

Item **10/00770/FUL**

Case Officer **Mr Matthew Birkinshaw**

Ward **Adlington and Anderton**

Proposal **Erection of five 3-bedroom houses and four 2-bedroom apartments and associated works**

Location **Land Bounded By Park Road And 1 Acresfield Adlington Lancashire**

Applicant **Adactus Housing**

Consultation expiry: 5 November 2010

Application expiry: 3 November 2010

Introduction

1. This application was presented at the 16 November 2010 Development Control Committee and decision deferred to allow for a site visit.
2. Lancashire County Council Highways have also provided additional comments since the previous committee meeting in response to queries raised over access, and congestion.
3. LCC have reiterated their previous comments that the scheme for nine houses will not have any detrimental impact on the neighbouring highways. As there are only nine houses there will be no measurable impact to Park Road or Acresfield from the very small additional traffic numbers generated. Access along Park Road and Acresfield will not change as this development would not put any additional parking onto these roads due to the 18 car parking spaces provided.
4. In terms of the construction phase, this will always create additional traffic for any development. For a development of this scale the construction traffic will comprise the occasional concrete wagon, stone and brick deliveries, and deliveries of other building materials. There would also be a short term demand for parking from the construction workforce. However, any of the existing property will also occasionally generate larger short term vehicle movements from parcel and fuel deliveries, removal vehicles, house improvements etc. Therefore whilst the development would generate extra traffic movements in the construction phase, this would only be short-term and is not a material planning consideration sufficient to substantiate a reason for refusal.
5. One other query raised by objectors and members of the public was how access to garages either side of the proposed site entrance would be maintained. However, these are not garages used for the keeping of vehicles, and are instead small out-houses with a small door providing access from the front gardens of these properties. The proposal would not have any impact on the ability of these residents to access these outbuildings.
6. On a separate matter, photographs of hedgehogs and Peacock butterflies have also been provided by objectors to the scheme since publication of the previous committee report. This has been discussed with the County Council Ecologist who has confirmed that this does not change the consultation response provided previously. This stated that hedgerows may be suitable to support forms of wildlife and it is therefore important to ensure that construction is sensitive. This can be controlled through use of an appropriately worded planning condition requiring approval of a method statement for the protection of wildlife prior to any works starting

on site.

Proposal

7. The application seeks full planning permission for the erection of five 3-bedroom houses and four 2-bedroom apartments on land bounded by Acresfield and Park Road, Adlington, Chorley. Each property will be let through the registered social landlord and applicant 'Adactus Housing Association' ('Adactus') to provide affordable family housing.

Recommendation

8. It is recommended that this application is granted full planning permission subject to conditions and the applicant entering into a Section 106 legal agreement.

Site Description

9. The application site comprises a vacant parcel of land bounded by the rear of properties on Acresfield and Park Road, Adlington. This back land site is designated by the Local Plan as recreational open space.
10. The site is bounded on all sides by two storey post-war semi-detached housing forming a triangular plot. Although designated as dedicated open space the site has no formal play equipment and consists of grass land mown on average twice a year.
11. Access to the site is taken between two properties on Acresfield to the south. There is also another smaller pedestrian route leading from the site out onto Park Road to the north.

Main Issues

12. The main issues for consideration in respect of this planning application are:
 - *The Principle of Development and Loss of Open Space;*
 - *Appearance, Layout, and Scale;*
 - *Access and Parking;*
 - *Impact on Neighbour Amenity; and*
 - *Other Planning Considerations.*

