

Discharge of Condition Applications in respect of Condition 7 on P2021/0327 and 21/0559/OUT

Condition 07 - Phasing Plans – Details Summary

Condition 07 states:

'Prior to the submission of any application for the approval of reserved matters, the applicant / developer shall have submitted to and had approved in writing by the Local Planning Authority a plan sub-dividing the overall site area into phased development areas to substantially accord with the illustrative masterplan and parameters submitted to and approved as part of this application, together with details of the supporting information which is to be submitted for each phase under the relevant conditions of this consent.'

Phasing Plan

To discharge Condition 7 the following phasing plans have been developed. This narrative supports the plans by providing a description of the how the earthworks will be undertaken along with an accompanying indicative timing.

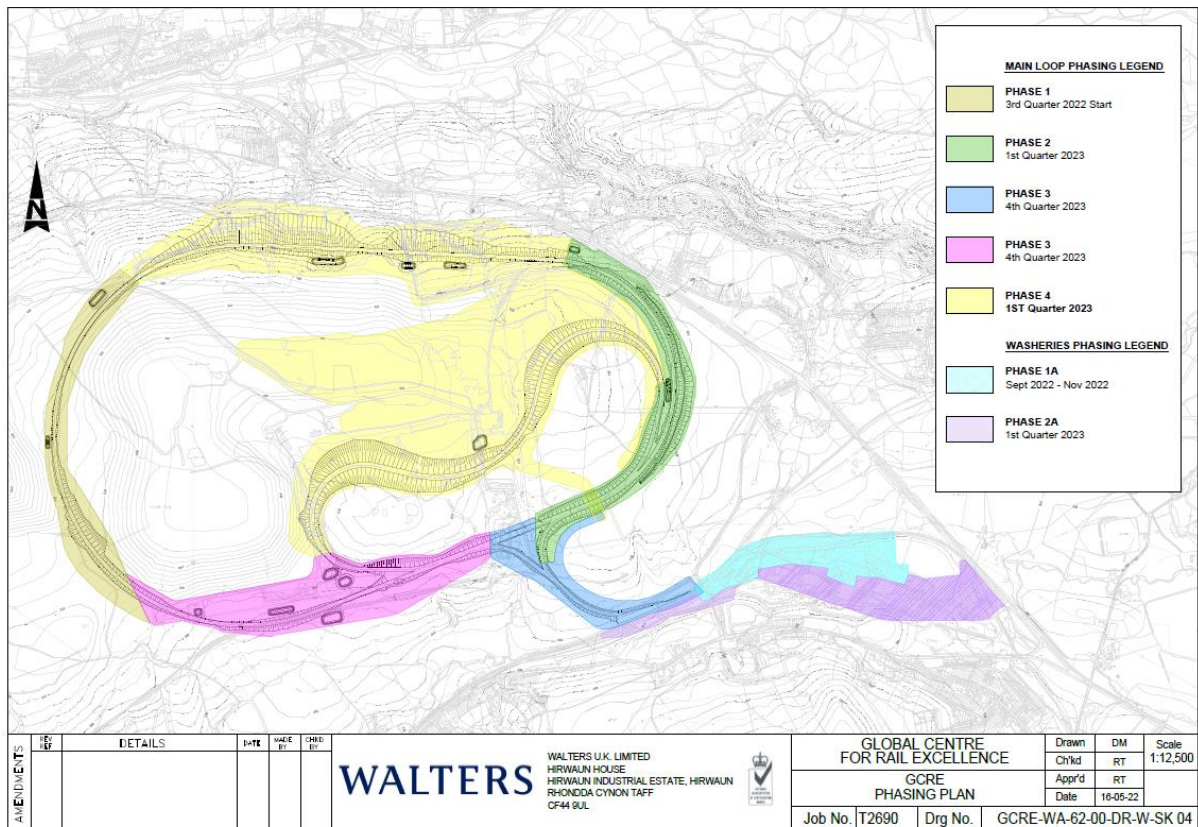
All Construction works will be carried in accordance with completed detailed design documents. Walters will act as Principal Contractor during the construction phase and in compliance with CDM Regulations 2020, all works will be carried out in accordance with procedures set out within the Construction Phase Construction Plan, and accompanying approved documents including:

- Construction Environment Management Plan (CEMP)
- Construction Method Statement and Traffic Plan
- Ecological Protection Plan (EPP)
- Dust Management Plan
- Noise Monitoring and Management Plan
- Materials Handling Strategy

Prior to the main earthworks commencing, other preconstruction phase Planning Conditions will be discharged.

