

COMMITTEE REPORT		
REPORT OF	MEETING	DATE
Director (Customer and Digital)	Planning Committee	10 December 2019

ADDENDUM

ITEM 3a- 19/00825/REM – Land Adjacent 8 Miller Avenue, Abbey Village

The recommendation remains as per the original report.

The following conditions have been amended:

Condition 4 to refer to revised plans as follows; Site Layout (rev E), Landscaping (Rev D), Fibre Optic Ducting (Rev E), Phasing (Rev D) and Enclosures Plan (Rev D). These plans have been changed to show the repositioning of Plots 3 and 4 to improve their relationship with the building line of existing dwellings on Miller Avenue and to move them away from the end of No. 7 Cherry Grove's rear garden.

The original report has been amended as follows:

Paragraph 19 refers to the consultation response from the Greater Manchester Ecological Unit which recommended measures to protect and enhance biodiversity. Cllr Steve Holgate has requested that this be expanded upon and explained in more detail. Ecological receptors would be protected by condition 15 which requires that no works take place to trees or shrubs during bird nesting season, without a survey having first taken place. Enhancement measures suggested by the ecology unit relate to the planting of woody native vegetation in the gardens of the properties, especially those that adjoin the Local Nature Reserve (LNR). This would provide a buffer zone to the LNR and provide benefits to biodiversity and local wildlife. The applicant revised the landscaping scheme to incorporate these suggested enhancement measures. The landscaping scheme is shown on the committee slides.

Paragraph 36 refers to parking provision which was discussed at the last committee meeting. To provide further clarity of the proposed parking situation, the table below identifies the number of off-road parking spaces to be provided by each plot. The Council's parking standards set by policy ST4 of the Local Plan require 3 off-road parking spaces for a dwelling with 4 or more bedrooms. All plots are therefore policy compliant with regards to the level of off-road parking spaces.

Plot	Parking Spaces
1	4
2	6
3	3
4	3
5	5

6	3
7	3
8	6
9	6

ITEM 3b – 19/00361/FULMAJ – Playing Field to Rear Of Houses, Greenside, Euxton

The recommendation remains as per the original report.

1no. further letter of objection have been received setting out the following issues:

- Loss of car parking spaces and lack of car parking for existing residents.
- No need for more houses in this location.

The following consultee responses have been received:

Lead Local Flood Authority have made the following comments:

The Lead Local Flood Authority (LLFA) have raised an objection to the application on the basis that there is a surface water flood path crossing the site and that there is no information provided by the applicant to address how this would be mitigated or what would happen to this element of surface water post development. The LLFA recognise that the risk identified on the Environment Agency map is classed as 'low' but consider that this must be addressed.

Officer comment:

Although a surface water flood path appears on the Environment Agency mapping layer as crossing the site, the flood path is categorised as low risk. Engineering solutions to address such low risk flood paths are widely available and there is no reason why a suitable engineering solution could not adequately be applied to this situation. Details of how this would be addressed are necessary before any commencement of development on the site. It is not, however, considered that this outstanding information is necessary prior to a decision being made on the application, but that a condition should be attached to any grant of planning permission requiring a detailed surface water sustainable drainage scheme that addresses this particular issue, and secures the implementation of an appropriate scheme.

The following conditions are recommended:

No.	Condition
1.	The proposed development must be begun not later than three years from the date of this permission. <i>Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.</i>
2.	The parking and associated manoeuvring facilities shown on the plans hereby approved shall be surfaced or paved, drained and marked out and made available in accordance with the approved plan prior to the occupation of any of the buildings; such parking facilities shall thereafter be permanently retained for that purpose (notwithstanding the Town and Country Planning (General Permitted Development) Order 2015).

