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| <b>Item</b>         | <b>10/00866/REMAJ</b>  |
| <b>Case Officer</b> | <b>Liz Beard</b>   |
| <b>Ward</b>         | <b>Eccleston And Mawdesley</b>   |
| <b>Proposal</b>     | <b>Reserved matters application for the erection of 70 dwellings (1.5 storey, 2 storey and 2.5 storey) with associated roads and open spaces</b> |
| <b>Location</b>     | <b>Pontins Ltd Sagar House Langton Brow Eccleston Chorley</b>  |
| <b>Applicant</b>    | <b>Barratt Homes Manchester</b>  |

**Consultation expiry: 7 December 2010**

**Application expiry: 28 December 2010**

### **Proposal**

1. The application is a reserved matters application for the erection of 70 dwellings, which comprise of 1.5, 2.0 and 2.5 storeys. The access was determined at the outline application stage under application 09/00802/OUTMAJ, which was approved in September 2010.
2. The overall site is approximately 2.73 hectares, and the proposed density is approximately 29.2 dwellings per hectare.
3. The site has been cleared of the existing building and although it is a relatively flat site, there are differences in levels between the existing site and the neighbouring properties that bound the site. These range from approximately 0.5m to 2.1m difference.

### **Recommendation**

4. It is recommended that this application is approved with conditions.

### **Main Issues**

5. The main issues for consideration in respect of this planning application are:
  - Principle of Development
  - Design and Appearance
  - Mix of Housing
  - Impact on Amenity of Future and Existing Occupiers
  - Highways and Parking
  - Ecology
  - Drainage and Flooding
  - Landscaping.

### **Representations**

6. 141 letters of objection have been received. Many of the letters received are similar in content and format but they have been individually signed. The issues that have been raised are:
  - Would like to stop Northern Trust/Barratts from building the proposed 2.5 storey houses (which are essentially 3 storeys). These houses are unacceptable in a village that is mostly made up of bungalows.
  - Realise there are 3 storey houses next to the site, these only represent probably 0.1% of the housing in Eccleston.
  - There could be a continued hedgerow behind the bungalows on Shelley Drive.
  - I know they are building bungalows behind the existing bungalows, but they will not stop the high rise feel of these 2.5 storey houses, which will be on a field that is 7 foot higher than some of the bungalows surrounding the site.

- 3 storey buildings not in keeping with the area and due to the elevation of the site would be visually obtrusive to residents in the area.
- I feel 1.5 and 2 storey properties would be more in keeping with the area.
- Site is the highest in the village.
- The planning application does not respect the character and distinctiveness of the surrounding area and Eccleston as a whole.
- The few 3 storey houses on New Street should never have been allowed to be built. This only happened on appeal.
- Weren't the bungalows restricted to true bungalows on the previous application on the west and east borders. I respectfully request that the dormer bungalows be changed back to true bungalows.
- There is no indication as to the fencing that will be behind the properties on Shelley Drive.
- The air and ambient light comes directly from the field. We would like the fencing pushed back as far as possible to minimise the impact.
- Impact on privacy as we have a dormer bungalow and French doors into our master bedroom looking onto the field.
- Who is going to be responsible for the present Leylandii row of trees?
- What & when is something going to be done about the drainage problem?
- Water is now draining onto our premises and onto our neighbours when it rains heavily. It is running down our drive and draining onto the foundations. This has occurred since 2007 when a pipe was laid in a ditch and then filled in.
- The sewers still can't cope. There is regular backing up and flooding of those properties on the lower reaches of the system.
- The roads can't cope. Traffic is heavy and increasingly dangerous in the Sagar House area.
- The amenities can't cope. The schools are full and the car parks at the shopping and medical centres are congested.
- Medical facilities are already stretched.
- The environment can't cope. Another loss of open space, more traffic and greater consumption of resources will have a detrimental impact on the quality of life in the village and adjoining countryside.
- The society can't cope. The pressure on families and young aspiring householders in the village will not be helped.
- The residents can't cope. The proposed housing will create a stress on its unsympathetic appearance as regards the rest of the village.
- The height of the buildings is not in keeping with the spirit and character of the village.
- Very few people were made aware of the consultation meeting held on behalf of builders, Barratts on September 6<sup>th</sup>.
- Initial plans did not include moving the entrance road to the site away from the now demolished gatehouse to Sagar House and towards the electricity substation on the edge of the site.
- The plans did not include three houses and a garage immediately along the line of the boundary with my garden. This will significantly impact upon my privacy.
- It is impossible to enter & exit my property at peak hours.
- Local Highways Authority regularly having to carry emergency repairs to the carriageway due to extra traffic generated.
- Large pedestrian movements generated each day from school children, with only 1 light controlled crossing & 2 manned crossing points, children regularly cross unsupervised which will increase the possibility of an accident.
- Put town houses in towns not villages.
- Bungalow arrangement bordering the southern perimeter ends at the rear of my property and an 'Ascot' type house is positioned directly slightly away from our home. Why is the bungalow arrangement not extended further?
- A restriction should be put in place to put further windows in.
- I cannot confirm the fence type, behind our property, as it appears unmarked.
- I came across newts in a few occasions in our garden, this summer. The newts can be found on the application site at the rear of our home but the mitigation track does not extend to this area.

