

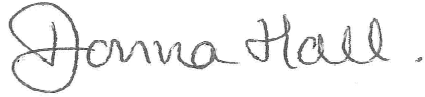
15 June 2011

Dear Councillor

DEVELOPMENT CONTROL COMMITTEE - TUESDAY, 14TH JUNE 2011

The following addendum was tabled at the above meeting of the Development Control Committee.

Yours sincerely



Donna Hall
Chief Executive

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આ માહિતીનો અનુવાદ આપની પોતાની ભાષામાં કરી શકાય છે. આ સેવા સરળતાથી મેળવવા માટે કૃપા કરી, આ નંબર પર ફોન કરો: 01257 515822

ان معلومات کا ترجمہ آپ کی اپنی زبان میں بھی کیا جاسکتا ہے۔ یہ خدمت استعمال کرنے کیلئے براہ مہربانی اس نمبر پر ٹیلیفون

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C O M M I T T E E R E P O R T		
REPORT OF	MEETING	DATE
Director of Partnerships, Planning and Policy	Development Control Committee	14 June 2011

ADDENDUM

ITEM 4a- 11/00210/FUL - 187 Town Lane Whittle-Le-Woods

The recommendation remains as per the original report

The original report has been amended as follows:

Concerns have been raised in respect of the use of 'character' within the Committee report and the reason for refusal. To clarify this issue the character referred to in paragraphs 12 and 16 of the report and the reason for refusal relate to the rural character of the land. It is acknowledged that PD rights could be removed for this piece of land however this forms part of the assessment of the application and it is generally considered that even allowing for the mitigating effect of the removal of permitted development rights, gardens still have to be fenced and have quite different visual characteristics than the open Green Belt. It is established in case law that garden extensions into the green belt can harm the character and appearance of an open area and the appeal Inspector, in respect of an appeal at Dark Lane, Whittle le Woods in 2002, considered that the use of Green Belt land for garden would result in domestic uses which would destroy the open character of the site. As such the reference to character relates to the rural character of the area which forms part of the consideration in respect of the openness of the area. For clarity the following amendments to the reason for refusal are proposed:

