

PLANNING COMMITTEE

TUESDAY, 8TH OCTOBER 2019, 6.30 PM

COUNCIL CHAMBER, TOWN HALL, CHORLEY

I am now able to enclose, for consideration at the above meeting of the Development Control Committee, the following report that provides an update of events that have taken place since the agenda was printed.

Agenda No	Item
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6	ADDENDUM
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(Pages 53 - 62)

GARY HALL
CHIEF EXECUTIVE

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C O M M I T T E E R E P O R T		
REPORT OF	MEETING	DATE
Director (Customer and Digital)	Planning Committee	8 October 2019

ADDENDUM

ITEM 3a- 18/00334/FULMAJ – Woodcocks of Coppull, Bridge Farm, Coppull Moor Lane, Coppull

The recommendation remains as per the original report

The following conditions are suggested:

1. The proposed development must be begun not later than three years from the date of this permission.

Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the approved plans below:

Title	Plan Ref	Received On
Location Plan	N/A	4 April 2018
Plan identifying existing buildings	N/A	14 March 2019

Reason: For the avoidance of doubt and in the interests of proper planning.

3. The use hereby permitted shall only operate between 08:00 and 18:00 hours on Mondays to Fridays, between 09:00 and 16:00 hours on Saturdays; and not on Sundays or Bank or other National Public Holidays.

Reason: As specified in the application and in the interests of the amenity of the area and adjoining and nearby residential properties.

4. Any goods, plant, materials or storage items shall be stored in existing buildings only, with no goods, plant, materials or storage items deposited or stored in the open on the site.

Reason: For the avoidance of doubt and to ensure that the development does not have a greater impact on the openness of the Green Belt which would conflict with paragraph 146 of the National Planning Policy Framework; and in the interests of the visual amenities of the area having regard to Chorley Local Plan policy EP3 (Development Criteria for Business and Industrial Use).

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, Schedule 2, Part 3, Classes I and P (or any Order revoking or re-enacting that Order) the buildings shall be used for the purposes of storage (use class B8) only.

Reason: Permitted development rights for conversion to residential use or other industrial uses have been removed to enable the Local Planning Authority to control the use of the site in order to safeguard the amenities of residents and the area.

6. Within three months of the date of this permission, details of a parking area to serve the use hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The car park and vehicle manoeuvring areas shall not thereafter be used for any purpose other than the parking of and manoeuvring of vehicles.

Reason: The conditions is necessary as no details have been submitted and in order to ensure that a dedicated area for parking is provided in an adequate location in the interests of the amenity of the area and adjoining residential properties.

ITEM 3b- 19/00683/FUL – 31 - 33 Cunliffe Street, Chorley

The application has been withdrawn from the committee agenda.

ITEM 3c- 19/00767/FUL – Land Adjacent to 1 Melling Close Bolton Road, Adlington

The recommendation remains as per the original report

The following conditions are suggested:

1. The proposed development must be begun not later than three years from the date of this permission.

Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the approved plans below:

Title	Plan Ref	Received On
Proposed Planning Layout Site Extension	W0262/PL/SE/101 REV C	7 August 2019
Location Plan Site Extension	W0262/LP/SE/100 REV A	7 August 2019
House Type W22 110 4D M Finish Parkwood Style 1	W22-110-4D-410	7 August 2019
House Type W21 110 4D Blackline Sales Drawing Sherbourne Ground & First Floor Parkwood	W21 110 4D 600	7 August 2019
	W21 SD(140) 05 02	7 August 2019
1800MM HIGH TIMBER SCREEN FENCE DETAIL WITH BRICK PIER (F5)	W21 SD(140) 05 05	7 August 2019

Reason: For the avoidance of doubt and in the interests of proper planning.

3. The external facing materials, detailed in the application, shall be used and no others substituted unless alternatives are first submitted to and agreed in writing by the Local Planning Authority, when the development shall then be carried out in accordance with the alternatives approved.

Reason: As specified in the application and to ensure that the materials used are visually appropriate to the locality.

