

APPENDIX 1 – Draft Conditions

STANDARD CONDITION(S)

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91(1) of the Town and Country Planning Act, 1990 (As amended).

2. The development shall be carried out strictly in accordance with the approved plans, drawings and documents as listed in Schedule 1 below.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the approved plans and details.

CONDITION(S) THAT REQUIRE APPROVAL BEFORE THE DEVELOPMENT COMMENCES

Phasing

3. Prior to the commencement of the development, a Phasing Plan shall be submitted to and approved in writing by the Local Planning Authority (LPA). The Phasing Plan shall present, the order and time period within which each phase of the approved development will be constructed. Conditions (set out below) that are required to be submitted to the Local Planning Authority for approval shall be submitted to and agreed in accordance with the sequence set out in the agreed phasing plan. The approved development shall thereafter be implemented solely in accordance with the approved Phasing Plan.

Reason: To allow the development to progress in phases and each relevant condition to be discharged according to the relevant phase.

Arboriculture & Ecology

4. In this condition 'retained tree' means an existing tree, woody shrub or hedge which is to be retained in accordance with the approved plans and particulars; and any tree, woody shrub or hedge planted as a replacement for any 'retained tree':

a) No retained tree shall be wilfully damaged or destroyed, uprooted, felled, lopped, topped or cut back in any way other than in accordance with the approved plans and particulars, without the prior written approval of the LPA. Any approved tree works shall be carried out in accordance British Standard 3998: 2010 Tree Work - Recommendations, or its current version.

b) Prior to commencement of each phase of the development, as set out in the approved Phasing Plan required under condition 3, a scheme shall be submitted to and approved in writing by the LPA to safeguard trees, woody

shrubs and hedges to be retained on and adjacent to the site. The scheme shall be based upon an Arboricultural Impact Assessment and include an Arboricultural Method Statement (AMS) and / or a Tree Protection Plan (TPP), prepared in accordance with and meeting the minimum tree protection requirements recommended in, British Standard 5837: 2012 Trees in Relation to Design, Demolition and Construction – Recommendations, or its current version.

c) For each phase of the development, any pre-commencement tree works and all tree protection measures detailed in the approved AMS and / or TPP shall be fully implemented and details of implementation shall be submitted to and approved in writing by the LPA, before any development related equipment, materials or machinery are brought onto the site.

d) The development shall be implemented in accordance with the approved tree protection scheme, AMS and / or TPP. The approved tree protection measures shall be maintained in a satisfactory condition throughout the duration of the development, until all equipment, machinery and surplus materials have been removed from the site.

e) For each phase of the development, all services and drainage infrastructure will be routed outside the Root Protection Areas indicated on the approved TPP or, where this is not possible, a detailed method statement and task specific TPP will be submitted to and approved in writing by the LPA prior to any work commencing on site. Thereafter the development shall be carried out strictly in accordance with the AMS and TPP.

f) No works associated with the relevant phase of development, as per the approved Phasing Plan (condition 3) shall commence and no equipment, machinery or materials will be brought onto the site for the purposes of said development until a responsible person has been appointed for day-to-day supervision of the site and to ensure that the approved tree protection measures are fully complied with. The LPA will be informed in writing of the identity of said person and any change of said person.

Reason: to safeguard the amenities of the local area and to protect the natural features that contribute towards this and that are important to the appearance of the development in accordance with Policies CS6 and CS17 of the Core Strategy and MD12 of the SAMDev Plan.

5. No development shall commence until a Final Compensation Strategy for Ancient Woodland, Veteran Trees and Local Wildlife Sites has been submitted to and approved in writing by the Local Planning Authority. The Final Compensation Strategy shall include the following:
 - a) A delivery plan and timetable;
 - b) Costed Woodland Management plans prepared in compliance with the UK Forestry Standard (5th Edition, October 2023);

- c) Costed Veteran Tree Management plans prepared in accordance with 'Ancient and veteran trees: further guidance on management' (published by the Tree Council, 2013); and
- d) Costed detailed planting and maintenance plans for compensatory tree planting, prepared in accordance with British Standard 8545: 2014-Trees: from Nursery to Independence in the Landscape - Recommendations.

The development shall thereafter be completed in accordance with the Approved Strategy.

Reason: To ensure that a suitable compensation strategy is provided due to the loss and deterioration of irreplaceable assets as per paragraph 186c) of the NPPF and to compensate for unavoidable significant impacts to natural assets as per Local Plan policies MD12 and CS17.

6. No development shall commence until a scheme for the offsetting of wet woodland impacts has been submitted to and approved in writing by the Local Planning Authority. The proposed offsetting scheme shall include:
- i. The identification of an offsetting site or sites which generates a minimum of 12.28 wet woodland or broadleaved woodland biodiversity units in accordance with the statutory biodiversity offsetting metric, and
 - ii. The provision of arrangements to secure the delivery of offsetting measures, including a timetable for delivery; and
 - iii. A Woodland Management and Monitoring Plan, to include for the provision and maintenance of the woodland offsetting scheme for a period of no less than 30 years from the date of implementation of the offsite provision. The management and monitoring plan shall include:
 - a. Description of woodland habitat to be created/enhanced including expected management condition and total area; and
 - b. Review of the ecological constraints; and
 - c. Detailed designs and/or working methods (management prescriptions) to achieve proposed habitats and management conditions, including extent and location of proposed works; and
 - d. Type and source of materials to be used, including species list for all proposed planting and abundance of species within any seed mix; and
 - e. Identification of the persons responsible for implementing the works; and
 - f. A timetable of future ecological monitoring to ensure that the woodland habitats achieve their proposed management condition as well as a description of a feed-back mechanism by which the management prescriptions can be amended should the monitoring deem it necessary.
 - g.

Monitoring reports will be submitted to the Council during years 1, 2, 5, 7, 10, 20 and 30 from commencement of development unless otherwise stated in the Woodland Management and Monitoring Plan demonstrating how the offsetting provision is progressing towards achieving its objectives, evidence of arrangements and any rectifying measures needed.

The offsetting scheme shall thereafter be maintained and monitored in accordance with the approved details.

Reason: To compensate for the loss of wet woodland priority habitat in accordance with the mitigation hierarchy and Local Plan policies MD12 and CS17.

