

Item 11/00059/FULMAJ

Case Officer Mrs Nicola Hopkins

Ward Adlington & Anderton

Proposal Section 73 application to vary conditions 1 (approved plans), 17 (levels- in respect of plots 8, 9, 10 and 11 to accommodate the drainage requirements) and 24 (approved plans- specifically in respect of the approved landscaping plans) attached to planning approval 09/00714/FULMAJ

Location Land Adj Fairview Farm (incl Land Bounded By Chorley Rd Eller Brook and Railway) Fairview Drive Adlington Lancashire

Applicant Places For People Group

Consultation expiry: 2 March 2011

Application expiry: 26 April 2011

Proposal

1. This Section 73 application relates to the affordable housing parcel at Fairview Farm, Adlington. Planning permission was granted to construct 37 affordable dwellings at the site in January 2010. As part of the planning approval the landscaping for the site and the finished floor levels of the proposed dwellings formed part of the approved plans for the site.
2. In September 2010 the applicants sought to discharge a number of the conditions attached to the planning approval and in particular condition 21 which required the submission of a surface water drainage strategy. The Environment Agency raised concerns in this respect which will be addressed within the body of the report and these concerns led to amendments to the proposed landscaping for the site. As the amendments were significantly different than the approved scheme the applicants were advised that a Section 73 application would be required to consider the material amendments to the scheme hence the submission of this application.
3. Additionally when the Developers assessed the drainage solution for the site, which in the case of this site is linked to the landscaping scheme, it was determined that the levels for plots 8-11 would not accommodate the drainage solution and as such it is proposed to raise the levels for these plots.

Recommendation

4. It is recommended that this application is granted conditional planning approval

Main Issues

5. The main issues for consideration in respect of this Section 73 application are:
 - Principle of the Development
 - Proposed amendments to the landscaping
 - Levels
 - Other relevant conditions
 - Neighbour's Concerns

Representations

6. **Adlington Town Council** are concerned that the inclusion of a pond in the housing development represents a danger to children and has queried whether these plan amendments have been investigated with regard to a possible adverse effect on the Flood Risk for this area.
7. 6 letters of objection have been received raising the following concerns:

- Planting trees which will be very large when mature- inappropriate
- Loss of views and light due to the trees proposed
- Concerns over the increase in levels on the site
- Earthworks are causing subsidence to the neighbouring properties
- Raised levels will lead to loss of privacy
- Concerns over open water course due to safety, vermin and subsidence- also potential for flooding
- Health and safety considerations of the new pond
- Query as to whether the stream will accord with United Utilities discharge requirements
- No evidence of a flood risk assessment for the site
- No mention of a land drain to the rear of plots 1-7

Consultations

8. **Lancashire County Council (Ecology)**- have commented on the proposed landscaping and the Habitat Management Plan
9. **The Environment Agency** - to be reported on the addendum
10. **United Utilities** - to be reported on the addendum

Assessment

Principle of the Development

11. The site was until recently a vacant piece of land which was previously used as agricultural land associated with Fairview Farm. The site is allocated within the Local Plan under Policy HS1.1, which is a saved Planning Policy, for housing development. When outline planning permission was granted for the redevelopment of the whole site in November 1999 the approval incorporated the affordable housing parcel. The subsequent reserved matters application did not incorporate the affordable housing parcel as ownership of this site was retained by the Council to ensure that a Registered Social Landlord (RSL) could provide affordable dwellings on the site. The site has now been sold to Places for People
12. The Section 106 Agreement associated with the development required the developers of the main site to provide the affordable housing parcel with appropriate services and connections which has been completed.
13. The principle of developing the site for housing was established with the grant of outline planning permission in 1999. A full planning application was submitted at the site in 2009 which was due to the fact that the time period for submitting the reserved matters had expired. However the principle of affordable housing on the site was still established and the planning application was approved.
14. As such the principle of developing the site for affordable housing is established and the site is currently being developed in accordance with the original planning approval. The site covers 1.19 hectares which equates to approximately 31 dwellings per hectare

