

Item 11/00131/FUL

Case Officer Mr Matthew Birkinshaw

Ward Adlington & Anderton

Proposal Demolition of the former pub/restaurant and the erection of 4 detached dwellings with associated works

Location Sultan's Palace Indian Restaurant Bolton Road Anderton BoltonBL6 7RW

Applicant Squirrel Investments

Consultation expiry: 9 March 2011

Application expiry: 11 April 2011

Application No. 11/00131/FUL
Consultation Expiry: 9 March 2011
Application Expiry: 11 April 2011

Proposal Demolition of the former pub/restaurant and the erection of 4no. detached dwellings with associated works at the former Sultan's Palace Indian Restaurant, Bolton Road, Anderton (Re-submission of 10/01095/FUL).

Recommendation

1. It is recommended that this application is granted conditional planning approval subject to the applicant entering into a S106 legal agreement, and further consideration of any representations received on the 9 March 2011.
2. Given the consultation period expires on the 9 March 2011 it is recommended that consideration of any additional issues received be delegated to the Chair of Development Control Committee in consultation with the Head of Planning.

Introduction

3. This planning application was recommended for **approval** at the previous Development Control Committee meeting on 8 February 2011. However, the application was withdrawn by the applicant prior to the meeting.
4. The reason for withdrawing the application was to determine the exact location of high pressure water mains following an objection from United Utilities. However, after working with United Utilities to determine the exact location it would appear the mains run to the front of the site over 7m from the nearest building. Following these investigations United Utilities have now withdrawn their objection without the need for any amendments to the layout or orientation of plots.
5. This application is therefore a straight re-submission of Ref 10/01095/FUL recommended for approval at the previous committee meeting. Given that no details have been amended, and given the short amount of time which has elapsed between applications the letters received from neighbouring properties have again been taken into account in the assessment of this application. All other consultees have confirmed in writing that their comments remain as per those provided on the previous application, summarised in this report.

Proposal

6. The application seeks full planning permission for the demolition of the former Sultan's Palace Indian Restaurant (previously Squirrel Hotel) and erection of 4no. detached dwellings. The site measures 0.8ha giving a density of 5dph. Each property will be slightly different in appearance with varying architectural styles and detailing using a mix of red facing brick, stone, and white render. All of the 2-storey properties have approximately the same footprint and height with either 4/5 bedrooms, garden rooms to the rear taking advantage of the south facing aspect, and detached garages.
7. The proposed site plan shows the existing access points to remain each serving two plots set back from the road by approximately 25m – slightly forward from where the existing building is sited. Each property has a detached double garage set back behind the main house, utilising the natural fall in levels across the site from the main road to restrict views of these outbuildings.
8. New landscaping is proposed to the front of the site in the form of a common beech hedge which will be set behind a new stone wall with railings. Elsewhere the landscaping plan shows the planting of a mix of rowan, wild cherry and silver birch trees to the front of each plot to help screen the properties.

Application Site and Background

9. The application site fronts onto the A673 Bolton Road located just before the boundary with Horwich, within the Green Belt. The site is bounded to the north by the main road and a small lay-by which is adopted highway land, to the east by Squirrel Lane, bounded to the south and west by open fields. The nearest residential properties to the application site are the 2no. semi-detached houses on Squirrel Lane to the south east. The Thirlmere Aqueduct runs to the rear of the site behind where Plot 4 would be sited.
10. Since purchase by the applicant in 2008 the site has been subject to arson attacks, ongoing vandalism, and with several attempts by travellers to take up residence. The latest arson attack has left the building in a state of disrepair, with much of the roof structure and rear of the building collapsed, with the remaining structures badly water damaged. Space around the building on what was the old car park has been used informally for fly-tipping as well as showing signs of recent bonfires. Vegetation to the rear of the site has been largely removed or cut back following emergency access from the south by fire and rescue vehicles.
11. The applicant has been in discussion with Planning Officers for some time regarding finding a suitable alternative for the site and the current proposals have evolved over a number of months. Options explored and discounted throughout the pre-application process involved a larger affordable housing scheme, a new commercial/hotel use, and a larger single residence.

