

Annex B

24/02/26

No.	Key Proposed Condition	Proposed Wording
<i>Main Consideration 1) Need for Development</i>		
1	Time Limit for Implementing the Permission	<p>The development to which this permission relates must be begun not later than the expiration of two years beginning with the date on which the permission is granted.</p> <p>Reason: As required by Section 91 of the Town and Country Planning Act 1990.</p>
2	Limit on Detained Persons	<p>No more than 1,600 detained persons may be present on the Site at any one time.</p> <p>The operator of the Site must keep a daily record of the number of detained persons at the Site and make that record available whenever requested to do so by the Secretary of State for Housing, Communities and Local Government.</p> <p>Reason: To ensure numbers on site can be accommodated within the available infrastructure and accommodation as detailed in the approved documents submitted with this application.</p>
<i>Main Considerations 2) Principle of Development</i>		

3	Parameters	<p>The development hereby permitted shall not exceed the following amounts:</p> <p><i>Maximum development area: 108,982 sq. m GEA</i></p> <p><i>Maximum floorspace: 100,991 sq. m GEA</i></p> <p><i>Maximum building heights: 12 metres</i></p> <p><i>Maximum gate, fence and wall heights: 6 metres</i></p> <p><i>Maximum area of solar panels: 7,750 sq. m</i></p> <p>Reason: To ensure the development is carried out in accordance with the approved documents, plans and drawings submitted with the application.</p>
4	Phasing	<p>Development of any phase of the permanent Manston Reception Centre or permanent Training Facility shall not commence until a Phasing Plan detailing the Phases of development, which includes details on the temporary development (including timescales of its use and subsequent removal and remediation), has been submitted in writing and approved by the Secretary of State for Housing, Communities and Local Government.</p> <p>Reason: To assist the implementation of the permission and ensure the facilities and accommodation provided on site are coordinated.</p>

5	Approved Drawings/Documents	<p>Unless otherwise approved pursuant to other conditions attached to this permission, the construction and operation of the development must be in accordance with the following approved documents:</p> <p><i>Drawings</i></p> <ul style="list-style-type: none">• Parameters Plan Development Zone & Maximum Building Heights (drg. No: 050836-9834-ATR-ZZZ-XX-DR-A-0350-S4-D0100, Rev P13)• Parameters Plan Security Fence & Access (drg. No: 050836-9834-ATR-ZZZ-XX-DR-A-0356-S2-D0100, Rev P08)• Site Plan – Retrospective Existing Accommodation, Facilities and Ground Works March 2025 (drg. No: 050836-9834-ATR-ZZZ-XX-DR-A-0151-S4-D0100, Rev P10) <p><i>Documents</i></p> <ul style="list-style-type: none">• Manston Planning Proposal Statement (September 2025, v12) <p>Reason: To ensure the development is carried out in accordance with the approved documents, plans and drawings submitted with the application.</p>
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6	Decommissioning / Reinstatement of Temporary Training Facility and Modular Units (comprising the ITPC)	<p>Prior to the de-construction and removal of the Temporary Training Facility and modular buildings (comprising the Initial Triage and Processing Centre), a reinstatement plan shall be submitted to and approved in writing by the Secretary of State for Housing, Communities and Local Government. The reinstatement plan shall include:</p> <ul style="list-style-type: none"> a) Details of reinstatement and site restoration works required; b) Method for undertaken the reinstatement works; and c) A timetable for carrying out the reinstatement works. <p>Reason: To protect the environment and appearance of the area generally in accordance with Paragraph 198 of the Framework.</p>
	<i>Main Considerations 4) Access & Transport</i>	

7	CTMP	<p>Development (including vegetation clearance or building demolition) of any phase of the permanent Manston Reception Centre or permanent Training Facility or the Temporary Training Facility shall not commence until a Construction Traffic Management Plan, for the relevant Phase of development, has been submitted to and approved in writing by the Secretary of State for Housing, Communities and Local Government. The submitted Construction Traffic Management Plan shall include:</p> <ul style="list-style-type: none"> a) An indicative construction programme and key dates. b) Details of routing and site access for vehicles traveling to and from the site in connection with construction work. c) Details of signage required at site access points for construction vehicles and other temporary traffic management measures required, including arrangements for supervising construction vehicle movements to and from the site. d) Arrangements to minimise vehicles associated with construction workers (including reducing single occupancy vehicle use) and management procedures to schedule deliveries to reduce the number of vehicle movements during the AM and PM traffic peaks on Manston Road and Spitfire Way. e) Any temporary traffic management and access arrangements. f) Details of car parking numbers and parking arrangements for construction workers. g) Vehicle wheel washing facilities and other measures to prevent the deposit of mud and other deleterious materials on the highway. <p>The approved Construction Traffic Management Plan shall be implemented in full throughout the vegetation clearance, demolition and construction period for the relevant phase of development.</p>
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		Reason: To ensure highway safety and sustainable travel in accordance with Paragraph 115 of the Framework.
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8	Access Signage	<p>Within 6 months following the date of this decision, details of appropriate signage of the Main Access (as identified on the Parameters Plan – Security Fence & Access, drg. No: 050836-9834-ATR-ZZZ-XX-DR-A-0356-S2-D0100, Rev P08) shall be submitted to and approved in writing by the Secretary of State for Housing, Communities and Local Government. The signage shall be installed in accordance with the approved details within one month of approval and retained for the life of the development.</p> <p>Reason: In the interests of highway safety in accordance with Paragraph 115 of the Framework.</p>
9	Roundabout	<p>Prior to the operation of the permanent Manston Reception Centre, the roundabout at the Manston Road / B2050 / Spitfire Way Junction must be constructed and completed (as per the tri-partite agreement dated 5th December 2025).</p> <p>Details and written confirmation of its completion should be submitted by the Secretary of State for the Home Department to the Secretary of State for Housing, Communities and Local Government.</p> <p>Reason: To mitigate impacts on the local highway network and ensure highway safety in accordance with Paragraph 115 of the Framework.</p>