Proposed amendments to the landscaping

15. During the consideration of the previous planning application various landscaping solutions were considered which dealt with the drainage on the site, maintained and enhanced the ecological value of the site and resolved the neighbours concerns particular in respect of flooding at the site. One version of the landscaping plan incorporated a pond/ water feature within the north-western corner of the site. This feature was included as mitigation for the loss of the open water course which currently flows through the site. However a number of the residents raised concerns with the siting of this feature and an alternative scheme was drawn up and approved. This scheme retained some of the ecological features of the site, enhanced the planting on the site and dealt with some of the neighbours concerns.
16. Condition 21 of the planning approval required the applicants to submit a surface water drainage strategy prior to the commencement of the development. The applicants applied to discharge this condition in September 2010 (10/00863/DIS) and the details submitted were sent to The Environment Agency and United Utilities for approval. United Utilities were satisfied with

the scheme and stated that the maximum surface water discharge from the site will be 8 litres/second. This will be achieved by on-site attenuation and discharge into the existing public surface water sewerage system before discharging into Eller Brook.

17. The Environment Agency, however, objected to the submitted information on the grounds that the scheme did not maintain the continuous flow of the watercourse through the site and the scheme hampered the continued survival of the retained trees. The main concern in respect of the Environment Agencies comments was that works to water courses require the consent of the Environment Agency and their consent would not be forthcoming for the scheme as proposed.
18. Following receipt of these comments a meeting was held with The Environment Agency to try to address their concerns. The result of these discussions was an amendment to the proposed landscaping for the scheme to which the Environment Agency confirmed they were happy and removed their objection. The surface water drainage strategy was subsequently discharged.
19. The amended landscaping scheme, however, is significantly different than the approved scheme which did not fall to be considered a minor amendment to the approved scheme. The applicants were advised that a S73 application would be required to address the material amendment to the scheme and to allow for full consideration of the amended landscaping.
20. The proposed scheme incorporates new native tree planting, boundary hedgerows and open water ditches along the northern boundary, within Environmental Area 1 and at the north-eastern corner of the site serving Environmental Area 2. Across the remainder of the site the water course/ drainage will be culverted and will feed into the sewer at the north-western boundary of the site.
21. It should be noted that work has already commenced on site in respect of culverting the watercourse with the consent of The Environment Agency. The works already commenced are in accordance with the original planning approval and the culverting of the watercourse does not require planning permission. Although this culverting is directly linked to the landscaping proposals for the site the Developers are aware that these works are done at their own risk as the landscaping still requires full consideration by the Council.
22. It should also be noted that the Environment Agency have granted their consent for the site (under section 23 of the Land Drainage Act 1991) and it is unlikely that the Environment Agency would grant consent for an alternative scheme which involves reducing the amount of open water courses through culverting. This is a material planning consideration in this case as if an appropriate solution cannot be reached for this site then it is unlikely that the site could be developed significantly impacting on the provision of deliverable affordable housing within the Borough.
23. It is considered that the landscaping solutions as proposed are the only appropriate scheme for the site which will provide an attractive setting, deal with surface water on the site and maintain/enhance the ecological value of the site. It is acknowledged that the scheme now incorporates open water ditches however the surface water drainage is being dealt with on the site to the satisfaction of both United Utilities and the Environment Agency and as such it is not considered that the proposals will adversely impact on the neighbours amenities.

Levels

24. Condition 17 of the planning approval required the development to be carried out in conformity with the proposed ground and building slab levels shown on the approved plans. However the agent has confirmed that when their engineers considered the drainage solution for the site they discovered a serious problem in respect of plots 8,9,10 and 11 which would be resolved if the finished floor levels were raised as follows (when compared to the original approved levels):
Plot 8 from 101.2 to 101.4 = +200mm
Plot 9 from 101.2 to 101.4 = +200mm
Plot 10 from 101.2 to 101.4 = +200mm
Plot 11 from 101.575 to 101.625 = +50mm

25. Plot 8 is located adjacent to the boundary with 51 Fairview Drive. The finished floor level of 51 Fairview Drive is 102.48 and as such the proposed dwelling on plots 8 is just over 1 metre lower than the existing dwelling. The rear elevation of number 51 Fairview Drive is sited 15 metres away from the side elevation of plot 8. The Council's spacing standards require a distance of 12 metres. As the proposed dwelling is lower than the existing dwelling the separation distance is considered to be acceptable and it is not considered that this increase in levels at plot 8 will adversely impact on the existing or future occupiers.
26. Plots 9-11 are located internally within the site and the only interface issue with these properties is the relationship with the property on plot 13. The proposed dwellings are in an identical location as the previously approved scheme and the property at plot 13 will be constructed at a higher finished floor level than the properties on plots 9-11. As such it is considered that a raise in the finished floor levels of plots 9-11 will result in an improved relationship with the adjacent plot 13.