7. No development within 50m of an active badger sett shall take place (including demolition, ground works and vegetation clearance) until either:
 - a) a Licence with respect to badgers has been obtained from Natural England and submitted to the Local Planning Authority; or
 - b) a statement from an appropriately qualified and experienced ecologist has been submitted and approved in writing to the Local Planning Authority explaining why a licence is not required and setting out any additional mitigation measures required for prior approval. These measures will be implemented as approved.

Reason: To ensure the protection of badgers, under the Protection of Badgers Act 1992.

8. No demolition of West View (B1) (Shrewsbury North West Relief Road Appendix 8.14: Bat Building Survey Report) or felling/pruning of trees T041, T050, T092 and T150 (Shrewsbury North West Relief Road Appendix 8.13: Bat Tree Survey Report) shall take place until a European Protected Species (EPS) Mitigation Licence with respect to bats has been obtained from Natural England and submitted with the approved method statement to the Local Planning Authority. The proposal must be carried out in accordance with the approved information.

Reason: To ensure the protection of bats which are European Protected Species.

9. No works in the relevant phase set out in the Phasing Plan (condition 3), including clearance of vegetation shall take place until a Construction Environmental Management Plan (Ecology) pertaining to that phase has been submitted to and approved in writing by the LPA. The plan shall include:
 - a) An appropriately scaled plan showing 'Wildlife/Habitat Protection Zones' where construction activities are restricted, where protective measures will be installed or implemented;
 - b) Details of protective measures (both physical measures and sensitive working practices) to avoid impacts during construction;
 - c) Requirements and proposals for any site lighting required during the construction phase;
 - d) A timetable to show phasing of construction activities to avoid harm to biodiversity features (e.g. avoiding the bird nesting season);
 - e) The times during construction when an ecological clerk of works needs to be present on site to oversee works;
 - f) Identification of Persons responsible for:
 - i) Compliance with legal consents relating to nature conservation;

- ii) Compliance with planning conditions relating to nature conservation;
 - iii) Installation of physical protection measures during construction;
 - iv) Implementation of sensitive working practices during construction;
 - v) Regular inspection and maintenance of physical protection measures and monitoring of working practices during construction; and
 - vi) Provision of training and information about the importance of 'Wildlife Protection Zones' to all construction personnel on site.
- g) Pollution prevention measures.

All construction activities shall be implemented strictly in accordance with the approved details and timing of the plan.

Reason: To protect features of recognised nature conservation importance in accordance with MD12, CS17 and section 180 of the NPPF. This a pre-commencement condition to ensure that the wildlife protection zones and protective measures are in place before any other works to ensure that the development does not adversely affect wildlife.

10. No development within each phase of the development (including vegetation clearance, ground works etc), as set out in the approved Phasing Plan required under condition 3 shall commence until a Bat Monitoring Strategy has been submitted to and approved in writing by the Local Planning Authority. The strategy shall include details of bat monitoring to be undertaken in the whole summer immediately prior to the commencement of vegetation clearance and thereafter at appropriate intervals during construction and during the first year of operation.

The surveys shall be undertaken in accordance with the approved strategy, and the results of each survey together with monitoring conclusions and any recommendations for additional mitigation measures required shall be submitted to the LPA within 3 months of their completion and implemented in accordance with the recommendations with 12 months.

Reason: To monitor the effectiveness of mitigation for bats which are European protected species.

11. No works in the relevant phase set out in the Phasing Plan (condition 3) shall take place and no equipment, machinery or materials will be brought onto site for the purpose of said development phase until a detailed soft landscaping scheme pertaining to that phase incorporating suitable and appropriate tree, shrub and hedge planting, grassland and wetland planting prepared in accordance with relevant British Standards, has been submitted to and approved in writing by the LPA. Tree planting objectives shall be specified, and plans and specifications drawn up to accord with

BS8545: 2014-Trees: from Nursery to Independence in the Landscape - Recommendations) The landscaping scheme shall include:

- a) A planting schedule, detailing plants/seed mixes, noting species (including scientific names), planting stock types and sizes and proposed numbers/densities where appropriate;
- b) Details as relevant of ground preparation and cultivation, tree planting pit specifications, and planting or sowing technique;
- c) Means of protection and support for planted trees and shrubs against browsing damage from livestock or wild animals;
- d) Written specifications for mulching, weeding and other maintenance operations as relevant to ensure successful establishment of planting and habitat creation;
- e) Specifications for, and locations of, badger fencing; and
- f) Implementation timetables.

Native species used are to be of local provenance (Shropshire or surrounding counties). The approved landscaping scheme shall be implemented as specified and completed prior to completion of the relevant phase. If within a period of five years from the date of planting, any tree or shrub, or any tree or shrub planted in replacement for it, dies or, in the opinion of the LPA becomes seriously damaged or diseased, or is otherwise lost or destroyed, another tree or shrub of a similar specification to the original shall be planted at the same place during the first available planting season.

Reason: To ensure the provision of amenity and biodiversity afforded by appropriate landscape design in accordance with Policies CS6 and CS17 of the Core Strategy and MD12 of the SAMDev Plan.

12. Prior to the erection of any external lighting on the site, a lighting plan shall be submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall be designed to take into account the advice on lighting set out in the Bat Conservation Trust/Institute of Lighting Professionals Guidance Note 08 23 *Bats and artificial lighting at night*. The development shall be carried out strictly in accordance with the approved details and thereafter retained for the lifetime of the development.

Reason: To minimise disturbance to protected species in accordance with Policy CS17 of the Core Strategy and MD12 of the SAMDev Plan.

13. Prior to the commencement of development within the relevant phase as set out in the approved Phasing Plan, the following plans shall be submitted to the Local Planning Authority for approval in writing showing:
- a) Badger tunnels of a minimum of 600mm in width; and
 - b) Details of how wildlife will access the mammal ledge provided through Alkmund Park Culvert, Willow Pool Wildlife Culvert and the Hencott Pool Culvert.

The plans shall be implemented as in accordance with approved details.

Reason: To ensure effective mitigation is provided for protected species in accordance with Policy CS17 of the Core Strategy and MD12 of the

SAMDev Plan.