10	Car Park Management Plan	<p>Within 6 months following the date of this decision, and prior to the first operation of the permanent Manston Reception Centre or permanent Training Facility, a Car Park Management Plan shall be submitted to and approved in writing by the Secretary of State for Housing, Communities and Local Government. The Car Park Management Plan shall provide:</p> <ul style="list-style-type: none"> a) Details of the parking layout, including a plan showing car parking locations and numbers. b) Allocation of and arrangements for the management of parking spaces. c) Details of Electric Vehicle Charging Points (EVCP), including location. d) Safety and security measures to be incorporated within the development in relation to parking to ensure the safety of pedestrians and cycle parking. e) Measures to control and manage the flow of vehicles and personnel entering and exiting at the Main Access (as identified on the Parameters Plan – Security Fence & Access, drg. No: 050836-9834-ATR-ZZZ-XX-DR-A-0356-S2-D0100, Rev P08). f) Details of a commitment to the review of the Car Park Management Plan. <p>The approved Car Park Management Plan shall be implemented in full for the life of the development.</p> <p>Reason: To mitigate impacts on the local highway network and ensure safe, secure and sustainable parking arrangements in accordance with Paragraphs 115 and 117 of the Framework.</p>
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11	Travel Plan	<p>Within 6 months following the date of this decision, and prior to the first operation of the permanent Manston Reception Centre or permanent Training Facility, a Travel Plan shall be submitted to and approved in writing by the Secretary of State for Housing, Communities and Local Government. The Travel Plan shall be completed in accordance with the submitted Travel Plan Framework, dated 10 June 2025 (v9) (document reference: 030003991- BHK-XX-XX-RP-PL-0003) and provide:</p> <ul style="list-style-type: none"> a) Targets for achieving: <ul style="list-style-type: none"> i) Defined percentage reduction in single occupancy vehicles (SOV); ii) Defined percentage modal shift to sustainable travel modes. <p>With details of the baseline against which the targets are to be considered.</p> <ul style="list-style-type: none"> b) The time period over which the targets set out in (a) are intended to be achieved. c) Measures to achieve these targets together with an implementation plan detailing the timeframe in which specific measures will be introduced. d) Monitoring and management arrangements together with a review process. e) Arrangements for identifying any additional Travel Plan measures should any target(s) not be met. f) Confirmation of the hours when servicing of the foul water storage tanks will take place, to avoid peak hours. <p>The approved Travel Plan shall be implemented in full for the life of the development.</p>
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		Reason: To mitigate impacts on the local highway network and secure a modal shift to sustainable travel modes by staff in accordance with Paragraphs 115 and 118 of the Framework.
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12	Parking	<p>The total number of parking spaces at the Site shall not exceed the following, in accordance with the submitted Transportation Assessment, dated 18 June 2025 (v9) (document reference: 030003991- BHK-XX-XX-RP-PL-0002), unless otherwise approved in writing by the Secretary of State for Housing, Communities and Local Government:</p> <ul style="list-style-type: none">a) 800 car parking spaces (including 22 disabled parking spaces), of which a minimum of 25% spaces shall provide active electric vehicle charging.b) 41 motorcycle spaces.c) 21 van spaces, with all to provide active electric vehicle charging.d) 30 cycle spaces.e) 4 coach spaces.f) 37 additional car parking spaces for the primary use of the Permanent Training Facility, with all spaces to provide active electric vehicle charging. <p>Reason: To ensure the development is carried out in accordance with the approved documents and to mitigate impacts on the local highway network in accordance with Paragraphs 113 and 115 of the Framework.</p>
Main Considerations 5) Land Contamination and Groundwater		

