

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	6 October 2020

ADDENDUM

ITEM 3b - 20/00377/FULMAJ – Land Adjoining Cuerden Residential Park Nell Lane, Cuerden

The recommendation remains as per the original report

(7)No. further letters of objection have been received setting out the following issues:

- Continued recent heavy rainfall events have flooded Nell Lane making it impassable to existing residents and to future residents of the proposed development.
- Nell Lane is used for recreation and not suitable for increased traffic movements.
- Loss of a greenfield site that could be used for agriculture or recreation.
- Could the houses have larger gardens.
- Amenities need to be provided to support such a development.
- To destroy such a beautiful road and ultimately the wild life around it, is wrong.
- Loss of wildlife and habitat.

ITEM 3e - 20/00816/OUT – Eccleston Equestrian Centre, Ulnes Walton Lane, Ulnes Walton

The recommendation remains as per the original report

The following conditions are recommended:

No.	Condition						
1.	<p>An application for approval of the reserved matters, namely the appearance and landscaping of the site, must be made to the Council before the expiration of three years from the date of this permission and the development hereby permitted must be begun two years from the date of approval of the last of the reserved matters to be approved.</p> <p><i>Reason: This condition is required to be imposed by the provisions of Article 3 (1) of the Town and Country Planning (General Development Procedure) Order 1995 and Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.</i></p>						
2.	<p>The development hereby permitted shall be carried out in accordance with the approved plans below:</p> <table border="1"> <thead> <tr> <th>Reference</th> <th>Title</th> <th>Received</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Reference	Title	Received			
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	19/086/L02	Location plan	31 July 2020
	19/086/P10	Proposed site plan	31 July 2020
	19/086/P11	Proposed Street Scene, Floor Plans & Elevations	31 July 2020
	<i>Reason: For the avoidance of doubt and in the interests of proper planning.</i>		
3.	<p>As part of the first application for reserved matters or prior to the commencement of the development the following details shall be submitted to and approved in writing by the Local Planning Authority:</p> <p>a) Details of the colour, form and texture of all external facing materials to the proposed dwelling</p> <p>b) Details of the colour, form and texture of all hard ground- surfacing materials.</p> <p>c) Location, design and materials of all fences, walls and other boundary treatments.</p> <p>d) The finished floor level of the proposed dwelling and any detached garages</p> <p>The development thereafter shall be completed in accordance with the approved details. Prior to the first occupation of the dwelling hereby permitted all fences and walls shown in the approved details to bound its plot shall have been erected in conformity with the approved details.</p> <p><i>Reason: In the interests of the visual amenities and character of the area and to provide reasonable standards of privacy to residents.</i></p>		
4.	<p>Prior to the construction of the superstructure of any of the dwellings hereby permitted or with any reserved matter application, details shall be submitted to and approved in writing by the Local Planning Authority demonstrating that each dwelling 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 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>		
5.	<p>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.</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>		

6.	<p>No development shall commence until a surface water drainage scheme has been submitted to and approved in writing by the Local Planning Authority. The drainage scheme must include:</p> <p>(i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water;</p> <p>(ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations); and</p> <p>(iii) A timetable for its implementation.</p> <p>The approved scheme shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards.</p> <p>The development hereby permitted shall be carried out only in accordance with the approved drainage scheme.</p> <p>Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution.</p>
7.	<p>Notwithstanding the details shown on the submitted plans, the proposed car parking and driveway areas 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>Reason: In the interests of highway safety and to prevent flooding</p>
8.	<p>The development hereby permitted shall be carried out in strict accordance with the Reasonable Avoidance Measures (RAMS) - Method Statement in relation to Great Crested Newts set out at Appendix IV of the Tyrer Ecological Consultants Ltd, Preliminary Ecological Appraisal dated 10 September 2020</p> <p><i>Reason: In the interests of protected species.</i></p>
9.	<p>No building demolition nor works to trees and shrubs shall occur 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.</p> <p><i>Reason: Nesting birds are a protected species.</i></p>
10.	<p>The buildings identified for demolition on drawing number 19/086/P10 submitted 31 July 2020 shall have be demolished and all resultant materials removed from the site prior to the erection of any of the superstructures of the dwellings hereby approved.</p> <p>Reason: To protect the openness of the Green Belt.</p>

