new vehicular entrance to be provided 3 metres north east of the existing field access onto Rushmoor Lane. The new

entrance will be 8m wide and will achieve visibility well in excess of the 56 metres in both directions. A storage area will be provided to the north east of the entrance which includes a passing place and parking bay for HGVs. The application has been accompanied by a construction management plan which sets out the controls to be applied during the construction phase. This covers matters such as construction and delivery hours, routes to the site and traffic management measures such as the provision of signage along Rushmoor Lane.

1.7 The application has been accompanied by the following supporting documents: -

- Design and Access Statement
- Transport Statement and Construction Management Plan
- Tree Survey
- Flood Risk Assessment
- Agricultural Land Classification Report
- Heritage impact Assessment
- Noise Impact Assessment
- Planning Statement
- Landscape and Visual Impact Assessment
- Biodiversity Management Plan
- Site Environmental Management Plan

1.8 A Screening Opinion request under Environmental Impact Assessment Regulations was issued on 24th February 2015 indicating that the application did not fall as an EIA development requiring an Environmental Statement.

2.0 SITE AND SURROUNDINGS

2.1 The site is located in the Rushmoor area, approximately 1.3km north west of the settlement of Bratton and the outskirts of the Telford urban area. The site is located within open countryside and comprises 7.66 hectares of agricultural land located to the north side of Rushmoor Lane. The site comprises part of Cheshire Coppice Farm.

2.2 The application site is broadly triangular in shape, comprising two fields, surrounded by hedgerows and bound by agricultural land to the north, west and east. The land is fairly even in terms of its topography. Rushmoor Lane extends along the south boundary which contains a mature hedgerow and tree lined boundary. Beyond the road to the south are further agricultural fields. A mature Oak tree is located within the site and two further mature Oaks are located within the hedgerow between fields one and two.

2.3 There are no residential properties within the immediate vicinity of the site. The nearest properties consist of No's 10 and 9 Rushmoor Lane which are located 240m and 400m to the east of the site respectively. To the north west of the site, two properties, Lower Farm Cottages, are located approximately 185m from the northern tip of the site. Both occupy raised vantage points in relation to the site and have windows which face south, looking towards the

development site. Three further properties are located to the north of the site within the complex at Lower Farm.

3.0 RELEVANT PLANNING HISTORY

3.1 None

4.0 PLANNING POLICY CONTEXT

4.1 National Planning Policy Framework (NPPF)

4.2 Wrekin Local Plan:
NR1: Location of Renewable Energy Development
UD2: Design Criteria
OL2: Designated Areas
OL11: Woodland and Trees

4.3 Telford & Wrekin Core Strategy:
CS12: Natural Environment
CS13: Environmental Resources
CS14: Cultural, Historic and Built Environment
CS15: Urban Design

5.0 SUMMARY OF CONSULTATION RESPONSES

5.1 Parish Council / Ward Member:

5.1.1 Wrockwardine Parish Council: Comment

Request that planning officers ensure provisions are made for controls over access and traffic management during construction. Rushmoor Lane already has traffic problems and the highways officers will need to work with the contractors to ensure minimal disruption.

5.1.2 Rodington Parish Council: Support subject to conditions

Request that a permanent gated entrance is provided following completion of the project. Hedgerows should be grown to 8ft to hide the steel perimeter fencing. Monitoring of the site following completion is also required to ensure it is maintained as meadow land.

5.1.3 Cllr J Seymour: Object

Raises concerns over the company erecting the Solar farm, in relation to Tiddiecross solar farm, relating to the construction routes of vehicle movements, and disregard for hours of working. Whilst supporting solar energy, the increased use of agricultural land for this purpose is considered inappropriate, and contrary to policy CS7.

5.2 Standard consultation responses

5.2.1 Shropshire Council Archaeology Service: Comment

Note that the proposed development site occupies agricultural land lying within an area of known prehistoric to Roman period occupation and activity, and a find spot of a flint flake (Shropshire Historic Environment Record [HER] No 00711) was made in the early 20th century immediately outside the proposed development site. The development site is considered to have a low potential for buried archaeological remains of these periods. In view of this and in relation to Paragraphs 128 to 135 of the NPPF, it is recommended that an archaeological evaluation of the application site be undertaken prior to the planning application being determined.