13	Contamination Risk Assessment	<p>Development of any phase of the permanent Manston Reception Centre and or permanent Training Facility shall not commence until a contamination risk assessment covering the relevant phase has been completed by a competent person appointed by the Secretary of State for the Home Department, and the findings of this assessment presented to the Secretary of State for Housing, Communities and Local Government. The assessment shall include consideration of receptors to include human health (existing and future site users), property (existing or proposed) including but not limited to buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, ground waters and public water abstraction and ecological systems.</p> <p>Where the competent person carrying out the assessment concludes that the construction work to which that risk assessment relates will not give rise to significant harm or significant pollution or a significant possibility of significant harm or significant pollution, the Secretary of State for the Home Department must give the Secretary of State for Housing, Communities and Local Government, in respect of that construction work a notice setting out that conclusion, and the competent person's confirmation of that conclusion.</p> <p>Reason: To ensure works in potentially contaminated areas do not present a risk to groundwater and potential sources of contamination associated with the historical use of the Site are appropriately investigated in accordance with Paragraph 187 of the Framework.</p>
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14	Detailed Remediation Strategy	<p>Where the contamination risk assessment required under Condition 13 identifies a requirement for remediation, development of any phase of the permanent Manston Reception Centre or permanent Training Facility shall not commence until a detailed remediation strategy including a remediation options appraisal for the relevant phase of development has been completed by a competent person appointed by the Secretary of State for the Home Department and details submitted to the Secretary of State for Housing, Communities and Local Government.</p> <p>This strategy should detail regulatory approval and confirmation of the volumes of materials to be reused on-site and any appropriate environmental permits and required licences. The strategy shall include:</p> <ul style="list-style-type: none"> a) conceptual site model b) remediation objectives c) contamination survey results d) details of watching brief e) measures for the management of unexpected contamination f) recommendations for further work g) production of a verification plan providing details of the data that will be collected to demonstrate that the works set out in the remediation strategy are complete and identifying any requirements for longer-term monitoring of pollutant linkages, mitigation, maintenance and arrangements for contingency action.
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		Reason: To ensure works in contaminated areas do not present a risk to groundwater and potential sources of contamination associated with the historical use of the Site are appropriately mitigated and remediated in accordance with Paragraph 187 of the Framework.
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15	Remediation Verification Report	<p>Prior to the occupation of any permanent new building of any phase, should remediation be identified following ground investigations, a verification report completed by a competent person appointed by the Secretary of State for the Home Department should demonstrate the completion of works set out in an approved remediation strategy for that phase, required under Condition 14, and the effectiveness of the remediation.</p> <p>This report shall be submitted to the Secretary of State for Housing, Communities and Local Government, and shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.</p> <p>Reason: To ensure that the site does not pose any further risk to human health or the land and water environment by demonstrating that the requirements of the approved verification plan have been met and that remediation of the site is complete, in accordance with paragraph 187 of the Framework.</p>
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16	Radiation Remediation Strategy	<p>Within 1 month following the date of this decision, the areas identified as recording elevated radiation measurements in the submitted Radiological Remediation Plan (v1) (dated 21 November 2024) which have not been remediated shall be secured to prevent access. Appropriate protection measures shall be maintained until such time as appropriate remediation has been completed and certified.</p> <p>Where required under Section 5.6 of the Outlined Remediation Strategy Approach dated 16 June 2025 (v9) (document reference 050836-9834-ATK-ZZZ-XX-RP-G-0001-S4-A3100), development of any phase of the permanent Manston Reception Centre or permanent Training Facility shall not commence until a Radiation Remediation Strategy for the relevant phase of development has been prepared and implemented in accordance with Section 5.6 of the Outlined Remediation Strategy Approach dated 16 June 2025 (v9) (document reference 050836-9834-ATK-ZZZ-XX-RP-G-0001-S4-A3100). The Radiation Remediation Strategy for the relevant phase shall be completed by a competent person appointed by the Secretary of State for the Home Department and details submitted to the Secretary of State for Housing, Communities and Local Government.</p> <p>Prior to the occupation of any permanent new building of any phase a radiation remediation verification report demonstrating the completion of works set out in the approved radiation remediation strategy shall be submitted to the Secretary of State for Housing, Communities and Local Government.</p> <p>All radiation remedial works shall be undertaken in accordance with the Ionising Radiations Regulations 2017 and with any necessary Radioactive Substance Permit.</p> <p>Reason: In the interests of the human health of persons on the site in accordance with Paragraph 187 of the Framework.</p>
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17	Materials Management Plan	<p>Construction of any phase of the permanent Manston Reception Centre or permanent Training Facility shall not commence until a Materials Management Plan (MMP) has been completed for the relevant phase of development, in accordance with the submitted Outline Remediation Strategy Approach dated 16 June 2025 (v9) (document reference 050836-9834-ATK-ZZZ-XX-RP-G-0001-S4-A3100). The MMP should be developed in accordance with the CL: AIRE Definition of Waste: Development Industry Code of Practice for site won soils that are scheduled to be reused on-site or for importing of clean naturally occurring materials, as required. The MMP must consider the proposed earthworks and materials management and provide a risk-based approach to the characterisation of arisings and control of material reuse.</p> <p>The MMP for the relevant phase shall be submitted to and approved in writing by the Secretary of State Housing, Communities and Local Government prior to commencement of the phase, and implemented thereafter throughout construction.</p> <p>Reason: In the interest of pollution control in accordance with Paragraph 187 of the Framework.</p>
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18	UXO Risk Management	<p>Prior to the development of any phase of development involving excavation or breaking ground in areas not covered by the previous UXO survey, and clearance and verification information previously submitted to the Secretary of State for Housing, Communities and Local Government, a method statement for the survey and investigation of unexploded ordnance for the relevant phase of development shall be completed by a competent authority appointed by the Secretary of State for the Home Department and submitted to the Secretary of State for Housing, Communities and Local Government. The survey and investigation works shall be undertaken in accordance with the approved details, and verification confirmation shall be submitted to the Secretary of State for Housing, Communities and Local Government for remedial works undertaken prior to first occupation of the relevant phase.</p> <p>At all times during the construction and operational phases of the development, building on the principles contained within the Detailed Unexploded Ordnance Risk Assessment (2024), a comprehensive response plan must be maintained that details a protocol for a scenario whereby unexploded ordnance is discovered. The plan must be prepared by a qualified expert and must be shared with all construction and operational staff at induction, and remain available on-site at all times.</p> <p>Reason: To ensure appropriate arrangements are in place to manage UXO risk and that environmental and health risks have been managed so that the Site is deemed suitable for use in accordance with Paragraph 196 and 197 of the Framework.</p>
Main Considerations 6) Heritage		