History

13. There is no planning history relating to the application site.

Representations

14. 9 individual letters of objection have been received and a petition signed by 239 local residents. The grounds of objection can be summarised as follows:
 - The proposal would lead to increased traffic, detrimental to the safety of young children using Park Road;
 - The increased traffic would lead to congestion along Acresfield;
 - The application site is designated as open space and used by the local community for recreational purposes;
 - Drainage is currently an issue, which will only be worsened by the proposal;
 - Concerns over the location of a possible water supply which crosses the site;
 - The site contains wildlife which would be affected by the proposals;
 - The design and layout would have a detrimental impact on residential amenity for neighbouring properties;
 - Properties along Acresfield enjoy access to the rear of their properties from the application site which would be removed by the proposals;
 - Younger children would have further to travel to access play spaces and would need to be accompanied by adults;
 - The proposal would constitute overdevelopment of the site; and
 - There is already an over-subscription of local services without additional pressures caused by the proposal.
15. Prior to the previous committee meeting an additional letter of objection was received signed by 46 local residents. The standard letter states that the application site is used for children's

games, dog walking, BBQ's, looking at wildlife and in the past community bonfires and parties. Each letter also contains additional individual comments from residents to state what they specifically use the field for. The majority of responses cite use of the field for walking dogs and children's games.

16. Adlington Town Council have objected to the proposal, with concerns over the access to the application site, congestion along Acresfield as a result of the development, the principle of redeveloping designated open space, and impact on drainage.

Consultations

17. **Lancashire County Council (LCC) (Highways)** – No objection. The applicant has worked closely with LCC at the pre-application stage to design a scheme which complies with guidance contained in the 'Manual for Streets'.
18. LCC do not consider traffic increase or congestion to be a serious issue if this development of nine affordable houses goes ahead. There will be a total of 18 newly created car parking spaces made available directly adjacent to the houses equating to 2 car spaces per household.
19. Given the local amenities and public transport facilities available in Adlington all of these spaces may not be needed. On this basis, LCC believe there should be no demand for extra car parking on neighbouring roads caused by the new development.
20. **Lancashire County Council (Ecology)** – No objection. From the information held by Lancashire County Council the site appears to comprise improved grassland only, and is isolated from wildlife habitats by existing housing and roads in a built up area. It is therefore unlikely that the site supports any significant biodiversity value.
21. Hedgerows around existing gardens may be suitable to support nesting birds, and it will therefore be important to ensure that construction is sensitive to the possible presence of nesting birds. This can be controlled through use of an appropriately worded planning condition requiring a method statement for approval and subsequent implementation. The method statement should provide details of measures that will be put in place to protect existing hedgerows and associated wildlife during construction.
22. The development proposal may actually improve wildlife on the site through tree and shrub planting (something which is currently lacking). Consideration should therefore be given to augmenting the existing boundary hedges on the development side of the boundary. Again, details of boundary treatments can be controlled through use of a planning condition.
23. **Chorley Borough Council Environmental Protection Officer** - No objection. The proposal includes private bin storage areas and not communal arrangements which would lead to potential environmental health/amenity issues.
24. **Chorley Borough Council Parks and Public Open Space Officer** – No objection subject to financial contribution to local play areas. The local community is well served by two formal play areas, both of which are within easy walking distance. There are also playing fields and other small pockets of public open space (POS) to be found within the various estates. Notwithstanding this a financial contribution would be necessary to secure improvements to equipped play space provision at neighbouring parks to the benefit of the local community.
25. **Chorley Borough Council Affordable Housing Officer** – No objection. The Strategic Housing Department are fully supportive of the proposed scheme. The proposed mix of 5 x 3-bedroom houses and 4 x 2-bedroom apartments are reflective of the indicated housing need for this area as defined by the 2009 Central Lancashire Strategic Housing Market Assessment.
26. The Council will secure nomination rights for the properties, 100% for first lets and 50% thereafter. An initial agreement has been made for the application of a Local Lettings Policy to be applied to this scheme, the detail of which will be finalised and reflected in Section 106 Legal Agreement.