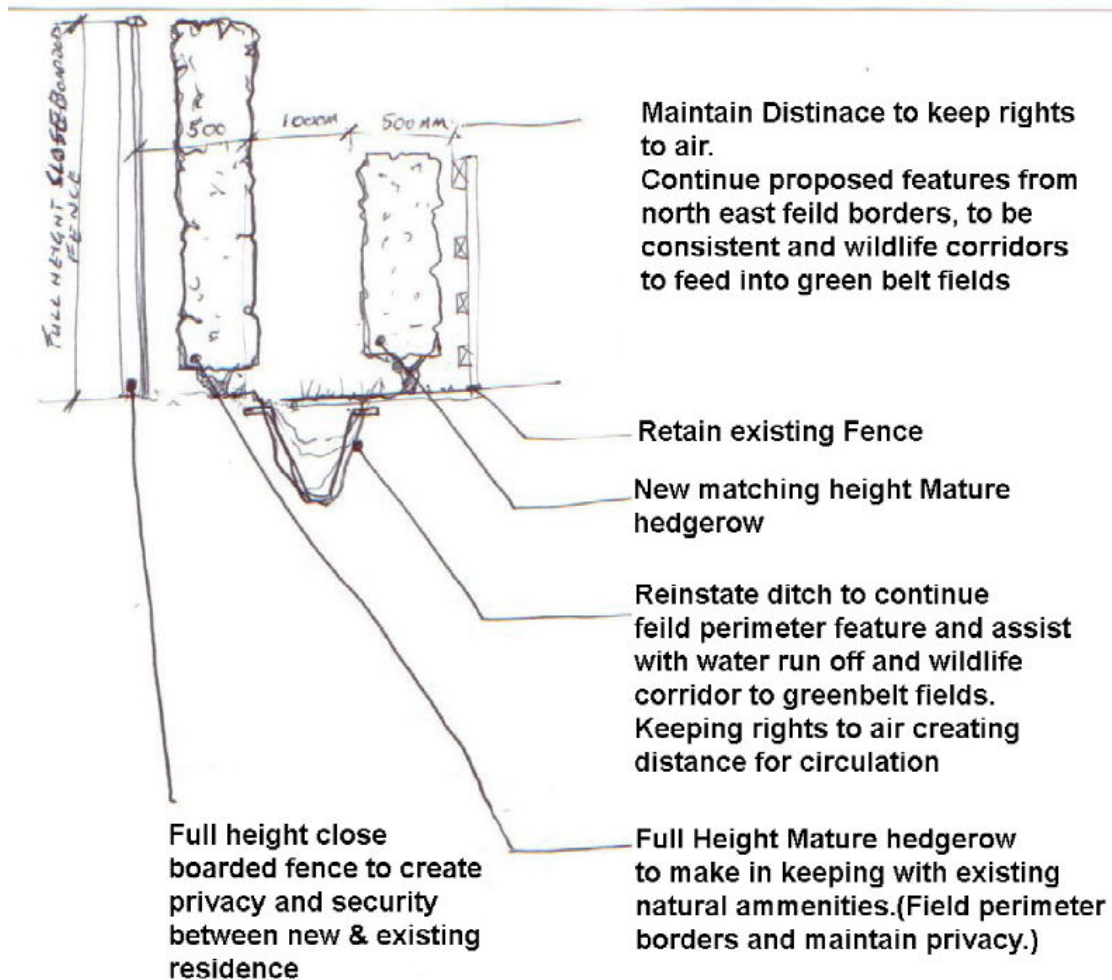
The land to which this application relates lies within the Green Belt as defined in the Adopted Chorley Borough Local Plan Review 2003. Within this area it is intended that no new development shall be permitted except for appropriate development/uses. The change of use of such land to the residential curtilage associated with a dwelling house represents inappropriate development, which is by definition harmful to the open and rural character of the Green Belt. The applicant has not demonstrated that there are any special circumstances that are so special so as to outweigh the harm to the openness of the Green Belt and the reasons for including the land within it. As such the proposal is contrary to the provisions and objectives of Policy No. DC1 of the Adopted Chorley Borough Local Plan and the advice at national level within Planning Policy Guidance Note 2 (PPG2) 'Green Belts'.

ITEM 4b- 11/00290/REMAJ - Sagar House Eccleston

The recommendation remains as per the original report

1 further letter has been received setting out the following issues:

- The following suggested illustration has been sent to Barratts in respect of the boundary treatment between Sagar House and Shelley Drive:



- There used to be a ditch and hedgerow behind the properties however the ditch has been filled in and the hedgerow was removed as it encroached into gardens.
- The boundary suggestions will help reduce land movement, water run off and maintain privacy and rights to air.
- The properties on Shelley Drive are approx. 7 feet lower than the field.
- Request that the Committee enforce the above suggestion.

As set out within paragraph 11 of the Committee report Barratts have commenced the process of consulting with the residents in respect of the boundary treatments. The above is one suggested way forward however there needs to be agreement with all the residents and as such it is considered that the amended condition as originally suggested (paragraph 13) will enable time to consult with all the affected residents.

The following consultee responses have been received:

Lancashire County Council Ecology: have confirmed that the ecological appraisal appears to relate more to the 'built' footprint than the peripheral newt mitigation/habitat creation, and the recommendations within the report appear appropriate.

The original report has been amended as follows:

Paragraph 30: No further comments have been received from the Highway Engineer however as the amendments address the original concerns the amendments are considered to be acceptable.

Paragraph 33: As set out above comments from the Ecologist have been received and as such the amended landscape plans are considered to be acceptable.

ITEM 4c- 202 Chorley Old Road Whittle-Le-Woods

The recommendation remains as per the original report.

No further letters of objection have been received.

No further letters of support have been received.

No further consultee responses have been received.

ITEM 4d- 11/00327/FUL - 5/7 Chorley Old Road Whittle-Le-Woods

The recommendation remains as per the original report.