19	Archaeology – Historic Building Record and Recording of Sub-surface remains	<p>Prior to commencement of the demolition of the remaining 20th century military heritage assets and any development in the area comprising the former resident's huts (non-designated heritage asset ref: MKE100326) and the Secretary of State for the Home Department shall undertake a Historic Building Recording (Level 1), including of any below-ground remains of the resident's huts and shall submit that to the Secretary of State for Housing Communities and Local Government and the Kent County Archive, for information.</p> <p>Reason: To ensure for appropriate recording of heritage assets in accordance with Paragraph 218 of the Framework.</p>
	<i>Main Considerations 7) Character and Appearance</i>	
20	Plans	<p>Development of any Phase of the permanent Manston Reception Centre or permanent Training Facility shall not commence until detailed layout plans, floor plans, section and elevation drawings for the relevant phase are submitted to and approved in writing by the Secretary of State for Housing Communities and Local Government. The layout plans shall include details of any means of enclosure, floor plans shall include finished floor levels, and the drawings shall include details of elevation design details including materials.</p> <p>Reason: To safeguard environmental character and ensure an acceptable form of development in accordance with Paragraph 135 and 187 of the Framework.</p>
<i>Main Considerations 8) Flood Risk</i>		

21	Drainage – Surface and Foul Water Drainage Strategy	<p>1. Development of the permanent Manston Reception Centre or permanent Training Facility shall not commence until a Site-Wide Surface and Foul Water Drainage Strategy has been submitted to and approved by the Secretary of State for Housing Communities and Local Government. The development shall be undertaken in accordance with the approved Surface and Foul Water Drainage Strategy.</p> <p>2. The Site-Wide Surface and Foul Water Drainage Strategy shall include:</p> <ul style="list-style-type: none"> a) assessment of SuDS as listed in CIRIA SuDS Manual (C753) and justification provided for exclusion if necessary. b) water quality assessment c) details of surface water attenuation d) flow rate and discharge rate calculations e) full construction details of all SuDS components f) surface water treatment requirements g) maintenance requirements h) detailed drainage layout i) calculations to demonstrate that the proposed drainage system can accommodate storm events without flooding including allowances for climate change. <p>3. Confirmation that an Environmental Permit shall be obtained from the Environment Agency for the waste water treatment plant prior to its construction, if required.</p> <p>No phase of the permanent Manston Reception Centre or permanent Training Facility is to be occupied until the construction of the surface and foul water drainage for the relevant Phase is completed.</p>
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		<p>Reason: To ensure the development is served by satisfactory arrangements for the management of surface water and to ensure that the development does not present an unacceptable risk of on/off-site flooding in accordance with Paragraphs 181 and 182 of the Framework.</p>
22	Drainage - FFL	<p>Development of any phase of the permanent Manston Reception Centre or permanent Training Facility and the installation of any temporary modular buildings (comprising the Initial Triage and Processing Centre) and temporary Training Facility shall not commence until, details of the finished floor levels of any proposed new buildings for the relevant phase shall be submitted to and approved in writing by the Secretary of State for Housing Communities and Local Government.</p> <p>Reason: To ensure that the development is safe for occupation and does not increase flooding risk elsewhere in accordance with Paragraph 170 of the Framework.</p>
23	Foul Water	<p>Prior to first occupation of the permanent Manston Reception Centre or permanent Training Facility, the Secretary of State for the Home Department shall confirm to the Secretary of State for Housing, Communities and Local Government that there is capacity within the local waste water network to accommodate the development.</p> <p>In the event that insufficient wastewater capacity is available, a Waste Water Management Strategy confirming how waste water will be managed shall be submitted to and approved in writing by the Secretary of State for Housing, Communities and Local Government prior to first use of the permanent Manston Reception Centre or permanent Training Facility.</p> <p>Reason: To ensure the development is served by satisfactory arrangements for the management of foul water and does not present a risk to ground water in accordance with Paragraph 197 of the Framework.</p>
Main Considerations 9) Biodiversity		