	<i>Reason: To ensure provision of adequate off-street parking facilities within the site.</i>
3.	<p>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.</p> <p><i>Reason: To protect the appearance of the locality and in the interests of the amenities of local residents.</i></p>
4.	<p>Notwithstanding the details shown on the submitted plans, the proposed driveway/hardsurfacing to the front of the property shall be constructed using permeable materials on a permeable base, or provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the boundaries of the property (rather than to the highway), unless otherwise agreed to in writing by the Local Planning Authority.</p> <p><i>Reason: In the interests of highway safety and to prevent flooding.</i></p>
5.	<p>Before the development hereby permitted is first commenced full details of an Arboricultural Method Statement that accords with Drawing 3 – AMS Heads of Terms Plan (D7498.003C) received 30 July 2019 shall have been submitted to and approved in writing by the Local Planning Authority. All remaining trees must be fully safeguarded in accordance with BS5837.2012 for the duration of the site works unless agreed in writing with the Local Planning Authority.</p> <p><i>Reason: To protect habitat for roosting bats and safeguard the trees to be retained.</i></p>
6.	<p>Prior to the occupation of the dwellings hereby approved a Woodland Management Strategy for Ransnap Woods (referenced as W1 within the TEP - Arboricultural Impact Assessment dated July 2019) shall have been submitted to and approved in writing by the Local Planning Authority. This shall include details of:</p> <ul style="list-style-type: none"> • Pruning works to trees along the woodland edge • Woodland habitat enhancement and creation • Sapling translocation from G7 into the woodland • New planting • Safety works and monitoring <p><i>Reason: To mitigate the impact of on-site tree loss and mitigate the risk to future occupiers.</i></p>
7.	<p>The tree works hereby permitted shall be undertaken in accordance with British Standard BS 3998:2010 or any subsequent amendment to the British Standards.</p> <p><i>Reason: To safeguard the health and appearance of the trees being retained.</i></p>
8.	<p>No tree felling, vegetation clearance works, or other works that may affect nesting birds shall take place between 1st March and 31st August inclusive, unless surveys by a competent ecologist show that nesting birds would not be affected.</p> <p><i>Reason: Nesting birds are a protected species.</i></p>

9.	<p>No development shall take place (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP: biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following:</p> <ul style="list-style-type: none"> a) Risk assessment of potentially damaging construction activities. b) Identification of "biodiversity protection zones". c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements). d) The location and timing of sensitive works to avoid harm to biodiversity features. e) The times during construction when specialist ecologists need to be present on site to oversee works. f) Responsible persons and lines of communication. g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person. h) Use of protective fences, exclusion barriers and warning signs. <p>The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.</p> <p><i>Reason: To protect against harm to bats and great crested newts.</i></p>
10.	<p>Prior to the construction of the superstructure of any of the dwellings hereby permitted a scheme for the biodiversity mitigation and enhancement measures, as set out in section 5.0 of the Ecological Assessment dated July 2019 ref: 7498.002, shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to first occupation of the development (or in accordance with a phasing plan which shall first be agreed in writing with the local planning authority) and shall be retained thereafter.</p> <p><i>Reason: To contribute to and enhance the natural and local environment.</i></p>
11.	<p>No development shall commence until 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.</p> <p>Those details shall include, as a minimum:</p> <ul style="list-style-type: none"> a) Information about the lifetime of the development, design storm period and intensity (1 in 30 & 1 in 100 year + allowance for climate change see EA advice Flood risk assessments: climate change allowances'), discharge rates and volumes (both pre and post development), temporary storage facilities, the methods employed to delay and control surface water discharged from the site, and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters, including watercourses, and details of floor levels in AOD; b) The drainage strategy should demonstrate that the surface water run-off must not exceed the pre-development greenfield QBAR runoff rate. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. c) A plan showing flood water exceedance routes, both on and off site; d) A timetable for implementation, including phasing as applicable; e) Evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltrations rates; f) Details of water quality controls, where applicable. g) details of an appropriate management and maintenance plan for the sustainable drainage system for the lifetime of the development <p>The 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 prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site. 2. To reduce the risk of flooding to the proposed development, elsewhere and to future users. 3. To ensure that water quality is not detrimentally impacted by the development proposal.
12.	<p>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 earlier, 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: In the interest of the appearance of the locality.</i></p>
13.	<p>The external facing materials, detailed within the Design and Access Statement received 30 July 2019, shall be used and no others substituted, unless otherwise agreed to in writing by the Local Planning Authority.</p> <p><i>Reason: To ensure that the materials used are visually appropriate to the locality.</i></p>
14.	<p>All fences and walls shown on the Boundary Treatments and Materials Plan reference 18-137 BT01 Rev.J received 30 October 2019, shall be erected in conformity with the approved details in accordance with a phasing plan, which shall first be agreed in writing with the Local Planning Authority. Other fences and walls shown in the approved details shall have been erected in conformity with the approved details prior to substantial completion of the development.</p> <p><i>Reason: To ensure a visually satisfactory form of development and to provide reasonable standards of privacy to residents.</i></p>
15.	<p>The drainage for the development hereby approved, shall be carried out in accordance with principles set out in the submitted DRAINAGE & ROAD STATEMENT (Job No. 19023), Dated 15th March 2019, which was prepared by REFA. For the avoidance of doubt and unless otherwise agreed in writing by the Local Planning Authority, surface water must drain at the restricted rate of 5 l/s. The development shall be completed in accordance with the approved details.</p> <p><i>Reason: To ensure a satisfactory form of development and to prevent an undue increase in surface water run-off and to reduce the risk of flooding.</i></p>
16.	<p>Foul and surface water shall be drained on separate systems.</p> <p><i>Reason: To secure proper drainage and to manage the risk of flooding and pollution.</i></p>
17.	<p>Prior to the construction of the superstructure of any of the dwellings hereby permitted details shall be submitted to and approved in writing by the Local Planning Authority demonstrating that the development as a whole will achieve a minimum Dwelling Emission Rate of 19% above 2013 Building Regulations. The development thereafter shall be completed in accordance with the approved details.</p> <p><i>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</i></p>