5.2.2 Following the submission of a geophysical survey, consider that further archaeological evaluation will not be required prior to determination. Recommend that a programme of archaeological work in the form of an archaeological watching brief be made a condition of any planning permission

5.2.3 Drainage: Support subject to conditions

Although the development will not increase the amount of hardstanding on the site, the plans show a scheme of surface water swales across the site, for which detailed designs should be submitted. Therefore request condition requiring details of swales prior to commencement of development.

5.2.4 Public Protection: (Contaminated Land): No comment

5.2.5 Public Protection: (Pollution Control): No comment

5.2.6 Highways: Comment

Raises no objection in principle, subject to conditions requiring the provision of parking, loading and turning areas and the formation of 2.4m by 90m visibility splays prior to the development first being brought into use.

Also request informatives advising the applicant of the need to apply for a S184 highways licence to carry out works on the highway and to agree temporary signage with the local highways authority prior to display on site.

5.2.7 Arboricultural: Comment

Initially requested the submission of an arboricultural report. Following submission of the report, raises no objection subject to conditions requiring the erection of tree protection fencing, no-dig construction and the provision of a tree replacement plan.

Also suggested moving the storage area 5 metres further into the field to avoid the canopy of Oak trees along the roadside boundary. Following receipt of amended plans, the Trees Officer raises no further objection.

5.2.7 Ecology: Comment

Raise no objection subject to imposing a condition requiring the development to be carried out strictly in accordance with the submitted Biodiversity Management Plan.

5.2.8 Shropshire Fire Service: No Comment

5.2.9 Environment Agency: Comment

Based on information submitted, appears to be low risk development and does not require direct consultation with the EA. Refer to Flood Risk Standing Advice – for operational development (+1ha) within Flood Zone 1. Request informatives regarding contaminated land, foul drainage and pollution prevention.

5.2.10 Natural England: Comment

Natural England has no comments to make regarding this application.

5.2.11 Shropshire Wildlife Trust: No objection

Have no objections to this application and welcome the measures to enhance the biodiversity of the site. Suggest minor improvements to badger mitigation measures and wildlife buffers.

5.3 Neighbour consultation responses

5.3.1 Two objections have been received from members of the public, which are available in full on the planning file but key points have been summarised as follows: -

- Proposal will result in the loss of more agricultural land
- Nearby solar farm has not seen sheep grazing, and spacing between panels suggests this is unlikely to happen. Soil also too compacted to allow grass to grow.
- Future renewable development should not be at the expense of destroying agricultural farming land.
- Solar farms should not be on greenfield sites. Land should be left to agriculture. Solar pans should be provided on buildings.
- Will not be possible to grow grass in compacted mud following construction
- Area will contain weeds and sheep will not be able to graze
- Building rural solar farms is now contrary to government guidance
- Solar installations are noisy, resulting from use of cooling fans.
- Screening would not block views
- Unsightly industrial installation in a totally inappropriate setting

6.0 **PLANNING CONSIDERATIONS**

6.1 Having regard to the development plan policy and other material considerations including comments received during the consultation process, the planning application raises the following main issues:

- Principle of Development
- Visual Impact
- Loss of Agricultural Land
- Highways and Access
- Other Matters

6.2 **Principle of Development**

- 6.2.1 Saved Wrekin Local Plan Policy NR1 (Location of Renewable Technology Developments) advises that the Council will support proposals for the generation of power from renewable energy sources within the district. All proposals will be assessed on a site for site basis and should accord with other policies in the development plan, particularly those regarding open land, countryside and the historic environment. Core Strategy Policy CS13 also advises that applications for the production of renewable energy will be supported where this is consistent with the statements provided elsewhere within the Core Strategy, the development plan and national guidance. Paragraph 98 of the NPPF advises that local planning authorities should not require applicants to demonstrate the need for renewable or low carbon technologies and should approve planning applications for such technologies where the impacts are (or can be made) acceptable.
- 6.2.2 The Council is therefore supportive of renewable technologies in principle, however, when considering their likely impact, proposals will need to comply with relevant local and national policy requirements.

