

4 No works pursuant to this permission shall commence until there has been submitted to and approved in writing by the Local Planning Authority: -

i. a desk top study carried out by a competent person documenting all previous and existing uses of the site and adjoining land, and potential for contamination, with information on the environmental setting including known geology and hydrogeology. This report should contain a conceptual model, identifying potential contaminant pollutant linkages.

ii. if identified as necessary; a site investigation report documenting the extent, scale and nature of contamination, ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study.

iii. if identified as necessary; a detailed scheme for remedial works and measures shall be undertaken to avoid risk from contaminants/or gas identified by the site investigation when the site is developed and proposals for future maintenance and monitoring, along with verification methodology. Such scheme to include nomination of a competent person to oversee and implement the works.

Where step iii) above is implemented, following completion of the measures identified in the approved remediation scheme a verification report that demonstrates the effectiveness of the remediation shall be submitted for approval in writing by the Local Planning Authority.

Reason - To ensure that the site is safe for the development permitted and in the interests of amenity and pollution prevention.*

5 In the event that unforeseen ground conditions or materials which suggest potential or actual contamination are revealed at any time during implementation of the approved development it must be reported, in writing, immediately to the Local Planning Authority. A competent person must undertake a risk assessment and assess the level and extent of the problem and, where necessary, prepare a report identifying remedial action which shall be submitted to and approved in writing by the Local Planning Authority before the measures are implemented.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared and is subject to approval in writing by the Local Planning Authority.

Reason - To ensure that the site is safe for the development permitted and in the interests of amenity and pollution prevention

- 6 The development hereby approved shall be carried out in accordance with Dwg. FR/1 Rev 1 'Flood Resilience of Pump Track' dated February 2019. The pump track shall be designed to allow flood water entry and drainage and those measures shall be implemented prior to the first use of the development and shall be thereafter retained and maintained throughout the life of the development.

Reason - In the interests of managing flood risk and to prevent flooding elsewhere.

- 7 The floodlights must not operate outside the hours of dusk to 21:00 hrs 01 October to 31 March and time switches must be employed to ensure the floodlights switch off automatically at this time. Floodlighting shall not operate from 01 April to 30 September. The time switches and lights must be maintained properly throughout their operational life.

Reason - To safeguard the amenities of neighbouring occupiers.

- 8 No building materials shall be stored or concrete mixed during the construction period within the rooting zone of any trees in the proximity of the application site or within Moor Playing Fields and/or the surrounding areas

Reason - To ensure that existing trees are adequately protected and to preserve their amenity value.

- 9 Before the use of the development is commenced provision for car/cycle parking shall have been made within the site in accordance with the approved plans and shall be retained thereafter.

Reason - To ensure the adequate on-site car / cycle parking provision for the approved development