ITEM 3g - 20/00483/FUL – Cheeky Monkeys, Factory Lane, Whittle-Le-Woods

The recommendation remains as per the original report

The following conditions have been amended (*include reason*):

No.	Condition																																																			
1.	<p>The proposed development must be begun not later than three years from the date of this permission.</p> <p>Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.</p>																																																			
2.	<p>The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <table border="1" data-bbox="368 562 1353 1592"> <thead> <tr> <th data-bbox="368 562 762 593">Title</th> <th data-bbox="762 562 1070 593">Drawing Reference</th> <th data-bbox="1070 562 1353 593">Received date</th> </tr> </thead> <tbody> <tr> <td data-bbox="368 593 762 624">Location plan</td> <td data-bbox="762 593 1070 624">19/114/L01B</td> <td data-bbox="1070 593 1353 624">06 October 2020</td> </tr> <tr> <td data-bbox="368 624 762 685">Proposed site layout – phase 2 – scheme A</td> <td data-bbox="762 624 1070 685">19/114/P01 Rev.C</td> <td data-bbox="1070 624 1353 685">01 October 2020</td> </tr> <tr> <td data-bbox="368 685 762 779">Proposed Site Layout & Materials and Enclosures Schedule</td> <td data-bbox="762 685 1070 779">19/114/M01 Rev.B</td> <td data-bbox="1070 685 1353 779">01 October 2020</td> </tr> <tr> <td data-bbox="368 779 762 840">4H2048 plans and elevations – Plot 5</td> <td data-bbox="762 779 1070 840">19/114/P06 Rev.A</td> <td data-bbox="1070 779 1353 840">03 July 2020</td> </tr> <tr> <td data-bbox="368 840 762 900">5H2354 House Type - Plans and elevations – Plot 4</td> <td data-bbox="762 840 1070 900">19/114/P05</td> <td data-bbox="1070 840 1353 900">27 May 2020</td> </tr> <tr> <td data-bbox="368 900 762 960">5H2354 plans and elevations – Plots 3 & 6</td> <td data-bbox="762 900 1070 960">19/114/P04</td> <td data-bbox="1070 900 1353 960">27 May 2020</td> </tr> <tr> <td data-bbox="368 960 762 1021">4H2048 plans and elevations – Plot 2</td> <td data-bbox="762 960 1070 1021">19/114/P03</td> <td data-bbox="1070 960 1353 1021">27 May 2020</td> </tr> <tr> <td data-bbox="368 1021 762 1081">3H1289 House Type - Plans and elevations – Plot 1</td> <td data-bbox="762 1021 1070 1081">19/114/P02</td> <td data-bbox="1070 1021 1353 1081">27 May 2020</td> </tr> <tr> <td data-bbox="368 1081 762 1142">Single garage – Plot 1</td> <td data-bbox="762 1081 1070 1142">19/114/G01 Rev.A</td> <td data-bbox="1070 1081 1353 1142">14 July 2020</td> </tr> <tr> <td data-bbox="368 1142 762 1202">1.8m High Brick Pier & Timber Panel Wall.</td> <td data-bbox="762 1142 1070 1202">19/114/EW01</td> <td data-bbox="1070 1142 1353 1202">27 May 2020</td> </tr> <tr> <td data-bbox="368 1202 762 1263">1.2m High Brick Garden Wall.</td> <td data-bbox="762 1202 1070 1263">19/114/EW02</td> <td data-bbox="1070 1202 1353 1263">27 May 2020</td> </tr> <tr> <td data-bbox="368 1263 762 1323">1.8m High Timber Screen Fence.</td> <td data-bbox="762 1263 1070 1323">19/114/EW03</td> <td data-bbox="1070 1263 1353 1323">27 May 2020</td> </tr> <tr> <td data-bbox="368 1323 762 1384">1.8m High Concrete Post and Timber Panel Party Fence.</td> <td data-bbox="762 1323 1070 1384">19/114/EW04</td> <td data-bbox="1070 1323 1353 1384">27 May 2020</td> </tr> <tr> <td data-bbox="368 1384 762 1444">1.2m High Stock Proof Fence.</td> <td data-bbox="762 1384 1070 1444">19/114/EW05</td> <td data-bbox="1070 1384 1353 1444">27 May 2020</td> </tr> <tr> <td data-bbox="368 1444 762 1505">1.8m High Timber Gate.</td> <td data-bbox="762 1444 1070 1505">19/114/EW06</td> <td data-bbox="1070 1444 1353 1505">27 May 2020</td> </tr> <tr> <td data-bbox="368 1505 762 1565">1.2m High Motorcycle Chicane.</td> <td data-bbox="762 1505 1070 1565">19/114/EW07</td> <td data-bbox="1070 1505 1353 1565">27 May 2020</td> </tr> </tbody> </table> <p data-bbox="368 1626 1262 1657"><i>Reason: For the avoidance of doubt and in the interests of proper planning</i></p>	Title	Drawing Reference	Received date	Location plan	19/114/L01B	06 October 2020	Proposed site layout – phase 2 – scheme A	19/114/P01 Rev.C	01 October 2020	Proposed Site Layout & Materials and Enclosures Schedule	19/114/M01 Rev.B	01 October 2020	4H2048 plans and elevations – Plot 5	19/114/P06 Rev.A	03 July 2020	5H2354 House Type - Plans and elevations – Plot 4	19/114/P05	27 May 2020	5H2354 plans and elevations – Plots 3 & 6	19/114/P04	27 May 2020	4H2048 plans and elevations – Plot 2	19/114/P03	27 May 2020	3H1289 House Type - Plans and elevations – Plot 1	19/114/P02	27 May 2020	Single garage – Plot 1	19/114/G01 Rev.A	14 July 2020	1.8m High Brick Pier & Timber Panel Wall.	19/114/EW01	27 May 2020	1.2m High Brick Garden Wall.	19/114/EW02	27 May 2020	1.8m High Timber Screen Fence.	19/114/EW03	27 May 2020	1.8m High Concrete Post and Timber Panel Party Fence.	19/114/EW04	27 May 2020	1.2m High Stock Proof Fence.	19/114/EW05	27 May 2020	1.8m High Timber Gate.	19/114/EW06	27 May 2020	1.2m High Motorcycle Chicane.	19/114/EW07	27 May 2020
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4.	<p>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</p>																																																			

