

ITEM 3f – 22/00081/FUL – Higher Morris Farm, 595 Preston Road, Clayton-Le-Woods, Chorley, PR6 7EB.

The recommendation remains as per the original report

The following conditions are recommended:

No.	Condition																					
1.	<p>The proposed development must be begun not later than three years from the date of this permission.</p> <p><i>Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.</i></p>																					
2.	<p>The development shall be carried out in accordance with the following plans:</p> <table border="1" data-bbox="320 792 1305 1032"> <thead> <tr> <th data-bbox="320 792 724 826">Title</th> <th data-bbox="724 792 1007 826">Drawing Reference</th> <th data-bbox="1007 792 1305 826">Received date</th> </tr> </thead> <tbody> <tr> <td data-bbox="320 826 724 860">Location Plan</td> <td data-bbox="724 826 1007 860">L2919_GA_101_A</td> <td data-bbox="1007 826 1305 860">24 January 2022</td> </tr> <tr> <td data-bbox="320 860 724 893">Proposed Site Plan</td> <td data-bbox="724 860 1007 893">L2919_GA_104_C</td> <td data-bbox="1007 860 1305 893">14 March 2022</td> </tr> <tr> <td data-bbox="320 893 724 927">Proposed Street Elevation</td> <td data-bbox="724 893 1007 927">L2919_GA_105_B</td> <td data-bbox="1007 893 1305 927">24 January 2022</td> </tr> <tr> <td data-bbox="320 927 724 960">Apartment Elevations</td> <td data-bbox="724 927 1007 960">L2919_GA_108_B</td> <td data-bbox="1007 927 1305 960">24 January 2022</td> </tr> <tr> <td data-bbox="320 960 724 994">Contextual Apartment Plans</td> <td data-bbox="724 960 1007 994">L2919_GA_107_B</td> <td data-bbox="1007 960 1305 994">24 January 2022</td> </tr> <tr> <td data-bbox="320 994 724 1032">Contextual Bungalow Layout</td> <td data-bbox="724 994 1007 1032">L2919_GA_109_A</td> <td data-bbox="1007 994 1305 1032">24 January 2022</td> </tr> </tbody> </table> <p><i>Reason: For the avoidance of doubt and in the interests of proper planning.</i></p>	Title	Drawing Reference	Received date	Location Plan	L2919_GA_101_A	24 January 2022	Proposed Site Plan	L2919_GA_104_C	14 March 2022	Proposed Street Elevation	L2919_GA_105_B	24 January 2022	Apartment Elevations	L2919_GA_108_B	24 January 2022	Contextual Apartment Plans	L2919_GA_107_B	24 January 2022	Contextual Bungalow Layout	L2919_GA_109_A	24 January 2022
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3.	<p>Prior to the erection of the superstructure of the buildings hereby approved samples of all external facing and roofing materials, and boundary treatment 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.</p> <p><i>Reason: To ensure that the materials used are visually appropriate to the locality.</i></p>																					
4.	<p>Prior to the erection of the superstructure of the buildings hereby approved full details of the alignment, height and appearance of all fences and walls to be erected to the site boundaries (notwithstanding any such detail shown on previously submitted plan(s)) shall have been submitted to and approved in writing by the Local Planning Authority. No building shall be occupied or land used pursuant to this permission before all walls and fences have been erected in accordance with the approved details. Fences and walls shall thereafter be retained in accordance with the approved details at all times.</p> <p><i>Reason: To ensure a visually satisfactory form of development and to protect the amenities of occupiers of nearby property.</i></p>																					
5.	<p>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.</p>																					

	<p><i>Reason: To protect the appearance of the locality and in the interests of the amenities of local residents.</i></p>
6.	<p>Prior to the first occupation of the buildings hereby approved full details of any cycling and bin store facilities to be provided shall be submitted to and approved in writing by the Local Planning Authority. The cycle store and bin stores shall thereafter be provided in accordance with the approved plans and details prior to occupation, and permanently maintained thereafter.</p> <p><i>Reason: To allow for the effective use of the parking areas, the promotion of sustainable forms of transport and to aid social inclusion in consideration of the appearance of the development.</i></p>
7.	<p>A scheme for the landscaping of the development and its surroundings shall be submitted prior to the erection of the superstructure of the buildings hereby approved. These details shall include all existing trees and hedgerows on the land; detail any to be retained, together with measures for their protection in 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, paved or hard landscaped; and detail any changes of ground level or landform, proposed finished levels, means of enclosure, minor artefacts and structures. The scheme shall include a biodiversity enhancement plan comprising the provision of bats and bird boxes and the use of nectar rich and wildlife friendly species. Landscaping proposals should comprise only native plant communities appropriate to the natural area.</p> <p>All hard and soft landscape works 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.</p> <p><i>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.</i></p>
8.	<p>No building demolition nor works to trees and shrubs 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 written confirmation provided that no active bird nests are present which has been agreed in writing by the Local Planning Authority.</p> <p><i>Reason: Nesting birds are a protected species.</i></p>
9.	<p>No demolition of buildings that support roosting common pipistrelle shall commence unless the Local Planning Authority has been provided with either:</p> <ul style="list-style-type: none"> 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, in which can a Reasonable Avoidance Method Statement for bats will be required. <p>Demolition of such buildings shall not commence until this is agreed in writing by the LPA.</p>

	<i>Reason: Due to the presence of protected species.</i>
10.	<p>The development hereby approved shall be carried out in strict accordance with the Tree Protection Plan (ref. 20/AIA/Chorley/10-03) and Tree Protective Measures/Method Statement received 24 January 2022 unless otherwise agreed in writing.</p> <p><i>Reason: To protected against damage to trees to be retained.</i></p>
11.	<p>The communal car parking and manoeuvring areas shall be marked out in accordance with the approved plan before the first occupation of the development hereby approved and shall be permanently maintained thereafter for communal use only and no spaces shall be reserved for individual dwellings.</p> <p><i>Reason: To allow for the effective use of the parking and turning areas.</i></p>
12.	<p>The development hereby approved, shall be carried out in accordance with the principles set out in the submitted Foul & Surface Water Drainage Design Drawing 100.21058-ACE-XX-00-DR-C-1000, Rev P1 – Dated 20.12.21, which was prepared by ADEPT. For the avoidance of doubt surface water must drain at the restricted rate of 3.5 l/s. Prior to the first occupation of the proposed development, the drainage scheme shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.</p> <p><i>Reason: To ensure a satisfactory form of development and to prevent an undue increase in surface water run-off and to reduce the risk of flooding.</i></p>
13.	<p>All windows in the first floor of the north facing side elevation of the apartment building hereby permitted shall be fitted with obscure glass and obscure glazing shall be retained at all times thereafter. The obscure glazing shall be to at least Level 3 on the Pilkington Levels of Privacy, or such equivalent as may be agreed in writing by the local planning authority.</p> <p><i>Reason: In the interests of the privacy of occupiers of neighbouring property.</i></p>
14.	<p>The bungalow hereby approved is required to achieve a minimum Dwelling Emission Rate of 19% above 2013 Building Regulations.</p> <p><i>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.</i></p>
15.	<p>Prior to the erection of the superstructures of the bungalow hereby approved details shall be submitted to and approved in writing by the Local Planning Authority demonstrating that the dwelling will meet the required Dwelling Emission Rate. The development thereafter shall be completed in accordance with the approved details.</p> <p><i>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</i></p>

	<p><i>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 is can be assured that the design meets the required dwelling emission rate.</i></p>
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