A further letter of objection has been received setting out the following issues:

- The road is highly dangerous and there have been a number of accidents including some involving children being narrowly missed
- The road has already seen an increase in traffic as a result of recent new houses and the road cannot take any more traffic
- The proposed houses will block light due to the level differences
- The proposed appearance of the dwellings is not in keeping with the local existing houses
- Noise will be considerably increased
- We also believe the Council would preserve back gardens as conservation areas, not building sites

The issue regarding the safety of the access was examined at the Public Inquiry wherein LCC (Highways) withdrew the objection to this element of the scheme. With regards to the blocking of light objection, the development accords with the Council's Spacing Standards. The majority of the site is made up of a field so is not garden cartilage. In terms of noise levels increasing, it is not considered that the use of the dwellings and the associated garden spaces will cause detrimental harm to the living conditions of adjacent residents.

No further letters of support have been received.

A further consultee response has been received from LCC (Highways) wherein it is confirmed that the amended site layout is acceptable in respect of the garage and parking areas serving plots 3 and 4. With regards to plots 5 and 6, it is stated that whilst cars will regularly have to reverse up to 20m and may involve an awkward manoeuvre, as the number of plots affected is only 2, this situation is acceptable in this instance. LCC (Highways) ask that all planting and structures to plot 6 be conditioned, if possible, to not exceed a maximum height of 600mm to ensure clear visibility at all times.

The following additional condition is therefore recommended:

No planting, structures, fences, gates or walls within the front garden area of plot 6 shall exceed a height of 600mm above the level of the adjacent driveway.

Reasons: In the interests of highway and pedestrian safety and in accordance with Policy No. TR4 of the Adopted Chorley Borough Local Plan Review.

The following condition has also been amended to reflect the amended plans:

The approved plans are:

Plan Ref.	Stamp Dated:	Title:
DGL/1168/WHD/WLW-LP01	11 th April 2011	Location Plan
DGL/1168WHD/WLW-SL01 Rev L	14 th June 2011	Proposed Site Plan
DGL/1168WHD/WLW-SE01 Rev E	14 th June 2011	Sectional Elevations
-----	11 th April 2011	Topographical Plan
SF/01	11 th April 2011	1.8m Screen Fence
SF/02	11 th April 2011	1.8m Timber Post & Panel Fence
DG/8.0/1/B	11 th April 2011	Double 2 Door Garage
DG/2.0/1/B	11 th April 2011	Single Garage
DG/2.0/2/B	11 th April 2011	Single Garage
DG/4.0/1/B	11 th April 2011	Paired Single Garage
DG/4.0/2/B	11 th April 2011	Paired Single Garage
DG/3.0/1/B	11 th April 2011	Paired Single Garage
DG/3.0/2/B	11 th April 2011	Paired Single Garage
5.3133/P/B/L	11 th April 2011	Montgomery
4.309/P/B/L	11 th April 2011	Oxford
3&4/3.318/P/B/L	11 th April 2011	Milton
5.238/P/B/L	27 th April 2011	Cambridge Plot 2
4.309/P/B/L	27 th April 2011	Oxford Plot 6

Reason: To define the permission and in the interests of the proper development of the site.

The following condition has been amended to require the final details of the root protection fencing to be submitted to the Council for approval.

The development hereby permitted shall not commence until full details of the root protection fencing and its positioning have been submitted to and approved in writing by the Local Planning Authority. During the construction period, all retained trees shall be protected by the approved fencing which shall be positioned in accordance with the approved plan and no construction materials, spoil, rubbish, vehicles or equipment shall be stored or tipped within the areas so fenced.

Reason: To safeguard the trees to be retained and in accordance with Policy No. EP9 of the Adopted Chorley Borough Local Plan Review.

ITEM 4e - 11/00238/FULMAJ- International Fire Training Centre, Washington Hall, West Way, Euxton, Chorley, Lancashire, PR7 6HJ

The recommendation remains as per the original report.

Ecology A Great Crested Newt Survey has been provided and reviewed by the County Ecologist. They state that although a limited number of ponds were surveyed, given the results, the distances to other ponds locally and barriers to dispersal, they consider that there has been sufficient survey effort to demonstrate that the presence of great crested newts (and reptiles) is reasonably unlikely. As mentioned in the report (5.1), due to the presence of other amphibians in ponds, it would be appropriate for measures for the

protection of such species to be implemented during construction. This could presumably be covered in a construction environment management plan.