27. **Chorley Borough Council Policy Advice** – No objection. Local Plan Policy LT14 only permits the redevelopment of areas of open space where it can be demonstrated that the retention of the site is not needed for a current or future recreational demand, an equivalent facility is provided at a convenient location to serve the catchment, and there is a clear excess of this type of facility.
28. In relation to the last point Policy HS21 and it's associated Interim Planning Guidance set a standard of 0.45ha of casual/informal open space per 1,000 population. A recent study indicated that the local ward had a standard of 0.54ha per 1,000. Even with the increase in population and loss of open space the amount of casual/informal open space would be more than the required local standards.
29. However, Policy HS21 also requires provision for equipped areas of play. At present the amount of equipped areas of play are less than the minimum standards. Given the site is too small for onsite play equipment the applicant will be required to contribute towards such provision in the form of a commuted sum to comply with the IPG for new Equipped Play Areas.
30. **Chorley Borough Council Design Advice** – No objection subject to condition. The Council's design advisor has suggested the scheme could be improved by progressing designs for the parking areas by using more landscaping and tree planting. The dwellings proposed could also appear more contemporary if the right materials are chosen. This can be controlled through the use of an appropriately worded planning condition.
31. **United Utilities** – No objection subject to conditions. This includes ensuring the site is drained on separate systems, and restricting surface water so as not to discharge into a foul/combined sewer. Separate metered supplies will also be required at the expense of the applicant.
32. **Police Architectural Liaison Officer (ALO)** – No objection subject to condition. Chorley's ALO has advised the applicants on the design at the pre-application stage which is reflected in the submitted scheme. A condition is requested to control the boundary treatments ensuring access to the rear of Plots 1 and 2 is restricted from Park Road.
33. **Chorley's Waste & Contaminated Land Officer** – No objection subject condition. A Phase 1 desk-study report has been submitted with the application. The Waste & Contaminated Land Officer is satisfied with the contents of this report. Both make recommendations for further intrusive works that will include an appraisal of the site to determine the status of contamination, and to make an assessment of whether any remedial works are required in order to make the sites suitable for the proposed housing. This can be controlled and enforced through the use of planning condition.
34. **Central Lancashire Primary Care Trust** – No objection. The Central Lancashire Primary Care Trust (PCT) have advised that one of the GP practices in Adlington feels unable to accept any additional patients at the present time and the other has only limited capacity. However the PCT are working with GP's in Adlington and have secured resources for implementing improvements to capacity. The scale of development proposed as part of this application is not considered to be sufficient to have a further detrimental impact on the availability of services or be of a scale to warrant any financial contribution as a direct result of the proposal.

Assessment

Principle of Development and Loss of Open Space

35. The application seeks permission for new residential development within the Adlington settlement boundary. The proposal for new family housing is considered acceptable in this location which is characterised and surrounded by predominantly family housing, subject to meeting other policy criteria of the Local Plan.
36. The application site is designated as recreational open space under Local Plan Policy LT14.

Development which involves the loss of open space is only permitted where it will not have a detrimental impact on nature conservation value and all of the following criteria can be met:

- 1) The retention of the site is not required to satisfy a current or future recreational need;
- 2) There is a clear excess of this type of facility in the area; and
- 3) The site has no special significance in the interests of sport.

37. In terms of nature conservation value advice from the County Council Ecologist confirms that the site comprises grassland only, and is isolated from any defined wildlife habitat by housing and roads in an urban area. The grass is mown on average twice a year and the boundaries around the site are predominantly fencing rather than hedgerows that might support any biodiversity. It is therefore unlikely that the site has any nature conservation value.
38. Turning to the three criteria of Policy LT14, the first permits development where the site is not required to satisfy a current or future recreational need. Several local residents have objected to the proposal citing use of the application site for informal recreation, especially for small children.
39. In establishing the need for the site the applicants have provided a detailed Assessment of Open Space. Advice from the Council's Parks and Open Space Officer concurs with this assessment and concludes that the local community is well served by two formal play areas, both of which are within easy walking distance. There are also playing fields and other small pockets of public open space found within the various estates. Given the proximity and availability of other sites within easy walking distance the retention of this site is not required to satisfy a current or future recreational need. Indeed, the Parks and Open Space Officer has recommended that a financial contribution is sought to improve open space in the local area. This contribution can be spent to improve facilities within close proximity to the site, benefitting younger children and satisfying any future need.
40. The second criterion permits development where there is a clear excess of open space in the area. In determining an appropriate amount of open space for an area Local Plan HS21 and its associated Planning Guidance document set a standard of 0.45 hectares of casual/informal open space per 1,000 population. A recent study of open space in the Borough identified that the Adlington and Anderton ward had 0.54 hectares of casual/informal open space per 1,000 population which is in excess of the required standard. Even with the loss of the open space subject to this application and the extra population generated by the development, the standard of casual/informal open space in the study area would still be in surplus of the required standard.
41. The third test of Policy LT14 considers the value of the site with regard to its significance to sport. As a triangular back land site mown on average twice a year the site holds no special significance in the interests of sport. No evidence has been presented by objectors to the scheme to suggest the site holds any sporting value or is used by any local sports teams for scheduled sports events.
42. National Guidance in PPG17 recognises that whilst the recreational quality of open space can be lost by development, in considering planning applications Local Authorities should weigh any benefits being offered to the community against the loss of open space that will occur. On balance it is considered the proposal meets the tests of Policy LT14 and is considered acceptable in principle. The use of the site by young children residing in the immediate area has been considered in the planning balance, however with the amount of play space within easy walking distance, and the upgrades to them the development will bring about it is not considered that retention of the site is needed to satisfy local informal need.

