

## APPLICATION REPORT – 22/00132/FUL

**Validation Date: 14 February 2022**

**Ward: Eccleston, Heskin And Charnock Richard**

**Type of Application: Full Planning**

**Proposal: Demolition of existing detached dwelling and erection of three storey office building**

**Location: 81 Wood Lane Heskin Chorley PR7 5NP**

**Case Officer: Mike Halsall**

**Applicant: Mr Morris**

**Agent: Philip Lambert Philip Lambert Architecture**

**Consultation expiry: 23 February 2023**

**Decision due by: 8 December 2023 (Extension of time agreed)**

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### RECOMMENDATION

1. It is recommended that planning permission is granted subject to conditions.

### SITE DESCRIPTION

2. The application site is located in the Green Belt on the eastern side of Wood Lane, to the south east of its junction with Park Hall Road. It comprises a large roughly rectangular plot of land screened on three sides by mature trees and is occupied by a vacant detached dwelling in a poor state of repair. Although the immediate locality is predominantly open and rural in character, there is some sporadic residential development to the north west along Wood Lane and the Farmers Arms public house lies approximately 70m to the south of the site. The land level falls away to the north east and east of the site, towards Park Hall Road.
3. Planning permission has previously been granted (refs. 18/00598/FUL, 21/00111/FUL and 21/00198/FUL) for the erection of two dwellings on land immediately to the south of the application site which was previously occupied (since demolished) by a large number of outbuildings which were associated with the vacant dwelling.

### DESCRIPTION OF PROPOSED DEVELOPMENT

4. The application seeks planning permission for the erection of a three storey office building, following the demolition of the existing dwelling. The proposed building has been designed to match the recently approved dwellings to the south.
5. The supporting documentation states:

*“The intention would be to use the property for our offices (Marshall Peters). We are a firm of insolvency practitioners who provide support to businesses and individuals in financial distress. We have been trading from our current business address at Heskin Hall Farm,*

Wood Lane, for approximately 15 years. The current premises are rented. We employ 15 staff at this address and 4 staff at our Manchester office.

*Our current office at Heskin Hall Farm is a converted farmhouse in a rural location surrounded by countryside, a few hundred yards up from 81 Wood Lane. Its idyllic location has positive effect on our employees' mental and physical wellbeing, and provides a calming environment with a homely comfort for our clients who are often highly stressed with the pressures of financial distress. Our location sets us apart from our competitors who are generally city-centre based in multistorey, faceless, overcrowded shared commercial office units. And 15 year tenure in this area has established our presence with our work introducers who are primarily local accountants and business professionals. The majority of our staff live in Heskin, Eccleston and Mawdesley (the adjacent villages) and we also employ staff from Southport, Bury, Stockport and Didsbury*

*Our only reasons for moving from these premises are that we have had a sustained period of growth over the last 4 years which looks set to continue and are reaching a point where we will have outgrown our current office."*

## REPRESENTATIONS

6. Twenty representations have been received in objection to the proposal, including Councillor Arjun Singh in his capacity as a Parish Councillor, summarised below.
  - Would better serve the community as a residential plot
  - Highway safety
  - Increase in traffic
  - Air quality
  - Overlooking
  - Visual impact, character, appearance, height of the building (three storey)
  - Existing dwelling left to ruin
  - No need for more commercial premises, there are enough in Chorley
  - Wildlife harm
  - Noise and anxiety to residents
  - Over development
  - Not in keeping with character of the area / local architecture
  - Green Belt
  - Protected trees
  - Historic buildings near-by – Farmers Arms and dwellings
  - Will put pressure on local facilities – water supply, electricity and waste disposal
7. One representation has been received in support of the proposal stating that the proposal will take a derelict property and provide a great use of land, providing a place of work for people and extra business for local pubs and shops and will not disturb local residents or cause a noticeable increase in traffic.