As a result conditions 29 and 30 below are proposed below requiring details of measures to be undertaken during site works to protect the diversity of local amphibian populations from harm to be submitted to and approved in writing by the Local Planning Authority.

Highways

Since the agenda report was published discussions have been ongoing between LCC Highways and the applicants highways consultant. They have confirmed that there is sufficient information on the latest plan drawing to enable the access junction to be designed and built (from a s278 perspective). Therefore, the access improvements comprising a right turn filter lane and pedestrian refuge island on West Way are now agreed in principle.

This plan is therefore listed in the approved plans below.

Lancashire County Highways requested a contribution to improve pedestrian and cycle facilities to West Way. This has been discussed with the Fire Service and they are happy to provide this as long as it is tied into the 3 storey office building being brought into use, as this is the building that will increase the number of employees at the site. As these works are within the highway boundary, it is considered more appropriate to condition these works than require a commuted sum of money. It is agreed that the condition should be tied to use of the office building. Condition 31 below is proposed to secure these works.

Conditions

The following conditions are proposed to be applied to the application (which are missing off the agenda):

1. Applications for approval of the reserved matters (namely external appearance of the buildings, scale and landscaping of the site) must be made to the Council for the part of the proposed development hereby permitted in outline (as identified on drawing no. C-0115-38 Rev A: Scope of Application) before the expiration of 10 years from the date of the this permission and the development hereby permitted must be begun three years from the date of approval of the last of the reserved matters to be approved.

Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The part of the proposed development hereby permitted in full (as identified on drawing no. C-0115-38 Rev A: Scope of Application) must be begun no later than three years from the date of this permission.

Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

3. Any application for the approval of reserved matters for any phase or sub-phase shall be made in accordance with the scope of the approved indicative Masterplan (reference C-0115-29 Rev D: Proposed Masterplan) in relation to the scale, including building heights, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure an acceptable form of development for the site within the parameters of the outline permission.

4. The development hereby permitted shall be carried out in accordance with the following phasing plans:

Phase 1: C-0115-17 Rev A

Phase 2-A: C-0115-18 Rev B

Phase 2-B: C-0115-19 Rev A
Phase 3: C-0115-20 Rev B
Phase 4: C-0115-21 Rev B
Phase 5: C-0115-22 Rev B
Phase 6: C-0115-29 Rev C

Reason: To ensure the buildings are not retained in the Green Belt after the need for them has gone and to ensure proper long term planning of the site and in accordance with PPG2 and Policies DC1 and DC6 of the Adopted Chorley Borough Local Plan Review.

5. The development hereby permitted shall be carried out in accordance with the Phasing of Demolition plan (reference C-0115-16 Rev B: Phasing of Demolition). The buildings on the site to be removed shall be demolished in line with this plan and the last building to be demolished as shown on this plan shall be removed within 15years of the date of this permission.

Reason: To ensure the buildings are not retained in the Green Belt after the need for them has gone and to ensure proper long term planning of the site and in accordance with PPG2 and Policies DC1 and DC6 of the Adopted Chorley Borough Local Plan Review.

6. No development approved by this planning permission shall be commenced until a Framework Site Investigation has been designed for the whole site using the information obtained from the Ground Investigation at Service Training Centre, West Way, Euxton for Lancashire Fire & Rescue by Sub Surface North West Limited (Ref No. 5204, dated April 2009). This should be submitted to, and approved in writing by the local planning authority. It shall include:

- A full site investigation design for the part of the development hereby permitted in full (as identified on drawing no. C-0115-38 Rev A: Scope of Application);
- Details of the phasing of the site investigation for the part of the site hereby permitted by outline permission (as identified on drawing no. C-0115-38 Rev A: Scope of Application) and include timings for when a method statement, remediation strategy and verification report will be submitted.