14. No development shall take place until a scheme for the landscaping of the site has been submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall include details of hard landscaping, planting plans, written specifications (including cultivation and other operations associated with tree, shrub, hedge or grass establishment), schedules of plants noting species, plant sizes, the proposed numbers and densities and an implementation programme.

Reason: To ensure appropriate landscaping of the site having regard to SC6 "Sustainable Design and Development Principles", SC17 "Environmental Networks" of the Shropshire Core Strategy, and MD12 "Natural Environment " of the Shropshire Council Site Allocations and Management of Development (SAMDev) Plan.

15. No development shall take place until a method statement for the control and eradication of invasive species such as Japanese knotweed and Himalayan balsam has been submitted to and approved by the Local Planning Authority. The submitted method statement shall include location maps for all stands and method of control, including timings of the work and disposal of any contaminated material. The development shall be carried out in accordance with the approved details.

Reason To safeguard and enhance the natural environment and biodiversity of the County in accordance with the requirements of Policies SC6 "Sustainable Design and Development Principles", SC17 "Environmental Networks" of the Shropshire Core Strategy, and MD12 "Natural Environment " of the Shropshire Council Site Allocations and Management of Development (SAMDev) Plan.

Water

16. No development within each phase of the development, as set out in the approved Phasing Plan required under condition 3 shall take place until a scheme of surface water drainage providing evidence that the proposed drainage systems serving the North West Relief Road (NWRR) (relevant to that phase) are capable of attenuating all flows up to and including the 1 in 100-year return period + 40% climate change, whilst maintaining the agreed rates of discharged shown in table 4.2 of the Flood Risk Assessment (Appendix 17.2: Flood Risk Assessment V2.0), has been submitted to and approved in writing by the Local Planning Authority. Where the proposed drainage system connects to an existing highway drainage network, evidence that the receiving system has the capacity to adequately cater for any increased flow up to their point of discharge should be submitted. Where offsite improvements are required to accommodate additional flows, these works should be completed prior to any new connections being made. The approved scheme shall be fully implemented before the development is brought into use.

Reason: To ensure satisfactory drainage of the site and to avoid flooding in accordance with Policy C18.

17. No development within each phase of the development, as set out in the approved Phasing Plan required under condition 3 shall take place until a scheme for dealing with exceedance flows relevant to that phase has been submitted to and approved in writing by the Local Planning Authority.

Shropshire Council's "Surface Water Management: Interim Guidance for Developers, paragraphs 7.10 to 7.12" and CIRIA's "C753 The SuDS Manual" requires that exceedance flows for events up to and including the 1 in 100-year return period + climate change should not contribute to surface water flooding of any area outside of the development site. Although the attenuation features have been designed accordingly, critical storm analysis and flood exceedance should be carried out to determine exceedance storage volumes / depths and flow paths within the highway corridor should be designated to mitigate the risks to people and property.

A contour and exceedance route plans should be submitted for approval demonstrating that the above has been complied with. The approved scheme shall be fully implemented before the development is brought into use.

Reason: To ensure satisfactory drainage of the site and to avoid flooding in accordance with Policy CS18.

18. No development within each phase of the development, as set out in the approved Phasing Plan required under condition 3 shall take place until a SuDS and Highway Drainage Maintenance Plan relevant to that phase has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall set out ownership and maintenance responsibilities, access and frequencies for each of the proposed SuDS features, the highway drainage network and all associated land drains, filter strips and conveyance ditches etc included in the detailed drainage design. Where agencies with proposed ownership and maintenance responsibilities have been identified, evidence that they have the relevant experience and expertise to fulfil these requirements will also be required. Where MEICA e.g. alarmed interceptors will be used to identify and contain pollution incidents, a detailed management plan setting out responsibilities for responding to, containing and disposing of any hazardous waste (to include the remediation of the affected SuDS feature) over the lifetime of the NWRR will be required. The approved scheme shall be fully implemented before the development is brought into use.

Reason: To ensure satisfactory drainage of the site and to avoid flooding in accordance with the requirements of Policy CS18.

19. No development within each phase of the development, as set out in the approved Phasing Plan required under condition 3 shall take place until a scheme of habitat and biodiversity enhancements to compensate for any

loss of ordinary watercourse habitat which may be caused as a result of the implementation of the relevant phase of development has been submitted to and approved in writing by the Local Planning Authority. Where Ordinary Watercourses and Main Rivers are being amended, Ordinary Watercourse Consent and Flood Risk Activity Permit must be secured prior to any works taking place. Where the proposed scheme impacts the contributing catchments for existing surface water features (such as the pool on Calcott Lane), evidence on how sufficient flow to these features will be maintained or how compensatory clean flows will be provided to as part of the scheme should be submitted. The approved scheme should result in demonstrable enhancements in each location where the NWRP crosses Ordinary Watercourses and be fully implemented before the development is brought into use.

Reason: The condition is a pre-commencement condition to ensure that the project secures the required Ordinary Watercourse Consents and Flood Risk Activity Permit and that the projects does not have a negative impact on the surface water environment and to ensure the satisfactory drainage of the site and to avoid flooding in accordance with Policy CS18

20. No development (excluding test piling) shall take place until a scheme for dispersivity modelling including reporting, and any mitigation measures, has been submitted to and agreed in writing by the LPA. The development shall be carried out in accordance with the approved details.

Reason: To avoid impact and provide protection of the surface water environment and associated sensitive public water supply sources in accordance with Policy CS18.

21. No development (excluding test piling) shall commence until a scheme for an update to the Detailed Quantitative Risk Assessment (DQRA) is submitted to and approved in writing by the LPA. The scheme shall include, but may not be limited further revised modelling, review of risk, Review strategy, any monitoring, and implementation of any necessary avoidance and mitigation measures. The development shall be carried out in accordance with the approved details.

Reason: To avoid impact and provide protection of the groundwater environment and associated sensitive public water supply sources in accordance with Policy CS18.