Main Issues

12. The main issues for consideration in respect of this planning application are:

- Principle of Development;*
- Design and Appearance;*
- Landscaping and Nature Conservation;*
- Impact on Residential Amenity;*
- Access and Parking; and*
- Other Material Planning Considerations.*

Representations

13. One letter of objection has been received from a neighbouring resident concerned with the disposal of foul sewage, stating that the restaurant used to have problems with the existing septic tank.
14. Another local resident has contacted officers with concerns over the appearance of the red brick properties which are not in keeping with the surrounding area – although no formal written representations have been received to date.

15. In addition to this two letters of support have been received given the ongoing problems with the site – so long as this does not lead to further development in the Green Belt to the rear of the site.

Consultations

16. **Chorley Borough Council Environmental Health** – No objections. However, it is proposed that given the sensitive end use proposed and uncertainty over historic uses of the site a pre-commencement condition is attached requiring the applicant to carry out investigations into the possibility of contaminants being present prior to the commencement of development.
17. **Lancashire County Council Highways** – No objections subject to the applicant providing improvements to the adjacent lay-by which is adopted highway land, and improving the visibility splay of the existing access serving Plots 3 and 4. LCC Highways have confirmed that these improvements are required to make the scheme acceptable and therefore conditions are proposed to secure their implementation prior to occupation.
18. **Lancashire County Council Ecology** – No objections. The building appears largely unsuitable to support roosting bats and demolition during the winter period would unlikely to have any impact. However, despite its condition the building may still be used for nesting birds. If demolition is carried out during winter months it is reasonably unlikely that nesting birds would be present. Consideration should be given to the incorporation of bat roosting and bird nesting opportunities within the proposed development.
19. Lancashire County Council do not have records of amphibians (great crested newts, common toads) in this area, although there are several ponds in the wider area that may be suitable to support amphibians. If amphibians are present in the wider area, they could potentially use suitable habitats within the application area. However, the majority of the application area appears unsuitable (i.e. made ground, improved grassland, disturbed land). Natural England guidance suggests, given the amount of habitat within the application area, and the distance to the nearest potential breeding pond, that offences (impacts on newts) are reasonably unlikely.
20. Moreover, the areas of the site that are most suitable to support protected or priority species are apparently being retained within the proposed development (e.g. hedgerows, boundary features). Therefore, provided these areas of retained habitat (e.g. hedgerows, boundary features) are adequately protected during construction, impacts on amphibians seem reasonably unlikely.
21. **Chorley Borough Council Tree Officer** – No comments received.
22. **Chorley Police Architectural Police and Crime Reduction Officer** – No objection. The Crime Reduction Officer has advised the applicant at the pre-application stage on boundary treatments. The officer confirms that the site has been subject to ongoing vandalism and theft and considering the run-down nature of the site the proposal would do nothing other than enhance the area.
23. **United Utilities** – No objections. Further investigations since submission of the original scheme in December 2010 have proven that the nearest property will be over 7m from the nearest mains which is a sufficient distance without the need change the layout or position of plots.
24. **Bolton Metropolitan Borough Council** – No comments received.
25. **Parish Council** – No objection. Whilst the proposal will result in the loss of a community amenity and employment opportunity the condition of the site, ongoing problems and it's gateway location mean that the application represents the best option for ensuring the long term upkeep of the area. The Parish Council would however like to see a scheme of landscaping as part of a condition to any planning permission include planting on the road side of the proposed new stone wall.