6.3 **Visual Impact**

- 6.3.1 Wrekin Local Plan Saved Policy OL2 does not permit any development which would have an adverse impact upon designated areas such as Areas of Outstanding Natural Beauty, Areas of Special Landscape Character or Wildlife Sites. Policy OL11 requires the Council to retain and enhance the contributions trees and woodlands make to landscape character. HE24 requires the Council to ensure that historic parks and gardens are not adversely affected by the development. More generally, Policies CS12 and CS13 of the Core Strategy seek to protect and enhance the natural environment and environmental resources within the borough.
- 6.3.2 The proposal is situated in an isolated rural location approximately 1.3km north west of Telford and 650 metres due south of the settlement of Longden-upon-Tern. The site currently comprises agricultural grazing land which is contained at its southern boundary with a line of mature trees and a hedgerow which separates the site and from Rushmoor Lane. The east side of the site contains a low level post and wire fence and the west side boundary contains a native hedgerow. The boundary between the two fields also contains a native hedgerow together with two mature Oak trees. The topography of the site gradually rises to the north and bordering land to the north is located at a higher level. The wider landscape is characterised by agricultural fields, both grazing and arable, interspersed with mature hedgerows and mature trees.
- 6.3.3 The application has been accompanied by a Visual Impact Assessment which places the site within the Shropshire, Cheshire and Staffordshire Plain National Landscape Character Area. The Shropshire Landscape Typology places the development site within the Estate Farmlands character area. In terms of sensitive receptors, the site is located 4.9km from the Shropshire Hills Area of Outstanding Natural Beauty, which includes The Wrekin whose

summit is approximately 6.12km south of the site. The Grade II Listed Orleton Hall Historic Park and Garden is located 3.3km south east of the site and the Strine Levels Area of Special Landscape Character is a relatively flat area of open farmland located 2km north east of the site. No public rights of way cross the site, however, one footpath does about the south western side of the site, before extending to the north in the direction of Longden-upon-Tern. Two additional footpaths cross fields located to the west and east of the site.

- 6.3.4. The submitted Visual Impact Assessment acknowledges that the proposal will introduce a distinctive new feature to the rural landscape, however, the effects on the area's landscape character will be limited to the immediate local area surrounding the site as a result of the small scale nature of the panels, the size of the development, the fluctuating topography and high degree of intervening topography. This would result in a localised 'minor adverse' effect on the local landscape character during the operational phase of the development. Officers concur with the findings of the assessment.
- 6.3.5 The development does, however, include measures to maintain the quality of the land and to retain an agricultural use at the site through the implementation of a landscape plan. Measures will include improving existing field boundaries with new hedgerows and improving the existing grassland with a more species rich mix. Agricultural use of these lands will continue during the operation phase, with light grazing being used to help manage the improved grassland between the solar arrays. These measures will have a slight beneficial effect to the rural character and biodiversity of the proposed development site.
- 6.3.6 In terms of wider views of the site, the submitted Visual Impact Assessment concludes that as a result of the fluctuating, intervening topography and mature boundary vegetation, the proposed development will not be visible from any of the designated areas or identified sensitive receptors. In addition, it is considered that any views from raised vantage points such as from The Wrekin would be at such a distance that any impact upon the landscape would be negligible, particularly taking into account the size of the development.
- 6.3.7 The proposal will retain all existing field boundaries and the majority of trees surrounding the site, with the exception of those to be removed to accommodate the new site access. In addition, new hedgerow planting with occasional trees will be added to strengthen the existing field boundaries and provide further screening of the site. The Visual Impact Assessment concludes that over time, the management of the existing boundaries, growth of the additional boundary planting and replacement of poor pasture with species rich grassland will help reduce the initial adverse effects of the development and will improve the quality of the fields. Furthermore, at the decommissioning stages, the removal of all industrial elements offsite, together with the retention of improved groundcover and field boundaries, will have a 'minor beneficial' effect to the site. Again, officers would agree with the findings of this report.