22. No development shall commence until a water feature survey has been submitted to and approved in writing by the LPA. This shall include:
- The precise location of both licensed and un-licensed private groundwater sources (springs, wells and boreholes nominally supplying potable water).
 - An impact assessment upon those features identified that may be affected by then proposed works.
 - Proposals for monitoring and sampling including frequency and location of monitoring; method and nature of sampling and the analysis suite

(determinands). Thereafter monitoring shall be carried out and reviewed in accordance with the approved scheme.

- Options to remediate any impact, details of the measures required and how they are to be undertaken. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. The development shall be carried out in accordance with the approved details.

Reason: To avoid impact and provide protection of the groundwater environment and associated sensitive public water supply sources in accordance with Policy CS18

23. No development shall commence until a scheme for groundwater and surface water monitoring is submitted to and approved in writing by the LPA. The scheme shall include, but may not be limited to

- Details of the proposed groundwater and surface water monitoring strategy, the proposed monitoring network, monitoring frequency/duration and analytical testing suites.
- Assessment criteria including screening levels and reporting mechanisms (standard and in response to screening exceedances).
- Review and implementation of any necessary mitigation measures should screening levels be exceeded.
- Details of a borehole decommissioning strategy.

The development shall be carried out in accordance with the approved details.

Reason: to protect the water environment, including public and private water supplies in accordance with Policy CS18.

24. No piling work (excluding test piling) associated with the construction of the road section (River Severn Crossing) will commence until a turbidity protocol is submitted to and approved in writing by the Local Planning Authority. The protocol shall be developed in consultation with Severn Trent Water and the Environment Agency and will act to ensure that risks to the operation of local public water supply boreholes are appropriately managed during the construction period. The protocol will include:

- Details of the required network of observation boreholes and installed monitoring equipment.
- Monitoring and sampling plan (pre, during and post construction) at observation boreholes and abstraction boreholes.
- Agreed Piling methodology and standoff limits between toe of piling and bedrock.
- Schedule of alarm trigger levels (set with respect to UKDWS limits) and stakeholder notification plan.
- Piling stand down triggers.

- Stand Down and Recommencement Process Plan including contingency and mitigation proposals.
- Reporting requirements.

Piling activities will not be undertaken outside of standard (Mon-Fri – 0800-1730) working hours unless formally agreed in advance with Severn Trent Water. The development shall be carried out in accordance with the approved details.

Reason: To address monitoring and management of turbidity risks identified in the Piling Works Risk Assessment and to ensure that the water environment is not compromised in accordance with Policy CS18.

25. Prior to the commencement of the development, detailed proposals that demonstrate how a minimum of a 10m standoff shall be achieved, between the base of any piles supporting the Shelton Rough River Severn Viaduct and the underlying competent bedrock ((defined within SEI Jan 2023, Chapter 5: Geology & Soils, Appendix 5.D: Appendix 10.3: Piling Works Risk Assessment, Revision 4 (confidential); Annex D; Interpretation & definition of completely weathered and fractured bedrock) 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.

Reason: To ensure protection of underlying competent bedrock in accordance with CS18.

26. Prior to the development there by approved being brought into use, final details of how a 10m standoff between the base of any piles and the underlying competent bedrock has been achieved shall be submitted to and approved in writing by the Local Planning Authority. The details shall include borehole logs that demonstrate the depth to, and the lithological configuration within, which the piles were drilled and completed. The development shall be carried out in accordance with the approved details.

Reason: To ensure protection of underlying competent bedrock in accordance with Policy CS18.

27. Prior to the commencement of the development, no test piling works will commence until detailed proposals for how test piles will be designed and implemented have been approved by the Local Planning Authority, in consultation with Severn Trent Water Ltd and the Environment Agency. The proposals shall include details of how the findings of the test piles will be communicated to the Local Planning Authority, Severn Trent Water Ltd and the Environment Agency. The development shall be carried out in accordance with the approved details.

Reason: To ensure protection of underlying competent bedrock in accordance with Policy CS18.

28. Prior to the commencement of the relevant phase of development, as set out in the approved Phasing Plan, detailed designs including drawings showing extent and tie-in details and method statements for the construction of the bank protection works on the right bank of the River Severn at Shelton Rough, substantially in accordance with the details defined within SEI Jan 2023, Chapter 1, Appendix 1.P Bank Protection and Appendix 6.F Geomorphological Assessment, shall be submitted to and approved in writing by the Local Planning Authority. A longer-term vegetation/bank protection management strategy, including consideration of additional bankside habitat enhancement as well as the mitigated length, should be produced to ensure good structural vegetation is maintained appropriately which includes the maintenance buffer zone within the boundary of the site and submitted to and approved in writing by the LPA. The development shall be carried out in accordance with the approved details.

Reason: To ensure protection of the right bank of the River Severn in accordance with Policy CS17, CS18 and MD12 of the SAMDev Plan.

29. No development shall commence until a surface water drainage scheme for all road systems and infrastructure within the Shelton Source Protection Zone has been submitted to and approved in writing by the LPA. The scheme shall include design, construction, pollution control, and future maintenance of an effective road drainage system in accordance with the Drainage Strategy 70056211-WSP-HDG-AS-RP-CD-00001 P02 July 2021.

Reason: To ensure a satisfactory drainage scheme and protect the water environment including Public water supply in accordance with Policy CS18.

30. No development shall commence until an amended Water Framework Directive Assessment (WFDa) has been submitted to and approved in writing by the LPA in consultation with the Environment Agency. The amended WFDa will build upon SEI Annex 6C: Water Framework Directive Assessment (PROJECT NO. 70056211, REF. NO. 70056211-WSP-EGN-ASRP-LE-00014) taking into account subsequent communications on the matter between the Environment Agency and the applicant, together with key outcomes from additional communications. The amended WFDa will address matters concerning risks and impacts to the Water Environment associated with the Proposed Scheme and propose mitigation measures where appropriate. The development shall be carried out in accordance with the approved details.

The update to the WFD Assessment shall fully consider piling works or road pollution spills, notably relating to public water supply sources and high groundwater conditions.

Reason: To minimise, and if possible avoid, significant risks or impacts to the Water Environment associated with the Proposed Scheme in accordance with Policy CS18.