Assessment

Principle of Development

26. The application site lies within the Green Belt between Adlington and Horwich. The proposal for new residential development is therefore inappropriate development defined by both PPG2 and Local Plan Policy DC1. Only where the applicant can demonstrate very special circumstances can planning permission be granted in accordance with these policies.
27. PPG2 states that very special circumstances required to justify inappropriate development will not exist unless the harm to the Green Belt is clearly outweighed by other considerations. These considerations can either be a cumulative combination of factors, or a single consideration so very special that it outweighs harm to the Green Belt. The most important attribute of Green Belt's is their openness, or freedom from built development.
28. In terms of establishing the actual harm to the Green Belt the applicants have submitted information on the footprint and volume of built development both existing and proposed. This confirms that the 4no. new dwellings will represent an increase in built development compared with the existing buildings of approximately 26% in volume, but involves the removal of a large area of hard standing currently used as car parking.
29. The supporting statements go on to state that this limited harm to the Green Belt is clearly outweighed by the circumstances of the site, namely;
 - The image and condition of the site;
 - The ongoing criminal damage and issues of residential amenity;
 - Alternative uses explored by the applicant; and
 - Sustainability.
30. The application site occupies a prominent location fronting one of the main roads into Chorley, has been vacant for some time, is fire damaged, and the majority of the main building has collapsed. This has a negative impact on the image and appearance of the immediate environment and with the buildings incapable of re-use in their current state of disrepair this situation will only deteriorate without suitable redevelopment coming forward.
31. Submitted with the application is a Crime Report which provides documentary evidence of ongoing incidents involving the police over the past 18 months, including travellers on the site, repeated burglaries, criminal damage, and arson. Local residents have also contacted the planning department citing the ongoing problems associated with the vacant site which is having a detrimental impact on local amenity. Redevelopment of the site will therefore have a positive impact on not only the appearance of the site but also the amenity enjoyed by neighbouring residents.
32. Another consideration in the planning balance is the efforts which the applicant has gone to in finding an alternative commercial use, and the viability and feasibility of the site. A Marketing Report has been submitted with the application which includes statements and sales particulars from a number of local agents. This confirms that the site was marketed to both national and regional pub/restaurant companies however with the declining pub market coupled with the relatively rural location of the site this does not represent a financially viable redevelopment opportunity for a similar use. Likewise, hotel and office operators have not shown an interest given the location of the site.
33. Terms were agreed for the sale of the site in March 2010 for an affordable housing scheme, but the level of housing proposed to make a scheme viable would be unsuitable in this Green Belt location representing an unacceptable impact on the openness of the site.
34. Based on this information it is reasonable to conclude that efforts have been made by the applicant to market the site over a number of years however new commercial uses of a size appropriate in the Green Belt would be unviable.

35. One of the reasons for the lack of interest in finding an alternative commercial use comes from the location of the site, which whilst on a main road is in a relatively rural location uncompetitive against other more suitable premises in urban areas. Given the lawful use of the site for a large restaurant (which benefitted from a 68-space car park) the redevelopment proposal for 4no. single properties represents a far more sustainable use of the site; synonymous with the objectives of PPS1 in re-using previously developed land and buildings and reducing private car journeys to an out of town location. The new scheme will therefore establish a more appropriate, considerably less intensive land use in this rural location.
36. In summary, it is considered that the improvements which will be brought about to the site, surrounding area, the amenity of neighbouring residents, and considering the viability / suitability of another intensive commercial use in a rural area these factors outweigh the harm caused to the Green Belt – which in terms of the impact on openness will be limited. The scheme proposed is considered to represent the best opportunity in bringing about the re-use of this site whilst having a limited impact on the openness of the Green Belt. The applicant has therefore complied with the tests of PPG2 and Local Plan Policy DC1 and the development is acceptable in principle.

