

Conditions Schedule		
Condition No.	Description	Information Submitted
2	Approval of the following details in each phase shall be obtained from the local planning authority before any part of the development in that phase is commenced: e) The layout of the development including the positions and widths of roads, cycleways and footpaths d) The finished levels (above ordnance datum) of both the ground floor of the buildings and the surrounding ground levels; e) The manner and treatment of existing watercourses and drainage ditches/channels; f) The provision to be made for street lighting; g) The provision to be made for external lighting of the retail/commercial/employment uses; h) The alignment, height and materials of walls and fences and other means of enclosure including any acoustic barriers; i) An accurate plan showing the position, type and spread of all existing trees on the site and a schedule detailing the size and physical condition of each tree and, where appropriate, the steps to be taken to bring the tree(s) to be retained to a satisfactory condition, and also details of any proposals for the felling, lopping, topping or uprooting of any tree; j) The provision of emergency service access to each phase of the development; k) Measures for the long term protection of scheduled ancient monument De177 known as Offa's Dyke including the opportunities for management, access, interpretation or presentation of the monument to provide public benefit. h) The provision of a scheme of interpretation relating to the scheduled ancient monument De177 known as Offa's Dyke.	e) 1847NESW-102F Proposed Site Plan d) Existing Site Layout (M18-26-11) Proposed Site Layout (M18-26-12) e) No existing watercourses, drainage ditches/channels (Existing Site Plan ref: M18-26-11) f) and g) GBR Electrical Ruabon Lighting (ref: 91607228) Spec sheet lighting Quantum Pro Datasheet h) The alignment, height and materials of walls and fences are included within: Bin Store and Plant (ref: M18-26-23) Jet wash Screens (ref: M18-26-22) i) Existing Site Plan (ref: M18-26-11) j) Swept Path Analysis (M18-26-ES) k) and h) A response was received from the development control archaeologist in relation to the reserved matters application ref: P2018/0555) confirming that as the scheduled section of Offa's Dyke is located 400m to the west of the site, no objections were raised. The proposed development will not affect Offa's Dyke. (Development Control Archaeologist response - 30th May 2018) Archaeology response (30th May 2018)
7	Prior to the commencement of development in each of the areas as identified in the Phasing Plan details of all external facing and roofing materials shall be submitted to and approved in writing by the local planning authority. The development shall only be carried out strictly in accordance with those materials as may be approved.	External Facing and Roofing Materials (prepared by PKB Consultancy)
12	Prior to the commencement of the relevant phase of the development, a scheme for the comprehensive and integrated drainage of the site indicating provision for foul water, surface water and land drainage has been submitted to and approved in writing by the Local Planning Authority. Prior to the submission of those details, an assessment shall be carried out into the potential for disposing of surface water by means of Sustainable urban Drainage Systems (SuDS) in accordance with the principles of sustainable drainage systems set out in Technical Advice Note 15: Development and Flood Risk, and the results of the assessment shall be submitted in writing to the Local Planning Authority. Where a SuDS scheme is to be implemented, the submitted details shall: i) Provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of receiving ground water and/or surface waters; ii) Specify the responsibilities of each party for the implementation of the SUDS scheme, together with a timetable for that implementation; and iii) Provide a timescale for implementation, management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.	Drainage Layout (ref: 1332 D1) Manhole Schedules (ref: 1332 D2) Drainage Details (ref: 1332 D3) External Works Layout (ref: 1332 D4)
13	Prior to the construction of the petrol filling station hereby approved, details of the fuel storage tanks, including their specification and finished depth in relation to the ground water table, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out strictly in accordance with the details as may be approved.	Main Forecourt Tank Detail (ref: M18-26-16 Rev 1) H.G.V Tank Detail (M18-26-17 Rev 1)

17	Prior to commencement of development in each phase of the development, a detailed Arboricultural Method Statement shall be submitted to and approved in writing by the Local Planning Authority. No development or other operations shall take place except in strict accordance with Method Statement as is approved. The Method Statement shall include the following: i) A specification for tree protection fencing and ground protection measures that comply with British Standard 5837:2012; ii) A Tree Protection Plan showing the location of the trees to be removed and retained with their crown spreads, Root Protection Areas, Construction Exclusion Zones, and location of protective fencing and ground protection measures accurately plotted; iii) A full specification for any access, driveway, path, underground services or wall foundations within retained tree Root Protection Areas or Construction Exclusion Zone, including any related sections and method for avoiding damage to retained trees; iv) Details of general arboricultural matters including proposed practices with regards to cement mixing, material storage and fires; v) Details of the frequency of supervisory visits and procedures for notifying the findings of such visits to the Local Planning Authority; vi) Method for protecting retained trees during demolition works; vii) Details of all proposed tree works, including felling and pruning.	Aboricultural Method Statement is not required as there are no trees on site. Refer to 'Discharge of Condition 17 - Arboricultural Method Statement' as prepared by PKB Consultancy.