	<p><i>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.</i></p>																																										
18.	<p>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 for all dwellings on the site, shall be submitted to and approved in writing by the Local Planning Authority in accordance with a phasing plan, which shall first be agreed in writing with the Local Planning Authority, demonstrating that the development has achieved the overall Dwelling Emission Rate of 19% above 2013 Building Regulations.</p> <p><i>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.</i></p>																																										
19.	<p>The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <table border="1"> <thead> <tr> <th>Title</th> <th>Drawing Reference</th> <th>Received date</th> </tr> </thead> <tbody> <tr> <td>Location Plan</td> <td>18-137 LP01</td> <td>16 April 2019</td> </tr> <tr> <td>Proposed Layout</td> <td>18-137 PL04 Rev.I</td> <td>18 October 2019</td> </tr> <tr> <td>Proposed Boundary Treatments and Materials</td> <td>18-137 BT01 Rev.J</td> <td>30 October 2019</td> </tr> <tr> <td>Planting Plan</td> <td>D7498.201</td> <td>21 October 2019</td> </tr> <tr> <td>Planting Schedule</td> <td>D7498.200</td> <td>21 October 2019</td> </tr> <tr> <td>541/583 SQFT BRICK - HIPPED</td> <td>MAI-BRH</td> <td>18 October 2019</td> </tr> <tr> <td>541/583 SQFT ALT BRICK - HIPPED</td> <td>MAI-END-B</td> <td>18 October 2019</td> </tr> <tr> <td>541/583 SQFT (MAI) MID BRICK - GABLE</td> <td>MAI-BRG2</td> <td>18 October 2019</td> </tr> <tr> <td>724 SQFT (END) BRICK – GABLE ROOF</td> <td>724E-BRG</td> <td>18 October 2019</td> </tr> <tr> <td>724 SQFT (END) PART RENDER – GABLE ROOF</td> <td>724E-PRG</td> <td>18 October 2019</td> </tr> <tr> <td>724 SQFT (END) BRICK – HIPPED ROOF</td> <td>724E-BRH</td> <td>18 October 2019</td> </tr> <tr> <td>862 SQFT (SEMI) BRICK – GABLE</td> <td>863S-BRG</td> <td>18 October 2019</td> </tr> <tr> <td>862 SQFT (SEMI) PART RENDER – GABLE</td> <td>863S-PRG</td> <td>18 October 2019</td> </tr> </tbody> </table> <p><i>Reason: For the avoidance of doubt and in the interests of proper planning.</i></p>	Title	Drawing Reference	Received date	Location Plan	18-137 LP01	16 April 2019	Proposed Layout	18-137 PL04 Rev.I	18 October 2019	Proposed Boundary Treatments and Materials	18-137 BT01 Rev.J	30 October 2019	Planting Plan	D7498.201	21 October 2019	Planting Schedule	D7498.200	21 October 2019	541/583 SQFT BRICK - HIPPED	MAI-BRH	18 October 2019	541/583 SQFT ALT BRICK - HIPPED	MAI-END-B	18 October 2019	541/583 SQFT (MAI) MID BRICK - GABLE	MAI-BRG2	18 October 2019	724 SQFT (END) BRICK – GABLE ROOF	724E-BRG	18 October 2019	724 SQFT (END) PART RENDER – GABLE ROOF	724E-PRG	18 October 2019	724 SQFT (END) BRICK – HIPPED ROOF	724E-BRH	18 October 2019	862 SQFT (SEMI) BRICK – GABLE	863S-BRG	18 October 2019	862 SQFT (SEMI) PART RENDER – GABLE	863S-PRG	18 October 2019
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20.	<p>No dwelling or dwellings shall be occupied until the estate street(s) affording access to those dwelling(s) has been completed in accordance with the Lancashire County Council Specification for Construction of Estate Roads.</p> <p><i>Reasons: To ensure that the estate streets serving the development are completed and maintained to the approved standard, and are available for use by</i></p>																																										

