
ITEM 3d 21/00793/FUL – 1) Erection of 5no. detached dwellinghouses, including associated new accesses to Sandy Lane 2) Demolition of existing buildings

- Springfields Sandy Lane Mawdesley

The recommendation remains as per the original report

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:

Title	Plan Ref	Received On
Proposed Layout	MW27/21EL1 REV D	12 May 2022
House Type 4	P4/21 REV B	17 March 2022
House Type 3	P2/21 REV A	16 July 2021
House Type 1	P2/21 REV A	25 June 2021
House Type 2	P2/21 REV A	25 June 2021
House Type 5	P5/21 REV A	25 June 2021

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

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 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. No removal of or works to any hedgerows, trees, shrubs, or other vegetation or works to or demolition of buildings or structures that may be used by breeding birds shall take place during the main bird breeding season 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation and structures for active birds' nests immediately before the vegetation is cleared or works commenced and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the Local Planning Authority.

Reason: All wild birds, their nest and eggs are protected under the Wildlife and Countryside Act 1981 (as amended).

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 (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.

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

7. Prior to their erection or installation, full details of the alignment, height and appearance of all fences, walls, gates or other boundary treatments to be erected (notwithstanding any

such detail shown on previously submitted plan(s)) shall have been submitted to and approved in writing by the Local Planning Authority. Any boundary treatments shall only be installed or erected in accordance with the approved details.

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

8. Prior to the commencement of the development, full details of the existing and proposed ground levels and proposed dwelling finished floor levels (all relative to ground levels adjoining the site) to be submitted to and approved in writing by the Local Planning Authority, notwithstanding any such details shown on previously submitted plans(s). The development shall be carried out only in conformity with the approved details.

Reason: In the interests of the appearance of the development in the locality and the amenity of neighbouring properties.

9. Prior to the laying of any hard landscaping (ground surfacing materials) full details of their colour, form and texture for that phase shall be submitted to and approved in writing by the local planning authority. The development shall be undertaken in accordance with the approved details and shall be completed in all respects before occupation of the respective dwellinghouse.

Reason: In the interests of the appearance of the development and the visual amenities of the area.

10. No development shall commence until the Local Planning Authority has been provided with either:

a) a licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations (Amendments) (EU Exit) 2019. Authorizing the specified activity/development to go ahead; or

b) a statement in writing from the relevant licensing body to the effect that it does not consider that the specified activity/development will require a licence.

Reason: Bats are a protected species and are present on site.

11. The development shall be carried out in accordance with the details contained in the Biodiversity Strategy & Mitigations for Bats V1.0 (as received by the Local Planning Authority on 19 November 2021), unless where modified by any condition of this permission.

The bat receptor boxes shall be installed on site prior to any demolition taking place.

The bat barn shall be installed on site prior to final occupation of the development and shall be located in either location identified on approved drawing number MW27/21EL1 REV D, unless otherwise approved in writing by the Local Planning Authority.

Reason: To provide satisfactory mitigation for bats and in the interests of nature conservation and biodiversity of the site.

12. Prior to the commencement of the development, a detailed landscaping scheme shall be submitted to and approved in writing by the local planning authority.

This shall include:

Details of those existing trees and hedgerows to be retained or removed, and the provision of any compensatory planting should any trees or hedgerows be identified for removal.

- ii) Retained landscape and habitat features and proposals for restoration (hedges and trees)
- iii) Planting plans.
- iv) Written specifications (including cultivation and other operations associated with plant and grass establishment).
- v) Schedules of plants, noting species, planting sizes and proposed numbers /densities where appropriate.
- vi) Implementation timetables.

All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of any dwellings or in accordance with an agreed timetable. 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 a similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure that the landscaping of the site is high quality in the interests of the appearance of the development in the locality.

13. A landscape and ecological management plan (LEMP) of the site and the area to north (edged in blue) shall be submitted to, and be approved in writing by, the Local Planning Authority prior to the occupation of the development. The content of the LEMP shall also include the following.

- a) Description and evaluation of features to be managed.
- b) Ecological trends and constraints on site that might influence management.

- c) Aims and objectives of management.
- d) Appropriate management options for achieving aims and objectives.
- e) Prescriptions for management actions.
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- g) Details of the body or organization responsible for implementation of the plan.
- h) Ongoing monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanisms by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery.

The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.

The approved plan will be implemented in accordance with the approved details.

Reason: To ensure that the landscaping of the site is high quality in the interests of the appearance of the development in the locality and in the interests of nature conservation to secure biodiversity enhancements.

14. 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.

15. 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.

16. 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.