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**ITEM 3c – 21/00779/FULMAJ – 1) Extension of car park 2) Erection of storage building, following the demolition of the existing glasshouse  
- Birkacre Nurseries Ltd, Birkacre Road, Chorley**

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

**Impact on ecological interests:**

The Council's appointed ecologists at Greater Manchester Ecology Unit have assessed the submitted Construction Environmental Management Plan and Biodiversity Enhancement Measures and advise that these are satisfactory. The measures would ensure that the adjacent Biological Heritage Site would not be harmed as a result of the development and would secure biodiversity enhancements of the site. A planning condition would ensure that the development and construction activities are carried out in accordance with these details.

**The following conditions are recommended:**

24. 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:

<b>Title</b>	<b>Plan Ref</b>	<b>Received On</b>
Proposed Site Plan	20 144 P01 REV B	16 February 2022
Location Plan	20 144 L01	16 July 2021
Proposed Floor Plans and Elevations	20 144 P02	18 June 2021

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

3. 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 carried out in accordance with the alternatives approved.

*Reason: To ensure that the materials used are visually appropriate to the locality.*

4. The development hereby permitted, and construction works shall be carried out in full accordance with the Construction Environment Management Plan For Biodiversity and the Biodiversity Enhancement Measures Plan ERAP Ltd 2021-359b (dated March 2022). The bird nest boxes shall be installed on the building hereby permitted prior to its first use and permanently retained thereafter.

*Reason: To ensure that construction activities do not adversely affect the Biological Heritage Site and to secure biodiversity enhancement of the site.*

5. The construction of the building hereby permitted shall not be commenced until:

- a) a scheme of intrusive site investigations has been carried out on site to establish the risks posed to the development by past coal mining activity and;
- b) any remediation works and/or mitigation measures to address land instability arising from coal mining legacy, as may be necessary, have been implemented on site in full in order to ensure that the site is made safe and stable for the development proposed.

The intrusive site investigations and remedial works shall be carried out in accordance with authoritative UK guidance.

*Reason: The site is situated within a Development High Risk Area for coal mining features and hazards and the condition is necessary to ensure that adequate information pertaining to ground*

*conditions and coal mining legacy is available to enable appropriate remedial and mitigatory measures to be identified and carried out before building works commence on site, in the interests of the safety and stability of the development.*

6. Prior to first use of the building hereby permitted, a signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made, safe and stable for the approved development shall be submitted to and approved in writing by the Local Planning Authority. This document shall confirm the methods and findings of the intrusive site investigations and the completion of any remedial works and/or mitigation necessary to address the risks posed by past coal mining activity.

*Reason: In the interests of the safety and stability of the development as the site is situated within a Development High Risk Area for coal mining features and hazards.*