

Item 11/00327/FUL

Case Officer Mr David Stirzaker

Ward Clayton-le-Woods And Whittle-le-Woods

Proposal Demolition of 7 Chorley Old Road together with associated outbuildings and construction of 8 No. residential dwellings (some with detached garages) and associated works including amendments to the access to 5 Chorley Old Road and erection of single detached garage to serve this property

Location 5 - 7 Chorley Old Road Whittle-Le-Woods Lancashire PR6 7LB

Applicant Wainhomes (North West)

Consultation expiry: 15 June 2011

Application expiry: 29 June 2011

Proposal

1. This application is for the demolition of an existing dwelling (7 Chorley Old Road) and various outbuildings and the erection of 8 detached dwellings (some with detached garages).
2. The application site is in the Whittle Le Woods settlement and comprises of 7 Chorley Old Road and various outbuildings. The site is made up of a mix of Green Field land, outbuildings and previously developed lane. Only a small portion of the site comprises of garden curtilage. Access to the site is from a driveway just north of 5 Chorley Old Road. The site undulates and slopes in a southerly direction with the southern part of the site being elevated above Chorley Old Road and Langdale Grove.
3. Members will recall that a Public Inquiry was held in February of this year in relation to two applications on the site. The first application was against the refusal of planning permission for 9 dwellings (10/00238/FUL) and the second was an appeal against non-determination for the erection of 8 dwellings (10/00703/FUL) on the site, again following the demolition of the existing dwelling and outbuildings on the site. This application seeks to address the reasons why the appeal was dismissed.

Recommendation

4. It is recommended that the condition planning permission be granted subject to the signing of a Section 106 Legal Agreement.

Main Issues

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

- Principle of the development
- Background information
- Levels

- Impact on the neighbours
- Trees and Landscape
- Ecology
- Flood Risk
- Traffic and Transport
- Public Right of Way
- Contamination and Coal Mines
- Drainage and Sewers

Representations

6. Objections to the application have been made by 4 local residents, the contents of which can be summarised as follows: -

- Roads and local infrastructure already too congested to allow these extra houses to be crammed in to this small area. Chorley Old Road itself already has traffic issues.
- Loss of privacy due to overlooking
- Surface water run off may cause problems with flooding
- Foul and surface water drainage is out dated and overloaded
- The local primary school and doctors surgery is over subscribed
- Surface water run off from hard surfaces may find its way into neighbouring garden areas

Consultations

7. **Lancashire County Council Highways** do not raise any objections to the access to the site from Chorley Old Road and the level of visibility provided as this was determined to be satisfactory during the Public Inquiry. However, concerns have been raised with the internal layout of the development which the applicant has sought to address by way of amended plans which have now been submitted. The comments of LCC (Highways) on the amended plans will be reported in the Addendum.

8. **LCC Ecology** do not object to the application on the basis that the applicant has now agreed not to fell any trees on the site thus negating the need for a further bat survey whilst a further survey of the existing buildings on the site is recommended to be made the subject of a planning condition.

9. **Whittle Le Woods Parish Council** ask that LCC Highways look carefully at the feasibility of the application. Concerns expressed in relation to the height of the buildings and objections are raised in relation to further works taking place on Chorley Old Road. The sewerage system in the area is old and will need replacing as it is already overloaded – there is already a problem at the Langdale Road and Chorley Old Road junction during heavy rain. Also the trees on the site are the subject of a Tree Preservation Order.

10. **United Utilities** - have no objections to the application subject to various condition and informatives.

11. **The Architectural Design and Crime Reduction Advisor** does not raise any objections.

12. **Environment Agency** – make no comments on the application.

13. **Environmental Protection** – have no comments in relation to environmental protection issues.

14. **Chorley's Contaminated Land Officer** – request a condition in relation to land contamination and the addition of informative notes.

Assessment

Principle of the development

15. This application involves the development of Greenfield and Brownfield land. However, the vast majority of Greenfield land where new housing is proposed is in the form of grassed paddock areas, a sand paddock and stabling, and is not private residential garden land. Therefore, these elements of this application are not affected by recent changes to national policy that now classify private residential garden land as Greenfield land. Consequently the Council's proposed Interim Garden Development Policy is not applicable. The existing dwelling at no. 7 Chorley Old Road is being demolished and is being replaced by a new dwelling, albeit slightly to the south. This is a replacement dwelling, so is not considered contrary to the proposed Interim Policy on Private Residential Garden Development.