Appearance, Layout, and Scale

43. Local Plan Policy HS4 permits new residential development provided that it, amongst other things, would respect the character of the surrounding area in terms of appearance, layout and scale.

44. The application site is a triangular back land parcel of land measuring 0.27 hectares. The topography of the site is relatively flat with existing access taken between two properties off Acresfield. Properties along Acresfield and Park Road are traditional two-storey semi-detached houses, with older terraced stock also found along Park Road towards Adlington town centre.
45. Submitted with the application is a Design and Access Statement which contains a detailed analysis of the immediate context to demonstrate how this has informed the appearance of the housing proposed. The design follows the surrounding context and proposes traditional two storey semi-detached housing with parking to the front and private gardens to the rear.
46. The apartments also follow the same design principles, appearing as a two storey semi-detached property with one apartment at ground floor and one above, repeated on the other side. The principle of incorporating 2-bedroom apartments into the scheme is based on an identified need for this type of housing as confirmed by the Council's Affordable Housing Officer and reflective of the 2009 Central Lancashire Strategic Housing Market Assessment. The Council's Urban Design Officer has reviewed the design and confirmed that subject to materials being agreed a contemporary and modern appearance can be achieved which would be acceptable for the site.
47. In terms of layout the irregular nature of the site determines the siting of each house, as do the design principles in securing car parking to the front and private gardens to the rear. The layout of the scheme has evolved throughout the pre-application process in discussion with Planning Officers, the Police Architectural Liaison Officer, and County Council Highways. This has resulted in an efficient use of the site which allows for the appropriate level of car parking provision and private amenity space consistent with the character of the area and Council guidelines for new residential development.
48. Each property will incorporate space for the storage of three wheeled bins for household and recyclable waste and space for parking two cycles. Specific details on access and layout around each property have been confirmed as acceptable by the Police Architectural Liaison Officer.
49. With a total of nine properties the density of the proposal will be 33 dwellings per hectare. Whilst PPS3 no longer sets a minimum target this density of development is considered acceptable and consistent with the area without representing over development of the site.
50. In summary, the appearance, scale and layout have all followed the design principles of the surrounding properties on Acresfield and Park Road. The design of the two-storey semi-detached properties with parking to the front and private gardens to the rear follows the character of this part of Adlington and complies with Local Plan Policy HS4. An appropriate choice of materials will ensure a modern and contemporary appearance.

Access and Parking

51. Local Plan Policy HS4 and TR4 require proposals for new development to achieve adequate and safe access and the provision of appropriate levels of off-street parking.
52. Throughout the pre-application stage the applicants have worked closely with LCC Highways to design a scheme which complies with national standards set out in the Manual for Streets guidance. The submitted design reflects this and Highways have raised no objections. The 18 off-street parking spaces proposed provides sufficient space for the likely parking demand and will not lead to any cars parking on Park Road to the detriment of residential amenity.
53. Several objectors to the scheme have raised issues over congestion as a result of increased car traffic, especially along Acresfield and Park Road. However, LCC do not consider traffic increase or congestion to be a serious issue if this development of nine affordable houses goes ahead. There will be a total of 18 newly created car parking spaces made available directly adjacent to the houses equating to 2 car spaces per household.