31. No demolition or construction work within each phase of the development, as set out in the approved Phasing Plan required under condition 3 shall commence until a Construction Environmental Management Plan (CEMP) relevant to that phase, and including means for protecting the nearby highly sensitive environmental receptors (water abstractions, surface waters, etc) from contamination, and other sensitive receptors from noise and vibration, has been submitted to and approved in writing by the Local Planning Authority.. The CEMP shall be based upon the framework and topic matters set out in the approved Outline Construction Environmental Management Plan.

The CEMP shall include:

- Procedures to ensure all works adhere to Best Practicable Means (BPM), as defined in Section 72 of the Control of Pollution Act 1974, to reduce noise (including vibration) to a minimum, with reference to the general principles contained in British Standard BS5228: 2009 'Code of practice for noise and vibration control on construction and open sites, Parts 1 and 2'.
- A procedure for dealing with complaints regarding noise and dust.
- A procedure for notifying occupiers who are likely to be impacted from works.
- Staff training to cover principles of Best Practicable Means (BPM) relating to all site activities.
- Measures to prevent the deposit of extraneous matter (mud, debris etc.) onto public highways by vehicles travelling from the site;
- Emergency procedures to cover spills or pollution
- Sensitive working practices and robust pollution prevention control measures in proximity to sensitive locations, including (but not limited to) the Severn Trent Water surface water intake on the River Severn, Groundwater Source Protection Zones (SPZ) and other sensitive surface water receptors such as Hencott Pool and Oxon Pool;
- Sensitive demolition practices.
- Details of construction phasing and programming
- The designated route for all construction and delivery vehicles
- Details of diversion of local roads, footpaths and public rights of way
- Locations for loading/unloading, waiting/holding areas and means of communication for delivery vehicles if space is unavailable within or near the site;
- Details of construction access/haulage routes, parking and traffic

- Details of traffic management and control measures including temporary road signage.
- Measures to protect vulnerable road users (cyclists and pedestrians)
- Arrangements for temporary facilities for any bus stops or routes
- Swept paths showing access for the largest vehicles regularly accessing the site and measures to ensure adequate space is available
- Arrangements to receive abnormal loads or unusually large vehicles;
- Arrangements for the turning of vehicles, to be within the site unless completely unavoidable
- Construction compounds including the storage of plant and materials used in the construction of development.
- Details of any Utilities Diversions
- Private Farm Services
- Working hours and restrictions
- Details of Site security including • the erection and maintenance of security hoarding and any scaffolding;
- Construction Employment
- 24 hour emergency contact number

- Site Office and Welfare facilities
- Temporary drainage solutions
- Site clearance procedures
- Earthworks and Site levels
- Lighting
- A scheme for recycling/disposing of waste resulting from demolition and construction works.
- Methods of communicating the Construction Management Plan to staff, visitors and neighbouring residents and businesses.
- Key construction practices
- Health and Safety
- Travel planning for construction operatives
- Environmental Procedures and Protections
- Details of and position of any proposed cranes to be used on the site;
- A detailed programme of the works and risk assessments
- Full details of restoration and reinstatement works with a timetable.

- a dust management plan shall be submitted for approval in writing prior to any ground works and construction activity commencing. The plan shall include but not be limited to details and activity specified in section 7.2 of the CEMP submitted with the application to ensure dust nuisance and PM10 monitoring locations, methodology and timeline relative to delivery of the development shall be included. The plan will state a timeline for introducing monitoring and maintaining monitoring. The plan

shall state how any complaints arising will be processed and actioned.

The development shall be undertaken in accordance with the approved Construction Environmental Management Plan.

Reason: In the interest of the amenity of the occupants of surrounding properties, environmentally sensitive receptors and the safe operation of the highway network in accordance with Policies CS6 and CS18.

32. No construction and or demolition works (including deliveries) shall occur before 07:30 or after 18:00 on weekdays nor before 0800 or after 1300 on Saturdays and not at any time on Sundays or Bank Holidays. Where any site activities cannot comply with these times, the Applicant shall apply to the Council in writing for a Dispensation at least 21 days in advance of the proposed operation submitting the following:

- Details of the operation in question
- Reasons why the operation cannot be carried out within the terms of the Consent
- Proposed working hours
- Predicted noise and vibration levels at relevant locations
- Proposed steps taken to reduce noise and/or vibration to a minimum.

Where dispensation is required for works of a critical nature for reasons not envisaged and beyond the control of the applicant (such as key activities likely to delay other key activities) the applicant shall apply in writing where practicable at least 48 hours in advance and at least 7 days in advance if the work is expected to last for a period of 5 days or more.

Reason: In the interest of the amenity of the occupants of surrounding sensitive properties in accordance with Policy CS6.

33. Prior to the commencement of the development a Construction Waste Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The details contained in the approved Waste Management Plan shall be adhered to at all times.

Reason: The information is required prior to commencement of the development to safeguard the amenities of the area in accordance with Policy CS6 of the Core Strategy.

Noise

34. No development shall take place until a detailed noise mitigation scheme has been submitted to and approved in writing by the Local Planning Authority. The mitigation scheme shall include details of all embedded and secondary mitigation detailed in Chapter 15 of the Environmental Statement (the noise reports ref: 70056211-WSP-EGN-AS-RP-LE-00007)

& the Supplementary statement (ref: 70056211-WSP-EGN-AS-RP-LE-00013), including detailed specification for the:

- Quiet Road surface proposed on the full length of road
- 2m barrier running from the new roundabout at Shelton to Holyhead Road
- 2m barrier along road north of Shelton Gardens
- 2m high barrier to the western end from the A5 Churncote roundabout to Holyhead Road
- 2m barrier on southern side of the Proposed Scheme carriageways to the east of Holyhead Road between the proposed B4380 Holyhead Road Roundabout and the Shelton Rough River Severn Viaduct.
- 2m barrier on south between A5 Churncote roundabout and Little Oxon Lane
- The south side of the parapet on the Shelton Rough River Severn Viaduct shall have a solid structure of 1.5m height.
- Noise bunds and barriers
- Maintenance responsibilities for mitigation

The development shall be carried out in accordance with the approved details and shall be completed prior to the opening of the road and be retained thereafter.

Reason: In the interest of the amenity of the occupants of surrounding sensitive properties in accordance with Policy CS6.