Other relevant conditions

27. When planning permission was originally granted conditions 9, 16, 26 and 27 related to the landscaping of the site and habitat creation/enhancement. In particular condition 9 required details of proposed planting/ landscaping to be incorporated along the rear/ side boundaries of plots 1-7 which will act as a visual screen and conditions 26 and 27 required full details of the two Environmental Areas. The applicants intend to deal with the requirements of these conditions as part of this application.
28. The submitted plans provide specific detail of the landscaping proposals including proposed species which addresses the requirements of condition 9. The landscaping is considered to be appropriate for the site as it will enhance the visual appearance of the site and create a pleasant living environment. Lancashire County Council have commented specifically on the suggested planting mix and the plans and planting schedule have been amended in accordance with the Ecologist's suggestions.
29. In respect of the specific requirements of condition 9 (please see paragraph 26) a native boundary hedge is proposed along the side/rear boundary of plots 1-7, which is the boundary of the application site with 6 Meadow View, 11-16 Field Rose Court and 103 Fairview Drive. The suggested planting mix for this hedgerow includes Common Dogwood, Common Hawthorn, Blackthorn Hedge, Pussy Willow and Elderberry. It is proposed that these plants will be planted at 1m centres in a double staggered row across a 1.2 metre wide strip. These species are expected to reach 1.75m within the first 2 years with an eventual screen height maintained at 3-4 metres. These plants are deciduous however the Ecologist appointed by the applicant has confirmed *native species for the screen hedgerow to boundaries of the site have been proposed in order to commit to fulfilling the requirement to enhance ecology across the site. These species form natural associations and will, once established, form a dense tall screen up to about 4-5.0 metres. The density and habit of the species will still provide screening in winter albeit there will be no foliage.*
30. Condition 16 of the original approval required the submission of a habitat creation/enhancement and management plan for the site. This application is accompanied by a Habitat Creation/Enhancement and Management Plan undertaken by Bowland Ecology dated January 2011. This document was forwarded to the Ecologist at Lancashire County Council who has commented on the specific details of this document. An amended version has been submitted which has been forwarded to the Ecologist. His comments will be reported on the addendum.
31. Condition 26 and 27 of the original approval required the submission of the specific details of the 2 Environmental Areas on site and in particular, full details of the proposed land drain located to the rear/ side of plots 1-7 (condition 26) and full details of the proposed land drain located to the side of plot 25 (condition 27). Due to the proposed amendments to the landscaping the location of the ditches have changed and a pond is now proposed within Environmental Area 2. The submitted details include full details of the proposed wetland planting. Comments have been received from the Ecologist in respect of the species mix and

suggested alternatives which have resulted in amendments to the species mix which makes up the landscaping however this has not altered the landscaping layout.

32. A number of the conditions have already been discharged at the site and the recommendation includes conditions reflecting this. An amended Habitat Management Plan has been submitted in respect of condition 16. This condition remains as per the original approval, to await the Ecologist's further comments, however the other conditions are considered to be satisfied and as such condition 9, 26 and 27 have been removed.