	<p><i>the occupants, and other users of the development, in the interest of highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the approved development; and to safeguard the visual amenities of the locality and users of the highway.</i></p>
21.	<p>No development, other than enabling works, shall be commenced until full engineering, drainage, street lighting and constructional details of the streets proposed for adoption have been submitted to and approved in writing by the Local Planning Authority. The development shall, thereafter, be constructed in accordance with the approved details, unless otherwise agreed in writing with the Local Planning Authority.</p> <p><i>Reason: In the interest of highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the approved development; and to safeguard the visual amenities of the locality and users of the highway.</i></p>
22.	<p>No part of the development hereby approved shall commence, other than enabling works, until a scheme for the construction of the site access and the off-site works of highway improvement have been submitted to and approved by the Local Planning Authority in consultation with the Highway Authority.</p> <p><i>Reason: 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.</i></p>
23.	<p>No part of the development hereby approved shall be occupied until the approved scheme for the construction of the site access and the off-site works of highway improvement has been constructed and completed in accordance with the scheme details.</p> <p><i>Reason: In order that the traffic generated by the development does not exacerbate unsatisfactory highway conditions in advance of the completion of the highway scheme/works.</i></p>
24.	<p>No development shall take place, including any works of demolition, 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> <ol 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. 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 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 <p><i>Reason: In the interests of highway safety and to protect the amenities of the nearby residents.</i></p>
25.	<p>Prior to the construction/provision of any services, a strategy to facilitate super-fast broadband for future occupants of the site shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall seek to ensure that upon occupation of a dwelling, either a landline or ducting to facilitate the provision of a super-fast broadband service to that dwelling from a site-wide network, is in place and provided as part of the initial highway works within the site boundary only.</p> <p><i>Reason: To ensure a sustainable form of development.</i></p>

26.	<p>The development shall not commence until an Employment and Skills Plan that is tailored to the development and will set out the employment skills opportunities for the construction phase of the development has been submitted to and approved by the council as Local Planning Authority (unless otherwise agreed in writing by the council). The development shall be carried out in accordance with the Employment and Skills Plan (in the interests of delivering local employment and skills training opportunities in accordance with Core Strategy Policy 15: Skills and Economic Inclusion).</p> <p><i>Reason: In the interests of delivering local employment and skills training opportunities as per the Central Lancashire Core Strategy Policy 15: Skills and Economic Inclusion and the Central Lancashire Employment Skills Supplementary Planning Document September 2017. No Employment and Skills Plan was submitted with the application.</i></p>
27.	<p>Prior to the commencement of development a report to identify any potential sources of contamination on the site and where appropriate, necessary remediation measures shall have been submitted to and approved in writing by the Local Planning Authority. The report should include an initial desk study, site walkover and preliminary risk assessment. If the initial study identifies the potential for contamination to exist on site, the scope of a further study must then be agreed in writing with Local Planning Authority and thereafter undertaken and shall include details of the necessary remediation measures. The development should thereafter only be carried out following the remediation of the site in full accordance with the measures stipulated in the approved report.</p> <p><i>Reason: Due to the sensitive end-use of the development (residential housing with garden).</i></p>

The original report has been amended as follows:

Paragraph 34 of the committee report states that that the applicants do not wish to offer the proposed layout for highway adoption. However, the applicant has since confirmed that the new estate road is to be offered up for adoption to Lancashire County Council as the local highway authority and will therefore be designed in accordance with the Lancashire County Council Specification for Construction of Estate Roads. Discussions have already taken place between the applicant and Lancashire County Council in this regard.