Design and Appearance

37. In assessing the design and appearance of the properties Local Plan Policies GN5, HS4 and the Council's Design Guidance SPD are relevant. All require new housing to be well related to their surroundings in terms of appearance, layout and scale. This is also reflected in the emerging Joint Core Strategy Policies 5 and 17 relating to design, which are a material consideration in the assessment of this application.
38. In support of the application the applicant has submitted a Design and Access Statement which includes local property references and a photographic analysis of the surrounding area. This confirms that there are a mix of house types and architectural styles but with a predominance of older local stone/render, and more modern red brick properties. The nearest properties are those to the south east corner of the site located on Squirrel Lane constructed from red brick with rendered finish.
39. The houses proposed follow the local character as advocated by Local Plan Policy GN5 and HS4. Whilst each will be slightly different, as is the local style, the houses will have a traditional appearance incorporating a mix of stone quoins, cills and grey slate roof tiles constructed in either stone with render or red facing brick. A traditional stone wall is proposed to the front of the site following the local context and removing the relatively modern low brick wall surrounding the car park.
40. The layout also follows the prevailing character of larger residential properties in the surrounding area, facing the street with large private gardens to the rear. In terms of the set back this has been discussed with planning officers at the pre-application stage and is considered to represent the best solution for the site, allowing for sufficient boundary landscaping to the front of the site which helps reduce the visual impact but without setting the development too far back into the Green Belt.
41. Setting the properties back in the position indicated also utilises the natural topography of the site further reducing the visual impact – especially for the detached garages. Earlier design options had looked at the incorporation of garages as part of each house however this option was rejected due to the impact on site levels a basement garage would require – with more conventional detached garages favoured which would have less visual impact.
42. In terms of scale each property will be 2-storey, all approximately 8m to ridge level. This also follows the surrounding residential context and will be consistent with other similar larger detached properties and the generous semi-detached houses to the south east. The layout and land levels across the site also help reduce the scale of the development as viewed from the main road.

43. In summary, the appearance, layout, and scale of the development are considered to be acceptable. They follow the design and appearance of other detached residential properties in the local area and have been carefully sited to reduce their scale and appearance without encroaching further back into the site and Green Belt. The proposal therefore complies with the requirements of Local Plan Policies GN5, HS4, the Council's Design Guidance SPD, and emerging Core Strategy Policies 5 and 17.

Landscaping and Nature Conservation

44. The application site at present consists of the fire damaged former pub/restaurant buildings and areas of hard standing with hedge and tree planting around the periphery of the site. A tree survey accompanies the application which confirms that all the existing specimens are in generally good condition and does not seek to remove any trees only to thin and cut back areas around the site to improve density. A number of additional trees and hedge planting is proposed which will significantly improve the landscape qualities of the site complying with the requirements of Local Plan Policy EP9. These works will represent a significant improvement to the current site. Specific details will be made the subject of a pre-commencement condition.

45. With regard to nature conservation Local Plan Policy EP4 seeks to restrict development that would have a detrimental impact on protected species. Whilst the proposal involves the demolition of a vacant building in a rural location no bat survey has been submitted by the applicant.

46. Advice was taken from the LCC Ecologist at the pre-application stage which confirmed that given the fire had destroyed/substantially damaged the building (including ceilings/beams and the roof) then it is unlikely that bats would be roosting in the remains of the building. Therefore demolition in the winter months and in accordance with best practice would be unlikely to have an impact on these protected species.

47. In terms of other protected species LCC have confirmed that they do not have records of any amphibians (such as great crested newts) although there could be some present in the wider area. However, the majority of the site is made ground, disturbed grass, and the fire damaged building and therefore in accordance with Natural England guidance the impact on amphibians would be unlikely. Moreover, the areas of the site which could support amphibians (such as hedgerows) are being retained, therefore subject to the implementation of best practice in construction there will be no impact on biodiversity in accordance with PPS9 and Local Plan Policy EP4.

48. An informative to this permission is therefore proposed to make the developer aware of their responsibilities under this separate legislation as relates to the possible presence of protected species.

49. LCC have also confirmed that the building may have supported bats prior to fire damage given the rural area and proximity to mature trees and therefore a condition is proposed to secure new roosting opportunities prior to occupation of the new properties.

Impact on Residential Amenity

50. In addition to the design requirements Local Plan Policy HS4 also requires new residential development to provide reasonable privacy and amenity for occupants of both future and surrounding properties. The nearest properties are the 2no. semi-detached dwellings on Squirrel Lane to the south-east. However, both are situated over 50m from the nearest dwelling proposed separated by substantial mature landscaping both existing and proposed. It is reasonable to suggest that the proposal will have a direct positive impact on their amenity, removing the existing buildings which are subject to ongoing vandalism and criminal damage and resulting in a more appropriate land use considering the commercial nature of the previous commercial premises.