24	Ecology Surveys	<p>Prior to commencement of the relevant Phase of development, the Secretary of State for the Home Department must conduct the following surveys for the relevant phase of development if works are planned in areas of moderate or high biodiversity importance in accordance with the Manston Planning Proposal - Ecological Appraisal dated 18 March 2025 (document reference: 050836-9834-EPR-ZZZ-XX-RP-Z-0001-S2-A1300).</p> <ul style="list-style-type: none">a) Reptile Surveyb) Invertebrate Surveyc) Botany Surveyd) Bat Inspection and Emergence Survey where the validity of survey work expires before demolition is planned. <p>The results of all such surveys and details of any necessary mitigation measures for the relevant phase of development shall be submitted to the Secretary of State for Housing Communities and Local Government.</p> <p>Reason: To ensure the protection of wildlife, ecology and supporting habitat in accordance with Paragraph 187 of the Framework.</p>
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25	Tree Protection	<p>No Category A or Category B trees or hedges within the Site (as identified in the Arboricultural Impact Assessment dated 10 June 2025 (v7) (document reference: 050836-9834-ATR-ZZZ-XX-RP-L-0001- S4-A1200) shall be felled, uprooted, wilfully damaged or destroyed or removed without the prior written consent of the Secretary of State for Housing Communities and Local Government.</p> <p>Category A or Category B trees or hedges proposed for removal may require compensatory planting, with details submitted as part of the Landscape and Ecological Management Plan.</p> <p>Reason: In the interests of amenity and in accordance with Paragraph 187 of the Framework.</p>
26	Badger Survey	<p>The Secretary of State for the Home Department shall undertake a further badger walkover survey within 6 months of the date of this decision, in accordance with the recommendations of the submitted Badger Survey and submit the findings of that to the Secretary of State for Housing Communities and Local Government within 7 months of the date of this decision.</p> <p>Reason: To ensure the protection of wildlife in accordance with Paragraph 187 of the Framework.</p>