## CONSULTATIONS

8. Heskin Parish Council: have commented as follows:

*"The Council strongly object to this proposal*

*1. On traffic grounds alone it should be refused. The entrance is between two tight bends and very adjacent to the junction of Park Hall Road and Wood Lane. Both these roads are very busy. There have been numerous accidents at this point. 17 car parking spaces suggest a great deal of movement in and out of the site.*

*2. There are no Office Blocks on Wood Lane , this should be sufficient for it to be refused. it would be out of keeping with the surrounding and offer nothing to mitigate its existence.*

*3 The scale and design of the property would be more appropriate in an urban settlement rather than a rural village.*

*This application needs to go before Committee not delegated to officers. Residents are very concerned”*

9. Lancashire County Council Highway Services (LCC Highway Services): Initially responded to request that the submitted plans be amended to include various additional details, including visibility splays, extended footways and an increased number of parking spaces. Following receipt of revised drawings from the applicant, LCC Highway Services responded with no objection to the proposal. They have recommended conditions to be attached to any grant of planning permission.
10. United Utilities: Have responded with no objection to the proposal and have requested that a drainage scheme be requested prior to the determination of the application or via a discharge of planning condition, prior to any development taking place at the site.

It is standard practice for this scale of application (i.e. non-Major development) for such details to be required by planning condition. As such, it is recommended that the conditions suggested by United Utilities be attached to any grant of planning permission for this proposal.

11. Greater Manchester Ecology Unit: Initially responded to request a bat survey and badger survey which was duly provided by the applicant. GMEU have no objection to the proposal and have suggested conditions be attached with regards to controlling invasive species, protection of nesting birds, a further badger survey be provided prior to work commencing and the delivery of biodiversity enhancement measures.
12. Council’s Tree Officer: Have responded to state that the trees around the perimeter of the site make a valuable contribution to the character of the area and are highly visible. Appropriate protection for retained trees should be in place before any construction activity takes place, including adherence to the measures in the GM Tree Consultants report and BS 5837
13. Waste & Contaminated Land Officer: Have responded to state he has no comments.

## **PLANNING CONSIDERATIONS**

### Principle of the development

#### Green Belt

14. The application site is located wholly within the Green Belt and, as it contains a dwelling outside of a built up area, falls within the definition of previously developed land at Annex 2 of the National Planning Policy Framework.
15. National guidance on Green Belt is contained in Chapter 13 of the National Planning Policy Framework which states:

*137. The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.*

*138. Green Belt serves five purposes:*

- a) to check the unrestricted sprawl of large built-up areas;*
- b) to prevent neighbouring towns merging into one another;*
- c) to assist in safeguarding the countryside from encroachment;*
- d) to preserve the setting and special character of historic towns; and*
- e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.*

*147. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.*

*148. When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.*

*149. A local planning authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are....:*

*g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt than the existing development;*

16. Whilst the test for proposals such as this, i.e., the redevelopment of previously developed land, relates to the impact on openness, the Framework does not contain a specific definition of 'openness'. It is a subjective judgment which is considered further below, along with objective criteria of making that assessment. It is considered that in respect of the Framework, the existing site currently has an impact on the openness of the Green Belt. However, it is important to note that merely the presence of an existing building on the site currently does not justify any new buildings. The new buildings must also not "have a greater impact on the openness of the Green Belt". Case law has established that for there to be a greater impact, there must be something more than merely a change.
17. To engage with the exception of paragraph 149g of the Framework, which is reflected in policy BNE5 of the Chorley Local Plan 2012 – 2026, the test relates to the existing development. The openness of an area is clearly affected by the erection or positioning of any object within it no matter whether the object is clearly visible or not. The openness test relates to the whole of the site.
18. Policy BNE5 relates to the redevelopment of previously developed sites in the Green Belt and states that redevelopment of previously developed sites in the Green Belt will be permitted providing that the appearance of the site as a whole is maintained or enhanced and that all proposals, including those for partial redevelopment, are put forward in the context of a comprehensive plan for the site as a whole.
19. Whether harm is caused to openness depends on a variety of factors such as the scale of the development, its locational context and its spatial and/or visual implications.
20. The existing site currently has an impact on the openness of the Green Belt through the presence of the existing dwelling. The proposal seeks to demolish the dwelling and replace it with an office building with other associated development that includes an improved site access and car park.
21. The existing building to be demolished has an approximate built volume of 920 cubic metres and a built footprint of approximately 166 square metres with a maximum height of approximately 9 metres. The proposed new development at the site would have a built volume of approximately 1190 cubic metres and a built floor area of approximately 124 square metres with a maximum height of approximately 10 metres.
22. The proposal represents an approximate 29% increase in built volume, 1 metre in height and a reduction in floor space of approximately 25%. The Council will typically allow for uplifts in volume of up to 30% without the proposal resulting in a greater impact upon the openness of the Green Belt. As a result of the reduced surface area of built development, similar height and the increase in volume being within the Council's agreeable threshold, the spatial impact of the proposed development would be similar to that of the existing development. The visual impacts would also be improved due to the replacing of the

