

---

**ITEM 3c - 21/01329/FUL – Wise Marys Farm, 263 Hoghton Lane, Hoghton**

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

The following consultee responses have been received:

**LCC Highways** have made the following comments:

No objection subject to conditions.

**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"><thead><tr><th>Title</th><th>Drawing Reference</th><th>Received date</th></tr></thead><tbody><tr><td>Location Plan</td><td>21012-LP</td><td>10 November 2021</td></tr><tr><td>Proposed Site Plan</td><td>21012 - 301 - B</td><td>15 March 2022</td></tr><tr><td>Proposed Site Plan</td><td>21012 - 302 - B</td><td>15 March 2022</td></tr><tr><td>Proposed Site Plan</td><td>21012 - 300 - E</td><td>15 March 2022</td></tr><tr><td>Proposed House Type</td><td>21012 - 310 - B</td><td>10 February 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	21012-LP	10 November 2021	Proposed Site Plan	21012 - 301 - B	15 March 2022	Proposed Site Plan	21012 - 302 - B	15 March 2022	Proposed Site Plan	21012 - 300 - E	15 March 2022	Proposed House Type	21012 - 310 - B	10 February 2022
Title	Drawing Reference	Received date																	
Location Plan	21012-LP	10 November 2021																	
Proposed Site Plan	21012 - 301 - B	15 March 2022																	
Proposed Site Plan	21012 - 302 - B	15 March 2022																	
Proposed Site Plan	21012 - 300 - E	15 March 2022																	
Proposed House Type	21012 - 310 - B	10 February 2022																	
3.	<p>No development shall commence, other than demolition, until a surface water drainage scheme has been submitted to and approved in writing by the Local Planning Authority. The drainage scheme must include:</p> <p>(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;</p> <p>(ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations); and</p> <p>(iii) A timetable for its implementation.</p> <p>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.</p> <p>The development hereby permitted shall be carried out only in accordance with the approved drainage scheme.</p> <p><i>Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution.</i></p>																		
4.	<p>Prior to the erection of the superstructure of the dwellings hereby approved samples of all external facing and roofing 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>																		

	<i>Reason: To ensure that the materials used are visually appropriate to the locality.</i>
5.	<p>Prior to the erection of the superstructure of the dwellings hereby approved, 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 have been submitted to and approved in writing by the Local Planning Authority. The dwellings shall not 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.</p> <p><i>Reason: To ensure a visually satisfactory form of development and to provide reasonable standards of privacy to residents.</i></p>
6.	<p>Before the development hereby permitted is first commenced, other than demolition, 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>
7.	<p>No works to or removal of trees, hedgerows or shrubs shall occur or building works commence 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 LPA.</p> <p><i>Reason: Nesting birds are a protected species.</i></p>
8.	<p>Prior to the first occupation of any dwelling hereby approved, a "lighting design strategy for biodiversity" for areas to be lit shall be submitted to and approved in writing by the local planning authority. The strategy shall:</p> <ol style="list-style-type: none"> <li>a) identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and</li> <li>b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.</li> </ol> <p>All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.</p> <p><i>Reason: Due to the presence of foraging bats in the locality.</i></p>
9.	<p>A scheme for the landscaping of the development and its surroundings shall be submitted prior to the commencement of the development, other than demolition. 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</p>

	<p>enclosure, minor artefacts and structures. The scheme should include a landscaping/habitat creation and management plan which should aim to contribute to targets specified in the UK and Lancashire Biodiversity Action Plans. 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>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.</p>
10.	<p>A scheme of Biodiversity Enhancement Measures shall be submitted to and approved in writing by the Local Planning Authority, prior to the erection of the superstructures of any dwelling hereby permitted. The approved scheme shall be implemented prior to first occupation of the development (or in accordance with a phasing plan which shall first be agreed in writing with the local planning authority) and shall be retained thereafter.</p> <p>Reason: In the interests of providing biodiversity enhancements.</p>
11.	<p>The dwellings hereby approved are 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>
12.	<p>Prior to the erection of the superstructures of the dwellings hereby approved 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.</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 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.</i></p>
13.	<p>The dwellings at plots 1 and 4 hereby approved shall not be occupied until the privacy screens identified on the Proposed Site Plan drawing (ref. 21012 - 302 – B) have been installed. Privacy screens of this type and positioning shall be retained at all times thereafter.</p> <p>Reason: To protect the amenity of neighbouring residential occupiers.</p>

14.	<p>No works shall take place until the applicant, or their agent or successors in title, have secured the implementation of a programme of archaeological building recording. The programme of archaeological recording shall comprise the creation of a record of the historic buildings to Historic England level 3. This work should be carried out by an appropriately qualified and experienced professional archaeological contractor to the standards and guidance set out in Understanding Historic Buildings (Historic England 2016). Upon completion of the programme of building recording and analysis a report shall be submitted to the Local Planning Authority.</p> <p>Reason: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the site.</p>
15.	<p>No part of the development hereby approved shall commence until the visibility splays shown on drawing 21012-300-E has been provided. The land within these splays shall be maintained thereafter, free from obstructions such as walls, fences, trees, hedges, shrubs, ground growth or other structures.</p> <p>Reason: To ensure adequate visibility at the site access in the interest of highway safety.</p>
16.	<p>No part of the development hereby approved shall commence until a scheme for the construction of the site access has been submitted to and approved by the Local Planning Authority in consultation with the Highway Authority.</p> <p>Reason: To satisfy the Local Planning Authority and Highway Authority that the final details of the highway scheme/works are acceptable before work commences on site.</p>
17.	<p>No part of the development hereby approved shall be occupied until the approved scheme for the construction of the site access has been constructed and completed in accordance with the approved scheme details.</p> <p>Reasons: I order that the traffic generated by the development does not exacerbate unsatisfactory highway conditions in advance of the completion of the highway scheme/works.</p>
18.	<p>Prior to the commencement of development a Construction Management Plan (CMP) shall be submitted to and approved in writing by the Local Planning Authority (in conjunction with the highway authority). The CMP shall include and specify the provisions to be made for the following:-</p> <ul style="list-style-type: none"> <li>• The parking of vehicles of site operatives and visitors;</li> <li>• Loading and unloading of plant and materials used in the construction of the development;</li> <li>• Storage of such plant and materials;</li> <li>• Wheel washing facilities;</li> <li>• Hours of operation (including deliveries) during construction</li> <li>• Periods when plant and materials trips should not be made to and from the site (mainly peak hours but the developer to identify times when trips of this nature should not be made)</li> <li>• Routes to be used by vehicles carrying plant and materials to and from the site;</li> <li>• Measures to ensure that construction and delivery vehicles do not impede access to adjoining properties.</li> </ul> <p>Reasons: to protect existing road users and to maintain the operation and safety of the local highway network and to minimise the impact of the construction works on the local highway network.</p>

19.	<p>Notwithstanding the details shown on the submitted plans, the proposed driveway/hardsurfacing to the front of the property shall be constructed using permeable materials on a permeable base, or provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the boundaries of the property (rather than to the highway), unless otherwise agreed to in writing by the Local Planning Authority.</p> <p>Reason: In the interests of highway safety and to prevent flooding.</p>
-----	---