51. In terms of the residential amenity of future residents each plot will be approximately 8m apart, again separated by new landscaping. The layout of each plot also follows the same footprint and siting which reduces any overlooking or over-shadowing which would be caused between each dwelling if a more staggered layout was proposed.
52. The impact on both the existing and future residents will therefore be minimised by the siting and layout of properties which will not give rise to any detrimental impact on amenity. The proposal is therefore considered to be acceptable in accordance with Local Plan Policy HS4.

Access and Parking

53. Local Plan Policy TR4 sets out the development control criteria for new development which must provide a safe and adequate access, not lead to additional congestion, and include appropriate levels of car parking.
54. In terms of the access the proposal seeks to utilise the existing site entrances serving the restaurant car park. LCC Highways have assessed these proposed junctions and confirmed they are acceptable in principle, although the shared access serving Plots 3 and 4 should be moved slightly and improved to provide sufficient visibility along Bolton Road to the west. A condition is therefore proposed requiring details of improvements to be submitted to and approved by the Local Planning Authority.
55. The existing lay-by to the front of the site is adopted highways land. In response to the application LCC have requested that this area is improved, including dropped kerb, verge, footpath, and new road markings. At present there is no safe pedestrian route along the front of the site. An additional condition is therefore proposed requiring the highway alterations to the site to have been agreed in writing prior to the properties being occupied. To implement this planning permission a separate legal agreement will therefore be required with the County Council as Highway Authority.
56. In terms of parking and congestion the scheme is also considered to be acceptable, removing an intensive commercial use with large car park with 4no. detached properties. With each property containing a separate double garage and substantial driveways there will also be sufficient parking for up to 3no. vehicles in accordance with Council guidelines.
57. The proposal is therefore considered to be acceptable in highway terms and meets the tests of Local Plan Policy TR4.

Other Material Planning Considerations

Loss of Employment / Economic Development

58. In the assessment of this application Local Plan Policy EM9 and its Supplementary Planning Guidance regarding the loss of employment sites for non-employment uses are not relevant. Both define employment uses as those falling within Use Classes B1, B2, B8, or A2; with the former restaurant having a Class A3 use.
59. Notwithstanding this PPS4 defines the former restaurant as economic development which it seeks to promote. This represents the latest national guidance and is a material consideration in the assessment of this application.
60. Whilst the emphasis of PPS4 is to promote economic development this has to be weighed in the planning balance against the site and surroundings. In this instance it is considered that a non-commercial use for 4no. houses would be more appropriate and more sustainable in this rural location, removing what was an intensive 'town centre' use from an out of town rural location. The applicant has also demonstrated through a period of marketing the site that a new commercial use would be unviable and there has been no demand for a replacement restaurant / hotel.

61. Considering this position and the benefits of improving the site and surrounding environment this collectively outweighs the need to re-use the site for continued commercial purposes.

Open Space, Sport and Recreation

62. The Council's adopted Interim Planning Guidelines for New Equipped Play Areas Associated with Housing Developments is relevant in the assessment of this application. This requires a financial contribution towards the provision of equipped / informal play space and playing fields associated with this application currently set at £1,379 per dwelling.

63. A Section 106 agreement is necessary to secure this contribution and therefore this planning application is recommended for approval subject to the signing of this legal agreement.

Lighting

64. As part of the application the proposed site plan illustrates the position of security lighting throughout the site. Local Plan Policy EP21A is relevant and seeks to restrict external lighting unless it is the minimum required and will not cause nuisance to neighbours.

65. Whilst it is reasonable to suggest that some level of lighting will be necessary no specific details have been given on the type proposed, its height, orientation or lumination levels. It is therefore necessary to impose a planning condition requiring specific details to be submitted to and approved in writing prior to occupation of the properties, ensuring that any lighting proposed does not have a detrimental impact on neighbouring residential amenity or the rural character of the area.

Drainage

66. The previous application was withdrawn over concerns raised by United Utilities that the properties would be within 5m of high pressure water mains running to the front of the site. The main Thirlmere aqueduct runs to the rear but this is beyond the rear gardens of the properties proposed and would not be affected.

