

C O M M I T T E E R E P O R T		
REPORT OF	MEETING	DATE
Director of Planning and Development	Planning Committee	Date: 27 April 2021

ADDENDUM

ITEM 3e – 20/01130/OUT - 154 Eaves Lane Chorley

The recommendation remains as per the original report.

The following conditions are recommended:

1. An application for approval of the reserved matters, namely the Layout, 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.

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.

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
Site Location Plan	N/A	16 February 2021

3. The scale of the development shall be limited to a maximum scale of two storeys in height. Any reserved matters application shall be accompanied by a streetscene drawing to show the adjacent building of 154 Eaves Lane.

Reason: To ensure that the scale is appropriate to the locality and adjacent buildings.

4. Prior to the commencement of development or as part of reserved matters, full details of all external facing and roofing materials (notwithstanding any details shown on previously submitted plan(s) and specification) shall be submitted to and approved in writing by the Local Planning Authority. All works shall be undertaken strictly in accordance with the details as approved.

Reason: In the interests of the appearance of the development and to ensure that the materials used are visually appropriate to the locality.

5. Any reserved matters application shall include the retention of the existing boundary wall to the site frontage with Eaves Lane.

Reason: This is a key an attractive feature in the streetscene which extends for a significant length of Eaves Lane and its retention is, therefore, required.

6. 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:

- (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;
- (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
- (iii) A timetable for its implementation.

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.

The development hereby permitted shall be carried out only in accordance with the approved drainage scheme.

: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution.

7. Foul and surface water shall be drained on separate systems.

Reason: To secure proper drainage and to manage the risk of flooding and pollution.

8. Prior to the occupation of any part of the development hereby permitted the existing access shall be physically and permanently closed and the footway and kerbing shall be reinstated.

Reason: As the vehicle crossing would no longer be required it is necessary that the footway is reinstated in order to limit the number of access points and to maintain the proper construction of the highway.

9. Prior to the commencement of the development hereby permitted, or as part of reserved matters, full details of the secure and covered cycle storage shall be submitted to and approved in writing by the Local planning Authority. This shall provide cycle storage for a minimum of one space per apartment.

Reason: In order to support social inclusion and promote sustainable forms of transport.

10. No development shall take place until:

a) a methodology for investigation and assessment of ground contamination has been submitted to and agreed in writing with the Local Planning Authority. The investigation and assessment shall be carried in accordance with current best practice including British Standard

10175:2011+A2:2017 Investigation of potentially contaminated sites - Code of Practice. The objectives of the investigation shall be, but not limited to, identifying the type(s), nature and extent of contamination present to the site, risks to receptors and potential for migration within and beyond the site boundary;

b) all testing specified in the approved scheme (submitted under a) and the results of the investigation and risk assessment, together with remediation proposals to render the site capable of development have been submitted to the Local Planning Authority;

c) the Local Planning Authority has given written approval to any remediation proposals (submitted under b), which shall include an implementation timetable and monitoring proposals. Upon completion of remediation works a validation report containing any validation sampling results shall be submitted to the Local Planning Authority.

Thereafter, the development shall only be carried out in full accordance with the approved remediation proposals.

Reason: To ensure that the site is suitable of the proposed end-use as a result of past process/activities on the site (former substation).

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

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