Prior to commencement of the part of the development hereby permitted in full (as identified on drawing no. C-0115-38 Rev A: Scope of Application) the site investigation shall be undertaken in accordance with the approved details and a Method Statement and Remediation Strategy based on the information obtained from the site investigation shall be submitted to and approved in writing by the Local Planning Authority. The development shall then proceed in strict accordance with the measures approved.

Any applications for the approval of reserved matters for any phase or sub-phase submitted pursuant to the outline permission hereby permitted (as identified on drawing no. C-0115-38 Rev A: Scope of Application) shall be accompanied by a detailed site investigation report on that particular area/phase, as recommended by Sub Surface NW in their report No.5204 Ground Investigation at Service Training Centre (STC), West Way (April 2009). The applicant should also refer to the Recommendations as detailed in Section 4.4 of this report. The site investigation shall be undertaken in accordance with the approved details and a Method Statement and Remediation Strategy based on the information obtained from the site investigation shall be submitted to and approved in writing by the Local Planning Authority. The development shall then proceed in strict accordance with the measures approved.

If during development, contamination not previously identified is found to be present on any part of the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted, and obtained written approval from the local planning authority for an addendum to the Method Statement. This addendum must detail how this unsuspected contamination shall be dealt

with. The development shall then proceed in strict accordance with the measures approved including the addendum.

Upon completion of the remediation set out in the Method Statements report(s) shall be submitted to the local planning authority in accordance with the timing set out in the approved Framework Site Investigation that provides verification that the required works regarding contamination have been carried out in accordance with the approved Method Statement(s). Post remediation sampling and monitoring results shall be included in the report(s) to demonstrate that the required remediation has been fully met. Future monitoring proposals and reporting shall also be detailed in the report.

Reason: To enable a risk assessment to be undertaken, refinement of the conceptual model, the development of a Method Statement and Remediation Strategy and to ensure that the proposed site investigation and remediation strategy will not cause pollution of ground and surface waters both on and off the site and in accordance with PPS23.

7. No phase of the development approved by this permission shall be commenced until a scheme for the dispersal of foul and surface waters has been approved in writing by the local planning authority. Such a scheme shall be constructed and completed in accordance with the approved plans.

Reason: To ensure a satisfactory means of drainage and in accordance with PPS25.

8. All planting, seeding or turfing comprised in the approved details of landscaping for the Fleet Garage and Stores hereby permitted in full (shown on part of drawing no. 3944.02 Rev B) shall be carried out in the first planting and seeding seasons following the occupation or completion of this building, 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, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interest of the appearance of the locality and in accordance with Policy Nos. GN5 and EP9 of the Adopted Chorley Borough Local Plan Review.

9. All planting, seeding or turfing comprised in the approved details of landscaping for the car park hereby permitted in full (shown on part of drawing no. 3944.02 Rev B) shall be carried out in the first planting and seeding seasons following the use or the completion of the car park, 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, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interest of the appearance of the locality and in accordance with Policy Nos. GN5 and EP9 of the Adopted Chorley Borough Local Plan Review.

10. All planting, seeding or turfing comprised in the approved details of landscaping for the Urban Search and Rescue (USAR) building hereby permitted in full (shown drawing no. 3944.03 Rev A) shall be carried out in the first planting and seeding seasons following the occupation or completion of this building, 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, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interest of the appearance of the locality and in accordance with Policy Nos. GN5 and EP9 of the Adopted Chorley Borough Local Plan Review.

11. Any application for the approval of reserved matters for any phase or sub-phase submitted pursuant to the outline permission hereby permitted (as identified on drawing no. C-0115-38 Rev A: Scope of Application) shall be accompanied by a scheme of landscaping. The scheme shall indicate all existing trees and hedgerows on the land; detail any to be retained, together with measures for their protection in the course of development; indicate the types and numbers of trees and shrubs to be planted, their distribution on site, those areas to be seeded, paved or hard landscaped; and detail any changes of ground level or landform. Any area of the site included in the red edge of the original permission (11/00238/FULMAJ) that has not formed part of a subsequent reserved matters application shall have a landscaping scheme submitted for it as part of the last reserved matters application. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in 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, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of the amenity of the area and in accordance with Policy Nos. GN5 and EP9 of the Adopted Chorley Borough Local Plan Review.