67. Since withdrawing the previous scheme the applicant has worked with United Utilities to map the exact position of the mains which is shown on the proposed layout plan. This shows a distance of over 7m to the mains at the nearest point. Following this exercise United Utilities have now confirmed they have no objection.

68. In response to the previous application a local resident to the south east of the site has raised concerns over how the properties will discharge foul sewage, citing ongoing issues over the suitability of an existing septic tank used to serve the restaurant, and wider site drainage issues.

69. The applicant has illustrated that foul sewage will be disposed of via septic tank – the adequacy and suitability of which will be controlled through the building regulations process and there is no requirement under the planning process to implement any further duplicate controls.

Overall Conclusion

70. The proposal seeks planning permission for the demolition of the former pub and erection of 4no. detached houses. Whilst the development by definition is inappropriate in the Green Belt the applicant has demonstrated very special circumstances which outweigh the harm caused to the Green Belt. The proposal therefore meets the requirements of PPG2 and Local Plan Policy DC1 and is acceptable in principle under these policies.

71. The site has been subject to ongoing vandalism over a number of months to the detriment of the surrounding residential amenity and the character and appearance of the surrounding environment. The applicant has also marketed the premises for new commercial uses over the

past 2 years which have proved to be unviable in this rural location. This less intensive residential scheme is therefore considered to be a more suitable and sustainable use and represents the best option for securing the long term future of the site.

72. The design of the scheme has come forward in consultation with planning officers at the pre-application stage and the properties reflect local characteristics in terms of their appearance and scale in accordance with Local Plan Policies GN5, HS4 and the Design Guide SPD. The layout is also acceptable and helps minimise the visual impact of the properties in the Green Belt by utilising the land levels across the site.
73. The scheme is also acceptable in terms of access and car parking seeks to simply re-use existing access points serving the former restaurant car park. Residential amenity of the surrounding residents will also be improved as will the landscape context of the site without having any impact on protected species.
74. The proposal therefore complies with all the relevant policies of the adopted Development Plan and it is recommended that full planning permission is granted subject to conditions and the applicant entering into a Section 106 legal agreement.

Planning Policies

National Planning Policies:
PPS1, PPG2, PPS4, PPS9

Adopted Chorley Borough Local Plan Review
Policies: DC1, GN5, HS4, TR4, EP4, EP9, EP21A

Supplementary Planning Guidance:

- Statement of Community Involvement
- Design Guide

Chorley's Local Development Framework

- Joint Core Strategy Policy 5 – Housing Density and Policy 17 – Design of New Buildings

Planning History

The planning history of the site is as follows:

Ref: 04/00002/INV
Decision: APPVAL
Decision Date: Invalid Application
Description: Retrospective application for the display of external illuminated signs.

Ref: 04/00415/ADV
Decision: REFADV
Decision Date: 15 June 2004
Description: Retrospective application for the display of external illuminated signs