4. All new dwellings are required to achieve a minimum Dwelling Emission Rate of 19% above 2013 Building Regulations.

Reason: Policy 27 of the Adopted Central Lancashire Core Strategy requires new dwellings to be built to Code for Sustainable Homes Level 4 however following the Deregulation Bill 2015 receiving Royal Assent it is no longer possible to set conditions with requirements above a Code Level 4 equivalent. However, as Policy 27 is an adopted Policy it is still possible to secure energy efficiency reduction as part of new residential schemes in the interests of minimising the environmental impact of the development.

5. Prior to the commencement of the development details shall be submitted to and approved in writing by the Local Planning Authority demonstrating that each dwelling will meet the required Dwelling Emission Rate. The development thereafter shall be completed in accordance with the approved details.

Reason: Policy 27 of the Adopted Central Lancashire Core Strategy requires new dwellings to be built to Code for Sustainable Homes Level 4 however following the Deregulation Bill 2015 receiving Royal Assent it is no longer possible to set conditions with requirements above a Code Level 4 equivalent. However, as Policy 27 is an adopted Policy it is still possible to secure energy efficiency reductions as part of new residential schemes in the interests of minimising the environmental impact of the development. This needs to be provided prior to the commencement so it can be assured that the design meets the required dwelling emission rate.

6. No dwelling hereby approved shall be occupied until a SAP assessment (Standard Assessment Procedure), or other alternative proof of compliance (which has been previously agreed in writing by the Local Planning Authority) such as an Energy Performance Certificate, has been submitted to and approved in writing by the Local Planning Authority demonstrating that the dwelling has achieved the required Dwelling Emission Rate.

Reason: Policy 27 of the Adopted Central Lancashire Core Strategy requires new dwellings to be built to Code for Sustainable Homes Level 4 however following the Deregulation Bill 2015 receiving Royal Assent it is no longer possible to set conditions with requirements above a Code Level 4 equivalent. However, as Policy 27 is an adopted Policy it is still possible to secure energy efficiency reductions as part of new residential schemes in the interests of minimising the environmental impact of the development.

7. Before the development hereby permitted is first commenced full details of existing and proposed ground levels and proposed building finished floor levels (all relative to ground levels adjoining the site) shall have been submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail shown on previously submitted plan(s). The development shall be carried out strictly in conformity with the approved details.

Reason: To protect the appearance of the locality and in the interests of the amenities of local residents.

8. Prior to the occupation of the dwellinghouse hereby approved, a barrier shall be erected to the cycle/footway in accordance with a scheme which shall have first been submitted to and approved in writing by the Local Planning Authority. The barrier shall be designed to slow cyclists on their approach to and from the adopted highway and reduce the potential of collisions with pedestrians and cyclists and vehicles on Bolton Road.

Reason: In the interests of highways safety and to reduce the potential of collisions with pedestrians and cyclists and vehicles on Bolton Road.

ITEM 3e – 19/00670/CB3MAJ – West Way Playing Fields

The recommendation remains as per the original report

The following consultee responses have been received:

Sport England have made the following comments:

Sport England considered that there was insufficient evidence in support of the compact athletics facility and that further work was required to assess the need, determine the facilities required and the most identify the most appropriate location. This matter was the reason for Sport England’s previous holding objection. This response therefore relates to the provision of the football facility, sports pavilion and car parking without the compact athletics facility.

Sport England raises **no objection** to this application which is considered to meet Exception 5 of our adopted Playing Fields Policy, subject to conditions relating to:

- Agreeing contractors compound; timescale for removal and reinstatement of playing field;
- Laying out, reinstatement/ re-provision of natural turf playing field to a satisfactory sports industry standard;
- Agreeing continuation of the sports use on site during construction or agreeing availability of alternative facilities elsewhere;
- Construction in accordance with agreed/approved plans;
- Agreeing times of use of sports lighting;
- Agreeing landscaping scheme so as to minimise impact on playing field; and
- Restricting use of site to outdoor sports use.