35. No development shall take place until full details of all bridges, structures, underpasses, bridge wing walls, abutments and crossings have been submitted to and approved in writing by the Local Planning Authority. Such details shall include information on the colours and treatment of all surfaces, finishes and textures associated with these elements (e.g. railings, wing walls, side walls of underpass) as well as exact clearance heights. The bridges, structures, underpasses, bridge wing walls, abutments and crossings shall thereafter be constructed in accordance with the approved details.

Reason: In the interests of public safety and to ensure the appearance of the development is acceptable having regard to policies CS6 "Sustainable Design and Development Principles" of the Shropshire Core Strategy MD2 "Sustainable Design" and MD8 "Infrastructure Provision" of the Shropshire Council Site Allocations and Management of Development (SAMDev) Plan.

36. No development shall commence until full construction details of the proposed pedestrian and cycleway, footpaths and Bridleway as indicated on the approved drawings have been submitted to and approved in writing by the Local Planning Authority. Such details shall include:
- Construction and surfacing details;
 - Drainage proposals;

- Lighting (where appropriate);
- Controlled & uncontrolled crossing facilities along the routes and
- Measures to control access and usage.

The pedestrian and cycleway, footpaths and bridleways shall not be brought into use until the approved details have been implemented in full unless otherwise agreed in writing with the Local Planning Authority. These facilities shall be made available for use prior to the first use of the development.

Reason: In the interests of public safety and to ensure the appearance of the development is acceptable having regard to policies CS6 "Sustainable Design and Development Principles" of the Shropshire Core Strategy and MD2 "Sustainable Design" of the Shropshire Council Site Allocations and Management of Development (SAMDev) Plan.

37. No development shall take place until details of the bunds for noise mitigation and landscaping to be constructed along the boundaries of the development have been submitted to and approved in writing by the Local Planning Authority. Such details shall include appropriate cross sections of the bunds and include details of the location, size and height of the bund as well as details of the proposed materials and method of construction. Following the construction of the bunds they shall be landscaped and maintained in accordance with the details approved pursuant to Condition 14. The development shall be carried out in accordance with the approved details and retained for the lifetime of the development.

Reason In the interests of visual amenity and to ensure compliance with Policies SC6 "Sustainable Design and Development Principles" of the Shropshire Core Strategy, MD2 "Sustainable Design" and MD8 "Infrastructure Provision" of the Shropshire Council Site Allocations and Management of Development (SAMDev) Plan.

Highways

38. Prior to the commencement of development details of the temporary measures to maintain designated and permissive Rights of Way that are affected by the construction work shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall subsequently be implemented for the duration of construction works.

Reason: In the interests of highway safety and to safeguard the amenities of the locality pursuant to Policies SC6 "Sustainable Design and Development Principles", SC17 "Environmental Networks" of the Shropshire Core Strategy, and MD12 "Natural Environment " of the Shropshire Council Site Allocations and Management of Development (SAMDev) Plan.

39. Prior to commencement of the development, full engineering details of the proposed improvements to the junction of Harlescott Lane/A528 shall be

submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented in accordance with approved details prior to the opening of the hereby permitted road to the public.

Reason: In the interest of highway safety and to avoid congestion in the surrounding area in accordance with Policy CS8.

40. a. Notwithstanding submitted Table 5 – Highway Mitigation Summary contained within Transport Technical Note TTN00009 dated 22nd August 2023 no development shall take place, until details of the proposed Monitor and Manage Strategy including an implementation timetable shall be submitted to and approved in writing by the Local Planning Authority. The Monitor and Manage Strategy shall set out proposals, including locations and timing of surveys and trigger points for intervention in order to monitor the Highway network during and post construction.
- b. The Monitor and Manage Plan shall be implemented in accordance with the approved details. Reports demonstrating ongoing monitoring shall be submitted annually to Local Planning Authority for approval for a period of ten years from the development being brought into use.

Reason: In the interest of highway safety and to avoid congestion in the surrounding area in accordance with Policy CS8.

Climate Change

41. No development shall commence until the Carbon Assessment Plan has been submitted for approval to the Local Planning Authority. The Carbon Assessment Plan shall include in its scope, the built design, construction phase impacts and future use scenarios for the project and how the project will demonstrate achievement of a net-zero carbon outcome should be within Shropshire or nearby area.
Development shall not commence until the Carbon assessment plan has been approved in writing by the Local Planning Authority.

The development shall be carried out in accordance with the approved Carbon Assessment Plan.

Reason: To allow the Council to meet its declared climate change objectives in accordance with Policies SC6 "Sustainable Design and Development Principles" of the Shropshire Core Strategy, MD2 "Sustainable Design" and MD8 "Infrastructure Provision" of the Shropshire Council Site Allocations and Management of Development (SAMDev) Plan.

CONDITION(S) THAT REQUIRE APPROVAL DURING THE CONSTRUCTION/PRIOR TO THE DEVELOPMENT BEING BOUGHT INTO USE.

Water

42. A road drainage management plan, including management responsibilities and maintenance schedules for the section of the road through source protection zones in Shelton, shall be submitted to and approved by the Local Planning Authority in advance of the opening of the road. The plan will be developed in consultation with Severn Trent and the Environment Agency.

The plan will include:

- Description and location of specific assets to be monitored and maintained.
 - Aims and objectives of management.
 - Methodology for maintenance plan.
 - Monitoring schedule.
 - Details of the body or organisation responsible for management of the plan.
 - Remedial work arrangements.
 - Stakeholder involvement and reporting regime.

The development shall be carried out in accordance with the approved details and implemented in full for the lifetime of the road.

Reason: To ensure that that the Source Protection Zone is not compromised in accordance with Policy CS18.

43. An emergency response plan, for the section of the road through Source Protection Zones 1 and 2, shall be submitted to and approved in writing by the Local Planning Authority in advance of the opening of the road. The approved emergency response plan will be implemented in the event of any accident leading to a pollution incident covering both rapid clean up measures as well as considering related monitoring, investigatory and other remedial actions.

Reason: To ensure that that the Drinking Water Protection Area (including the Source Protection Zone) is not compromised in accordance with Policy CS18.