Neighbours' Concerns

33. One concern raised by a neighbour is the inclusion of 6 native trees along the south eastern boundary of the site close to plots 26 and 27. The proposal includes one English Oak tree and 5 Lime Trees. It is proposed that these trees will be planted at a maximum height of 600cm however the neighbour is concerned that these trees can grow upto 35 metres (Oak Tree) and 46 metres (Lime Tree) which is inappropriate, will reduce aspect views and will be result in loss of light.
34. It is appreciated that these trees can grow to a significant height in the right location and over a significant period of time however the application site is located to the north of the properties immediately adjacent to the proposed trees which ensures that loss of light will not be an issue. There is no right of views and as such this is not a material planning consideration and it will take a long time for the trees to grow to a significant height. These type of trees grow relatively rapidly within the first years of planting (approximately 5-6 metres in ten years) however they then slow down.
35. Another concern raised is in respect of the levels and subsidence issues. The finished floor levels of the properties were approved as part of the previous application and the majority of the dwellings are being constructed in accordance with these approved levels. Amended levels are proposed for plots 8-11 however, as addressed above, it is not considered that this amendment will adversely impact on the amenities of the future or existing residents. As such the levels are not considered to be an issue. Issues in respect of subsidence are a private matter.
36. The stream will run along the rear of the properties on Fairview Drive which has raised some concerns however the properties on Fairview Drive are at a higher land level than the application site and as such if there was an issue with flooding in the stream the properties on Fairview Drive would not be affected. The water flow will follow the proposed stream, which takes into account the topography of the site, connecting into the manhole at the northwest corner of the site which connects into the drainage system. It should be noted that the proposal involves diverting the watercourse which already exists on the site and the measures for discharge have previously been agreed with United Utilities. It is appreciated that there has been an issue with water logging within the north west corner of the site however the drainage has been considered as part of the development to ensure that water is dealt with appropriately and the surface water strategy for the site is considered to be appropriate.
37. The majority of the properties on the site will be rented and managed by Places for People as the Registered Social Landlord. The proposed streams and ponds will be present on site prior to the occupation of the dwellings and the residents will be fully aware of these features from a safety perspective. An informative will be added to the recommendation in regards to the safety element of these features, which is as follows: **PLEASE NOTE:** The development incorporates a open water course and pond. The health and safety aspects of these features remains with the land owner
38. It is intended that the pond will remain open however if Members have concerns in this regard further safety measures can be considered.

Overall Conclusion

39. The principle of developing the site for affordable housing has already been established and this application is purely considering the specific details of the landscaping. The scheme now incorporates open water features which has raised concerns from neighbours however the

scheme involves utilising and enhancing an existing water course on the site whilst regulating the surface water drainage. The consideration of this scheme is to ensure that the most appropriate solution is reached. Consent of the Environment Agency is a consideration in respect of this application as without it the site could not be developed. This is considered to be the most appropriate solution for the site.

Planning Policies

National Planning Policies:

PPS1, PPS3, PPS9, PPS22, PPS23, PPS25, PPG17. Circular 05/2005 Planning Obligations

North West Regional Spatial Strategy:

Policy DP1, Policy DP4, Policy DP7, Policy RDF1, Policy L4, Policy L5, Policy RT9, Policy EM1, Policy EM5, Policy EM15, Policy EM16, Policy EM17

Adopted Chorley Borough Local Plan Review

Policies: GN1, GN5, GN9, EP4, EP9, EP17, HS4, HS5, HS6, HS21, TR4, TR18

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

Joint Core Strategy

Policy 1: Locating Growth

Policy 2: Infrastructure

Policy 5: Housing Density

Policy 7: Affordable Housing

Policy 17: Design of New Buildings

Policy 22: Biodiversity and Geodiversity

Policy 26: Crime and Community Safety

Policy 27: Sustainable Resources and New Developments

Policy 28: Renewable and Low Carbon Energy Schemes

Policy 29: Water Management

Policy 30: Air Quality

Planning History

98/00660/CO4- Regulation 4 outline application for residential development, associated open space and multi-functional community building. Approved November 1999

01/00120/REM- Reserved matters application for 176 houses, multi-functional community building and five-a-side pitch and all associated works. Approved August 2001

01/00145/FUL- Construction of roundabout and new access off Chorley Road & modification of conditions 21 & 12 of outline permission 9/98/660 to allow the alternative access and to prevent access from The Avenue. Permitted August 2001

02/00523/TPO- Felling of tree T2 (adjacent to Chorley Road) covered by TPO 17 (Adlington) 1991. Refused August 2002

02/01165/FUL- Substitution of house type on plot 358. Refused January 2003

03/00010/TPO- Pruning of T2 (Beech) Tree covered by Tree Preservation Order No. 17 (Adlington) 1991, to reduce by 20% the two main branches over Chorley Road and remove all major deadwood from the tree crown. Approved April 2003

03/00062/FULMAJ- Substitution of houses on plots 88-122, with 26 dwellings instead of 34 dwellings. Approved September 2003

03/00186/FUL- Re-siting of 2 dwellings at plots 147 and 148. Approved August 2003.