- We will be denied air & light, we will be overlooked and lose privacy that everyone is entitled to when this could be easily awarded by the applicant.
  - The site access is the most dangerous point of the village, it is narrow and several accidents have occurred.
  - Utilities are already at capacity i.e flooding in certain properties after rain and sewage problems.
  - The field itself is greenbelt and I feel the village is losing its character.
7. One person had no objections to the proposed development. However, raised the issue that recognising the congestion on Bradley Lane it would seem sensible for the new development to provide access through the new development, the David Wilson Homes development in New Street.
8. 17 further letters of objection have been received, following the consultation in relation to the amended plans. The majority of the letters have similar content and raise the following issues:
- I still object for all the reasons I did before-the height and design of the housing is not in keeping with the rest of the village.
  - Most of the housing in Ecclestone is true bungalows.
  - We want to see full detailed drawings to highlight exactly what the new inclusion is to drawing ref: 406/p106 (TYPE F-existing hedge boundary to be made good where necessary).
  - I would like to know who will be in charge of the upkeep of the hedge, as a lot of housing that surround the site are lower than the field, some as low as 7 feet.
  - As indicated on the drawings to the north east boundary lines, the applicant can easily continue the proposed new hedgerow within a wildlife corridor.
  - To accommodate the 'privacy' of some of the properties, this hedgerow could be set back 1 metre to allow for light (and more importantly air requirements to properties 7-9 and 11 which are substantially lower by 7 feet behind number 7 Shelley Drive, which you have visited) and then a 1800mm high timber fence to the new property side of the hedgerow, which would remove mine and number 9 and 11's problematic maintenance of a 14 foot high fence.
  - This would include a ditch where necessary to continue those to adjoining fields and assist with the natural watercourse.
  - I would like to see more detailed drawings of what I will have to put up with seeing every day as long as I own this property.
  - The two buildings on Plots 41/42 were to be true bungalows not dormers, this M1 looks directly into the back yard and into the first floor so we will have no privacy.
  - The water flows onto our properties. I use one drain to fill my pond and the second I can't stop. We request the drainage ditch be reinstated.

## Consultations

9. **The Environment Agency** have no objection in principle to this Reserved Matters application as concerns we identified at the Outline stage have been addressed through the imposition of Conditions 16 to 21 on the Outline approval (09/00802/OUTMAJ). Any subsequent Reserved Matters approval will need to proceed in accordance with these conditions, and we would be happy to comment on any details submitted pursuant to their discharge. We have since received details to address our concerns regarding Conditions 16 & 18 and are now satisfied with the surface water drainage solution that has been proposed and the proposed surface water discharge point.
10. **Lancashire County Council (Highways)** have stated that it is satisfactory from a highways point of view and the junction arrangement with Langton Brow is satisfactory. Detailed design comments, have been provided, including the garage/driveway, for plot 41, needs a full kerb frontage set at 90 degrees to the drive, on Plot 12 the drive needs moving to give it a frontage, all the drives should be 6.0m long against property walls, fences etc. and 5.5m where there is an open end on the drive. These have been incorporated into the scheme and amended accordingly.

