

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

<b>ADDENDUM</b>
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**ITEM 3f – 20/01373/CB3 - Land to the east and west of Clover Field Clayton-le-Woods**

**The recommendation remains as per the original report**

**The report is updated as follows:**

Highways Safety

Lancashire County Council Highways have reviewed the application and raise no objection. LCC Highways do comment that parking on-street is of highway concern as it would involve vehicles being parked for long periods, however, they also acknowledge that there are no on-street waiting restrictions here and it is a short duration of works. LCC advise that if work related vehicles are parked considerably away from residential driveways, there should be minimal adverse impact on highway safety and residential amenity.

As this is a Council development, it would be expected that construction activities are carried out with consideration to neighbours.

As the access is temporary and would involve a 1no. 9-tonne excavator and 1no. 3-tonne dumper which would be rubber tracked, LCC Highways confirm that they would not insist on the vehicle crossing at the proposed site access shown on plan as opposite 64 Clover Field being dropped. However, they do request that photographs are taken before and after the works to ensure that any potential damage caused to the existing footway and kerbs can be remedied by the applicant. This could be conditioned.

Flood Risk

The application is accompanied by a Flood Risk Assessment which the Environment Agency (EA) advise is appropriate to the scale and nature of the development and that the development would be safe and that it would not be at an unacceptable risk of flooding or exacerbate flood risk elsewhere.

The EA advise that a bespoke permitted under the Environmental Permitting (England and Wales) Regulations 2016 would be required. Whilst permit is covered under separate legislation and not required as part of the planning application, it is useful to note that the EA confirm that they have receive the bespoke permit and have not identified any major concerns about issuing such as permit. The EA advise that they consider risks to people and the environment are likely to be satisfactorily managed through an environmental permit, using measures to ensure there is no increase to flood risk, impact on drainage and risk of pollution.

The EA confirm that they are happy with the creation of the wet berm, but require it to be designed with a slight gradient so as not to allow any fish to become stranded - e.g. in any pooled water, when levels recede. The EA advise that good design would maintain current in channel habitat conditions while also providing extra online flood water storage capacity and cause minimal disturbance to the current channel profile resulting in less direct physical impacts i.e. siltation during works. They state that slope angles are key in ensuring minimal erosion to floodplain and channel banks. Further details of the gradient could be secure by way of condition. Monitoring of the channel could be secured with the Environment Agency.

**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
Carr Brook Natural Flood Management Scheme Location Plan	N/A	21 December 2020
General Arrangement	CHOR001-01 REV ii	21 December 2020

3. No development shall commence until further ecological surveys in respect of otters and water voles shall be carried out and the results have been submitted to and approved in writing by the Local Planning Authority. Should the findings of the survey identify that reasonable avoidance measures are necessary, these shall also be submitted to the Local Planning Authority with the survey.

*Reason: To safeguard otters and water voles from adverse impacts as a result of the development.*

4. Notwithstanding any detail shown on the submitted plan, no development shall commence until full details of spoil deposits have been submitted to and approved in writing by the Local Planning Authority.

This shall include:

The location of the spoil deposits on the site, including existing and proposed levels

The location of any spoil deposits shall be informed by a tree survey demonstrating root protection areas and an arboricultural method statement if the spoils are proposed in proximity to any existing trees.

Technical drainage assessment to inform the location of any spoil deposits and to demonstrate that residential properties which adjoin the site would not be adversely affected by flooding from surface water due to spoil deposits in proximity to the boundaries of 117, 118 and 119 Clover Field

*Reason: Further information is required to protect the residential amenity afforded to neighbouring residential properties, safeguard the health of existing trees, and to ensure that satisfactory drainage information is submitted.*

5. No development shall commence or vegetation clearance carried out until a method statement detailing eradication and/or control and/or avoidance measures for Himalayan

Balsam has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in full conformity with the approved method statement.

*Reason: Himalayan Balsam has been recorded on site and is an invasive plant species.*

6. No works to trees, shrubs or hedgerows or demolition of the buildings 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 that appropriate measures put in place to protect nesting bird interests on site.

*Reason: All British birds nests and eggs (with certain limited exceptions) are protected by Section 1 of the Wildlife & Countryside Act 1981 (as amended).*

7. No development shall commence or material or machinery brought on site until a method statement to protect the Carr Brook from accidental spillages, dust and debris has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in full accordance with the approved method statement.

*Reason: To mitigate any potential risks during construction works and to prevent pollution of Carr Brook / River Lostock.*

8. Prior to the commencement of the development hereby permitted, a landscaping scheme of the site shall be submitted to and approved in writing by the Local Planning Authority. This shall include details of seeding mixes and species of plants for additional planting of the site and a timeframe / schedule of planting. The development shall be carried out in full accordance with the approved landscaping details.

*Reason: To secure enhancement of the natural environment.*

9. Notwithstanding any detail shown on the submitted plan, no development shall commence until full details of existing and proposed levels of the site, including section drawings, have been submitted to and approved in writing by the Local Planning Authority. Such details shall include a slight gradient of the wet berm.

*Reason: To secure final details of levels.*

10. For the full duration of site works and construction, facilities shall be provided within the site by which means the wheels of vehicles may be cleaned before leaving the site.

*Reason: To avoid the possibility of the public highway being affected by the deposit of mud and/or loose materials thus creating a potential hazard to road.*

11. Photographic evidence of the condition of the temporary site access prior to works commencing and following completion of the development shall be taken. The photographic documentation shall be submitted to the Local Planning Authority within 7 days of the completion of the development.

*Reason: To document the condition of the footway and kerbs which will be utilised as a temporary access during construction in order to ensure that any potential damage is remedied by the developer.*