27	Construction and Environmental Management Plan (Biodiversity), incorporating Precautionary Method of Working Statement	<p>No development (including vegetation clearance or demolition, extension or conversion of buildings) shall commence on a relevant Phase until Construction and Environmental Management Plan (CEMP) (Biodiversity) including a Precautionary Method of Working (PMW) statement, for the relevant phase of development, prepared by a suitability qualified ecologist, is submitted to and approved in writing by the Secretary of State for Housing, Communities and Local Government:</p> <p>The CEMP (Biodiversity) shall include, where relevant to a phase:</p> <ul style="list-style-type: none"> a) Identification of ecological constraints. b) Application of best practicable means to avoid adverse effects of lighting from construction on sensitive ecological receptors. c) Management of risks arising from the presence of invasive species. d) The protection of the natural environment, including a PMW statement detailing: <ul style="list-style-type: none"> i) A summary of ecology survey results; ii) Rational as to why a chosen PMW is considered appropriate; iii) Measures to manage and protect to wild birds (as defined in Section 27 (1) of the Wildlife and Countryside Act 1981), their eggs and nests, protected species and local priority species and habitats, including their breeding habitat, foraging and commuting routes. <p>No removal of any vegetation or the demolition, extension or conversion of buildings shall take place between 1st March and 31st August in any year, unless a detailed survey has been carried out to check for nesting birds. Where nests are found in any building, hedgerow, tree or scrub or other habitat to be removed (or converted or demolished in the case of buildings), a 4m</p>
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		<p>exclusion zone shall be left around the nest until breeding is complete. Completion of nesting shall be confirmed by a suitably qualified person and a report submitted to and approved in writing by the SSHCLG before any further works within the exclusion zone take place.</p> <p>e) Measures to protect the calcareous grassland covering the eastern part of the site (known as the Shooting Range Meadow) as shown on MAP1 Survey Area and Survey Units within the Botany Survey 050836-9834-EPR-ZZZ-XX-RP-Z-0004-S2-A1300 (June 2025) during construction, and details of its replacement of any that is lost. e) Protection of amphibian and reptile species.</p> <p>f) Measures to prevent damage to trees (in accordance with BS5837:2012) or hedges that are to be retained on the site or immediately adjacent to any part of the site where construction work is to be carried out.</p> <p>h) A methodology which addresses demolition, breaking out of existing hard surfaces and construction within the root protection areas that may impact on the retained trees.</p>
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		<p>i) Arrangements for the appointment and retention of a suitably qualified arboriculturist and ecologist, to carry out, supervise or verify any work in relation to the construction of the authorised development to which their expertise is relevant.</p> <p>j) Measures to manage and protect unexpected protected flora and fauna during the construction works.</p> <p>k) If development is required within a location containing Basil Thyme (<i>Clinopodium acinos</i>), a Translocation Method Statement shall be produced, which shall include:</p> <ul style="list-style-type: none"> i) location and scale ii) Identification and detailed design of the receptor site iii) Methodology for translocation. iv) Long term design objectives, management responsibilities and maintenance schedules. v) A scheme detailing how the receptor site will be established, managed and maintained, including intervening actions required to ensure suitable conditions are met within the predicted timeframes. vi) A habitat monitoring scheme. <p>The approved CEMP (Biodiversity) shall be implemented in full throughout the vegetation clearance, demolition and construction periods.</p> <p>Reason: To ensure appropriate measures for the protection of wildlife, ecology and supporting habitat during construction in accordance with Paragraph 187 and 193 of the Framework.</p>
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28	CEMP	<p>No development (including vegetation clearance or demolition, extension or conversion of buildings) shall commence on a relevant Phase until a Construction Environmental Management Plan (CEMP) for the relevant Phase of development has been submitted to and approved in writing by the Secretary of State for Housing, Communities and Local Government. The submitted CEMP shall include, where relevant to a phase:</p> <ul style="list-style-type: none"> a) The Hours within which construction may take place. b) Dust Management Plan, including: <ul style="list-style-type: none"> i) The setting of limits that must not be exceeded of dust and other emissions to air; ii) Monitoring compliance with prescribed emission limits; and iii) Measures for mitigating the impact of such emissions, including alternative working practices to be adopted if such emissions temporarily exceed, or are likely to exceed a prescribed emission limit. c) Stakeholder Communications plan, detailing: <ul style="list-style-type: none"> i) Arrangements to engage with adjoining owners or occupiers, including keeping them informed about construction work in so far as it may reasonably be expected to affect them; and ii) How and with whom they may raise complaints about it. d) Construction Noise and Vibration Assessment, including: <ul style="list-style-type: none"> i) The setting of limits that must not be exceeded, ii) Monitoring compliance with prescribed noise and vibration limits; and iii) Measures for mitigating the impact of noise and vibration, including alternative working practices to be adopted if noise or vibration temporarily exceeds, or is likely to exceed a prescribed noise and vibration limit.
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		<p>e) Management of surface water, including:</p> <ul style="list-style-type: none">i) Any temporary structures to convey, attenuate or treat surface water on the site;ii) Measures to limit and remove suspended soils and other pollutants contained in surface water runoff.iii) All existing drainage systems must be identified on a plan. <p>f) The assessment and prevention of risks associated with rainfall events.</p> <p>g) Arrangements for soil handling and management, including site won spoil.</p> <p>h) Application of best practicable means to avoid adverse effects of lighting from construction on the amenity of adjoining owners and occupiers.</p> <p>i) Arrangements for safe and secure material storage, including materials which are classified as hazardous, with a plan showing the location of material storage areas.</p> <p>j) Arrangements for site compounds and contractor working and welfare areas and temporary fencing and hoardings, including a plan showing their locations.</p> <p>k) Arrangements for site security and ensuring the safety of detained persons, those visiting the site and those working on construction while construction work is being carried out.</p> <p>l) Management of waste in accordance with the waste hierarchy.</p> <p>m) Assessment and prevention of contamination (including asbestos) that may arise from construction work.</p> <p>n) Assessing and managing risks associated with UXO, including the application of best working practises and briefings for construction workers undertaken by a suitably qualified ordnance specialist.</p>
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		<p>o) Provision of awareness training to contractors in relation to contamination, UXO and other risks that may be associated with construction work.</p> <p>p) Prior to the erection of any construction crane(s) on-site, a construction methodology statement and diagrams clearly presenting the location, maximum operating height, radius and start/finish dates for the use of the cranes during the development have been submitted to and approved in writing by the Secretary of State for Housing, Communities and Local Government.</p> <p>q) Arrangements for the appointment and retention of a suitably qualified archaeologist, ordnance specialist, contamination and radiation experts, to carry out, supervise or verify any work in relation to the construction of the authorised development to which their expertise is relevant. r) Evidence of registration with the Considerate Constructions Scheme (or its successor).</p> <p>s) Confirmation that the CEMP must be kept on the site at all times.</p> <p>The CEMP must be kept up to date during any period in which construction takes place in relation to the authorised development.</p> <p>The approved CEMP shall be implemented in full throughout the vegetation clearance, demolition and construction periods.</p> <p>Reason: To ensure appropriate measures for environmental protection and to safeguard the safety and amenity of staff, detained persons and neighbouring residents during construction in accordance with Paragraph 198 of the Framework.</p>
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29	Ecology – Landscape and Ecological Management Plan	<p>No development (including vegetation clearance or demolition, extension or conversion of buildings) shall commence on a relevant Phase until a Landscape and Ecological Management Plan (LEMP) for the relevant Phase of development, prepared by a suitability qualified ecologist, has been submitted to and approved in writing by the Secretary of State for Housing, Communities and Local Government and shall include:</p> <ul style="list-style-type: none"> a) a detailed ecological design, including visual screening measures; b) a detailed planting scheme for ecological mitigation and enhancement areas including species list; c) enhancements for amphibian and reptile species including the creation of green corridors through the site incorporating brash/log/rock piles to provide shelter and overwintering opportunities; d) detailed compensation measures, including details of replacement planting required for any Category A and B Trees to be removed; e) details of plant establishment for a period of 5 years, with failures replaced on a like-for-like basis; f) long term design objectives, management responsibilities and maintenance schedules for all landscape areas; g) a scheme detailing how the new habitat will be established, managed and maintained, including actions to be taken if the desired conditions are not reached within the predicted timeframes; and h) a habitat monitoring scheme. <p>Reason: In the interest of nature conservation and to protect appearance of the area generally, in accordance with 187 and 192 of the Framework.</p>
Main Considerations 10) Noise		