12. The part of the proposed development hereby permitted in full (as identified on drawing no. C-0115-38 Rev A: Scope of Application) shall only be carried out in conformity with the proposed Finished Floor Levels shown on the following approved plan(s):

C-0115-35 Rev C – Proposed USAR Building

C-0115-36 Rev D – Proposed Fleet Garage and Main Stores

Reason: To protect the appearance of the locality and in accordance with Policy Nos. GN5 and DC6 of the Adopted Chorley Borough Local Plan Review.

13. Any application for the approval of reserved matters for any phase or sub-phase submitted pursuant to the outline permission hereby permitted (as identified on drawing no. C-0115-38 Rev A: Scope of Application) shall be accompanied by full details of existing and proposed ground levels and proposed building slab levels (all relative to ground levels adjoining the site), notwithstanding any such detail shown on previously submitted plan(s). The development shall only be carried out in conformity with the approved details.

Reason: To protect the appearance of the locality and in accordance with Policy Nos. GN5 and DC6 of the Adopted Chorley Borough Local Plan Review.

14. Foul drainage from the development of this site must be drained to the foul sewer. Surface water from any areas likely to be contaminated must be connected to the foul sewer.

Reason: To secure proper drainage and in accordance with Policy Nos. EP17 and EM2 of the Adopted Chorley Borough Local Plan Review.

15. No individual part of the development hereby permitted in full (as identified on drawing no. C-0115-38 Rev A: Scope of Application) shall commence until full details of all external facing materials to that building(s) have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out using the approved external facing materials.

Reason: To ensure that the materials used are visually appropriate to the locality and in accordance with Policy Nos. GN5 and DC6 of the Adopted Chorley Borough Local Plan Review.

16. Any application for the approval of reserved matters for any phase or sub-phase submitted pursuant to the outline permission hereby permitted (as identified on drawing

no. C-0115-38 Rev A: Scope of Application) shall be accompanied by full details of the colour, form and texture of all external facing materials to the proposed building(s). The development shall only be carried out using the approved external facing materials.

Reason: To ensure that the materials used are visually appropriate to the locality and in accordance with Policy Nos. GN5 and DC6 of the Adopted Chorley Borough Local Plan Review.

17. The part of the development hereby permitted in full (as identified on drawing no. C-0115-38 Rev A: Scope of Application) shall not commence until full details of the colour, form and texture of all hard ground- surfacing materials (notwithstanding any such detail shown on previously submitted plans and specification) have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in conformity with the approved details.

Reason: To ensure a satisfactory form of development in the interest of the visual amenity of the area and in accordance with Policy Nos. GN5 and DC6 the Adopted Chorley Borough Local Plan Review.

18. Any application for the approval of reserved matters for any phase or sub-phase submitted pursuant to the outline permission hereby permitted (as identified on drawing no. C-0115-38 Rev A: Scope of Application) shall be accompanied by details of the colour, form and texture of all hard ground- surfacing materials (notwithstanding any such detail shown on previously submitted plans and specification). The development shall only be carried out in conformity with the approved details.

Reason: To ensure a satisfactory form of development in the interest of the visual amenity of the area and in accordance with Policy Nos. GN5 and DC6 the Adopted Chorley Borough Local Plan Review.

19. The Urban Search and Rescue (USAR) building hereby permitted shall not be brought into use until the site junction with West Way has been constructed in accordance with drawing no. SCP/10290/SK002/C (Proposed Option 2 – Access Arrangement with Ghost Island Right Turn Lane).

Reason: In the interests of highway safety to provide a dedicated land for emergency vehicles and in accordance with Policy No. TR4 of the Adopted Chorley Borough Local Plan Review.

20. The existing access onto Washington Lane shall remain as an emergency access only.

Reason: Washington Lane is a rural land and is not suitable for large vehicles and in accordance with Policy TR4 of the Adopted Chorley Borough Local Plan Review.