54. Given the local amenities and public transport facilities available in Adlington all of these spaces may not be needed. On this basis, LCC believe there should be no demand for extra car parking on neighbouring roads caused by the new development which would lead to highway issues. As only nine houses are proposed LCC have concluded that this will generate only very small additional traffic numbers and the proposal will not have a detrimental impact on highways.

Impact on Neighbour Amenity

55. The petition signed by local residents raised concerns over a potential loss of privacy and light, especially along Park Road and Acresfield which back directly onto the site. Local Plan Policy HS4 restricts development that would fail to provide reasonable privacy and amenity.

56. In terms of assessing the proposal for compliance with Policy HS4 the Council guidelines in the adopted Design Guidance SPG states that:

- Blank walls to new two-storey houses should be a minimum of 12 metres from any neighbouring habitable room windows;
- Windows to habitable rooms at first floor level should be a minimum of 21 metres from neighbouring properties, and
- Windows to habitable rooms at first floor level which overlook neighbouring garden areas should be a minimum of 10 metres from the boundaries they face.

57. Dealing with each criterion in turn, the side elevations of Plot 1 to the eastern boundary, and Plot 8/9 to the southern boundary are the nearest blank walls to any neighbouring property. Given the generous rear gardens of properties along Acresfield the side elevation of Plot 1 will be 15.2m from the nearest neighbouring habitable room window and 15.8m from Plot 8/9. This complies with the Council guidelines for new residential development and will not have a detrimental impact on amenity.

58. Rear facing first floor bedroom windows of all the proposed new houses would be a minimum of 21m from any neighbouring property on either Park Road or Acresfield. The only exception to this is Plot 6/7 which would be 20.4m. However, this only falls 600mm short of the required guidelines and is not considered sufficient to warrant refusal of this application.

59. Finally, the proposed layout plan includes measurements demonstrating that a minimum distance of 10m can be achieved from all first floor habitable room windows to the boundaries they face.

60. The proposal complies with the guidelines for new housing development set out in the adopted Design Guidance SPG. Therefore in terms of layout the proposal will not give rise to any detrimental impact on residential amenity as a result of overlooking, or overbearing development adjacent to private amenity areas in accordance with Policy HS4.

Other Planning Considerations

Delivery of Affordable Housing

61. The 2007 Sustainable Community Strategy for Chorley identifies the lack of affordable housing in the Borough as a priority to address, with the waiting list for social rented accommodation having almost doubled in recent years to almost 4,000 applicants. The Chorley Corporate Strategy for 2009/10 – 2010/11 also identifies a clear need for affordable housing to meet long term objectives.

62. The proposal will make a direct contribution to these strategies and deliver affordable housing where there is a clearly defined need. The type and tenure of properties proposed also meets a defined need for family housing and smaller 2-bedroom properties for the rented market. The Section 106 agreement will ensure new family housing is made available for local people

under the agreed local lettings policy. The delivery of additional affordable housing and contribution this makes to the objectives and vision of the Council is therefore a material consideration in the determination of this application.

Impact on Local Services

63. The petition referred to above also raised concerns that the erection of nine family houses would also have a detrimental impact on local services which are already over subscribed and over-stretched. In response to this advice was sought from the Central Lancashire NHS who have confirmed that whilst general practitioner services in Adlington are near to capacity additional funding has been secured to expand existing services. The scale of development proposed as part of this application is not considered to be sufficient to have a further detrimental impact on the availability of services or be of a scale to warrant any financial contribution as a direct result of the proposal.