03/00643/FUL- Erection of community centre, equipped play area, playing pitch, access road and car parking. Approved August 2003

04/00217/FUL- Amendment of house type to include rear conservatory. Approved April 2004

04/00629/FUL- Revision to Planning Permission 9/98/660/CO4 by modification of condition 4 to change public open space (Area 6) from equipped play space to a landscaped park. Approved December 2009

09/00714/FULMAJ- Erection of 37 affordable dwellings with external amenity space and off street parking at Fairview Farm, Adlington. Approved January 2010

10/00208/DIS- Application to discharge conditions 14, 15 & 28 attached to planning approval 09/00714/FULMAJ. Discharged 6 April 2010

10/00863/DIS- Application to discharge conditions 4, 5, 8, 10, 15, 21, 22, 23 and 28 attached to planning approval 09/00714/FULMAJ. Discharged 8 December 2010

10/00947/DIS- Application to discharge conditions 3, 6, 7, 9, 13, 14, 16, 25, 26 and 27 attached to planning approval 09/00714/FULMAJ. Discharged 15 December 2010

Recommendation: Permit Full Planning Permission Conditions

1. The proposed development must be begun not later than three years from the date of planning permission reference 09/00714/FULMAJ
Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. The development hereby permitted shall be carried out in accordance with the approved details of the fences and walls to be erected as discharged by application 10/00947/DIS. 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.
3. The development hereby permitted shall be carried out in accordance with the approved external facing materials as discharged by application 10/00863/DIS.
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.
4. The development hereby permitted shall be carried out in accordance with the approved hard ground- surfacing materials as discharged by application 10/00863/DIS.
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 and HS4 of the Adopted Chorley Borough Local Plan Review.
5. The development hereby permitted shall be managed in accordance with the approved Management Company arrangements as discharged by application 10/00947/DIS.

Reason: To ensure the satisfactory management of the private driveways and Environmental Areas at the site and in accordance with Policies GN5 and TR4 of the Adopted Chorley Borough Local Plan Review.

6. The development hereby permitted shall be carried out in accordance with the approved precautionary measures set out within the Phase 1 Desk Study and Phase 2 Investigation and Report submitted as part of application 10/00863/DIS.

Reason: In the interests of safety and in accordance with Government advice contained in PPS23: Planning and Pollution Control.

7. The development hereby permitted shall be carried out in accordance with the approved remediation measures set out within the Phase 1 Desk Study and Phase 2 Investigation and Report submitted as part of application 10/00863/DIS.

Reason: In the interests of safety and in accordance with Government advice contained in PPS23: Planning and Pollution Control.

8. 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.

9. The existing soil levels around the base of the trees to be retained shall not be altered.

Reason: To safeguard the trees to be retained and in accordance with Policy Nos. EP9 of the Adopted Chorley Borough Local Plan Review.

10. During the construction period, all trees to be retained shall be protected by 1.8 metre high block and mesh fencing, in accordance with the details submitted as part of application 10/00947/DIS. No construction materials, spoil, rubbish, vehicles or equipment shall be stored or tipped within the areas so fenced. All excavations within the area so fenced shall be carried out by hand.

Reason: To safeguard the trees to be retained and in accordance with Policy Nos. EP9 of the Adopted Chorley Borough Local Plan Review.

11. Prior to the commencement of the development a habitat creation/enhancement and management plan shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of replacement bird breeding habitat, bat foraging habitat, stream habitat and native tree planting. Thereafter the approved management plan shall be implemented in full.

Reason: To ensure that the retained and established habitats that contribute to the Biodiversity Action Plan targets are suitably established and managed. In accordance with Policy EM1 of the North West Regional Spatial Strategy.

12. The development hereby permitted shall only be carried out in conformity with the proposed ground and building slab levels shown on the approved plans.

Reason: To protect the appearance of the locality and 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.