21. Any application for the approval of reserved matters for any phase or sub-phase submitted pursuant to the outline permission hereby permitted (as identified on drawing no. C-0115-38 Rev A: Scope of Application) shall be accompanied by full details of the number of parking spaces to be provided in that phase (if they are to be provided) including details of disabled parking provision, motorcycle parking and bicycle parking.

Reason: To allow the authority to assess that the site is adequately served by parking and disabled parking and that motorcycle and bicycle parking is sufficiently provided and in accordance with Policy No. TR4 of the Adopted Chorley Borough Local Plan Review.

22. The staff car park hereby approved in full (as identified on drawing no. C-0115-38 Rev A: Scope of Application) shall be implemented as part of Phase 2-B and be surfaced or paved, drained and marked out all in accordance with the approved plan before the USAR building is brought into use. 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: To ensure adequate on site provision of car parking and manoeuvring areas and in accordance with Policy No. TR4 of the Adopted Chorley Borough Local Plan Review.

23. Prior to the commencement of construction of any part of the development hereby permitted is commenced a Framework Travel Plan shall be produced and provided to the local planning authority and approved in writing by them. This shall detail how a Travel Plan(s) will be will produced for the site (possible in phases) and detail the timescales in which they will be produced and implemented in relation to the phasing of the site. Following approval of the Framework Travel Plan a Travel Plan shall be produced (possibly in phases) in line with the approved Framework Travel Plan and shall include as a minimum:

- Appointment of a named Travel Plan Co-ordinator
- Travel survey;
- Details of cycling, pedestrian and public transport links to the site;
- Details of cycle parking;
- SMART Targets for non-car modes of travel;
- Action plan of measures to be introduced;
- Details of arrangements for monitoring and review of the Travel Plan for a period of at least 5 years from the date of occupation of the last building hereby permitted by a reserved matters application.

Reason: To ensure the delivery of sustainable transport objectives, including reductions in car usage, increased use of public transport and walking and cycling and in accordance with Policy TR4 of the Adopted Local Plan Review and PPG13.

24. Any application for the approval of reserved matters for any phase or sub-phase submitted pursuant to the outline permission hereby permitted (as identified on drawing no. C-0115-38 Rev A: Scope of Application) shall be accompanied by a Sustainable Resources Statement demonstrating how that phase or sub-phase will comply with national and/or local planning policies in place at the date of submission with regard to Sustainable Resources. The development shall only be carried out in accordance with the approved details.

Reason: To ensure the proper planning of the area. In line with the objective of National Planning Policy contained in Planning Policy Statement: Planning, the Climate Change Supplement to PPS1, Policies EM16 and EM17 of the Regional Spatial Strategy and Chorley Borough Council's Sustainable Resources DPD and any future policies at the time of submission.

25. The Urban Search and Rescue (USAR) building and Fleet Garage and Stores hereby granted full planning permission shall be built to BREEAM 'very good' standard. In addition, before the construction of each of these buildings is commenced a Sustainable Resources Statement shall be submitted and approved in writing by the local planning authority demonstrating how that building will comply with criterion (b) of policy SR1 of the Sustainable Resources Development Plan Document. The buildings shall then only be constructed in accordance with these details.

Reason: To ensure the proper planning of the area. In line with the objective of National Planning Policy contained in Planning Policy Statement: Planning, the Climate Change Supplement to PPS1, Policies EM16 and EM17 of the Regional Spatial Strategy and Chorley Borough Council's Sustainable Resources DPD.

26. The 'mitigation & compensation proposals' included in the report 'Bat Emergency Survey' (Arbtech Consulting Ltd, 2011) shall be implemented in full.

Reason: To ensure the protection a European Protected Species and in accordance with PPS9.

27. Tree felling, vegetation clearance works, demolition work or other works that may affect nesting birds must be avoided between March and July inclusive, unless the

absence of nesting birds has been confirmed by further surveys or inspections that have been submitted to and approved in writing by the local planning authority.

Reason: To ensure that detrimental impacts on breeding birds are avoided and in accordance with PPS9.