11. **Lancashire County Council (Ecology)** initially raised concerns that the information provided in relation to the mitigation of the Great Crested Newts was not adequate and a further report was requested, where the following comments were provided. I have not read the report '*The Former Sagar House Site, Langton Brow, Ecclestone: Outline/Summary Mitigation Method Statement-ultimately to support an application for a licence under Regulation 44(2)(e) in respect of Great Crested Newts Triturus cristatus*' (ERAP Ltd, October 2010). This appears to demonstrate that newts would be protected from killing and injuring during works on site, and that adequate habitat would be retained and enhanced to compensate for the loss of the (formerly mostly amenity grassland) habitat within the application area. I therefore recommend that implementation of the method statement, subject to any changes required by Natural England at the European Protected Species licensing stage, and should be secured through planning conditions.
12. **United Utilities** have no objection to the proposal provided that the site is drained on a separate system, with only foul drainage connected into the foul sewer. Surface water should discharge to the surface water sewer and United Utilities will require the flow be attenuated to a maximum discharge rate as determined by United Utilities.
13. **Chorley Council Waste and Contaminated Land Officer** is satisfied with the refuse collection strategy submitted with this application.
14. **Ecclestone Parish Council** wish to object to certain aspects of the application on the following grounds:
  - Style of dwellings: a) Plot 40 Ascot (2 storey) directly overlooks no 11 Shelley Drive-replace with single storey.
  - b) Plots 41-68-the PC appreciates the windows to the rear of 1.5 storey dwellings are roof lights but would request the dwellings are replaced by single storey dwellings and/or that all permitted development rights to install dormers to the rear are removed in perpetuity.

The Parish Council would also like to submit the following comments regarding the application:

- Boundary: The PC would request the hedge line to the rear of dwellings which share a boundary with existing properties in Shelley Drive and Langton Brow is reinstated wherever necessary and the ditch is reinstated.
- Materials: The PC would request the dwellings be finished in accordance with the Ecclestone Village Design Statement i.e 'from a colour palette in keeping with traditional plain red brick and blue slate roofs.'
- It is also noted that certain of the proposed housing types (Malvern and Braemar) contain a mix of 4 bedrooms/en suites and downstairs wc's-the Parish Council would query this provision in light of the desire to reduce emissions into the local sewerage system.

## **Assessment**

### Principle of Development

15. The principle of development was established under application no. 09/00802/OUTMAJ, which was an outline application for the erection of 70 dwelling houses with associated roads and open spaces. It was concluded, in the previous report, that the proposal involved the redevelopment of brownfield land, which is considered acceptable in terms of National Planning Policy and the redevelopment of the greenfield part of the site will make a significant contribution to affordable housing and accords with Policy HS8 of the Chorley Local Plan Review. Therefore the proposal was considered as an acceptable use for the site.

### Design and Appearance

16. The types of houses proposed are a mix of 1.5, 2.0 & 2.5 storeys. The bedrooms range from 2 to 6 bedroom properties, and there is also a one bedroom apartment.

17. A design and access statement, plus an additional supplement 'Local Vernacular Study' was

submitted by the applicants to illustrate the design process that has led to this development proposal. The area/context has been looked at within the Vernacular Study, where the architectural styles along the B5250 have been looked at. The architectural style of housing ranges from small terraced units to large detached properties and bungalows elevated from the road. The area around the application site also has newer style housing ranging from 1990 to even more recent housing around New Street. Regardless of the age of the housing the main architectural style uses red brick with a mixture of render and contrasting brick detailing with grey tiles.