Sustainability

64. Policy SR1 of the Sustainable Resources DPD requires all new dwellings to achieve Code for Sustainable Homes (CSH) Level 3, and secure at least 15% of energy from renewable sources. All development should comply with this unless the applicant can demonstrate through open book accounting that an individual site's circumstances are such that development would become unfeasible or unviable.

65. Whilst the proposal has been designed to meet CSH Level 3 at this stage no renewable energy technologies are proposed. The applicant has confirmed that until the final design stage it is not possible to determine the full financial viability of such technologies. It is therefore recommended that a condition is imposed requiring evidence to be submitted prior to work starting on site demonstrating that the site's circumstances are such that renewable technologies would be unfeasible and unviable in accordance with Policy SR1.

Waste Collection and Storage

66. The Waste Management Officer has no objection to the proposal in terms of waste collection and storage of bins. There are no large communal bin stores which would have an impact on residential amenity and the number of bins provided will promote household recycling.

Drainage

67. Local objectors to the scheme have raised concerns over drainage, commenting that the proposal will exacerbate current drainage problems experienced in surrounding properties. United Utilities have reviewed the drawings and raised no objection subject to conditions which address drainage issues.

68. In accordance with national guidance set out in PPS25 Development and Flood Risk surface water will not be allowed to discharge into any combined/foul sewer which will prevent flooding and associated pollution. Full details will be required prior to development starting on site to ensure the appropriate controls are in place. If it is the intention of the applicant to discharge surface water (often the cause of localised drainage problems) then United Utilities will require the flow to be attenuated to a maximum discharge rate, preventing any potential problems arising from periods of heavy rain. Any water attenuation measures will need to be submitted and approved in writing by the Local Authority prior to any work starting on site.

69. Subject to these controls the proposal will have adequate foul and surface water drainage arrangements in accordance with Local Plan Policy HS6 and PPS25.

70. One objector to the scheme has also raised concern over the possibility that a water supply crosses the application site, however no certainty can be given to it's whereabouts either by the local resident or United Utilities. Whilst the local resident has asked for a pre-commencement condition to be added to the recommendation it is not considered that this is necessary in this

instance. This is a private matter between landowners and the applicant would be liable to any damage caused to infrastructure as a direct result of development.

Section 106 Contributions

71. Since 6 April 2010 planning obligations have had to comply with the Community Infrastructure Levy (CIL) and in doing so be;

- Necessary to make the development acceptable in planning terms;
- Directly related to the development; and
- Fairly and reasonably related to scale and kind to the development.

72. Whilst the applicant has previously sought to remove financial contributions on the grounds of viability for affordable housing schemes, in this instance it is considered necessary to seek a commuted sum towards the improvement of local areas of open space. Improving play space within the local area will ensure the future needs of residents are met given no communal open space can be achieved on site. The sum would be directly related to the development and the level requested based on the Council's Guidelines for New Equipped Play Areas.

73. As part of the Section 106 agreement the Council will also secure nomination rights and a 'Local Lettings Policy' to be applied, ensuring that the affordable housing proposed would be made available to local residents.

Other Matters

74. At present the application site benefits from access onto Acresfield, and a smaller access to the rear of properties onto Park Road. The access onto Acresfield will form the primary access for the development, although the proposed layout plan shows the smaller access out onto Park Road to remain.

75. On the advice of the Council's ALO it is recommended that that this smaller access is closed off, with the possibility of extending the rear gardens of Plots 1 and 2 to create a natural boundary. A condition is therefore proposed requiring details how this route will be closed off to be submitted to and agreed with the Local Authority prior to any work starting on site.

Planning Policies

National Planning Policies:

PPS1, PPS3, PG17, PPS25

Adopted Chorley Borough Local Plan Review

Policies: GN1, GN5, LT14, TR4, HS4, HS6, HS21

Supplementary Planning Guidance:

- Statement of Community Involvement
- Design Guide

Chorley's Local Development Framework

- Policy SR1: Incorporating Sustainable Resources into New Development
- Sustainable Resources Development Plan Document
- Sustainable Resources Supplementary Planning Document

Planning History

There is no planning history relevant to the application site.