- 6.3.8 The proposal has been assessed by the Councils Trees Officer who raises no objection subject to conditions relating to the protection of trees on site, use of non-dig construction methods and replacement planting to be provided in accordance with the submitted landscaping plan.
- 6.3.9 Taking into account the above considerations, it is considered that the proposal complies with Saved Policies OL2, OL11 and HE24 of the Wrekin Local Plan, together with Policies CS12 and CS13 of the Core Strategy.

6.4 **Loss of Agricultural Land**

- 6.4.1 Whilst it is noted that some of the representations received raised concerns regarding the loss of agricultural land, the Agricultural Land Classification Report which accompanies the application confirms that the whole site has a classification of grade 3b which is of moderate quality. The proposal would not therefore affect the best and most versatile agricultural land as defined by the NPPF.
- 6.4.2 Notwithstanding the above, the proposal does include measures to allow the continued use of the land for agricultural purposes, including the continued seasonal grazing of the land by sheep. Following completion of the construction period, the land around and beneath the arrays will be sown with grass seed and grassed buffers around the edge of the site will be sown with wildflowers. Aisles between rows of arrays will be 2.4m wide which is a sufficient width to allow sit-on vehicles and machinery to travel along thus allowing future management and maintenance of the land as required. A Biodiversity Management Plan has been submitted which sets out the timings and procedures for grass and wildflowers planting together with an outline management regime for 25 years and a condition can be added to any permission ensuring the development is carried out in accordance with the details contained that plan.
- 6.4.3 Given that the proposal will not harm the quality of the land and includes provisions to allow a continued agricultural use, it is considered to comply with the requirements of Core Strategy Policy CS13.

6.5 **Highways and Access:**

- 6.5.1 The main highways issues are likely to arise during the construction phase of the development. A construction management plan has been submitted with the application which sets out how the construction phase will be carried out
- 6.5.2 **Hours:** Officers initially raised concerns to the original construction hours proposed therefore the applicant's agent has now confirmed agreement that no construction works or deliveries to the site shall take place outside the hours of 07:30 and 18:30, Monday to Friday and 07:30 and 13:30 on Saturdays. No works or deliveries will take place outside of these hours, including on Sunday and Bank Holidays. Officers are satisfied that the proposed hours are reasonable and whilst some minor inconvenience may be experienced by local residents and road users during this period, given that

the construction period will last around 10 weeks, such issues will be temporary and short-term.

- 6.5.3 Deliveries & Vehicle Movements: A routing plan has been provided which confirms the route delivery vehicles and HGV's will take to access the site. Vehicles will be directed from the north along the B5063 then west along Rushmore Lane and temporary signage will be erected along the route to direct drivers. Delivery vehicles will mostly be rigid or articulated lorries of up to 40 tonnes and it is anticipated that a total of 358 journeys will need to be made to the site, resulting in a total of 716 trips along Rushmore Lane and the B5063. This is expected to equate to approximately 16 HGV movements per day, although the Transport Statement suggests that at the peak period during weeks 4-5, 10 HGVs would require access to the site per day, resulting in 20 movements (arrivals and departures) per day.
- 6.5.4 In terms of worker access to the site, the supporting statement advises that the majority of construction workers are from Germany and the continent will stay in local accommodation and will not have their own transport. As such, they will be transported to the site in minibuses or shared cars thus reducing vehicle movements in the area. The report suggests that 20 car movements per day could be generated in terms of trips to and from the site.
- 6.5.5 Officers note that the main roads to be used are of a good standard and of sufficient width to allow 2 HGVs to pass each other. Rushmore Lane is the lowest classification but still contains a minimum width of 5.5 metres which is considered sufficient to accommodate the levels of HGV traffic required (as advised in Manual for Streets). The junction of Rushmore Lane and the B5063 also has good visibility in both directions. Rushmore Lane is not a busy road and receives fairly infrequent traffic movements. The increase in vehicular traffic using it will therefore be noticeable but when spread across the working day, the vehicle movements proposed could be comfortably accommodated without any adverse impact upon highway safety.
- 6.5.6 Within the site, strengthened internal access tracks will be provided which will be fully reversible and can be broken up and restored to agricultural land at the end of the 25 year life of the solar farm. The site will include a wheel washing facility at the entrance to prevent mud being deposited onto the roads as vehicles leave the site.
- 6.5.7 The proposal includes provision to control HGV movements in order to prevent too many being located on site at any one time. The Site Construction manager will be in communication with lorry drivers to ensure that no more than 3 vehicles are on site at any one time. Sufficient space is available within the site entrance to allow one HGV to wait in a passing bay if another is already on site.
- 6.5.8 Site Access: Access to the site will be obtained from Rushmore Lane using a new access to be provided alongside the existing field access located in the south east boundary. Full specifications have been provided showing a 5.5m wide entrance road surfaced with Asphalt Concrete. Visibility at the entrance

