

ITEM 3b – 23/00454/FUL: Land Between 20 and Mereside, Oakmere Avenue, Withnell

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 external facing materials, detailed on the documents titled 'materials schedule - fencing, garage doors, roof, rainwater goods, windows, external walls', received on 19th September 2023 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.</p> <p><i>Reason: To ensure that the materials used are visually appropriate to the locality.</i></p>																		
3.	<p>The development hereby permitted shall be carried out in accordance with the approved plans below:</p> <table border="1"><thead><tr><th>Title</th><th>Plan Ref</th><th>Received On</th></tr></thead><tbody><tr><td>Location Plan</td><td>N/A</td><td>26 May 2023</td></tr><tr><td>Proposed Site Plans</td><td>212</td><td>25 September 2023</td></tr><tr><td>Proposed Elevations and Floorplans (House A)</td><td>210</td><td>25 September 2023</td></tr><tr><td>Proposed Elevations and Floorplans (House B)</td><td>211</td><td>25 September 2023</td></tr><tr><td>Garage - Plans & Elevations</td><td>220</td><td>25 September 2023</td></tr></tbody></table> <p><i>Reason: For the avoidance of doubt and in the interests of proper planning.</i></p>	Title	Plan Ref	Received On	Location Plan	N/A	26 May 2023	Proposed Site Plans	212	25 September 2023	Proposed Elevations and Floorplans (House A)	210	25 September 2023	Proposed Elevations and Floorplans (House B)	211	25 September 2023	Garage - Plans & Elevations	220	25 September 2023
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4.	<p>The layout of the development shall include provisions to enable vehicles to enter and leave the highway in forward gear and such provisions shall be laid out in accordance with the approved plan and the vehicular turning space shall be laid out and be available for use before any development commences and a suitable turning area is to be maintained thereafter.</p> <p><i>Reason: Vehicles reversing to and from the highway are a hazard to other road users, for residents and construction vehicles.</i></p>																		
5.	<p>Before the access is used for vehicular purposes, the highway frontage of the site to Oakmere Avenue shall be reduced to and be permanently maintained henceforth at a height not greater than 1m above the crown level of the carriageway of Oakmere Avenue. The land within 2m of the channel line of the carriageway shall be maintained thereafter, free from obstructions such as walls, fences, trees, hedges, shrubs, ground growth or other structures within the splays in excess of 1.0 metre in height above the height at the centre line of the adjacent carriageway.</p> <p><i>Reasons: To ensure adequate visibility at the street junction or site access in the interest of highway safety in accordance with Quality of Development Policy and Transport Policy in the Local Plan.</i></p>																		

6.	<p>The development hereby permitted shall be carried out in accordance with the mitigation strategy as set out in section 4.1 of the 'Bat Survey Report' carried out by Keith Davidson partners, received on 24th August 2023.</p> <p><i>Reason: To ensure that habitats are suitably protected at all times during any works on site.</i></p>
7.	<p>The felling of the ash tree is likely to cause harm to daubentons bats as identified in the document titled: Bat Survey Report by Wildscapes (ref:P1841) and shall not in any circumstances commence unless the local planning authority has been provided with either:</p> <p>a) a licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 authorizing the specified activity/development to go ahead; or b) A statement in writing from the relevant licensing body or the Council's ecological advisors to the effect that it does not consider that the specified activity/ development will require a licence.</p> <p><i>Reason: To ensure that habitats are suitably protected at all times during any works on site.</i></p>
8.	<p>No works to trees or 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: Wild birds and their eggs are protected under Part 1 of the Wildlife and Countryside Act 1981, which makes it illegal to kill or injure a bird and destroy its eggs or its nest whilst it is in use of being built.</i></p>
9.	<p>Measures for biodiversity enhancement of the site should be undertaken in accordance with the document titled 'Ecological Mitigation and Enhancement Plan' carried out by Kingdom Ecology dated 7th September 2023.</p> <p><i>Reason: To secure biodiversity enhancements.</i></p>
10	<p>The escape window to bedroom four in the first floor of the east elevation of House A (shown on plan ref: 210 Revision F, Received on 25 September 2023), 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>
11	<p>The escape window to bedroom one in the first floor of the west elevation of House B (shown of plan ref: 211 Revision F, Received on 25 September 2023) 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>
12	<p>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 shall include 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</p>

potential for infiltration of surface water. The development shall thereafter be implemented in accordance with the approved scheme.

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