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**ITEM 3e- 21/00380/FUL – South View Back Lane Mawdesley**

**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 Plans and Elevations	2021 PL 103 A	23 August 2021
Proposed Site Plan	2021 SK 20 C	23 August 2021
Proposed Site Plan South Area	2021 SK 22 B	23 August 2021
Buildings and structures to be demolished	2021 SK 21 A	5 July 2021
Location Plan	2021 SK 11 A	5 July 2021
Plot 3 General Arrangement	2021 SK 06 E	5 July 2021
Plot 1 Proposed Elevations	2021 SK 09 B	5 July 2021
Plot 1 Proposed Plans / Elevations	2021 SK 05 B	5 July 2021
Plot 2 General Arrangement	2021 SK 30	5 July 2021
Proposed Garage	2021 BR 01 A	5 July 2021

3. Prior to the commencement of the construction of each dwellinghouse hereby permitted, full details of all external facing and roofing materials of the respective dwellinghouse (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.*

4. No dwelling hereby permitted shall be commenced until all existing buildings on the site identified for demolition (as shown on drawing number 2021 SK 21 A titled 'Buildings and Structures to be Demolished') are demolished in full and all resultant materials removed from the site.

*Reason: The demolition of the existing buildings is necessary to make the development acceptable in the Green Belt as an exception to inappropriate development in the Green Belt as listed in paragraph 149 (g) of the National Planning Policy Framework (2021) and also in accordance with Chorley Local Plan 2012 - 2026 policy BNE5.*

5. Prior to the commencement of the development hereby permitted, excluding the erection of the detached garage, a landscaping scheme of the site shall be submitted to and approved in writing by the Local Planning Authority.

This shall include:

- all existing trees and hedgerows on the land; detail any to be retained, together with measures for their protection during 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
  - The scheme shall also include a measure of biodiversity enhancements across the site
- All landscaping 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.

*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.*

6. Prior to the commencement of development hereby permitted, excluding site works and demolition and the erection of the detached garage, full details of the colour, form and texture of all hard landscaping (ground surfacing materials) (notwithstanding any such detail shown on previously submitted plans and specification) shall have been submitted to and approved in writing by the Local Planning Authority. All works shall be undertaken strictly in accordance with the details as approved, and shall be completed in all respects before the final completion of the development and thereafter retained.

*Reason: To ensure a satisfactory form of development in the interest of the visual amenity of the area.*

7. Prior to the erection of boundary treatments for each plot, full details of the alignment, height and appearance of all fences and walls and gates to be erected (notwithstanding any such detail shown on previously submitted plan(s)) shall be submitted to and approved in writing by the Local Planning Authority. 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.

*Reason: To ensure a visually satisfactory form of development and to provide reasonable standards of privacy to residents.*

8. No dwellinghouse hereby permitted shall be occupied until that part of the access extending from the highway boundary for a minimum distance of 5 metres into the site is paved in tarmacadam, concrete, block paviers, or other approved materials.

*Reason: To prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to other road users.*

9. All new dwellings are required to achieve a minimum Dwelling Emission Rate of 19% above 2013 Building Regulations.

*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.*

10. Prior to the commencement of the development, excluding the erection of the detached garage, details shall be submitted to and approved in writing by the Local Planning Authority

demonstrating that each dwelling will meet the required Dwelling Emission Rate. The development thereafter shall be completed in accordance with the approved details.

*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. This needs to be provided prior to the commencement so it can be assured that the design meets the required dwelling emission rate.*

11. 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.

*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.*

12. Foul and surface water shall be drained on separate systems. Surface water shall be drained in accordance with the hierarchy of drainage options in national planning practice guidance. In the event of surface water discharging to public sewer, the rate of discharge shall be restricted to the lowest possible rate which shall be agreed with the statutory undertaker prior to connection to the public sewer.

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

13. 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).*

14. No development shall commence or any vegetation clearance carried out until a method statement of reasonable avoidance measures for amphibians 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: reasonable avoidance measures are necessary due to the presence of a pond within proximity to the development, in the interests of nature conservation.*

15. 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.*

16. The existing hedgerow to the site boundaries with Back Lane and Gorsey Lane shall be permanently retained.

*Reason: The existing trees/hedgerows h make a significant contribution to the visual amenity of the area.*

17. The existing hedgerow to the site boundaries with Back Lane and Gorsey Lane shall be protected at all times during site works and construction in accordance with BS 5837:2012

*Reason: In the interests of the wellbeing of the existing trees/hedgerows which make a significant contribution to the visual amenity of the area.*

18. The development hereby approved shall only be served by the access as shown on approved drawings 2021 SK 22 B titled 'Proposed Site Plan South Area' and 2021 SK 20 C titled 'Proposed Site Plan'.

*Reason: In the interests highways safety.*