18. There is also a definite boundary treatment which is either a low brick wall, iron railings or a mix of hedging and in some cases a mix of more than one of these styles.
19. The house types chosen by the applicant have tried to reflect the mixture within the area. The Willerby house type shows a mix of render and red brick and will blend in with other house types in the area. The Braemar and Ripley which are the other house types classed as two storeys with rooms in the roof (no dormer windows but use roof lights), also use a blend of red brick and render.
20. The Severn house type, which the one that has the drive under access, provides a continued frontage and fits around the community square area, whilst at the same time being able to screen the parking away from the square.
21. The Warwick and Stratford house types, which are 2.5 storeys, house types provide an additional change in house type, and variation to design. These are of a similar height to the 2 storey house types with rooms in the roof. The church and three storey dwellings adjacent to the site set a context for taller ridge heights. The highest ridge heights will be on the Braemar house types which are towards the back of the site. There is no 3 storey development on this site, like that on the adjoining site.
22. The dormer bungalows proposed (house type M1 & M2 (R)) fit in with those adjoining the site, as there are dormer style bungalows within the immediate area.
23. The other house types are all two storey houses which are mixed throughout the site. The Farrington house type has been designed to span a corner and provide some variation that can fit around a junction. The Stratford house types have been located opposite to form another focal point around the junction.
24. A materials layout plan has been provided with the application and a materials schedule is shown within the design and access statement. The materials are standard types used on other schemes, however, Ecclestone Design Guide highlights that the combination of the red brick and blue slate is characteristic of the area. Therefore to ensure that the materials fit in with the surrounding area a condition requesting samples is recommended. It is considered that the types of houses are of a good quality design and fulfil the guidance within the Council's Design Guide and comply with saved Policy HS4 Design and Layout of Residential Developments of the Chorley Local Plan Review

#### Mix and Type of Housing

25. The mix of housing is 1.5 storeys, 2.0 storeys and 2.5 storeys, and the size of houses range from 2 to 6 bedroom properties, including a 1 two bedroom apartment. The majority of the houses are housing for sale on the open market and there are 21 houses (two and three bedrooms) proposed for affordable housing.
26. There is a wide range of house types within one housing area, which fulfils one of the aims of Planning Policy Statement 3: Housing, in that one of the key characteristics of a mixed community are the variety of housing contained in them. This is particularly in terms of tenure and price and a mix of different households such as families with children, single persons and older people. This proposal provides a wide range of house types and this extends beyond to within Ecclestone itself, which also has a wide range of housing within it.

### Impact on Amenity of Future and Existing Occupiers

27. An indicative plan was provided with the outline application, and although it was a reserved matter, there was consideration and discussion within the report presented to Committee.
28. The amenity of the future occupants is acceptable, and the majority of the privacy distances and garden sizes are accommodated as outlined in the Council's Supplementary Design Guidance (SPG) on Design. However, there are a couple of occasions where the privacy distances cannot quite be accommodated. Plots 5 & 6 are proposed two storey dwellings, which will look onto existing three storey dwellings to the rear. Normally additional privacy distance would be required. There is 22m privacy distance between the properties, and the gardens are 11.5m in length. There is no scope to move the properties forward as the driveway lengths need to be accommodated. The existing residents will not have their amenity compromised, and it is considered that there is sufficient garden size to provide a useable space, and therefore is acceptable.
29. In relation to Plots 8 & 9, these will be backing onto the gable of Plot 6. Whilst the distances are slightly below the required 12m, it is not impacting on existing residents, and the potential buyers will be aware of the distances provided.
30. With regards to the amenity of the existing residents, due to the difference in levels and types of properties then privacy distances have had to be increased in a number of instances. There have been 1.5 storey houses shown on Plots 41-45 (inclusive) and Plots 67 & 68, where the proposal bounds neighbouring resident's properties. The proposed dormer bungalows have dormer windows on the front and roof lights on the rear. The roof lights are angled in such a way and at such a height to ensure that no overlooking can occur. To ensure that this is retained then a condition in relation to removing permitted development rights for all windows can be added to the permission, as requested by the Parish Council.
31. With regards to the Parish Council's comments in relation to Plot 40, and that it would be overlooking 11 Shelley Drive, this is angled in such a way and located so it would be overlooking the open area to the rear.