LCC Highways have made the following comments:

The principle of the development is acceptable in highway terms and no objections are raised subject to the imposing of planning conditions relating to the site access and off-site highway improvement works.

The following conditions are recommended:

No.	Condition																					
1.	<p>The proposed development must be begun not later than three years from the date of this permission.</p> <p><i>Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004</i></p>																					
2.	<p>The development hereby permitted for one dwelling shall be carried out in accordance with the following approved plans:</p> <table border="1" data-bbox="316 1713 1351 2018"> <thead> <tr> <th data-bbox="320 1713 759 1742">Title</th> <th data-bbox="767 1713 1078 1742">Reference</th> <th data-bbox="1086 1713 1347 1742">Received date</th> </tr> </thead> <tbody> <tr> <td data-bbox="320 1744 759 1774">Location plan</td> <td data-bbox="767 1744 1078 1774">205-057-1000</td> <td data-bbox="1086 1744 1347 1774">11 July 2019</td> </tr> <tr> <td data-bbox="320 1776 759 1805">Proposed site plan</td> <td data-bbox="767 1776 1078 1805">205-057-1003 Rev.A</td> <td data-bbox="1086 1776 1347 1805">02 October 2019</td> </tr> <tr> <td data-bbox="320 1807 759 1836">Site entrance details</td> <td data-bbox="767 1807 1078 1836">205-057-1005</td> <td data-bbox="1086 1807 1347 1836">11 July 2019</td> </tr> <tr> <td data-bbox="320 1839 759 1868">Proposed floor plan</td> <td data-bbox="767 1839 1078 1868">205-057-1006</td> <td data-bbox="1086 1839 1347 1868">11 July 2019</td> </tr> <tr> <td data-bbox="320 1870 759 1944">Proposed north and west elevations</td> <td data-bbox="767 1870 1078 1944">205-057-1007</td> <td data-bbox="1086 1870 1347 1944">11 July 2019</td> </tr> <tr> <td data-bbox="320 1946 759 2018">Proposed south and east elevations</td> <td data-bbox="767 1946 1078 2018">205-057-1008</td> <td data-bbox="1086 1946 1347 2018">11 July 2019</td> </tr> </tbody> </table>	Title	Reference	Received date	Location plan	205-057-1000	11 July 2019	Proposed site plan	205-057-1003 Rev.A	02 October 2019	Site entrance details	205-057-1005	11 July 2019	Proposed floor plan	205-057-1006	11 July 2019	Proposed north and west elevations	205-057-1007	11 July 2019	Proposed south and east elevations	205-057-1008	11 July 2019
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	AGP Proposal	18-0141 BM25583 0356 02 Rev.01	04 October 2019
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	AGP Elevations	18-0141 BM25583 0356 05 Rev.01	04 October 2019
	AGP Fixed elevations	18-0141 BM25583 0356 06 Rev.02	04 October 2019
	AGP Floodlights	18-0141 BM25583 0356 04 Rev.01	04 October 2019
	<i>Reason: For the avoidance of doubt and in the interests of proper planning.</i>		
3.	The external facing materials, detailed on the approved plans, shall be used and no others substituted unless alternatives are first submitted to and agreed in writing by the Local Planning Authority, when the development shall then be carried out in accordance with the alternatives approved. <i>Reason: To ensure that the materials used are visually appropriate to the locality.</i>		
4.	The lights hereby permitted shall only operate between 08:00 and 22:00 hours and not at any other time. <i>Reason: To safeguard the amenities of local residents.</i>		
5.	During the construction period, all trees to be retained shall be protected in accordance with British Standard BS 5837:2012 or any subsequent amendment to the British Standards. <i>Reason: To safeguard the trees to be retained.</i>		
6.	The removal of trees identified from for removal shall be carried out in accordance with the details contained in the Bat Survey Report, Ecology Services Ltd reference 19073 Section 5.4 & 5-5 and received 11 July 2019. <i>Reason: As a precautionary measure to protect amphibians during the course of development.</i>		
7.	Prior to any earthworks or site clearance associated with the development hereby approved taking place a reasonable avoidance measures method statement for amphibians shall be supplied to and agreed in writing by the Local Planning Authority. The agreed method statement shall be adhered to and implemented in full unless otherwise agreed in writing by the Local Planning Authority. <i>Reason: To protect amphibians during the course of development.</i>		
8.	No works to trees or hedgerows shall occur or building works commence between the 1st March and 31st August in any year unless a detailed bird nest survey by a suitably experienced ecologist has been carried out immediately prior to clearance and written confirmation provided that no active bird nests are present which has been agreed in writing by the LPA. Reason: Nesting birds are a protected species.		
9.	Prior to any earthworks associated with the development hereby approved taking place the site shall be surveyed for invasive plant species, including Himalayan balsam, and the findings supplied to and agreed in writing with the Local Planning Authority. Should any invasive species be present a method statement detailing avoidance, control and eradication measures shall be supplied to and agreed in writing by the Local Planning Authority, prior to any earthworks. The agreed method statement shall be adhered to		

