

ITEM 3e - 22/01230/FULMAJ – Euxton Villa Football Club, Jim Fowler Memorial Playing Fields, Runshaw Hall Lane, Euxton

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>Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004</p>																																				
2.	<p>The development hereby permitted for one dwelling shall be carried out in accordance with the following approved plans:</p> <table border="1" data-bbox="300 739 1332 1232"> <thead> <tr> <th data-bbox="300 739 746 768">Title</th> <th data-bbox="754 739 1066 768">Reference</th> <th data-bbox="1074 739 1332 768">Received date</th> </tr> </thead> <tbody> <tr> <td data-bbox="300 772 746 801">Site Location Plan</td> <td data-bbox="754 772 1066 801">205-088-1001</td> <td data-bbox="1074 772 1332 801">29 November 2022</td> </tr> <tr> <td data-bbox="300 806 746 835">Proposed Site Plan</td> <td data-bbox="754 806 1066 835">205-088-1005 Rev. A</td> <td data-bbox="1074 806 1332 835">12 January 2023</td> </tr> <tr> <td data-bbox="300 840 746 869">Proposed Site Plan – North</td> <td data-bbox="754 840 1066 869">205-088-1006</td> <td data-bbox="1074 840 1332 869">29 November 2022</td> </tr> <tr> <td data-bbox="300 873 746 902">Proposed Site Plan – South</td> <td data-bbox="754 873 1066 902">205-088-1007</td> <td data-bbox="1074 873 1332 902">29 November 2022</td> </tr> <tr> <td data-bbox="300 907 746 936">Proposed Remodelled Junction</td> <td data-bbox="754 907 1066 936">205-088-1008</td> <td data-bbox="1074 907 1332 936">29 November 2022</td> </tr> <tr> <td data-bbox="300 940 746 969">Proposed Floor Plans</td> <td data-bbox="754 940 1066 969">205-088-1009</td> <td data-bbox="1074 940 1332 969">29 November 2022</td> </tr> <tr> <td data-bbox="300 974 746 1003">Proposed Elevations</td> <td data-bbox="754 974 1066 1003">205-088-1010</td> <td data-bbox="1074 974 1332 1003">29 November 2022</td> </tr> <tr> <td data-bbox="300 1008 746 1081">Proposed AGP layout and fencing elevations</td> <td data-bbox="754 1008 1066 1081">205-088-1011</td> <td data-bbox="1074 1008 1332 1081">29 November 2022</td> </tr> <tr> <td data-bbox="300 1086 746 1115">Proposed Car Parking Lighting</td> <td data-bbox="754 1086 1066 1115">205-088-1012</td> <td data-bbox="1074 1086 1332 1115">29 November 2022</td> </tr> <tr> <td data-bbox="300 1120 746 1149">6 Metre Tubular Post Top Column</td> <td data-bbox="754 1120 1066 1149">28347-1</td> <td data-bbox="1074 1120 1332 1149">29 November 2022</td> </tr> <tr> <td data-bbox="300 1153 746 1227">Junction Feasibility Layout</td> <td data-bbox="754 1153 1066 1227">22055-LE-ZZ-ZZ-DR-D-0001 Rev. P02</td> <td data-bbox="1074 1153 1332 1227">12 January 2023</td> </tr> </tbody> </table> <p>Reason: For the avoidance of doubt and in the interests of proper planning.</p>	Title	Reference	Received date	Site Location Plan	205-088-1001	29 November 2022	Proposed Site Plan	205-088-1005 Rev. A	12 January 2023	Proposed Site Plan – North	205-088-1006	29 November 2022	Proposed Site Plan – South	205-088-1007	29 November 2022	Proposed Remodelled Junction	205-088-1008	29 November 2022	Proposed Floor Plans	205-088-1009	29 November 2022	Proposed Elevations	205-088-1010	29 November 2022	Proposed AGP layout and fencing elevations	205-088-1011	29 November 2022	Proposed Car Parking Lighting	205-088-1012	29 November 2022	6 Metre Tubular Post Top Column	28347-1	29 November 2022	Junction Feasibility Layout	22055-LE-ZZ-ZZ-DR-D-0001 Rev. P02	12 January 2023
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3.	<p>All external facing materials of the extension to the pavilion hereby permitted shall match in colour, form and texture to those on the existing building.</p> <p>Reason: In the interests of the visual amenity of the area in general and the existing building in particular.</p>																																				
4.	<p>During the construction period, all trees to be retained shall be protected in accordance with the details contained in the Tree Protection Plan (reference 1463-003 Rev. A) received 20 February 2023 and in all other cases in accordance with British Standard BS 5837:2012 or any subsequent amendment to the British Standards.</p> <p>Reason: To safeguard the trees to be retained.</p>																																				
5.	<p>All works to trees shall be carried out in accordance with the details contained in the Tree Protection Plan (reference 1463-003 Rev. A) received 20 February 2023.</p> <p>Reason: To safeguard the trees to be retained.</p>																																				
6.	<p>No works to trees or hedgerows 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 to the local planning authority that no active bird nests are present. No works to trees or hedgerows shall occur until and unless this has been agreed in writing by the LPA.</p>																																				