30	Operational Noise & Plant	<p>Operational noise emitted from the development, including building services or other plant, shall be minimised between the hours of 23:00 and 07:00 daily so that internal ambient noise levels in all habitable rooms is no greater than 35dB LAeq, 16 hour and sleeping accommodation does not exceed 30dB LAeq, 8 hour and 45dB LAmax more than ten times per night, assessed in accordance with British Standard BS 8233:2014. Internal ambient noise levels in offices shall not exceed 45 dB LAeq T and 35dB LAeq T for interview rooms, in accordance with BS 8233:2014 Building services or plant noise levels, calculated by reference between any point on the site boundary and the façade of nearest residential premises that are noise sensitive receptors, must not exceed 30dB LAr, Tr, assessed in accordance with British Standard BS 4142:2014+A1:2019.</p> <p>Reason: To ensure an acceptable noise and vibration environment for staff and detained persons and amenity of neighbouring residents in accordance with Paragraph 198 of the Framework.</p>
31	Noise and Vibration Impact Assessment	<p>Development (excluding enabling works) of the permanent Manston Reception Centre or permanent Training Facility shall not commence until a Noise and Vibration Impact assessment (NVIA) has been submitted to and approved in writing by the Secretary of State for Housing, Communities and Local Government. The NVIA must demonstrate that there would be no adverse impacts to staff and detained persons at the Site or neighbours from noise and vibration. The NVIA must be completed in accordance with the submitted NVIA dated 09 June 2025, including being assessed in accordance with BS 8233:2014.</p> <p>Reason: To ensure an acceptable noise and vibration environment for staff and detained persons and amenity of neighbouring residents in accordance with Paragraph 198 of the Framework.</p>
Main Considerations 11) Lighting		