18	No development (nor any site clearance) within each of the areas identified in the Phasing Plan shall take place until a Method of Construction Statement has been submitted for that phase, and approved by the local planning authority, to include details: i) construction traffic routes in the local area; ii) parking for vehicles of site personnel, operatives and visitors; iii) loading and unloading of plant and materials; iv) storage of plant and materials; v) programme of works (including measures for traffic management and operating hours); vi) measures to reduce mud and spoil on the highway; vii) details of proposed means of dust suppression and noise mitigation. Only the approved details shall be implemented during the construction period.	Refer to 'Discharge of Condition 18 - Construction Method Statement' as prepared by PKB Consultancy.
20	All mechanical plant and equipment shall be enclosed in sound insulating material, mounted and located to minimise the transmission of structure borne sound in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority before the retail uses hereby permitted is open for trading and prior to occupation of the commercial employment uses hereby permitted and thereafter maintained as such.	Bin Store and Plant (ref: M18-26-23) Franchill SP Series Data Sheet Condenser-2 PUHZ-ZRP140VKA/YKA Condener-1 PUHZ-ZRP71VHA Midea MDV260W DRN1 Sound levels
26	Prior to the commencement of development of each phase of the development, the detailed layout, lighting, design and drainage details of the internal estate roads shall be submitted to and approved in writing by the local planning authority. The internal estate roads shall thereafter be constructed in accordance with the approved details and in accordance with the approved Phasing Plan.	Details have been submitted as part of Discharge of Conditions Application ref: 2018/0555.
27	Prior to the occupation of each phase of the development, a Travel Plan for that phase shall be submitted to and approved in writing by the local planning authority. The plan shall consider the requirements of the Active Travel bill and public transport infrastructure provision across the site. The plan shall also include the details of an annual monitoring report, which shall be submitted to the local planning authority for written approval following the anniversary of the first use of the development, and every year up to and including the fifth anniversary.	Travel Plan Note (Dated: 18th October 2018) explains why a Travel Plan is not required for the proposed end use.
28	Prior to commencement of development of each of each of the areas as shown within the Phasing Plan, further details of the proposed vehicular parking and turning facilities for that phase shall be submitted to and approved in writing by the Local Planning Authority. The facilities as are approved shall be fully laid out, surfaced and drained prior to first use of the development phase within that phase, and shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking and turning of vehicles at all times.	Proposed White Lining Layout (ref: M18-26-WL) Swept Path Anaylsis (ref: M18-26-ES)
31	Prior to the commencement of development in each phase of the development hereby approved a scheme to deal with potential contamination shall be submitted to and approved in writing by the Local Planning Authority. This scheme shall include a phased investigation approach to identify the extent of contamination and any measures required to remediate the site, including post- development monitoring.	Refer to 'Potential Contamination Note' Prepared by PKB Consultancy. Refer to background documents including: Geo Environmental Investigation (February 2018) Phase 2 Preliminary Geo Environmental Assessment Report ref: 773135-REP-ENV-002 (November, 2015)