	<p>and implemented in full unless otherwise agreed in writing by the Local Planning Authority.</p> <p><i>Reason: To ensure the eradication and control of any invasive species, which are found on the site.</i></p>
10.	<p>No development shall take place until it can be demonstrated that there will be no negative impacts on the ecological status/potential of Euxton Brook resulting from the disposal of surface water post-development. Details shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The details, as approved, shall thereafter be implemented in full in accordance with a timetable, which has first been agreed in writing by the Local Planning Authority.</p> <p><i>Reason: To protect the ecological status of Euxton Brook.</i></p>
11.	<p>A scheme for the landscaping and environmental management of the development and its surroundings shall be submitted prior to the commencement of development. These details shall include:</p> <ul style="list-style-type: none"> • details of the types and numbers of trees and shrubs to be planted, and their distribution on site. • An enhancement plan for the retained woodland • Bird and bat box scheme within the retained woodland. • A 10 year maintenance plan <p>All hard and soft landscape works shall be carried out in accordance with the approved details within the first planting and seeding seasons following the occupation of any buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.</p> <p><i>Reason: To ensure that a satisfactory landscaping scheme for the development is carried out to mitigate the impact of the development and secure a high quality design.</i></p>
12.	<p>The landscaping scheme shall be prepared taking into account the need to minimise any adverse effects on the size or quality of the playing fields/sports facility by the location, nature and potential size of the landscaping works/features.</p> <p><i>Reason: To prevent the location of any landscaping works/features [trees/shrubs] on/adjacent to playing fields/sports facilities reducing the available space for pitches/sports facilities and/or affecting the quality of the surface, use of the pitches/facilities and ease of maintenance (roots/leaf fall/shading).</i></p>
13.	<p>Foul and surface water shall be drained on separate systems. Surface water shall be drained in accordance with the hierarchy of drainage options in national planning practice guidance. In the event of surface water discharging to public sewer, the rate of discharge shall be restricted to the lowest possible rate which shall be agreed with the statutory undertaker prior to connection to the public sewer.</p> <p><i>Reason: To secure proper drainage and to manage the risk of flooding and pollution.</i></p>
14.	<p>No development shall commence until final details of the design, based on sustainable drainage principles, and implementation of an appropriate surface water sustainable drainage scheme have been submitted to and approved in writing by the local planning authority in consultation with the LLFA.</p> <p>Those details shall include:</p> <p>a) Final sustainable drainage layout plan appropriately labelled to include all pipe/structure references, dimensions, design levels, with adjacent ground levels.</p>