is good in both directions and following cutting back of small sections of hedgerow, can be achieved to acceptable standards. The Local Highways Authority have requested a condition requiring splays of at least 2.4m by 90m to be provided in both directions prior to the commencement of development works.

6.5.9 The Highways Authority have inspected the proposal in terms of access arrangements during both the construction and operational phases of the development and are satisfied that the proposal will not give rise to any significant concerns in respect of highway safety. It is considered that the roads along the identified route to the site are capable of accommodating the additional traffic levels likely to occur during construction period.

6.5.10 It is noted that concerns have been raised by the local ward member given that the same applicant was involved with the nearby site at Tiddiecross (ref. TWC/2015/0810) where a number of breaches of operating restrictions took place. These involved delivery vehicles not following agreed routes and deliveries and works not being carried out within specified hours. Concerns in this respect have been relayed to the applicant and agent, however, such concerns are not themselves reasons to refuse this application. The provisions made within the Construction Management Plan are considered acceptable in planning terms and any failure to comply with the plan would be a matter for the Planning Enforcement and Compliance teams to investigate and action as appropriate.

6.6 **Residential Amenity**

6.6.1 In terms of the impact upon residents during the construction period, the route to the site along Rushmoor Lane passes three residential properties, each of which is located in close proximity to the highway and in this respect, the occupants of those properties may experience some inconvenience through noise, disturbance and vibrations associated with the additional HGV movements. However, given the numbers involved and the relatively short term construction period, it is not considered that this would cause harm to living conditions at a level that would warrant refusal of this application. During the operational period, vehicular movements associated with the development will be rare and are unlikely to have any impact upon nearby residents.

6.6.2 During the operational phase, the solar farm is likely to be visible from up to six properties within the nearby area, including 10 Rushmoor Lane which is located approximately 250 metres to the east of the site and No's 1 and 2 Lower Farm Cottages, The Old Sawmill, The Granary and The Byre House which are approximately 200 metres to the north and north west of the site. In each case, the proposed development will be viewed in the distance, across agricultural fields, separated by hedgerows and intermittent mature trees. Such features will help to break up views of the site, however, the right to a view is not a material planning consideration and cannot be taken into account when considering the impact upon residential properties. The panels will be angled to face southwards, away from the properties to the north of the site and are designed to absorb light, not reflect it away, therefore there should be no issues with glint or glare disturbing residents. Having regard to

the above considerations, it is not considered that proposed solar farm development would have an adverse impact upon the living conditions of nearby residents.

- 6.6.3 It is also noted that no comments or objections have been received from the owners or occupants of those properties.

6.7 **Other Matters**

- 6.7.1 **Archaeology**: The site has been identified as having a low potential for buried archaeological remains. In view of this and in relation to Paragraphs 128 to 135 of the NPPF, it was recommended that an archaeological evaluation of the site was submitted prior to determination. A geophysical survey of the site has been submitted by the applicants agent which has been assessed by Shropshire Council's Archaeological Service who are satisfied that further archaeological evaluation of the site will not be required. No objection is therefore raised to the proposal in respect of archaeological issues subject to a condition requiring a written scheme of investigation prior to commencement of works on site.