	Reason: Nesting birds are a protected species.
7.	<p>No development shall take place (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP: biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following:</p> <ul style="list-style-type: none"> a) Risk assessment of potentially damaging construction activities. b) Identification of "biodiversity protection zones". c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements). d) The location and timing of sensitive works to avoid harm to biodiversity features. e) The times during construction when specialist ecologists need to be present on site to oversee works. f) Responsible persons and lines of communication. g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person. h) Use of protective fences, exclusion barriers and warning signs. <p>The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.</p> <p>Reason: To protect amphibians during the course of development.</p>
8.	<p>The development hereby permitted shall not in any circumstances commence unless either of the following has been submitted to and approved in writing by the local planning authority:</p> <ul style="list-style-type: none"> a) a licence issued under Natural England's District Licensing Scheme for Great Crested Newts. b) a licence issued by Natural England pursuant to Regulation 55 of the Conservation of Habitats and Species Regulations The Conservation of Habitats and Species Regulations (Amendments) (EU Exit) 2019 authorising the specified activity/development go ahead: or c) a statement in writing from the relevant licensing body or LPA to the effect that it does not consider that the specified development will require a licence. <p>Reason: The proposed development is likely to cause harm to great crested newts, as identified in the Preliminary Ecological Appraisal by Weddle Landscape Design dated October 2022.</p>
9.	<p>A scheme for the landscaping of the development and its surroundings shall be submitted prior to the commencement of the development. These details shall incorporate the tree planting scheme by Steve Wells Associates Ltd submitted on 29 November 2022 and shall include 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 should include Biodiversity Enhancement Measures and all 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</p>

	carried out to mitigate the impact of the development and secure a high quality design.
10.	<p>The development permitted by this planning permission shall be carried out in accordance with the principles set out within the site-specific flood risk assessment and surface water sustainable drainage strategy 22055-LE-ZZ-05-RP-D-0001 Revision P03 produced on 23/11/22 by Lynas Engineers.</p> <p>The measures shall be fully implemented prior to the first use of the development and in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority in consultation with the Lead Local Flood Authority.</p> <p>Reason: To ensure satisfactory sustainable drainage facilities are provided to serve the site in accordance with the Paragraphs 167 and 169 of the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems.</p>
11.	<p>No development shall commence until a detailed, final surface water sustainable drainage strategy for the site has been submitted to, and approved in writing by, the Local Planning Authority.</p> <p>The detailed surface water sustainable drainage strategy shall be based upon the site specific flood risk assessment and indicative surface water sustainable drainage strategy submitted and sustainable drainage principles and requirements set out in the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems. No surface water shall be allowed to discharge to the public foul sewer(s), directly or indirectly.</p> <p>The details of the drainage strategy to be submitted for approval shall include, as a minimum;</p> <p>a) Sustainable drainage calculations for peak flow control and volume control for the:</p> <ol style="list-style-type: none"> i. 100% (1 in 1-year) annual exceedance probability event; ii. 3.3% (1 in 30-year) annual exceedance probability event + 40% climate change allowance, iii. 1% (1 in 100-year) annual exceedance probability event + 45% climate change allowance. <p>b) Final sustainable drainage plans appropriately labelled to include, as a minimum:</p> <ol style="list-style-type: none"> i. Sustainable drainage system layout showing all pipe and structure references, dimensions and design levels; to include all existing and proposed surface water drainage systems up to and including the final outfall; ii. Measures taken to manage the quality of the surface water runoff to prevent pollution, protect groundwater and surface waters, and delivers suitably clean water to sustainable drainage components; <p>c) Evidence of an assessment of the existing on-site watercourse to be used, to confirm that these systems are in sufficient condition and have sufficient capacity to accept surface water runoff generated from the development.</p> <p>d) Evidence that a free-flowing outfall can be achieved. If this is not possible, evidence of a surcharged outfall applied to the sustainable drainage calculations will be required.</p> <p>The sustainable drainage strategy shall be implemented in accordance with the approved details.</p> <p>Reason: To ensure satisfactory sustainable drainage facilities are provided to serve the site in accordance with the Paragraphs 167 and 169 of the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems.</p>
12.	No development shall commence until a Construction Surface Water Management Plan, detailing how surface water and stormwater will be managed on the site during construction, including demolition and site clearance operations, has been submitted to