Overall Conclusion

76. Although the application site appears to be used informally and infrequently by children in the immediate vicinity there are several dedicated play spaces within easy walking distance of the site. The upgrades to these areas brought about by the development to the benefit of the local community and their proximity ensure there is adequate local provision to satisfy demand and the tests of Policy LT14 have been met. The improvements to local play spaces will be of benefit to the local community, as will the provision of affordable family housing. On balance, and taking into account other considerations in the planning balance in accordance with national guidance in PPG17 the principle of development is considered to be acceptable.
77. The design of the scheme is based on providing new affordable family housing meeting an identified need whilst following the characteristics of surrounding housing. The proposal meets the design standards for new residential development ensuring that there will be no issues of impact on residential amenity.
78. The scheme also includes 18 off-street car parking spaces which is considered to be sufficient for the parking demand as a result of the development. This ensures the scheme will not lead to increased parking pressures or congestion on Acresfield. Other matters raised by objectors, namely drainage have been demonstrated as acceptable subject to appropriate controls.
79. The proposal is therefore considered acceptable and will bring about the delivery of much needed new affordable family housing. It is recommended that planning permission is granted subject to conditions and the applicant entering into a legal agreement.

Recommendation: Permit (Subject to Legal Agreement) Conditions

1. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (Schedule 2, Part 1, Class A to D) or any Order revoking or re-enacting the Order, no alterations or extensions shall be undertaken to any dwelling hereby permitted.
Reason: To protect the appearance of the locality and in accordance with Policy No. HS4 of the Adopted Chorley Borough Local Plan Review.
2. 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.
3. Before the development hereby permitted is first commenced, full details of the position, height and appearance of all fences and walls 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. No dwelling shall 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.
Reason: To ensure a visually satisfactory form of development, to provide reasonable standards of privacy to residents and in accordance with Policy No. HS4 of the Adopted Chorley Borough Local Plan Review.
4. No dwelling shall 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.
Reason: To ensure a visually satisfactory form of development, to provide reasonable

standards of privacy to residents and in accordance with Policy No.HS4 of the Adopted Chorley Borough Local Plan Review.

5. Unless it can be demonstrated through open book accounting that the requirements of Policy SR1 would make the development unviable:
 1. No phase or sub-phase of the development shall commence until a Design Stage assessment and related certification has been submitted to and approved in writing by the Local Planning Authority demonstrating that the proposed development will be constructed to achieve the relevant Code for Sustainable Homes level. All dwellings commenced after 1st January 2010 will be required to meet Code Level 3, all dwellings commenced after 1st January 2013 will be required to meet Code Level 4 and all dwellings commenced after 1st January 2016 will be required to meet Code Level 6. In accordance with Policy SR1 of the Sustainable Resources DPD, renewable or low carbon energy sources must be installed to reduce the predicted carbon emissions of the development by at least 15% (increasing to 20% from 2015). To demonstrate that this has been achieved, the Design Stage certification must show that the proposed development will achieve 2 credits within Issue Ene 7: Low or Zero Carbon Technologies. The approved details shall be fully implemented and retained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.
 2. No dwelling shall be occupied until a Code for Sustainable Homes 'Post Construction Stage' assessment has been carried out and a final Code Certificate has been issued certifying that the required Code Level and 2 credits under Issue Ene7 has been achieved and the certificate has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the proper planning of the area. In accordance with Government advice contained in Planning Policy Statement: Planning and Climate Change - Supplement to Planning Policy Statement 1 and in accordance with Policy SR1 of Chorley Borough Council's Adopted Sustainable Resources Development Plan Document and Sustainable Resources Supplementary Planning Document.

6. The development hereby permitted shall not commence until samples of all external facing materials to the proposed building(s) (notwithstanding any details shown on previously submitted plan(s) and specification) have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out using the approved external facing materials.

Reason: To ensure that the materials used are visually appropriate to the locality and in accordance with Policy Nos. GN5 and HS8 of the Adopted Chorley Borough Local Plan Review.