28. Rhododendron is present on the site, under the Wildlife and Countryside Act 1981 (as amended) it is an offence to cause the spread of this species. Therefore a programme for the control/eradication of this species shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. The programme shall accord with Environment Agency Guidelines. The programme shall be implemented in accordance with the approved details.

Reason: To ensure the eradication of Rhododendron in accordance and PPS9.

29. Before any individual part of the proposed development hereby permitted in full (as identified on drawing no. C-0115-38 Rev A: Scope of Application) is commenced, details of measures to be undertaken during site works to protect the diversity of local amphibian populations from harm shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be undertaken in accordance with the approved details. Any amphibians discovered during site works should be translocated to a suitable area in the fire training centre grounds such as the fenced vegetated area adjacent to Pond 1 or Pond 3 as shown in the report ‘ Great Crested Newt Survey Report (ENVIRON UK Ltd) June 2010’.

Reason: To protect the diversity of local amphibian populations from harm and in accordance with PPS9.

30. Any application for the approval of reserved matters for any phase or sub-phase submitted pursuant to the outline permission hereby permitted (as identified on drawing no. C-0115-38 Rev A: Scope of Application) shall be accompanied by details of measures to be undertaken during site works to protect the diversity of local amphibian populations from harm shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be undertaken in accordance with the approved details. Any amphibians discovered during site works should be translocated to a suitable area in the fire training centre grounds such as the fenced vegetated area adjacent to Pond 1 or Pond 3 as shown in the report ‘ Great Crested Newt Survey Report (ENVIRON UK Ltd) June 2010’.

Reason: To protect the diversity of local amphibian populations from harm and in accordance with PPS9.

31. Before the 3 storey office building is brought into use (as identified on approved plan C-0115-29 Rev D) the existing footway (south of the site access with West Way) from the roundabout up to the site entrance shall be improved to provide a 3.0m wide shared cycle/pedestrian route, and the route along the north side of the access up to Chancery Road shall also be improved to provide a 3.0m wide shared cycle/pedestrian route.

Reason: To allow cyclists to continue their travel along the route without having to join West Way before turning into the site access and the latter to concur with the shared pedestrian cycle/pedestrian route on the opposite side of the road and improve alternative methods of getting to the site other than the car and in accordance with Policy TR4 of the Adopted Chorley Borough Local Plan Review.

32. The approved plans are:

Title:	Drawing Number	Date Received:
Existing Location Plan 18th March 2011	C-0115-331	All drawings received
Proposed Location Plan	C-0115-34	
Proposed Masterplan	C-0115-29 Rev D	

Phasing of Development Demolition	C-0115-16 Rev B
Phase 1:	C-0115-17 Rev A
Phase 2-A:	C-0115-18 Rev B
Phase 2-B:	C-0115-19 Rev A
Phase 3:	C-0115-20 Rev B
Phase 4:	C-0115-21 Rev B
Phase 5:	C-0115-22 Rev B
Phase 6:	C-0115-29 Rev C
Scope of Application	C-0115-38 Rev A
Proposed Fleet Garage & Main Stores Building – Proposed Elevations	C-0115-31 Rev D
Proposed Fleet Garage & Main Stores Building – Proposed Ground Floor Plan	C-0115-05 Rev F
Proposed Fleet Garage & Main Stores Building – Proposed Site Plan	C-0115-36 Rev C
Proposed Fleet Garage & Main Stores Building – Proposed Site Plan (including FFLs)	C-0115-36 Rev D
Proposed Staff Car park	C-0115-41
Proposed USAR Building – Proposed Elevations	C-0115-30 Rev E
Proposed USAR Building – Proposed Floorplan	C-0115-04 Rev D
Proposed USAR Building – Proposed Site Layout	C-0115-35 Rev B
Proposed USAR Building – Proposed Site Layout (including FFLs)	C-0115-35 Rev C
Landscape Proposals – USAR Building	3944.03 Rev A
Landscape Proposals – Fleet Garage & Car Park	3944.02 Rev B
Tree Survey and Root Protection Area	3944.01
Proposed Option 2 – Access Arrangement with Ghost Island Right Turn Lane	SCP/10290/SK002/C