The phasing plan presented within this document have been divided into the following areas;

Composite Phasing Plan Drg No GCRE-WA-62-00-DR-W-SK-004 – this is intended to be the 'approved plan' for the purpose of discharging the condition and is duly submitted alongside this document as a stand-alone plan.



Main Earthworks inner and outer Loops

➤ Phase 1 - anticipated timing 3rd Quarter 2022

The construction works will be carried out in the following sequence;

- ❖ Erection of temporary protective and permanent fencing
- ❖ Stripping of existing soils and place into temporary stockpiles
- ❖ Installation of temporary drainage measures and excavation of permanent 2No attenuation ponds to be used as temporary settlement ponds
- ❖ Excavation of cutting, placing of fill to permanent embankment and placing of surplus material to the designated landscape area.
- ❖ Installation of permanent drainage
- ❖ Placing of topsoil to batters
- ❖ Construction of Permanent Way
- ❖ Planting of landscaping and seeding within the appropriate season

➤ Phase 2 - anticipated timing 1st Quarter 2023

The construction works will be carried out in the following sequence;

- ❖ Erection of temporary protective and permanent fencing
- ❖ Undertake tree clearance works (**Last Quarter 2022**)
- ❖ Stripping of existing soils and place into temporary stockpiles (**Early 2023**)
- ❖ Installation of temporary drainage measures and excavation of the 2No permanent attenuation ponds to be used as temporary settlement ponds
- ❖ Excavation of cuttings, placing of fill to permanent embankments and placing of surplus material to the designated landscape area.

- ❖ Installation of permanent drainage
- ❖ Placing of topsoil to batters
- ❖ Construction of Permanent Way
- ❖ Planting of landscaping and seeding within the appropriate season

➤ **Phase 3 South and Delta Junction** - anticipated timing 4th Quarter 2023

The construction works will be carried out in the following sequence;

- ❖ Erection of temporary protective and permanent fencing
- ❖ Protection works to the Scheduled Monument in line with the approved Consent
- ❖ Grounding of overhead WPD power cables
- ❖ Stripping of existing soils and place into temporary stockpiles (**3rd quarter 2023**)
- ❖ Installation of temporary drainage measures and excavation of the 5No permanent attenuation ponds to be used as temporary settlement ponds
- ❖ Excavation of cuttings, placing of fill to permanent embankments and placing of surplus material to the designated landscape area.
- ❖ Installation of permanent drainage
- ❖ Placing of topsoil to batters
- ❖ Construction of Permanent Way
- ❖ Planting of landscaping and seeding within the appropriate season

➤ **Phase 4-** anticipated timing 1st Quarter 2023

The construction works will be carried out in the following sequence;

- ❖ Erection of temporary protective and permanent fencing
- ❖ Undertake tree clearance works
- ❖ Construct permanent Sustrans Cycle Track diversion route and divert cyclists
- ❖ Stripping of existing soils and place into temporary stockpiles (**Last Quarter 2022**)
- ❖ Installation of temporary drainage measures and excavation of the 5No permanent attenuation ponds to be used as temporary settlement ponds
- ❖ Excavation of cuttings, placing of fill to permanent embankments and placing of surplus material to the designated landscape area.
- ❖ Installation of permanent drainage and cascades
- ❖ Placing of topsoil to batters
- ❖ Construction of Permanent Way
- ❖ Planting of landscaping and seeding within the appropriate season

Washery Earthworks Area

Anticipated Timing;

Phase 1A: Anticipated timing September 2022 to November 2023

Phase 2A: Anticipated timing 1st Quarter 2023

The Construction works within this area will be carried out in the following sequence;

- ❖ Erection of temporary and permanent fencing
- ❖ Removal of existing rail track
- ❖ Breakout of existing concrete hardstandings

- ❖ Regrading of existing ground profile and placing surplus fill within the landscape area
- ❖ Installation of permanent swale drainage
- ❖ Construction of Sidings Infrastructure