	<p>carried out in accordance with the alternatives approved.</p> <p>Reason: To ensure that the materials used are visually appropriate to the locality.</p>
5.	<p>The development hereby permitted shall only be carried out in conformity with the proposed ground and building slab levels shown on the approved plan(s) or as may otherwise be agreed in writing with the Local Planning Authority before any development is first commenced.</p> <p>Reason: To protect the appearance of the locality and in the interests of the amenities of local residents.</p>
6.	<p>No dwelling shall be occupied until all fences and walls shown in the approved details to bound its plot, have been erected in conformity with the approved details. 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>Reason: To ensure a visually satisfactory form of development and to provide reasonable standards of privacy to residents.</p>
7.	<p>The development hereby approved shall be carried out in accordance with the details contained in the approved Tree Protection Plan (Drawing No. TPP.13139) received 08 June 2020. 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>Reason: To safeguard the trees to be retained.</p>
8.	<p>No works to trees or shrubs shall occur 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.</p> <p>Reason: To prevent harm to British birds nests and eggs, which are protected by Section 1 of the Wildlife & Countryside Act 1981.</p>
9.	<p>A scheme for the landscaping of the development and its surroundings shall be submitted prior to the erection of the superstructure of the dwellings hereby approved. This shall reflect the advice and recommendations set out in the Ecology Services UK Ltd letter dated 28 March 2020 and shall have particular regard to biodiversity enhancements to the watercourse/riparian habitat area. The details shall include details of 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, proposed finished levels, means of enclosure, minor artefacts and structures. Landscaping proposals should comprise only native plant communities appropriate to the natural area.</p> <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>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.</p>