### Highways and Parking

32. Lancashire County Council (Highways) state that the layout is satisfactory from a highway point of view and the junction arrangement with Langton Brow is satisfactory. The following amendments to the layout were carried out to include a full kerb frontage to the garage/driveway to Plot 41. A similar change was also required to Plot 12, which is an underpass to a parking area. The majority of driveways are 6.0m in length against property walls and fences, and 5.5m where they are open ended. The garages are all appropriate sizes.
33. The road widths form a standard 5.5m width. The road layout has also been designed in such a way that it fulfils the Manual for Streets Requirements to a design speed of 20mph.
34. A number of residents have raised concerns with increased traffic and highway safety, however, the Highways Engineer has stated that in terms of the junction arrangement onto Langton Brow it is satisfactory.

### Ecology

35. There are Great Crested Newts located within the site. A survey was carried out and submitted with the application which outlined a mitigation strategy for the Great Crested Newts. There has been a newt habitat shown to the north west of the site, with a link around the boundary of the site to a further newt habitat in the south eastern corner, which covers a total of 0.35ha in area of land. The link includes a 1.0m high hedge, 225m in length, within a migration track, which will provide foraging habitats and continuous cover. The hedgerow will comprise of Hawthorn and Blackthorn. This retains and protects the boundary habitat (a ditch and hedgerow) and provides a separate area for the newts to locate, which is protected from residences. The hedgerow planting will provide additional habitat for birds and invertebrates.
36. There will also be temporary translocation of newts out of the boundary site, by means of standard trapping and translocation, during construction works. There will be standard

exclusion fencing installed around the development zone but the proposed areas of habitat retention, protection and enhancement will be kept out of the working site and will form the 'receptor site' for captured Great Crested Newts.

37. There are two maintenance accesses shown on the north eastern newt habitat area.
38. The Lancashire County Council has looked at the additional survey that was submitted and it appears to demonstrate that the newts would be protected from killing and injuring during the works on site, and that adequate habitat would be retained and enhanced to compensate for the loss of the (formerly mostly amenity grassland) habitat within the application area. It is recommended that implementation of the method statement, subject to any changes required by Natural England at the European Protected Species licensing stage, should be secured through planning condition.

#### Drainage and Flooding

39. A number of concerns have been raised in respect of the drainage/sewerage facilities in the village and the capacity of the existing facilities to support the increase in dwellings. The issue of flooding from the site onto adjoining residential properties has also been raised as a concern, as a ditch was filled in and this is thought to be the cause of the flooding. The Parish Council and a number of residents have requested that the ditch is reinstated. However, as stated below, other options have been looked at.
40. United Utilities have no objections to the proposal, and they consider that surface water can be dealt with on the site. They have stated that they will not accept any flows to the existing combined sewer as this sewer already has a history of flooding. United Utilities have suggested that the alternative is that the site is drained into the existing adopted surface water sewer at Shelley Drive. The permissible discharge rate provided by United Utilities is 5L/s/ha, equating to just 13L/s for the whole site. They also state that the site shall be drained on a separate system, with only foul drainage connected into the foul sewer.
41. The Environment Agency have received details to address their concerns with the drainage and they are now satisfied with the surface water drainage solution that has been proposed and the proposed surface water discharge point. They state that they are in a position to accept the details and discharge the conditions imposed on the outline planning permission in relation to this (Conditions 16 & 18 of application 10/00866/REM).