44. Where the use of soakaways to drain the public highway are utilised, no development within the relevant phase of the development, as set out in the approved Phasing Plan required under condition 3 shall take place until infiltration testing in line with BRE Digest 365 and associated soakaway designs capable of attenuating all flows up to and including the 1 in 100 year return period and 40% climate change allowance has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented before the development is brought into use.

Reason: To ensure satisfactory drainage of the site and to avoid flooding in accordance with Policy CS18.

45. No development approved by this permission shall be commenced until a scheme for the provision and implementation of compensatory flood storage works has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with Annex B and Annex C of Supplementary Appendix 17.2: Flood Risk Assessment Addendum (PROJECT NO. 70056211, REF. NO. 70056211-WSP-EGN-AS-RP-LE-00013), including storage works immediately to the north of the highway embankment within the Alkmund Park Stream floodplain and adjacent to the Shelton Rough River Severn Viaduct on the eastern bank.

The scheme shall be designed to allow for fish passage back to the river channel; include for maintenance arrangements and provide fluvial flood risk betterment in events up to and including the design 1% AEP with climate change floodplain. Thereafter the scheme shall be implemented and maintained in accordance with the approved details.

Reason: To reduce fluvial flood risk and provide flood risk betterment in accordance with Policy CS18.

46. There shall be no storage of any materials, including soil, or raising of ground levels (other than those on approved plans), within the design 1% AEP with climate change floodplain, as indicated within the Flood Risk Assessment.

Reason: To ensure that there will be no increased risk of fluvial flooding, impedance of flood flows and/or reduction of flood storage capacity in accordance with Policy CS18.

47. There must be no new buildings, structures (including gates, walls and fences) or raised ground levels within the buffer zone edge of the watercourse of the River Severn, inside or along the boundary of the site.

Reason: To maintain access to the watercourse for maintenance or improvements and provide for overland flood flows in accordance with Policy CS18.

Lighting

48. Before the new sections of road hereby approved are brought into use details of all proposed lighting to be implemented as part of the development (including street lighting and that associated with the bridges, underpasses and other circulation areas, etc) shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the lighting shall be implemented and carried out in full accordance with the approved details prior to the development being brought into use.

Reason: To ensure that any lighting is the minimum necessary for its purpose in accordance with Policies SC6 "Sustainable Design and Development Principles" of the Shropshire Core Strategy, MD2 "Sustainable Design" and MD8 "Infrastructure Provision" of the Shropshire Council Site Allocations and Management of Development (SAMDev) Plan.

Ecology/Trees

49. Prior to the first use of the road, a landscape habitat and wildlife features (including badger fencing) management and monitoring plan shall be submitted to, and approved in writing by, the Local Planning Authority. The plan shall include:
- a) Description and evaluation of the habitats and features to be managed;
 - b) Ecological trends and constraints on site that may influence management;
 - c) Aims and objectives of management;
 - d) Appropriate management options for achieving aims and objectives;
 - e) Prescriptions for management actions;
 - f) Preparation of a works schedule (including an annual work plan and the means by which the plan will be rolled forward annually);
 - g) Personnel responsible for implementation of the plan;
 - h) Detailed monitoring scheme with defined indicators to be used to demonstrate achievement of the appropriate habitat and feature quality;
 - i) Possible remedial/contingency measures triggered by monitoring;
 - j) The financial and legal means through which the plan will be implemented.

The development shall be carried out in accordance with the approved details.

Reason: To secure the long-term management of landscaping, habitats and features. in accordance with policies SC6 "Sustainable Design and Development Principles", SC17 "Environmental Networks" of the Shropshire Core Strategy, and MD12 "Natural Environment " of the Shropshire Council Site Allocations and Management of Development (SAMDev) Plan and section 180(d) of the NPPF.

50. Notwithstanding the information on bat roost enhancement detailed in section 4.4 of SEI Jan 23 Appendix 1.H plus indicative locations for bat boxes as shown on SEI Jan 2023 Appendix 1.U, prior to the first use of the development, the makes, models and locations of bat and bird boxes shall be submitted to and approved in writing by the Local Planning Authority. The following boxes shall be erected on the site:
- A minimum of 50 bat roosting boxes or bat roosting features (ie BrandenBark TM) suitable for crevice dwelling bat species.

- A minimum of 50 nest boxes suitable for a variety of bird species recorded in association with the habitats present including (for instance) stock dove, tawny owl, kestrel, tit species etc.

The boxes / roosting opportunities shall be sited in suitable locations, with a clear flight path and where they will be unaffected by artificial lighting. The boxes shall thereafter be maintained for the lifetime of the development.

Reason: To ensure the provision of mitigation and enhancement for bats and birds in accordance with MD12, CS17 and section 180 of the NPPF.

51. A 10 (ten) year landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape, woodland and ecological mitigation areas, shall be submitted to and approved by the Local Planning Authority prior to the opening of the new sections of road hereby approved. The management plan shall be implemented in accordance with the approved details.

Reason: To ensure appropriate landscaping of the site in accordance with Policies CS6 and MD2 of the development plan.

Phasing

52. No newly constructed part of the road shall be opened for traffic until all parts of the newly constructed road are complete and available for use unless a phasing programme for completion of the road is submitted and approved in writing by the Local Planning Authority. Such phasing plan shall include: - A timetable for the opening of all sections of the road; - Transport modelling of the impact of opening phases of the road and - A layout plan and safety audit for any interim junction arrangements. The development shall be carried out in accordance with the approved details.

Reason: In the interests of highway safety and to safeguard the amenities of the locality pursuant to Policies SC6 "Sustainable Design and Development Principles", SC17 "Environmental Networks" of the Shropshire Core Strategy, and MD12 "Natural Environment " of the Shropshire Council Site Allocations and Management of Development (SAMDev) Plan.

Noise

53. The development shall be carried out in accordance with the approved noise mitigation measures which shall be in-situ before the development is operational.

Prior to the opening of the road a Noise Insulation Regulations (NIR) 1975 assessment shall be carried out to identify any houses that are likely to be exposed to road traffic noise levels $\geq 68\text{dB LA}_{10,18\text{h}}$.

The applicant will produce and display a map showing all eligible properties that qualify under the Noise Insulation Regulations (1988).