13. 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.

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 dwellings 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 in curtilage parking spaces at plots 22-25 shall be kept freely available for the parking of cars, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995.

Reason: To ensure adequate off street parking provision is maintained and thereby avoid hazards caused by on-street parking and in accordance with Policy RT2 of the North West Regional Spatial Strategy 2008.

16. The development hereby permitted shall be carried out in accordance with the approved surface water drainage strategy as discharged by application 10/00863/DIS. The maximum surface water discharge from the site will be 8l/sec.

Reason: To secure proper drainage and to prevent flooding and in accordance with Policy Nos. EP18 of the Adopted Chorley Borough Local Plan Review and in accordance with Government advice contained in PPS25 Development and Flood Risk.

17. Within one month of the date of this planning approval full details of the predicted energy use of the development expressed in terms of carbon emissions shall be submitted to an approved in writing by the Local Planning Authority. If no data specific to the application is available benchmark data will be acceptable. A schedule should include how energy efficiency is being addressed, for example, amongst other things through the use of passive solar design. It will be flexible enough to show the on-site measures to be installed and implemented so as to reduce carbon emissions in accordance with policy SR1 of the Sustainable Resources DPD. No development shall commence until the scheme has been submitted to and approved in writing by the Local Planning Authority unless it can be demonstrated, through open book accounting, that the individual site's circumstances are such that development would not be feasible or viable if the policy were implemented. Such details as may be approved shall be implemented and retained in perpetuity.

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 and Supplementary Planning Document.

18. The development hereby permitted shall be carried out in accordance with the approved details in respect of Code for Sustainable Homes Level 3 set out within the pre-assessment tool submitted as part of application 10/00863/DIS. The approved details shall be fully implemented and retained in perpetuity.

Reason: To ensure the proper planning of the area. In accordance with Government advice contained in Planning Policy Statement: Planning and Climate Change - Supplement to Planning Policy Statement 1 and in accordance with Policies EM16 and EM17 of the North West Regional Spatial Strategy and Policy SR1 of Chorley Borough Council's Adopted Sustainable Resources Development Plan Document and Sustainable Resources Supplementary Planning Document.

19. The approved plans are:

Plan Ref.	Received On:	Title:
2640 02 08	10 September 2009	Location Plan
2640GM02/001 Rev E	25 January 2011	Proposed Site Layout
SSL:13037:100:1:1:LEV	2 October 2009	Threshold Level Survey
2640GM02/005 Rev A	7 October 2009	House Types B
2640GM02/006 Rev A	7 October 2009	House Types D
2640GM02/002 Rev A	7 October 2009	Proposed Street Elevations 1
2640GM02/003 Rev A	7 October 2009	Proposed Street Elevations 2
2640GM02/007 Rev A	7 October 2009	House Types G & H
2640GM02/008	7 October 2009	House Types B5, B6, G2 & G3
2640GM02/004	10 September 2009	Proposed Cross Sections

2640 02 07	18 November 2009	Existing Landscape
1110_05 Rev B	23 February 2011	Landscape Proposals- Final
1110_06 Rev A	23 February 2011	Planting Details for Environmental Areas
Rev B	23 February 2011	Landscape Proposals Planting Schedules

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

20. In the event that a gabion retaining wall (highway structure) is required prior to the completion of plots 2-12 of the development full details of the proposed construction of the highway and turning head, serving plots 2-12, shall be submitted to and approved in writing by the Local Planning Authority. The details shall include full details of the proposed gabion retaining wall, including levels and sections through the highway, along with proposed protection measures for the adjacent Sycamore Tree. The development thereafter shall be carried out in accordance with the approved details.

Reason: In the interests of the visual amenities of the area and to ensure the continued protection of the adjacent tree. In accordance with Policies GN5 and EP9 of the Adopted Chorley Borough Local Plan Review.

21. The development hereby permitted shall be carried out in accordance with the approved scheme and programme for the site enabling and construction phase of the development as discharged by application 10/00863/DIS.

Reason: To ensure the access used for construction traffic is appropriate in highway safety terms and to ensure that noise and disturbance resulting from hours of operation and delivery does not adversely impact on the amenity of existing residents.