Recommendation: APPROVE FULL PLANNING PERMISSION SUBJECT TO CONDITIONS AND S106 LEGAL AGREEMENT

Recommendation: Permit (Subject to Legal Agreement)
Conditions

1. The proposed development must be begun not later than three years from the date of this permission.
Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Prior to the commencement of the development full details shall be submitted to demonstrate and provide full details of how the design and layout of the buildings will withstand climate change shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the Code for Sustainable Homes Level, how the proposals minimise energy use and maximise energy efficiency. All dwellings commenced after 2010 will be required to meet Level 3, all dwellings commenced after 2013 will be required to meet Level 4 and all dwellings commenced after 2016 will be required to meet Level 6 of the Codes for Sustainable Homes. Such details as may be approved shall be implemented and retained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.
Reason: To ensure the proper planning of the area. In line with the objective of National Planning Policy contained in Planning Policy Statement: Planning, the Climate Change Supplement to PPS1, Policies EM16 and EM17 of the Regional Spatial Strategy and Chorley Borough Council's Sustainable Resources DPD.
3. 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 at the site and where appropriate, necessary remediation measures. The report should include an initial desk study, site walkover and risk assessment and if 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 Local Planning Authority and thereafter undertaken and shall include details of the 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: To protect the environment and prevent harm to human health by ensuring that the land is remediated to an appropriate standard for the proposed end use, in accordance with PPS23.
4. No development shall take place until a scheme has been submitted to and agreed in writing with the Local Planning Authority in conjunction with the Highway Authority which demonstrates how the existing site access serving Plots 3 and 4 can be improved and altered to allow for the necessary visibility along Bolton Road for future occupiers of these properties. The approved scheme shall be implemented in full prior to the occupation of the dwellings hereby permitted. Should a new access be required then the existing access shown to the front of Plot 4 shall be physically and permanently closed in accordance with a scheme to be agreed in writing with the Local Planning Authority.
Reason: To ensure adequate visibility at the junction to Plots 3 and 4 and in accordance with Policy No. TR4 of the Adopted Chorley Borough Council Local Plan Review.
5. No part of the development hereby approved shall commence until a scheme for the construction of the site access and the off-site works of highway improvement has been submitted to, and approved by, the Local Planning Authority in consultation with the Highway Authority.
Reason: In order to satisfy the Local Planning Authority and Highway Authority that the final details of the highway scheme/works are acceptable before work commences on site.
6. No development shall take place until a scheme for pedestrian improvement works to the front of the site along Bolton Road including a new 2m wide footway and grass verge including pedestrian drop crossing shall have been submitted to and approved in writing by the Local Planning Authority.
Reason: To ensure that adequate pedestrian routes are provided to and from the application site and in accordance with Policy No. TR4 of the Adopted Chorley Borough Council Local Plan Review.
7. 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.

8. 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.

9. This consent relates to the following plans:

Plan Ref.	Received On:	Title:
10W116-003 Revision A	14 February 2011	Existing Plan & Elevations
10W116-007 Revision B	14 February 2011	Proposed House Plans & Elevations
10W116-006 Revision B	14 February 2011	Proposed House Plans & Elevations
10W116-001 Revision E	18 February 2011	Location Plan / Site Survey
10W116-005 Revision J	18 February 2011	Proposed Site Plan
10W116-004 Revision E	18 February 2011	Proposed Plan & Elevations

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

10. 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.

11. Notwithstanding the details shown on the submitted plans, the proposed driveway/hard surfacing 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

12. 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.

13. 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.

14. 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.

15. 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.

16. Prior to the occupation of any dwelling hereby approved full details of the lighting columns illustrated on the proposed plans shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include the height, position, appearance and output of any lighting columns to be erected. The development shall only be carried out in conformity with the approved details.

Reason: In the interests of the character and appearance of the area, the amenities of neighbouring residents and in accordance with Policy No. GN5, HS4, and EP21A of the Adopted Chorley Borough Council Local Plan Review.

17. 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) have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in accordance with the approved details.

Reason: To ensue a satisfactory form of development in the interest of visual amenity of the area and in accordance with Policy Nos. GN5 and HS4 of the Adopted Chorley Borough Local Plan Review.

18. 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, DC8A, DC8B, HT2, HT3, HT7, HS4, HS9, EM3, EM4A and EM5 of the Adopted Chorley Borough Local Plan Review.

19. Prior to commencement of development, further details of bat roosting opportunities (for example, bat bricks, bat boxes, or roof access) that will be incorporated into the development will be submitted to Chorley Borough Council for approval in writing in consultation with specialist advisors. The approved details shall be implemented in full.

Reason: To provide opportunities bat roosting and bird nesting opportunities within the proposed development following demolition of the existing buildings and in accordance with PPS9 and Policy No EP4 of the Adopted Chorley Local Plan Review.

20. Prior to the commencement of development (which for the purpose of this condition shall include the demolition phase) a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall specifically include details of working practices, site management, hours of operation, construction routes into and around the site, and the location of any storage or site compounds.

Reason: To protect the residential amenity of neighbouring residents during the construction phase and in accordance with Policy No HS4 of the Adopted Chorley Borough Local Plan Review.