Any properties that qualify for a NIR grant shall be informed of the noise insulation grant provisions available and insulation works should be carried out as specified in the Regulations.

Reason: In the interest of the amenities of the occupants of nearby noise sensitive properties in accordance with Policy CS6.

Contamination

54. If, during development, contamination not previously identified is found to be present at the site then no further development shall be carried out until the developer has submitted and received approval for a remediation strategy to the Council as Local Planning Authority detailing how this unsuspected contamination shall be dealt. The remediation strategy shall be implemented as approved.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property, and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to human health and offsite receptors.

55. Prior to the first use of the road, a remediation verification report shall be submitted to and approved by the LPA. This shall include details of any unforeseen contamination encountered during construction, remedial works undertaken, validity testing and subsequent assessment of any residual risks. The verification report shall also include details of all contamination monitoring undertaken during construction (including those identified in the Water Features Survey), any actions undertaken during construction based on the monitoring results, and details of borehole decommissioning works undertaken.

Reason: To ensure that risks from contamination are minimised, together with those to controlled waters, property, and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to human health and offsite receptors.

Highways

56. A scheme detailing proposals for the wider signing strategy on the Local and Strategic Highway network, to include appropriate measures to reflect the phasing of the construction shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented in accordance with approved details prior to the opening of the hereby permitted road open to the public.

Reason: In the interests of highway safety.

57. Prior to the opening of the development to traffic, the proposed improvement works at A5/A458 Churncote Roundabout shall be implemented in accordance with the General Arrangement drawing (Drawing No. 70056211-WSP-GEN-DR-CH-01013 to 01016).

Reason; To ensure the A5 and A458 trunk roads continue to serve their purpose as part of the national system of routes for through traffic in accordance with S.10(2) of the Highways Act 1980, in the interests of highway safety.

CONDITION(S) THAT ARE RELEVANT FOR THE LIFETIME OF THE DEVELOPMENT

Ecology

58. All Agricultural operations should be desisted within the buffer zone comprising all fields surrounding Hencott Pool within approximately 200m, as set out in the Shadow Habitats Regulations Assessment (HRA) - January 2023. Prior to the approved scheme being brought into use, a Final Compensation Delivery and Management Plan detailing measures to implement and monitor the approved mitigation shall be submitted to and approved by the Local Planning Authority. The mitigation shall apply for a period of up to 80 years, subject to review every 5 years.

Reason: To ensure no long-term significant effect on the integrity of the Midlands Meres and Mosses Ramsar Phase 2.

59. Nitrogen dioxide monitoring shall be installed prior to construction and be maintained for two full calendar year post commencement of the operational phase. Monitoring locations shall be submitted to and approved in writing by the LPA and shall cover a representative sample of the area of impact. Monitoring shall be in place prior to commencement of construction activities to capture any impact of construction vehicle movements in any areas of interest and carried out in accordance with the approved details.

Reason: to ensure impacts from the development are captured and fed into Local Air Quality Management duties to understand any need for additional measures to fulfil statutory duties in respect of this regime.

Landscape

60. The approved landscaping plan shall be completed in accordance with the following:- a) All hard and soft landscaping works shall be completed in full accordance with the approved scheme, within the first planting season following completion of the development hereby approved, or in accordance with a programme agreed with the Local Planning Authority. b) All trees, shrubs and hedge plants supplied shall comply with the

requirements of British Standard 3936, Specification -for Nursery Stock. All pre-planting site preparation, planting and post-planting maintenance works shall be carried out in accordance with the requirements of British Standard 4428(1989) Code of Practice for General Landscape Operations (excluding hard surfaces). c) All new tree plantings shall be positioned in accordance with the requirements of Table A.1 of BS5837:2012 Trees in Relation to Design, Demolition and Construction (Recommendations) d) Any trees, shrubs or hedges planted in accordance with this condition which are removed, die, become severely damaged or become seriously diseased within five years of planting shall be replaced within the next planting season by trees, shrubs or hedging plants of similar size and species to those originally required to be planted.

Reason: To ensure appropriate landscaping of the site having regard to SC6 "Sustainable Design and Development Principles", SC17 "Environmental Networks" of the Shropshire Core Strategy, and MD12 "Natural Environment " of the Shropshire Council Site Allocations and Management of Development (SAMDev) Plan.

Archaeology

61. No development shall take place until the applicant, or their agents or successors in title, has completed the ongoing programme of archaeological evaluation works in accordance with the previously agreed Written Scheme of Investigation (WSI) which was submitted by the applicant and approved by the Local Planning Authority.

Works shall be carried out in accordance with the programme and methodology set out in the approved WSI. A written record of any archaeological evaluation works undertaken shall be submitted to and approved in writing by the Local Planning Authority within three months of the completion of the archaeological evaluation works unless an alternative timescale for submission of the report is first agreed in writing with the Local Planning Authority

Reason: The site is known to hold archaeological interest in accordance with Policy MD13 of the Shropshire SAMDev Plan and Paragraph 211 of the NPPF (Dec 2023).

62. a) Following the completion of the archaeological evaluation works, no development shall take place until the applicant, or their agents or successors in title, has completed a programme of archaeological mitigation works comprising, but not limited to, the archaeological excavation and recording and/or preservation in-situ, where warranted and feasible, of areas of archaeological significance identified from the preceding archaeological evaluation works. These works are to be carried out in accordance with a agreed Written Scheme of Investigation (WSI), which has been submitted to and approved by the local planning authority in writing.

b)No phase of the development hereby permitted shall be brought into use until the archaeological site investigation and post-investigation assessment (including provision for analysis, publication and dissemination of results and archive deposition) for that Phase has been completed and approved in writing by the Local Planning Authority. The archaeological site investigation and post-investigation assessment will be undertaken in accordance with the programme set out in the WSI approved under condition 62 'archaeological mitigation works'.

Reason: To ensure that the archaeological and historic interest of the site is safeguarded and recorded in accordance with Policy MD13 of the Shropshire SAMDev Plan and Paragraph 211 the NPPF (Dec 2024); and, to deliver the mitigation as identified in Chapter 11 of the Environmental Statement (Feb 2021) and the Environmental Statement Addendum (August 2021) pursuant to the extant scheme