7. Before the development hereby permitted is first occupied, the car park and vehicle manoeuvring areas shall be surfaced or paved, drained and marked out all in accordance with the approved plan. The car park and vehicle manoeuvring areas shall not thereafter be used for any purpose other than the parking of and manoeuvring of vehicles.

Reason: To ensure adequate on site provision of car parking and manoeuvring areas and in accordance with Policy No. TR8 of the Adopted Chorley Borough Local Plan Review.

8. 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.

Reason: In the interests of highway safety and to prevent flooding, in accordance with Policy Nos. GN5 of the Adopted Chorley Borough Local Plan Review and PPS25

9. Due to the size of development and sensitive end-use, the development hereby permitted shall not commence until the applicant has submitted to and had approved in writing by the Local Planning Authority a report to identify any potential sources of contamination on the site and where appropriate, necessary remediation measures.

The report should include an initial desk study, site walkover and risk assessment and of the initial study identifies the potential for contamination to exist on site, the scope of a further study must then be agreed in writing with the Local Planning Authority and thereafter undertaken and shall include details of necessary remediation measures.

The development shall thereafter only be carried out following the remediation of the site in full accordance with the measures stipulated in the approved report.

Reason: In the interests of safety and in accordance with Policy E16 of the Adopted Chorley Borough Local Plan Review.

10. Surface water must drain separate from the foul and no surface water will be permitted to discharge to the foul sewerage system.

Reason: To secure proper drainage and in accordance with Policy Nos. EP17 of the Adopted Chorley Borough Local Plan Review.

11. No development shall take place until a scheme for the provision and implementation of a surface water regulation system has been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be occupied until the approved surface water drainage arrangements have been fully implemented.

Reason: To secure proper drainage and to prevent flooding and in accordance with PPS25 and Policy No. EP18 of the Adopted Chorley Borough Local Plan Review.

12. No development shall take place until a scheme of landscaping has been submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail which may have previously been submitted. The scheme shall indicate 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.

Reason: In the interests of the amenity of the area and in accordance with Policy No. GN5 of the Adopted Chorley Borough Local Plan Review.

13. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in 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, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interest of the appearance of the locality and in accordance with Policy No GN5 of the Adopted Chorley Borough Local Plan Review.

14. No development shall take place until a scheme has been submitted to and approved in writing by the Local Planning Authority to provide details illustrating how the access to the rear of Plots 1 and 2 will be restricted from Park Road. The approved details shall be retained thereafter at all times unless otherwise agreed in writing by the Local Authority.

Reason: In the interests of the amenity of future residents and in the prevention of crime in accordance with Policy No HS4 of the Adopted Chorley Borough Local Plan Review.

15. This consent relates to the following plans:

Plan Ref.	Received On:	Title:
P1088	8 September 2010	Location Plan
P1088 01a	8 September 2010	Existing Site Plan
P1088 08	30 August 2010	Proposed Site Plan
P1088 14	30 August 2010	Unit A1 Floor Plans/Elevations
P1088 15	30 August 2010	Unit B1 Floor Plans/Elevations
P1088 18	30 August 2010	Unit A2 Floor Plans/Elevations
P1088 12c	30 August 2010	Swept Path Analysis
P1088 10	30 August 2010	Site Sections/Elevations
P1088 L01	30 August 2010	Planting Strategy

Reason: To define the consent and to ensure all works are carried out in a satisfactory manner.

16. No site clearance, site preparation or development work shall take place until a Construction Environment Management Plan/ method statement has been submitted to Chorley Borough Council for approval in writing, in consultation with specialist advisors. The approved Plan shall be implemented in full. The Plan shall provide details of:

- measures that will be implemented for the protection during and after construction of all retained habitats (especially hedgerows) within or adjacent to the application area; and
- measures that will be implemented for the protection of protected and priority species (including but not limited to breeding birds, hedgehogs, amphibians) and their habitat during and after construction.

Reason: Reason: In the interests of the protection of hedgerows and in accordance with Policy No.EP9 of the Adopted Chorley Borough Local Plan Review.