- 6.7.2 **Drainage**: Although it is noted that the proposal will not result in a significant provision of additional hardstanding on site, the proposal will include swales to accommodate surface water and details of these features will need to be agreed with the Council's Drainage team prior to commencement of works.

- 6.7.3 **Ecology**: The application has been accompanied by the submission of an Extended Phase 1 Habitat Survey (carried out February 2015 by Wildlife Matters) and a Biodiversity Management Plan (also been produced by Wildlife Matters, June 2015) and both documents have been assessed by the Council's Ecology team. Officers are satisfied that the proposed development will not be harmful to any wildlife habitats or European Protected Species. The application does include a number of enhancement measures including the planting of a new hedgerow, planting of wildflower strips, erection of bird and bat boxes, hedgehog boxes and stag beetle buckets. These measures are set out in the submitted Biodiversity Management Plan and a condition will be imposed requiring the development to be carried out in accordance with this document. The development is therefore considered to comply with the requirements of Policy CS12 and NPPF Paragraph 118.

7.0 **CONCLUSIONS**

- 7.1 The Council is supportive of applications for renewable energy generation provided it can be demonstrated that they do not conflict with other policies within the development plan, particularly those regarding open land, countryside and the historic environment. This position is backed up at the national level within the National Planning Policy Framework which has at its heart the presumption in favour of sustainable development and where the proposal accords with the development plan development should be approved without delay.

- 7.2 The site is not located on any land designated for its natural beauty or recognised for having any specific ecological importance and carries an Agricultural Land Classification of Grade 3b and will not result in the loss of the best quality or most versatile land. The proposal is a reversible form of development which could be removed at the end of its 20-25 year life span and the land could then be returned to an agricultural use, although planting will take place to encourage a wild meadow growth between and underneath the panel arrays and the seasonal grazing of sheep will continue to occur, thus retaining an agricultural use on the site. In addition, biodiversity of the site will be enhanced by landscaping and ecological mitigation measures.
- 7.3 In terms of the visual impact, the site is well screened from Rushmoor Lane by existing boundary vegetation and the fluctuating, intervening topography and vegetation within the site and surrounding area will mean that any views are likely to be localised and will not be visible from any of the designated areas or identified sensitive receptors. Views from more elevated vantage points such as The Wrekin will result in negligible impacts given the distances involved.
- 7.4 The proposed development can be accessed safely and the vehicle movements and construction traffic generated by the development can be accommodated by the surrounding highway network and without adversely affecting the living conditions of nearby residents. The application includes a construction management plan which sets out the restrictions to be imposed on on-site construction and delivery arrangements including hours restrictions and delivery routes which can be controlled by condition.
- 7.5 Having regard to the above considerations, the proposal is considered to comply with Saved Policies NR1, UD2, OL2 and OL11, Core Strategy Policies CS12, CS13, CS14, and CS15 together with the requirements of the National Planning Policy Framework (NPPF).

8.0 RECOMMENDATION

- 8.1 Based on the conclusions above, it is recommended that the Committee **GRANT PLANNING PERMISSION** subject to the following conditions:

Conditions

1. A01 Time limit
2. A07 Time Limit – Temporary Period
3. C38 Development in accordance with plans
4. B079 Drainage including swales
5. Ccust Site Environmental Management Plan
6. C013 Parking, loading, unloading, turning
7. C014 Visibility Splays
8. C074 Tree Protection
9. C076 Landscaping Implementation
10. C089 In accordance with tree survey
11. C109 Biodiversity Management

12. Ccust Construction Hours
13. Ccust Archaeological WSI
14. Ccust Decommissioning Method Statement

Informatives

- I11 Highways
- I35 Drainage
- I40 Conditions
- I41 Reason for Grant
- RANPPF1 Approval - National Planning Policy Framework.