	<p>b) The drainage scheme should demonstrate that the surface water run-off and volume shall not exceed the pre-development runoff rate and volume. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed;</p> <p>c) Sustainable drainage flow calculations (1 in 1, 1 in 30 and 1 in 100 + climate change);</p> <p>d) Plan identifying areas contributing to the drainage network;</p> <p>e) Measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters, including watercourses;</p> <p>f) A plan to show overland flow routes and flood water exceedance routes and flood extents;</p> <p>g) Details of an appropriate management and maintenance plan for the sustainable drainage system for the lifetime of the development. This shall include arrangements for adoption by an appropriate public body or statutory undertaker or management and maintenance by a Management Company and any means of access for maintenance and easements, where applicable.</p> <p>The approved scheme shall be implemented in accordance with the approved details prior to first occupation of any of the approved dwellings, or completion of the development, whichever is the sooner. Thereafter the drainage system shall be retained, managed and maintained in accordance with the approved details.</p> <p><i>Reasons</i></p> <ol style="list-style-type: none"> 1. To ensure that the final drainage designs are appropriate following detailed design investigation. 2. To ensure that the proposed development can be adequately drained. 3. To ensure that there is no flood risk on or off the site resulting from the proposed development 4. To ensure that water quality is not detrimentally impacted by the development proposal 5. To reduce the flood risk to the development as a result of inadequate maintenance.
<p>15.</p>	<p>No part of the development hereby approved shall commence until a scheme and schedule for the construction of the site access and the off-site works of highway improvement has been submitted to, and approved by, the Local Planning Authority in consultation with the Highway Authority. The scheme(s) shall be delivered in accordance with the agreed schedule. The off-site highway works to include:-</p> <ol style="list-style-type: none"> a) Site access, right turn lane and traffic Island. b) Upgrade 2 bus stops On Chancery Road to include raised boarding areas and associated road markings / signs <p><i>Reasons: In order to satisfy the Local Planning Authority and Highway Authority that the final details of the highway scheme/works are acceptable before work commences on site and to enable all construction traffic to enter and leave the premises in a safe manner without causing a hazard to other road users.</i></p>
<p>16.</p>	<p>Any gateposts erected at the access shall be positioned 10m behind the nearside edge of the carriageway. The gates must not open towards the highway</p> <p><i>Reason: To permit vehicles to pull clear of the carriageway when entering the site.</i></p>
<p>17.</p>	<p>There shall be no direct pedestrian / cycle access between the site and West Way.</p> <p><i>Reason: In the interests of road safety.</i></p>
<p>18.</p>	<p>Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 there shall not at any time in connection with the development hereby permitted be erected or planted or allowed to remain upon the land hereinafter defined any building, wall, fence, hedge, tree, shrub or other device. The visibility splay to be the subject of this condition shall be that land in front of a line</p>

	<p>drawn from a point 2.4m measured along the centre line of the proposed road from the continuation of the nearer edge of the carriageway of West Way to points measured 120m in each direction along the nearer edge of the carriageway of West Way, from the centre line of the access, and shall be constructed and maintained at verge level in accordance with a scheme to be agreed by the Local Planning Authority in conjunction with the Highway Authority’).</p> <p><i>Reason: To ensure adequate visibility at the street junction or site access.</i></p>
<p>19.</p>	<p>The car park shall be surfaced or paved in accordance with a scheme to be approved by the Local Planning Authority and the car parking spaces and manoeuvring areas marked out in accordance with the approved plan, before the use of the premises hereby permitted becomes operative.</p> <p><i>Reason: To allow for the effective use of the parking areas.</i></p>
<p>20.</p>	<p>No development shall take place until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:</p> <ul style="list-style-type: none"> i. the parking of vehicles of site operatives and visitors ii. hours of operation (including deliveries) during construction iii. loading and unloading of plant and materials iv. works/contractors’ compound storage of plant and materials used in constructing the development v. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate vi. wheel washing facilities and road sweeping facilities, including details of how, when and where the facilities are to be used. vii. measures to control the emission of dust and dirt during construction. viii. a scheme for recycling/disposing of waste resulting from demolition and construction works. ix. a scheme for the removal of the works/contractors' compound and the restoration of the land on which it is situated. <p><i>Reason: in the interests of highway safety and to protect the amenities of the nearby residents.</i></p>
<p>21.</p>	<p>No development shall commence until [or specify other appropriate timescale based on the circumstances and with reference to the six tests] a scheme to ensure either: (a) the continuity of the existing sports use on the playing fields shown edged red on Drawing No. 205-057-1000 in accordance with the Central Lancashire PPS; or (b) the provision of replacement facilities during construction works has been submitted to and approved in writing by the Local Planning Authority [after consultation with Sport England]. The scheme must set out details of the size, location, type and make-up of the facilities or replacement facilities (as appropriate) together with arrangements for access. The scheme must include a timetable for the provision of the facilities or replacement facilities (as appropriate). The approved scheme shall be implemented and complied with in full throughout the carrying out of the development.</p> <p><i>Reason: To protect playing fields from damage, loss or availability of use during the construction of the development.</i></p>
<p>22.</p>	<p>The playing fields and pitches shall be constructed and laid out in accordance with the approved plans and with the standards and methodologies set out in the guidance note "Natural Turf for Sport" (Sport England, 2011), and shall be made available for use before first use of the development hereby permitted.</p> <p><i>Reason: To ensure the quality of pitches is satisfactory and they are available for use at the first available opportunity.</i></p>