16. Criterion (f) of Policy HS6 of the Local Plan states that in the case of previously undeveloped sites applicants are required to demonstrate that there are no suitable allocated or previously developed sites available in the settlement. Some of this site is Brownfield, but a substantial proportion is Greenfield. As part of the evidence submitted prior to the Public Inquiry, the applicant submitted an assessment in accordance with Criterion (f) of Policy HS6 which demonstrated that there are no other available previously developed or allocated housing sites in the Whittle Le Woods settlement. The Council did not contest this matter at the Inquiry on the basis of the evidence submitted and the Inspector did not question the assessment either so on this basis, the 'principle' of developing this site for housing is considered to be acceptable.

Background Information

17. As already stated, a Public Inquiry was held into the non determination and refusal of two planning applications on this site in February of this year. The Council considered that the applications were unacceptable due to the impact the development would have on the amenities of neighbours, the character and appearance of the streetscene and highway safety.

18. Both of the appeals were dismissed by the Planning Inspectorate. However, the applicant has sought to address the reasons for refusal by amending the house types and the layout of the development as during the Public Inquiry, LCC (Highways) withdrew the original objection in relation to the access to the site hence the Council did not pursue this matter any further.

Levels

19. It is considered that previous concerns in terms of the relationship between the development and the character and appearance of the streetscene and the neighbouring properties have now been overcome.

20. With regards to streetscene impact, the two storey dwellings that would have been prominent in the streetscene on plots 3 and 4, due to the substantial elevation of these properties above Chorley Old Road and Langdale Grove, have now been replaced with bungalows (Milton house type) and the one proposed on plot 3 has been moved away from the boundary leaving a gap of

4.6m to allow the provision of additional landscaping to increase the filtering effect the existing trees and proposed landscaping will have. The originally proposed 2 ½ storey dwelling on plot 4 has also been replaced with a bungalow which also reduces the visual impact this plot will have on the character and appearance of the streetscene to what is considered to be an acceptable level.

21. The second issue pertaining to levels was that of the relationship between the dwellings on the plots facing the garden boundary of 26 Langdale Grove which did not meet the Council Interface Standards. Again, the applicant has sought to address this issue by replacing the dwelling originally proposed on plot 4 with a bungalow and moving the dwelling proposed on plot sufficient distance from the boundary so as it meets with the Council's Spacing Standards.

Impact on the neighbours

22. The previous applications included neighbour amenity reasons for refusal due to overlooking impact. At the Public Inquiry, the Inspector concurred with the Council on these issues in relation to plot 5 and the loss of privacy the occupier of 26 Langdale Grove would experience due to overlooking. The appeal was dismissed on this basis and whilst the applicant argued that the boundary hedge would mitigate overlooking, the Inspector considered that the relationship should not rely on the retention of a hedge to mitigate overlooking.

21. This application has now suitably addressed the relationship between the proposed dwelling on plot 4 and 26 Langdale Grove in that the dwelling on this plot is now proposed to be a bungalow with no dormer windows on the rear whilst the dwelling on plot 6 has been moved 16m from the boundary it faces and the slab level has been set so as the distance between the first floor windows and the boundary meets with the Council's Spacing Standards. The previous inter relationship between the proposed dwellings has been negated by way of a reduction in the number of dwellings on the site.

Trees and Landscape

23. The applicant, following LCC Ecology comments, does not now propose to fell any of the trees on the site as part of the development. This negates the need for a further bat survey of the trees that would have been affected by the development. The Root Protection Zones proposed around the trees are sufficient to safeguard the future health of the trees.

Ecology

24. LCC (Ecology) had originally requested that a further bat survey be undertaken in relation to the trees that were proposed to be felled. However, the applicant has now confirmed that no trees will be felled as part of the development and this negates the need for a further bat Survey. LCC (Ecology) also confirm that a pre-commencement condition can be used to require a further survey of the existing buildings the site.

Flood Risk

25. Concerns have been expressed by local residents in relation to surface water run off. However, the Environment Agency have not raised any objections to the application subject to conditions requiring the submission of details of a surface water regulation system and details of the foul and surface water drainage arrangements for the site. The comments state that surface water run off should be restricted to existing rates so as the development does not contribute to an increased risk of flooding. These conditions will mean that the Council, in liaison with the Environment Agency will retain control over the drainage arrangements on the site whilst surface water will also have to be restricted to existing run off rates.