10.	<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>Reason: To protect against harm to the watercourse.</p>
11.	<p>The bat habitat mitigation measures recommended within the Ecology Services UK Ltd letter dated 28 March 2020 in relation to the fascia boards shall be carried out prior to demolition of the buildings.</p> <p>Reason: To prevent harm to bats.</p>
12.	<p>Prior to the commencement of any earthworks a method statement detailing eradication and/or control and/or avoidance measures for Himalayan balsam and cotoneaster species should 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.</p> <p>Reason: To ensure the eradication and control of any invasive species, which are found on the site.</p>
13.	<p>The new build dwelling hereby approved is required to achieve a minimum 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 reduction as part of new residential schemes in the interests of minimising the environmental impact of the development.</i></p>
14.	<p>Prior to the erection of the superstructure of the dwelling hereby approved, details shall be submitted to and approved in writing by the Local Planning Authority demonstrating that the new build dwelling will meet the required Dwelling Emission Rate. 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 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 is can be assured that the design meets the required dwelling emission rate</i></p>
15.	<p>The new build dwelling hereby approved shall not 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.</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>
16.	<p>No development shall commence, other than demolition, until a surface water drainage scheme has been submitted to and approved in writing by the Local Planning Authority. The drainage scheme must include:</p> <p>(i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water;</p> <p>(ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations); and</p> <p>(iii) A timetable for its implementation.</p> <p>The approved scheme shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards.</p> <p>The development hereby permitted shall be carried out only in accordance with the approved drainage scheme.</p> <p>Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution.</p>
17.	<p>No development shall commence (other than demolition) until a remediation strategy to deal with the risks associated with contamination of the site in respect of the development hereby permitted, has been submitted to, and approved in writing by, the local planning authority. This strategy will include the following components:</p> <ol style="list-style-type: none"> 1. A preliminary risk assessment which has identified: <ul style="list-style-type: none"> • all previous uses • potential contaminants associated with those uses • a conceptual model of the site indicating sources, pathways and receptors • potentially unacceptable risks arising from contamination at the site 2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off-site. 3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation

	<p>strategy giving full details of the remediation measures required and how they are to be undertaken.</p> <p>4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.</p> <p>Any changes to these components require the written consent of the local planning authority. The scheme shall be implemented as approved.</p> <p>Reasons: To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution in line with paragraph 170 of the National Planning Policy Framework.</p>
18.	<p>Prior to the commencement of construction of plots 1 to 3 of the development hereby permitted a programme of archaeological works shall be implemented in accordance with the CFA Archaeology Ltd 'Written Scheme of Investigation' dated 05 August 2020, following which an illustrated report on the results of the archaeological investigations shall be deposited with the Lancashire Historic Environment Record and submitted to the Local Planning Authority.</p> <p>Reason: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the buildings/site.</p>
19.	<p>The detached or integral garages of the properties hereby permitted shall be kept freely available for the parking of cars and shall not be converted to living accommodation (notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) or any order amending or revoking and re-enacting that order), unless the properties benefit from off road parking as follows:</p> <ul style="list-style-type: none"> -Three bed properties - two off-road parking spaces within the curtilage; -Four or five bed properties - three off-road parking spaces within the curtilage. <p>Reason: To ensure adequate garaging/off street parking provision is made/maintained and thereby avoid hazards caused by on-street parking.</p>
20.	<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 and delivery times 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 ix. vehicle routing and site access during construction <p>Reason: in the interests of highway safety and to protect the amenities of the nearby residents.</p>
21.	<p>The proposed development shall be carried out in strict accordance with the Reid Jones Partnership Ltd Flood Risk Assessment (Ref.10453 Rev.01) received 28 August 2020 and the mitigation measures identified therein unless otherwise</p>

	agreed to in writing by the Local Planning Authority.
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	Reason: To mitigate against flood risk.
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