23.	<p>No development shall commence until a scheme for the removal of the works/contractors' compound and the reinstatement of the relevant land has been submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. [The scheme must be in accordance with [Sport England guidance "Natural Turf for Sport" (2011)]. The works/contractors' compound must be removed from the site before first use of the development in accordance with the approved scheme and the relevant land must be reinstated in accordance with the approved scheme.</p> <p><i>Reason: To ensure the site is restored to a condition fit for purpose.</i></p>
24.	<p>Details of a scheme for the provision of the equipped play space shall be submitted to and approved in writing by the Local Planning Authority prior to first use of the artificial grass pitch hereby approved. The play area shall thereafter be constructed and completed in accordance with the approved scheme.</p> <p><i>Reason: To ensure the provision of equipped play space to benefit the future occupiers of the site and to ensure that the any purchasers are fully aware of the presence of an equipped play area on this site.</i></p>

The original report has been amended as follows:

The description of the proposal has been amended to omit the 100m sprint straight, which has been removed from the scheme.

ITEM 3f - 19/00763/CB3MAJ – West Way Playing Fields

The recommendation remains as per the original report

The following consultee responses have been received:

Lead Local Flood Authority have made the following comments:

The Lead Local Flood Authority has no objection to the proposed development subject to the inclusion of an appropriate condition.

The following condition is recommended for inclusion:

No development shall commence until final details of the design, based on sustainable drainage principles, and implementation of an appropriate surface water sustainable drainage scheme have been submitted to and approved in writing by the local planning authority in consultation with the LLFA.

Those details shall include:

- a) Final sustainable drainage layout plan appropriately labelled to include all pipe/structure references, dimensions, design levels, with adjacent ground levels.
- b) The drainage scheme should demonstrate that the surface water run-off and volume shall not exceed the pre-development runoff rate and volume. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed;
- c) Sustainable drainage flow calculations (1 in 1, 1 in 30 and 1 in 100 + climate change);
- d) Plan identifying areas contributing to the drainage network;
- e) Measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters, including watercourses;
- f) A plan to show overland flow routes and flood water exceedance routes and flood extents;

g) Details of an appropriate management and maintenance plan for the sustainable drainage system for the lifetime of the development. This shall include arrangements for adoption by an appropriate public body or statutory undertaker or management and maintenance by a Management Company and any means of access for maintenance and easements, where applicable.

The approved scheme shall be implemented in accordance with the approved details prior to first occupation of any of the approved dwellings, or completion of the development, whichever is the sooner. Thereafter the drainage system shall be retained, managed and maintained in accordance with the approved details.

Reasons

- 1. To ensure that the final drainage designs are appropriate following detailed design investigation.*
 - 2. To ensure that the proposed development can be adequately drained.*
 - 3. To ensure that there is no flood risk on or off the site resulting from the proposed development*
 - 4. To ensure that water quality is not detrimentally impacted by the development proposal*
 - 5. To reduce the flood risk to the development as a result of inadequate maintenance.*
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