#### Landscaping

42. A landscaping scheme has been provided with the application, which includes both hard and soft landscaping as well as boundary treatments. The newt habitat and hedge with mitigation track within it has been discussed in the section on Ecology above.
43. There is existing hedgerow around three out of the four sides of the site, which are all different types of hedge, including Leylandii trees along part of the southern boundary of the site. A number of existing residents have asked the question about the boundary treatment to the rear of their gardens, and what is proposed, as it was not clear from the original plan that was submitted. An amended boundary treatment plan was provided, where it states that it is proposed to make the hedge boundary good where necessary. It also states on one of the section drawings that the existing Leylandii trees could be reduced in height or removed completely. The detail on what works/planting will actually be carried out is not clear and therefore it is suggested that a condition is added accordingly, to request details. The Parish Council have requested that the hedge line is reinstated, which is an option to consider.
44. There will also be 1.2m high close boarded fence placed within the front of the hedge on the north and eastern boundaries and 1.8m high fence which bound the gardens for the Plots 13-19. There is also a 1.8m high close boarded fence on the boundary with the Presbytery and the dwellings off New Street to the rear.
45. The boundary treatments layout plan shows 1.8m high close boarded fence between all the rear gardens. There is a mix of open planned front gardens and front gardens with 1.2m Bowtop Railings around them, which also maintain an open feel. Where the garden walls form

the boundary with the road/footway then a 1.8m high brickwork screen wall and fence will be provided. There is indicative planting shown in the front gardens of the properties.

46. The hard surfacing comprises of concrete paving and block paving, with a community square forming a central area where the affordable houses look onto. Another public space is the open space area has been shown between Plots 45 and 67, and will be bounded by 1.2m high Bowtop Railings.

### **Overall Conclusion**

47. The principle of residential development was established at the outline planning application stage. This proposal was to look at the detail of the house types and relationship to the surrounding area and the impacts on the existing and future residents. The road layout is acceptable from the Highways Engineers view and the junction on to Langton Brow is also acceptable. The privacy distances have been accommodated and to ensure that these are maintained then a condition will be added removing permitted development rights for any windows and extensions.
48. The issue of drainage has been raised as an issue of concern. There have been discussions between the applicant, United Utilities and the Environment Agency where they have reached an agreement over the surface water and sewer scheme. United Utilities have no objection to the proposal and that this can be dealt with on site, they have suggested appropriate conditions. A condition will include details to reduce water run off outside the boundaries.
49. The 2.5 storey housing has also been raised as an issue of concern, however, it is considered that with the variation in house types across the scheme as a whole along with the adjacent three storey houses and the church then this will fit in with the context.
50. The boundary treatment is acceptable and fits in with the type of treatment in the area. There are areas where it says that it will be made good, but full details have not been provided. To ensure that this is provided a condition will be added to request that details are provided prior to commencement.
51. It is suggested that due to the extensive interest in the proposal, from local residents, that a condition can be put in place for the applicants/developers to consult with the local residents prior to commencement with regards to the details. It is suggested that full details of the proposed resident's consultation procedure shall be submitted to and approved in writing. The details shall include information on how the residents will be kept informed on the progress of the development prior to commencement and during the development period. Additionally details of the main contact/site manager during the development shall be provided to the Local Planning Authority and the residents prior to commencement of development. The resident's consultation plan shall be implemented and completed in accordance with the approved procedure. This is to ensure that the existing residents are fully aware of the progress of the development.
52. It is considered that the application complies with PPS3 in that it provides a mix of housing for a wide ranging community. The design is of a good quality and by adding materials condition it will be ensured that these can be looked at in detail prior to development. It is appropriate in highway safety terms and is an appropriate layout that is suitable in Manual for Street terms.
53. Due to the reasons highlighted above it is considered that the proposal is appropriate and is recommended for approval subject to appropriate conditions.

### **Planning Policies**

#### National Planning Policies:

PPS1 and the Climate Change Supplement, PPS3, PPS4 and PPG13.

#### Adopted Chorley Borough Local Plan Review

Policies: GN1, HS4, EM6, and SP6



#### 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**

08/01244/OUTMAJ Outline application for the erection of 82 dwellings and associated road and open space. Withdrawn February 2009.