32	Lighting Strategy	<p>Within 6 months of the date of this decision and prior to the installation of any further external lighting, a detailed lighting strategy, which includes advice from a suitably qualified lighting engineer and ecologist, shall be submitted to and approved by the Secretary of State for Housing, Communities and Local Government.</p> <p>The strategy should include details of all existing and proposed external light locations, heights, beam direction/ angles, hours of operation and technical specifications (including control mechanism and luminaires) in respect of the site perimeter, buildings and structures, demonstrating through lighting contour plans how amenity of on-site sleeping accommodation and nearby residential receptors is preserved, as well as mitigating impacts on local ecology. It must include dark areas and avoid light spill upon bat roost features, bat commuting and foraging habitat (boundary hedgerows, trees, watercourses etc.) aiming for a maximum of 1lux light spill on those features.</p> <p>Any recommendations for works to the existing lighting shall include a timeframe for completion of the works, and those works shall be undertaken in accordance with the approved strategy.</p> <p>The lighting strategy shall be updated, submitted to and approved by the Secretary of State for Housing, Communities and Local Government prior to the development of any future phase to provide details of the lighting proposed in the relevant phase, and implemented as approved prior to the first occupation of the relevant phase.</p> <p>Any lighting required for security or other purposes at night must be designed sensitively in accordance with the Institute of Lighting Professionals, ILP (2023) Guidance Note: GN08/23 and the Bat Conservation Trust Guidance Note 08/18 (Bats and Artificial Lighting in the UK).</p> <p>No other external lighting shall be implemented without written approval from the Secretary of State for Housing, Communities and Local Government.</p>
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		Reason: To ensure the safety and security of the site and in the interests of habitat and amenity protection in accordance with Paragraph 198 of the Framework.
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Main Considerations 14) Material Assets and Waste		
33	Operational Waste	<p>Operational waste arising from the development should be managed at all times in accordance with the principles contained within the Operational Waste Management Strategy dated 23 September 2025 (v.7) (document reference: 050836-9834-ATR-XXX-XX-RP-Y-0001-S2-C1000), or an alternative strategy submitted to and approved in writing by the Secretary of State for Housing, Communities and Local Government.</p> <p>Any alternative strategy must include confirmation of the locations for operational waste storage and how the amenity of detained persons and staff will be protected from odour.</p> <p>Reason: In the interests of environmental protection and residential amenity and to ensure waste is managed appropriately, in accordance with Paragraph 8 of the Framework.</p>
Main Considerations 16) Residential Amenity		
34	Temporary Foul Treatment Plant	<p>Prior to the installation of any Temporary Foul Treatment Plant, details of the Temporary Foul Treatment Plant shall be submitted to and approved by the Secretary of State for Housing Communities and Local Government. The details shall include detailed design information, the operational management and maintenance regime, odour mitigation strategy and intended period of use, and include evidence of engagement with Southern Water to confirm the plant is of sufficient capacity to ensure no adverse impacts on the surrounding wastewater infrastructure. The development shall be carried out in accordance with the approved details and retained until a fixed connection is secured.</p> <p>Reason: To ensure the development is served by satisfactory arrangements for the temporary disposal of foul water and does not present a risk to ground water in accordance with Paragraph 197 of the Framework.</p>

Main Considerations 17) Major Accident Risk		
35	Solar – Glint and Glare Assessment	<p>Prior to the installation of any roof top solar photovoltaic panels approved, a glint and glare assessment shall be completed by a competent person appointed by the Secretary of State for the Home Department.</p> <p>The assessment should consider the probability and severity of impacts, in respect of any light sensitive receptors, including momentary flashes of light experienced by an external observer as a direct reflection of the sunlight reflected from a reflective surface (“glint”), or continuous source of excessive brightness experienced by an external observer located in the path of sunlight reflected from a reflective surface (“glare”);</p> <p>Where the competent person carrying out the assessment concludes that the probability and severity of those impacts is such that they could, if not mitigated, be dangerous or otherwise have an unacceptable adverse effect, the assessment should include the steps to be taken to remove the danger or mitigate the effect in respect of the receptors identified, and include written confirmation to the Secretary of State for Housing, Communities and Local Government that the work, with or without the taking of such steps, as the case may be, will not give rise to any dangerous or otherwise unacceptable adverse effect on light sensitive receptors arising from glint or glare.</p> <p>Reason: In the interests of the safety of aircraft at Manston Airport.</p>

Definitions

The following terms, used in the above conditions, mean:

- Detained Person – means an individual held under immigration powers in a short-term holding facility whilst their identity and circumstances are ascertained by the Home Office.
- Initial Triage and Processing Centre – means a short-term holding facility for the detention, screening and processing of detained persons. The ITPC consists of marquees (or temporary modular buildings) to screen and temporarily accommodate all detained person arrivals.
- Temporary Training Facility – means a staff training facility for up to a total of 100 persons (trainers and trainees) to be provided on an interim basis until the permanent training facilities to be provided as part of the permanent Manston Reception Centre and Training Facility are available.
- Manston Reception Centre and Training Facility – means the permanent short-term holding facility for the detention, screening and processing of detained persons and the permanent staff training facilities.
- Phase – means a phase (area or stage) of development identified in the Phasing Plan approved pursuant to Condition 4

- Commencement of Development: Material operation within the meaning of s56(4) of the TCPA shall not include: Operations undertaken with or associated with investigations for the purpose of assessing ground conditions (alternatively contamination), remediation works, environmental investigations, site and soil surveys, erection of a contractors' compound, erection of a site compound, erection of site fencing to the boundary, temporary display of site notices.'

Informative

- The demolition of the five buildings covered by the Prior Approval Notification issued by Thanet District Council on 4 February 2025 (Ref: DM/TH/24/1457) is not controlled by this permission. .