	<p>and approved in writing by the Local Planning Authority.</p> <p>The details of the plan to be submitted for approval shall include method statements, scaled and dimensioned plans and drawings detailing surface water management proposals to include for each phase, as a minimum:</p> <p>a) Measures taken to ensure surface water flows are retained on-site during the construction phase(s), including temporary drainage systems, and, if surface water flows are to be discharged, they are done so at a restricted rate that must not exceed the equivalent greenfield runoff rate from the site.</p> <p>b) Measures taken to prevent siltation and pollutants from the site entering any receiving groundwater and/or surface waters, including watercourses, with reference to published guidance.</p> <p>The plan shall be implemented and thereafter managed and maintained in accordance with the approved plan for the duration of construction.</p> <p>Reasons: To ensure the development is served by satisfactory arrangements for the disposal of surface water during each construction phase(s) so it does not pose an undue surface water flood risk on-site or elsewhere during any construction phase in accordance with Paragraph 167 of the National Planning Policy Framework.</p>
13.	<p>The use of the development shall not be permitted until a site-specific Operation and Maintenance Manual for the lifetime of the development, pertaining to the surface water drainage system and prepared by a suitably competent person, has been submitted to and approved in writing by the Local Planning Authority.</p> <p>The details of the manual to be submitted for approval shall include, as a minimum:</p> <p>a) A timetable for its implementation;</p> <p>b) Details of the maintenance, operational and access requirement for all SuDS components and connecting drainage structures, including all watercourses and their ownership;</p> <p>c) Pro-forma to allow the recording of each inspection and maintenance activity, as well as allowing any faults to be recorded and actions taken to rectify issues;</p> <p>d) The arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme in perpetuity;</p> <p>e) Details of financial management including arrangements for the replacement of major components at the end of the manufacturer's recommended design life;</p> <p>f) Details of whom to contact if pollution is seen in the system or if it is not working correctly; and</p> <p>g) Means of access for maintenance and easements.</p> <p>Thereafter the drainage system shall be retained, managed, and maintained in accordance with the approved details.</p> <p>Reason: To ensure that surface water flood risks from development to the future users of the land and neighbouring land are minimised, together with those risks to controlled waters, property, and ecological systems, and to ensure that the sustainable drainage system is subsequently maintained pursuant to the requirements of Paragraph 169 of the National Planning Policy Framework.</p>
14.	<p>The use of the development shall not be permitted until a site-specific verification report, pertaining to the surface water sustainable drainage system, and prepared by a suitably competent person, has been submitted to and approved in writing by the Local Planning Authority.</p> <p>The verification report must, as a minimum, demonstrate that the surface water sustainable drainage system has been constructed in accordance with the approved drawing(s) (or detail any minor variations) and is fit for purpose. The report shall contain information and evidence, including photographs, of details and locations</p>

	<p>(including national grid references) of critical drainage infrastructure (including inlets, outlets, and control structures) and full as-built drawings. The scheme shall thereafter be maintained in perpetuity.</p> <p>Reason: To ensure that surface water flood risks from development to the future users of the land and neighbouring land are minimised, together with those risks to controlled waters, property, and ecological systems, and to ensure that the development as constructed is compliant with the requirements of Paragraphs 167 and 169 of the National Planning Policy Framework.</p>
15.	<p>The private car parking and manoeuvring areas shall be marked out in accordance with the approved plan (ref. 205-088-1005 Rev. A) before the use of the premises hereby permitted becomes operative and shall be permanently maintained thereafter.</p> <p>Reasons: To allow for the effective use of the parking areas.</p>
16.	<p>No development of the artificial grass pitch hereby approved shall commence until a scheme for the construction of the site access and the off-site works of highway improvement has been submitted to, and approved in writing by, the Local Planning Authority in consultation with the Local Highway Authority as part of a section 278 agreement, under the Highways Act 1980. The approved scheme for the construction of the site access and the off-site works of highway improvement shall be implemented in full prior to the first use of the artificial grass pitch.</p> <p>Reasons: In order 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 and to enable all construction traffic to enter and leave the premises in a safe manner without causing a hazard to other road users.</p>
17.	<p>Prior to the commencement of development a Traffic Management Plan (TMP) shall be submitted to and approved in writing by the Local Planning Authority (in conjunction with the highway authority). The TMP shall include and specify the provisions to be made for the following:-</p> <ul style="list-style-type: none"> • The parking of vehicles of site operatives and visitors; • Loading and unloading of plant and materials used in the construction of the development; • Storage of such plant and materials; • Wheel washing facilities; • 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) • Routes to be used by vehicles carrying plant and materials to and from the site; • Measures to ensure that construction and delivery vehicles do not impede access to adjoining properties. <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>
18.	<p>The use of the artificial grass pitch hereby approved shall not commence until the following have been submitted to and approved in writing by the local planning authority:</p> <p>(a) certification that the Football Turf Pitch (FTP) hereby permitted has met FIFA Quality Concept for Football Turf – FIFA Quality or equivalent International Artificial Turf Standard (IMS) and</p> <p>(b) confirmation that the facility has been registered on the Football Association's Register of Football Turf Pitches</p>

	Reason: To ensure the development is fit for purpose and sustainable, provides sporting benefits and to accord with the requirements of the NPPF.
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