dilapidated dwelling with a new well-designed building. It is, therefore, considered that the sense of openness would be maintained by the proposal. As such the impact on openness would be no greater than the existing development.

23. Given the above, it is considered that the proposed development would not have a greater impact on the openness of the Green Belt than the existing development and as such would not represent inappropriate development in the Green Belt.

#### Sequential Test

24. The proposed office falls within the definition of a 'main town centre use' at Annex 2 of the Framework. Paragraph 87 of the Framework states that '*Local planning authorities should apply a sequential test to planning applications for main town centre uses which are neither in an existing centre nor in accordance with an up-to-date plan. Main town centre uses should be located in town centres, then in edge of centre locations; and only if suitable sites are not available (or expected to become available within a reasonable period) should out of centre sites be considered.*'
25. Paragraph 89 of the Framework however states that '*This sequential approach should not be applied to applications for small scale rural offices or other small scale rural development.*' The proposal involves a single office block with the scale of a dwelling, located outside of settlement boundary in the Green Belt, with a total floor space of under 400sq.m and to accommodate fewer than 20 workers. Further, the office is already based in the area and is proposing to relocate to this site. The proposal is, therefore, considered to represent a small-scale rural office and so a sequential test need not be applied to the proposal.

#### Impact on the character and appearance of locality

26. Policy BNE1 of the Chorley Local Plan 2012 - 2026 states that planning permission will be granted for new development, including extensions, conversions and free-standing structures, provided that (amongst other things):
- a) *The proposal does not have a significantly detrimental impact on the surrounding area by virtue of its density, siting, layout, building to plot ratio, height, scale and massing, design, orientation and use of materials.*
  - c) *The layout, design and landscaping of all elements of the proposal, including any internal roads, car parking, footpaths and open spaces, are of a high quality and respect the character of the site and local area;"*
27. The proposed building would be set well back from the adjacent public highway, Wood Lane, by approximately 20m and would be well screened by the dense mature trees which line the eastern side of the highway. The proposed building would not, therefore, appear unduly prominent from the nearest public vantage points located along Wood Lane. Whilst the immediate locality is of rural character it is not entirely free from built development and there is some low-density residential development to the north west of the site along Wood Lane and two dwellings have been granted planning permission to the south of the application site. The proposed building would, therefore, be seen within this context and would not detract from the character of the immediate locality. Whilst the proposed building would be relatively large, it would be positioned centrally within a spacious plot of land and the building to plot ratio would not be excessive. This layout would be consistent with the layout of neighbouring dwellings, including those approved to the south, and the building has been designed to match the dwellings. The proposal is considered to be consistent with the aforementioned policy and is, therefore, acceptable in terms of the character and appearance of the locality.

#### Impact on the amenity of neighbouring occupiers

28. Policy BNE1 of the Chorley Local Plan 2012 - 2026 states that new development must not cause harm to any neighbouring property by virtue of overlooking, overshadowing, or by creating an overbearing impact.
29. There are no existing dwellings in close proximity to the site. To the rear (east) the site bounds with open agricultural land and there would be a separation distance of approximately 18m between the proposed building and the nearest of the two approved dwellings to the south. This distance would be adequate to ensure that there would be no unacceptable adverse impacts on the amenity of the occupiers of this dwelling. Whilst the car parking area for the proposed office would be located between the office and the approved dwelling, it is considered that suitable boundary treatments could be secured by planning condition to mitigate any adverse impacts from noise and disturbance from the use of the car park upon the occupiers of the approved dwelling.
30. The nearest neighbouring dwelling to the north west of the site at no. 86 Wood Lane would be located approximately 35m away from the proposed development and any impact on the amenity of the occupiers of this dwelling would be negligible.
31. In light of the above, the proposal accords with the above policy in relation to residential amenity and would be acceptable in this regard.