09/00146/OUTMAJ Outline application for the erection of 82 dwellings and associated road and open space. Refused May 2009.

09/00802/OUTMAJ Outline application for the erection of 70 dwelling houses with associated roads and open spaces. Approved with conditions September 2010.

#### **Recommendation: Permit Full Planning Permission Conditions**

1. The proposed development must be begun not later than two years from the date of this permission.  
*Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.*
2. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or any Order amending or revoking and re-enacting that Order, no other windows than shown on the approved plans shall be implemented on Plots 3, 40, 41, 42, 43, 44, 45, 67, 68 69, 70 unless otherwise agreed in writing by the Local Planning Authority.  
*Reason: To protect the amenity of the existing residents and in accordance with saved Policy HS4 of the Adopted Chorley Local Plan Review.*
3. Before the development hereby permitted is first commenced full details of existing and proposed ground levels and proposed building slab levels (all relative to ground levels adjoining the site) shall have been submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail shown on previously submitted plan(s). The development shall only be carried out in conformity with the approved details.  
*Reason: To protect the appearance of the locality, in the interests of the amenities of local residents and in accordance with Policy Nos. GN5 and HS4 of the Adopted Chorley Borough Local Plan Review.*
4. Before the development hereby permitted is first commenced, full details of the position, height and appearance of all fences and walls to be erected to the site boundaries (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 building shall be occupied or land used pursuant to this permission before all walls and fences have been erected in accordance with the approved details. Fences and walls shall thereafter be retained in accordance with the approved details at all times.  
*Reason: To ensure a visually satisfactory form of development, to protect the amenities of occupiers of nearby property and in accordance with Policy Nos. GN5 and EM2 of the Adopted Chorley Borough Local Plan Review.*
5. Prior to the commencement of development all details for the boundary treatment that bounds the properties between those on 7-11 (odds) Shelly Drive and the proposed development and

the boundary of the rear of those properties on Langton Brow (southern edge) shall be submitted to and agreed in writing by the Local Planning Authority. This shall be maintained throughout the lifetime of the permission.

*Reason:- To protect the amenities of the neighbouring properties and in accordance with saved policies GN5 and HS4 of the Adopted Chorley Local Plan Review.*

6. No phase of the development shall begin until details of a 'Design Stage' assessment and related certification have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved assessment and certification unless the Local Planning Authority otherwise approve in writing. 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 the required Code Level and 2 credits under Issue Ene7 have been achieved and the Certificate has been submitted to and approved in writing by the Local Planning Authority.

*Reason: To ensure the development is 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.*

7. 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.*

8. 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 HS4, of the Adopted Chorley Borough Local Plan Review.*

9. The development hereby permitted shall not commence until full details of the colour, form and texture of all hard ground- surfacing materials (notwithstanding any such detail shown on previously submitted plans and specification) have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in conformity with the approved details.

*Reason: To ensure a satisfactory form of development in the interest of the visual amenity of the area and in accordance with Policy Nos. GN5, DC8A, DC8B, HT2, HT3, HT7, HS4, HS9, EM3, EM4A and EM5 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 and EM2 of the Adopted Chorley Borough Local Plan Review.*

11. No development shall take place until details of the proposed surface water drainage arrangements have been submitted to and approved by the Local Planning Authority in writing. 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 Policy Nos. EP18 and EP19 of the Adopted Chorley Borough Local Plan Review.*

12. No dwelling shall be occupied until works for the drainage/disposal of foul water from the development have been completed in accordance with the approved plans.  
*Reason: To ensure proper drainage of the development and in accordance with Policy No. EP17 of the Adopted Chorley Borough Local Plan Review..*

13. The details as outlined in the 'The Former Sagar House Site, Langton Brow, Eccleston: Outline/Summary Mitigation Method Statement-ultimately to support an application for a licence under Regulation 44(2)(e) in respect of Great Crested Newts Triturus cristanus' (ERAP Ltd October 2010) shall be implemented and any changes required by Natural England at the European Protected Species licensing stage, shall be implemented accordingly.  
*Reason: To ensure the continued protection and enhancement of Great Crested Newts in accordance with PPS9 and saved Policy EP4 of the Adopted Chorley Borough Local Plan Review.*

14. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (Schedule 2, Part 1, Classes A to E), or any Order amending or revoking and re-enacting that Order, no alterations or extensions shall be undertaken to the dwelling(s) hereby permitted, or any garage, shed or other outbuilding erected (other than those expressly authorised by this permission).  
*Reason: To protect the appearance of the locality and in accordance with Policy No. HS4 of the Adopted Chorley Borough Local Plan Review.*

15. The approved plans are:

| Plan Ref.      | Received On:      | Title:  |
|----------------|-------------------|---|
| 406/OS01       | 28 September 2010 | Existing Ordnance Survey Plan (Site edged in red) |
| SDL 1763/1     | 28 September 2010 | Existing Topographical Survey                     |
| 406/ED01 Rev B | 28 September 2010 | Engineering Layout                                |
| C-715 01       | 28 September 2010 | Landscape Proposals Sheet 1 of 2                  |
| C-715 02       | 28 September 2010 | Landscape Proposals Sheet 2 of 2                  |
| 406/PL01 Rev C | 15 November 2010  | Planning Layout                                   |
| 406/PL02 Rev A | 15 November 2010  | Materials Layout                                  |
| 406/PL03 Rev A | 15 November 2010  | Storey Heights Layout                             |
| 406/PL04 Rev A | 15 November 2010  | Boundary Treatments Layout                        |
| 406/PL05 Rev A | 15 November 2010  | Refuse Strategy Layout                            |
| 406/PL06       | 15 November 2010  | Boundary Treatments Layout (Colour)               |
| 406/T/Saw/01   | 28 September 2010 | House Type Dwg-Severn/Washington                  |
| 406/T/Was/01   | 28 September 2010 | House Type Dwg-Washington                         |
| 406/T/Pal/01   | 28 September 2010 | House Type Dwg-Palmerston (End Terraced)          |
| 406/T/Pal/02   | 28 September 2010 | House Type Dwg-Palmerston (Semi/Terraced)         |
| 406/T/M1/01    | 28 September 2010 | House Type Dwg-M1 Bungalow                        |
| 406/T/M2/01    | 28 September 2010 | House Type Dwg-M2 Bungalow                        |
| 406/T/Rip/02   | 28 September 2010 | House Type Dwg-Ripley                             |
| 406/T/Asc/01   | 28 September 2010 | House Type Dwg-Ascot                              |
| 406/T/Will/01  | 28 September 2010 | House Type Dwg-Willerby                           |
| 406/T/Bra/01   | 28 September 2010 | House Type Dwg-Braemar                            |
| 2010/YOR/A/01  | 15 November 2010  | York House Type                                   |
| 2010/FAR/A/01  | 15 November 2010  | Farrington House Type                             |
| 2010/HAR/A/01  | 15 November 2010  | Harborough House Type                             |
| 2010/WAR/A/01  | 15 November 2010  | Warwick House Type                                |
| 2010/STR/A/01  | 15 November 2010  | Stratford House Type (1of2)                       |
| 2010/STR/A/02  | 15 November 2010  | Stratford House Type (2of2)                       |
| 406/SS01       | 28 September 2010 | Proposed Street Scenes                            |
| 406/SS02       | 28 September 2010 | Proposed Site Sections                            |
| 406/G01        | 28 September 2010 | Single Garage Details                             |
| 406/G02        | 28 September 2010 | Twin Garage Details                               |

|          |                   |                         |
|----------|-------------------|-------------------------|
| 406/G03  | 28 September 2010 | Double Garage Details   |
| 406/G04  | 28 September 2010 | Triple Garage Details   |
| 406/WF01 | 28 September 2010 | Wall and Fence Details. |

*Reason: To define the permission and in the interests of the proper development of the site.*