ITEM 3e- 19/00375/FUL- Land Adjacent To Wigan Lodge, Wigan Lane, Chorley, PR7 4DB

The recommendation remains as per the original report.

Members are advised that for the avoidance of doubt the description of development has been amended to include the proposed gate.

The description now reads: ‘Construction of a new entrance onto Wigan Lane including gate and blocking up of existing access point.’

1no. further letter of objection has been received setting out the following issues:

- There is already an access point to the site
- Moving the access point towards Rawlinson Lane would endanger traffic movement

- Moving the access point to a position without trees would allow a storage container to be delivered to the site

ITEM 3f - 19/00916/FUL – Lowe Farm Cottage, Leyland Lane, Ulmes Walton

The recommendation remains as per the original report.

The following conditions are recommended:

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
Site Location Plan	A1924 PA SLP01A	24 September 2019
Proposed Site Plan	A1924 PA SP01B	24 September 2019
Plan showing access drawing and visibility splays	N/A	24 September 2019

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

3. The use hereby permitted shall not commence until the approved access is provided in full and made available for use.

Reason: To ensure that the development is served by an adequate access, in the interest of highways safety.

4. Before the approved access is used for vehicular purposes, that part of the access extending from the highway boundary for a minimum distance of 10m into the site shall be appropriately paved in tarmacadam, concrete or block paviers, unless or other materials are agreed in writing by the Local Planning Authority.

Reason: In the interests of highways safety to prevent loose surface material from being carried on to the public highway.

5. The use hereby permitted shall not commence until the existing access to Leyland Lane is physically and permanently closed, with the existing footway and kerbing of the vehicular crossing reinstated in accordance with the Lancashire County Council Specification for Construction of Estate Roads

Reason: To limit the number of access points to the highway and to maintain its proper construction.

6. Prior to the commencement of the development hereby approved, a detailed landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. This shall relate to the area of the existing access driveway shown on drawing number A1924-PA-SP01B to be removed and shall provide a landscaping buffer to the adjacent residential properties.

The scheme shall include, as a minimum:

Tree planting including the types and numbers of trees and shrubs to be planted, their distribution on site and areas to be seeded

The retention of the existing boundary hedge and its protection during site works

The approved scheme shall be carried out within the first planting season following commencement of the development, unless a different timeframe is first agreed in writing by the Local Planning Authority.

If 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, they shall be replaced in the next planting season with others of similar size and species.

Reason: To ensure that a satisfactory landscaping scheme for the development is carried out to mitigate the impact of the development on surrounding uses and the environment and to secure biodiversity enhancements.

7. The development shall be carried out in accordance with the mitigation proposals set out at chapter 5 of the submitted Ecological Survey & Assessment - Leyland Lane Ulnes Walton, carried out by Cameron S Crook and Associates. This shall include the installation of bird boxes with a minimum of 1no swallow cup and 1no sparrow terrace which shall be provided within 3 months of the commencement of the use hereby permitted and permanently retained thereafter.

Reason: In the interest of nature conservation and to mitigate for the loss of bird habitat.

8. The use hereby permitted shall only operate between 06:30 and 19:00 on Mondays to Fridays, between 09:00 and 16:00 on Saturdays; and not on Sundays or Bank or other National Public Holidays.

Reason: To safeguard the amenity of neighbouring residential properties.

9. 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).

ITEM 3g – 19/01007/FUL – 38 Park Road, Chorley

The recommendation remains as per the original report.

The following conditions are recommended:

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:

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

Title	Plan Ref	Received On
Proposed Bin Cycle Store	BN01	2 December 2019
Location Plan	N/A	4 November 2019
N/A	EX04	21 October 2019
Proposed Plans	PL03	21 October 2019
Proposed Cycle Store		21 October 2019

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: In the interest of the appearance of the development in the streetscene.

4. The cycle storage as identified on the approved drawings shall be provided prior to first occupation of the development hereby permitted and permanently retained thereafter.

Reason: In the interests of encouraging sustainable transport options for future occupiers of the development.