#### Impact on ecological interests

32. The Framework states that planning policies and decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan) and minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.
33. Policy BNE9 (Biodiversity and Nature Conservation) of the Chorley Local Plan 2012-2026 sets out how development should safeguard biodiversity. Any adverse impacts on biodiversity should be avoided, and if unavoidable should be reduced or appropriately mitigated and/or compensated.
34. Policy BNE11 (Species Protection) of the Chorley Local Plan 2012-2026 states that planning permission will not be granted for development which would have an adverse effect on a priority species, unless the benefits of the development outweigh the need to maintain the population of the species in situ.
35. The application is supported by a suite of ecological surveys which have been reviewed by the Council's appointed ecological consultants, the Greater Manchester Ecology Unit (GMEU). Following a request for additional surveys, which were duly submitted by the applicant, GMEU have not raised any objections to the proposed development. They have recommended conditions be attached in relation to the protection of nesting birds, bats and badgers, the eradication of invasive species and the securing of biodiversity net gains at the site, post development.
36. In consideration of the above, and the advice from GMEU, it is not considered that the proposed development would be detrimental to nature conservation or protected species interests.

#### Impact on trees

37. Policy BNE10 (Trees) stipulates, among other things, that proposals that would result in the loss of trees, woodland areas or hedgerows which make a valuable contribution to the character of the landscape, a building, a settlement or the setting thereof will not be

permitted. Replacement planting will be required where it is considered that the benefit of the development outweighs the loss of some trees or hedgerows.

38. Four trees would be removed as part of the proposal, all of which have been deemed as poor quality /condition and are recommended for removal regardless of the proposed development.
39. Site boundaries are formed by a large number of mature trees of varying condition and Chorley Council's Tree Officer has recommended that a tree protection plan should be produced and adhered to. A suitable condition is recommended and it is considered that the proposal complies with the aforementioned policies.

#### Highway safety

40. Policy BNE1 (Design Criteria for New Development) of the Chorley Local Plan 2012 -2026 stipulates that planning permission will be granted for new development, including extensions, conversions and free standing structures, provided that the residual cumulative highways impact of the development is not severe and it would not prejudice highway safety, pedestrian safety, the free flow of traffic, and would not reduce the number of on-site parking spaces to below the standards stated in Site Allocations Policy – Parking Standards, unless there are other material considerations which justify the reduction.
41. The building would be accessed via the existing site access point from Wood Lane, the design of which has been revised following a request from LCC Highway Services to include improvements. The site layout plan adequately demonstrates that the site would provide off street parking and vehicle manoeuvring areas in line with the parking standards set out in policy ST4 of the Chorley Local Plan 2012 – 2026 and Appendix A. LCC Highway Services have no objection to the proposal, subject to conditions and the provision of highway improvement works to be delivered via a S278 agreement. The proposal is considered to comply with the above policies in relation to highway safety.

#### Flood risk and drainage

42. The application site is not located in an area that is at risk of flooding from pluvial or fluvial sources, according to Environment Agency mapping data. In accordance with the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG), the site should be drained on a separate system with foul water being managed by package treatment plant or sewer and surface water draining in the most sustainable way.
43. The NPPG clearly outlines the hierarchy to be investigated by the developer when considering a surface water drainage strategy. As such the developer should consider the following drainage options in the following order of priority:
  1. into the ground (infiltration);
  2. to a surface water body;
  3. to a surface water sewer, highway drain, or another drainage system;
  4. to a combined sewer.
44. United Utilities have raised no objection to the proposal and have recommended conditions be attached to any grant of planning permission. The above can be controlled by suitably worded planning conditions.