Traffic and Transport

26. At the Public Inquiry, the original objection to the development from LCC (Highways) in relation to the access was withdrawn. The access to the site and the visibility available in each direction is therefore considered to be acceptable. LCC (Highways) have raised some concerns in relation to the internal layout of the site and the vehicular manoeuvring space available between plots 3 and 4 and between plots 5 and 6. The applicant is in the process of preparing amended plans to try and address these concerns.

27. In relation to the level of car parking provision, each dwelling will have sufficient spaces to serve it. Whilst the garages are slightly smaller than the 6m by 3m specified in Manual for Streets, the applicant is proposing to site cycle sheds in the garden curtilage of each property to off set the smaller garage spaces.

Public Right of Way

28. There is a public footpath to the north of the site but this will not be affected by the development. An informative is recommend drawing the applicants attention to the presence of the said footpath,

Contamination and Coal Mines

29. The Waste and Contaminated Land Officer has recommended the imposition of the standard ground condition report survey in relation to this site.

Drainage and Sewers

30. United Utilities have not raised any objections to the application although concerns have been expressed by the Parish Council and local residents in relation to the capacity of the sewerage system.

Section 106 Agreement

31. A Section 106 Agreement is required in relation to the commuted sum of £9,289 for the upgrade/provision of new play equipment on the play area north of the applications site on Chorley Old Road.

Overall Conclusion

32. As already stated, the principle of the development of this site is acceptable and the Council has previously accepted that the dwellings proposed on plots 1, 2, 6, 7 and 8 are acceptable. It is considered that the amended plans and the changes to the house types on plots 3 and 4 have addressed the original concerns with the development of this site. The dwelling on plot 4 is now proposed to be a bungalow with no dormers on the rear elevation, only roof lights. There will not therefore be any attainable views from first floor windows. The dwelling on plot 4 is proposed to be sited 15.7m from the boundary it faces. The slab level of this property will be between 2.85m and 3m higher than the boundary it will face so the interface distance proposed now accords with the Council's Spacing Standards.

33. In terms of streetscene impact, the original concerns with regards to the impact of the dwellings proposed on plots 3 and 4 have also been addressed in that the large 2 storey dwelling proposed on plot 3 has been replaced with a bungalow set 4.8m from the boundary and the 2 ½ storey dwelling on plot 4 has also been replaced with a bungalow. The position of the bungalow on plot 3 means that there is now sufficient space to provide landscaping whilst the scale of the dwelling is such that it will no longer tower over Chorley Old Road and have a harmful impact on its

character and appearance. The same can be said of the bungalow proposed on plot 4 in that its prominence in the streetscene will be substantially reduced.

34. In terms of the concerns expressed by LCC (Highways), the applicant has provided an amended plan detailing a suitable drive in front of the garage behind 5 Chorley Old Road whilst the turning head adjacent to plots 3 and 4 has been amended to enable vehicles to turn. A tracked vehicle plan has also been submitted demonstrating how vehicles will drive into and out of the parking spaces and garages between plots 5 and 6. The comments of LCC (Highways) on the amended plans will be reported in the Addendum.

Other Matters

Sustainability

35. Conditions are recommended requiring the dwellings to be constructed to meet the relevant Code Level for Sustainable Homes required by Policy SR1 of the Sustainable Resources DPD (Level 3 for all dwellings commenced from 1st January 2010, Level 4 for all dwellings commenced from 1st January 2013 and Level 6 for all dwellings commence from 1st January 2016. A condition is also recommended requiring on site measures to reduce carbon emissions by 15% to be submitted to and approved in writing by the Council.

Waste Collection and Storage

36. The Waste and Contaminated Land Officer has not raised any concerns in relation to the collection of waste from the site. The proposed site plan also shows bin collection areas adjacent to the road.

