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**ITEM 3b - 23/00284/REM – Land West Of 1 The Owls, Blue Stone Lane, Mawdesley**

**The recommendation remains as per the original report**

(1) No further representation has been received raising a number of queries over the Drainage Strategy with particular regard to levels data and the feasibility of the drainage design. The representation also disagrees that the proposed drainage would provide betterment, and states a preference for surface water drainage to discharge to the existing combined water drain in Blue Stone Lane. The representation states that the land drain that the proposed overflow runs into is already at full capacity during medium to heavy rainfall.

*Officer comment: The Drainage Strategy has been updated with revised levels data provided that reflects a topographical survey of the site. It has also been acknowledged that betterment may not be achieved and therefore this statement has been removed from the Drainage Strategy. To direct surface water to the combined sewer would be the least suitable option for the management of surface water in consideration of the drainage hierarchy set out in the National Planning Practice Guidance (NPPG). 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 draining to the public sewer and surface water draining in the most sustainable way. The first priority is infiltration, which is the method proposed in this instance. It is noted that there is a history of surface water flooding to the south of the site and at Dark Lane. The proposed drainage system would manage surface water through infiltration, with alternative discharge to the water course being temporary either during maintenance or during a heavy rainfall event.*

**The following conditions are recommended:**

No.	Condition						
1.	<p>The proposed development must be begun not later than two years from the date of this permission.</p> <p><i>Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.</i></p>						
2.	<p>The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <table border="1"><thead><tr><th>Title</th><th>Drawing Reference</th><th>Received date</th></tr></thead><tbody><tr><td>Location Plan</td><td>1305-1.01</td><td>09 October 2023</td></tr></tbody></table>	Title	Drawing Reference	Received date	Location Plan	1305-1.01	09 October 2023
Title	Drawing Reference	Received date					
Location Plan	1305-1.01	09 October 2023					

	Proposed Site Plan	1305-2.01 Rev. E	29 February 2024
	Proposed Elevations	1305-2.04 Rev. G	29 February 2024
	Proposed Elevations	1305-2.05 Rev. E	29 February 2024
	Proposed Floor Plans	1305-2.03 Rev. C	09 October 2023
	Proposed Floor Plans	1305-2.02 Rev. C	09 October 2023
	Section A-A	1305-3.01 Rev. A	09 October 2023
	Section B-B	1305-3.02 Rev. A	09 October 2023

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

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| 3. | <p>The external facing materials, detailed on the approved plans, shall be used and no others substituted unless alternatives are first submitted to and agreed in writing by the Local Planning Authority, when the development shall then be carried out in accordance with the alternatives approved.</p> <p><i>Reason: To ensure that the materials used are visually appropriate to the locality.</i></p> |
| 4. | <p>The development hereby permitted shall only be carried out in conformity with the proposed ground and building slab levels shown on the approved plan(s).</p> <p><i>Reason: To protect the appearance of the locality and in the interests of the amenities of local residents.</i></p>   |
| 5. | <p>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).</p>                    |

	<p><i>Reason: In the interests of highway safety and to prevent flooding.</i></p>
6.	<p>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 earlier, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.</p> <p><i>Reason: In the interest of the appearance of the locality.</i></p>
7.	<p>The drainage for the development hereby approved, shall be carried out in accordance with the Flood Risk Assessment and Drainage Strategy (Ref. 2023.141 Rev. A – 05/02/24) prepared by Graham Schofield Associates and received 05 February 2024. Prior to the first occupation of the development, the drainage scheme shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.</p> <p><i>Reason: To ensure a satisfactory form of development and to prevent an undue increase in surface water run-off.</i></p>
8.	<p>The development hereby approved shall be implemented in accordance with the Construction Management Plan received on 09 October 2023.</p> <p><i>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.</i></p>
9.	<p>Prior to first occupation of the dwelling hereby approved one bird box and one bat box shall be provided on the dwelling and shall be retained at all times thereafter.</p> <p><i>Reason: To mitigate the loss of bird nesting opportunities and any loss of biodiversity.</i></p>

10.	<p>All windows in the first floor of the west facing elevation of the dwelling hereby approved shall be fitted with obscure glass and obscure glazing shall be retained at all times thereafter. The obscure glazing shall be to at least Level 3 on the Pilkington Levels of Privacy, or such equivalent.</p> <p><i>Reason: In the interests of the privacy of occupiers of neighbouring property.</i></p>
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**The original report has been amended as follows:**

Paragraph 27 states that a sustainable drainage solution has been designed to accommodate a “betterment” of the existing situation as opposed to retaining the “status quo”. This was challenged in a representation, and queried by officers with the applicant’s drainage engineer. This statement was subsequently removed from the drainage strategy as betterment cannot be guaranteed and therefore it has also been removed from the report.