#### Community Infrastructure Levy (CIL)

45. The Chorley CIL Infrastructure Charging Schedule provides a specific amount for development. The CIL Charging Schedule was adopted on 16 July 2013 and charging commenced on 1 September 2013. The proposed development would be a chargeable development and the charge is subject to indexation in accordance with the Council's Charging Schedule.

## CONCLUSION

46. The proposed development is not inappropriate development in the Green Belt. There would be no unacceptable adverse impact on the character and appearance of the existing site or the surrounding area, nor would the proposed development cause any significant harm to the amenity of neighbouring residents, ecology interests, trees or highway safety. It is, therefore, considered that the development accords with national and local policy and it is recommended that the application is approved.

## RELEVANT HISTORY OF THE SITE

**Ref:** 18/00598/FUL      **Decision:** PERFPP      **Decision Date:** 14 September 2018  
**Description:** Erection of two detached dwellings following demolition of existing garages and outbuildings

**Ref:** 21/00111/FUL      **Decision:** PERFPP      **Decision Date:** 25 March 2021  
**Description:** Section 73 application to vary condition no. 4 (approved plans) of planning permission ref: 18/00598/FUL (Erection of two detached dwellings following demolition of existing garages and outbuildings) for the creation of new access from Wood Lane

**Ref:** 21/00198/FUL      **Decision:** PERFPP      **Decision Date:** 20 May 2021  
**Description:** Erection of two detached dwellings following demolition of existing garages and outbuildings

**Ref:** 22/00042/DIS      **Decision:** PEDISZ      **Decision Date:** 28 July 2022  
**Description:** Application to discharge condition nos. 3 (materials), 5 (surface water drainage scheme), 8 (invasive species), 9 (landscaping scheme), 12 (design stage dwelling emission rate), 14 (tree protection plan) and 15 (highway works) attached to planning permission ref: 21/00198/FUL (Erection of two detached dwellings following demolition of existing garages and outbuildings)

**RELEVANT POLICIES:** In accordance with s.38 (6) Planning and Compulsory Purchase Act (2004), the application is to be determined in accordance with the development plan (the Central Lancashire Core Strategy, the Adopted Chorley Local Plan 2012-2026 and adopted Supplementary Planning Guidance), unless material considerations indicate otherwise. Consideration of the proposal has had regard to guidance contained within the National Planning Policy Framework (the Framework) and the development plan. The specific policies/guidance considerations are contained within the body of the report.

### Suggested conditions

1. 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
Site Location Plan	00-01 Rev A	21 March 2022
Proposed Site Plan	00-10	8 March 2022
Proposed Ground Floor Plan	00-04	4 February 2022
Proposed First Floor Plan	00-05	4 February 2022
Proposed Second Floor Plan	00-06	4 February 2022
Proposed Roof Plan	00-07	4 February 2022
Proposed Elevations	01-08	4 February 2022
Proposed Visibility Splays	00-11	8 March 2022



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

3. Prior to any works taking place above DPC level, the following details shall be submitted to and approved in writing by the Local Planning Authority:

- a) Details of the colour, form and texture of all external facing materials to the proposed building.
- b) Details of the colour, form and texture of all hard ground- surfacing materials.
- c) Location, design and materials of all fences, walls and other boundary treatments.
- d) Existing and proposed ground levels and finished floor level of the proposed building.
- e) A scheme for the landscaping of the development and its surroundings to include the types and numbers of trees and shrubs to be planted, their distribution on site, those areas to be seeded and detail any changes of ground level or landform.

The development thereafter shall be completed in accordance with the approved details. Prior to the first occupation of the dwelling hereby permitted all fences and walls shown in the approved details to bound its plot shall have been erected in conformity with the approved details. All planting shall take place within the first planting season following the first occupation of the building.

*Reason: In the interests of the visual amenities and character of the area and to provide reasonable standards of privacy to neighbouring residents.*

4. Prior to the commencement of the development, other than demolition and enabling works, details of a scheme for the mitigation and biodiversity enhancement of the site shall be submitted to and approved in writing by the Local Planning Authority. The approved mitigation measures shall be carried out prior to the occupation of the building.

*Reason: To deliver biodiversity enhancements.*

5. No works to trees and shrubs or vegetation clearance or demolition of buildings 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.

*Reason: All British birds nests and eggs (with certain limited exceptions) are protected by Section 1 of the Wildlife & Countryside Act 1981 (as amended).*

6. Prior to the commencement of development, details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage schemes 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 in accordance with BRE365;
- (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);
- (iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;
- (iv) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and
- (v) Foul and surface water shall drain on separate systems.

The approved schemes shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards.

Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

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

7. Any new external lighting should be designed to minimise the impact on nocturnal wildlife.

*Reason: To avoid disturbance of nocturnal wildlife.*

8. Prior to any earthworks a resurvey for invasive plant species including Himalayan balsam will occur and the finding supplied to and agreed in writing to the Local Planning Authority. If any invasive species are still present a method statement detailing avoidance, control and eradication measures should also be supplied to and agreed in writing by the Local Planning Authority, prior to any earthworks.

*Reason: To preclude the spread of an invasive species.*

9. Prior to commencement of earthworks, a resurvey of the site and within the zone of influence of the development for badgers and badger setts will occur and the findings supplied to and agreed in writing by the Local Planning Authority.

*Reason: To safeguard badgers.*

10. The demolition of building B1 is likely to cause harm to common pipistrelle and brown long-eared bats as identified in the Bat Activity Survey Report by Elite Ecology date August 2023, and shall not in any circumstances commence unless 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 2017 authorising the specified activity/development go ahead:
- or
- b) a statement in writing from the relevant licensing body or Local Planning Authority to the effect that it does not consider that the specified development will require a license

*Reason: To safeguard a protected species.*

11. During all approved works, all trees to be retained shall be protected in accordance with British Standard BS 5837:2012 or any subsequent amendment to the British Standards and as specified in the submitted Arboricultural Impact Assessment and Arboricultural Method Statement dated 27/02/2022.

*Reason: To safeguard the trees to be retained.*

12. 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.

*Reason: Vehicles reversing to and from the highway are a hazard to other road users, for residents and construction vehicles.*

13. No part of the development shall be commenced until the visibility splays measuring 2.4 metres by 43 metres in both directions have been provided, measured along the centre line of the proposed new road from the continuation of the nearer edge of the existing carriageway of Wood Lane to the satisfaction of the Local Planning Authority. The land within these splays 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.

*Reason: To ensure adequate visibility at the street junction or site access in the interest of highway safety.*

14. The car parking area and manoeuvring area of the development shall be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least sub-base before any development takes place within the site.

*Reason: To ensure that provision is made for the storage of materials and contracting staff.*

15. Prior to the first use of the approved building, a private car park and manoeuvring scheme shall be submitted to and approved by the Local Planning Authority. The car parking spaces and manoeuvring areas shall be marked out in accordance with the approved plan before the use of the premises hereby permitted becomes operative, and permanently maintained thereafter.

*Reason: To allow for the effective use of the parking areas.*

16. A scheme for the provision of cycle storage shall be submitted to and approved in writing by the Local Planning Authority and the facilities provided in accordance with the approved plan, before the use of the premises hereby permitted becomes operative, and permanently maintained thereafter.

*Reason: To allow for the effective use of the parking areas the promotion of sustainable forms of transport and aid social inclusion.*

17. No part of the development 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 by, the Local Planning Authority in consultation with the Highway Authority.

*Reason: 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.*

18. No part of the development hereby approved shall be occupied until the approved scheme referred to in the above condition has been constructed and completed in accordance with the approved scheme details, without prior agreement from the Local Planning Authority.

*Reason: In order that the traffic generated by the new development does not exacerbate unsatisfactory highway conditions in advance of the first occupancy or trading.*

19. 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:

- o The parking of vehicles of site operatives and visitors;
- o Loading and unloading of plant and materials used in the construction of the development;
- o Storage of such plant and materials;
- o Wheel washing facilities;
- o 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);
- o Measures to ensure that construction and delivery vehicles do not impede access to adjoining properties.

*Reason: 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.*