Planning Policies

National Planning Policies:

PPS1, PPS3, PPS9, PPS22, PPS23

Manual for Streets

Regional Spatial Strategy

DP1, DP2, DP3, DP4, DP5, DP7, DP9, L4

Adopted Chorley Borough Local Plan Review

Policies: GN1, GN5, HS4, HS6, TR4

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 4 – Housing Delivery

Policy 5 – Housing Density

Policy 6 – Housing Quality

Policy 27 – Sustainable Resources

Sites for Chorley- Issues and Options Discussion Paper December 2010

Planning History

95/00806/OUT - Outline application for detached bungalow – Permitted

97/00053/COU - Use of land as training ménage – Permitted

09/00145/FUL - Demolition of existing dwelling (No. 7 Chorley Old Road) and various outbuildings, erection of 9 no. detached dwellings (some with detached garages), formation of internal road along with upgrade works to the existing access to the site from Chorley Old Road resulting in the creation of a single access serving the site and No. 5 Chorley Old Road and the erection of a double garage, part of which will serve this property – Withdrawn by applicant

09/00960/FUL - Demolition of existing dwelling (No. 7 Chorley Old Road) and various outbuildings, erection of 9 no. detached dwellings (some with detached garages and some with integral garages), formation of internal road along with upgrade works to the existing access to the site from Chorley Old Road resulting in the creation of a single access serving the site and No. 5 Chorley Old Road – Withdrawn by Council due to incorrect certificates

10/00238/FUL - Demolition of No. 7 Chorley Old Road together with associated outbuildings. Construction of 9 No. residential dwellings and associated works and amendments to the access into No. 5 Chorley Old Road with new garage provision/location – Refused and appeal dismissed

10/00703/FUL - Demolition of existing dwelling (No 7 Chorley Old Road) and various outbuildings and the erection of 8 No detached dwellings (some with detached garages) – Appeal against non-determination dismissed

Recommendation: Permit (Subject to Legal Agreement)

Conditions

1. The development hereby permitted shall not commence until the applicant has submitted to and had approved in writing by the Local Planning Authority a report to identify any potential sources of contamination on the site and where appropriate, necessary remediation measures. The report should include an initial desk study, site walkover and risk assessment and 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 the 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: In the interests of safety and in accordance with the guidance set out in PPS23 – Planning and Pollution Control 2004.*

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

3. The development hereby permitted shall not commence until an updated bat survey of the existing buildings, along with any mitigation measures deemed necessary, has been submitted to and approved in writing by the Local Planning Authority in liaison with Lancashire County Council (Ecology). The development shall only thereafter be carried out in accordance with the mitigation measures proposed, if any are deemed to be necessary.

Reasons: To safeguard protected species and in accordance with Policy No. EP4 of the Chorley Borough Local Plan Review.

3. 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.*

4. 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.*

5. 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 plans) 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.*

6. The development hereby permitted shall not commence until full details of the colour, form and texture of all external facing materials to the proposed buildings (notwithstanding any details shown on the 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 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.*

7. 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 and HS4 of the Adopted Chorley Borough Local Plan Review.*

8. During the construction period, all trees to be retained shall be protected, including specifically the silver birch on the boundary with Jardine House, by 1.2 metre high fencing as specified in paragraph 8.2.2 of British Standard BS5837:2005 at a distance from the tree trunk equivalent to the outermost limit of the branch spread, or at a distance from the tree trunk equal to half the height of the tree (whichever is further from the tree trunk), or as may be first agreed in writing with the Local Planning Authority. 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 No. EP9 of the Adopted Chorley Borough Local Plan Review.*

9. Notwithstanding the details of the submitted plans, the proposed driveways shall be constructed using permeable materials on a permeable base, the details of which shall be submitted to and approved by the Local Planning Authority prior to the commencement of the development. The development shall be carried out using the approved materials and shall be retained thereafter, unless otherwise agreed in writing by the Local Planning Authority. *Reason: To ensure a satisfactory form of development and to prevent an undue increase in surface water run off. In accordance with Policy No. GN5 and EP18 of the adopted Chorley Borough Local Plan Review.*

10. Before the properties hereby permitted are first occupied, the driveways shall be surfaced or paved, drained and marked out all in accordance with the approved plan. The driveways 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. TR4 of the Adopted Chorley Borough Local Plan Review.*

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (Schedule 2, Part 1, Class A to D) or any Order revoking or re-enacting the Order, no alterations or extensions shall be undertaken to any dwelling hereby permitted. *Reason: The dwellings are situated on a private road which would not fall within the definition of a highway for the purposes of the Town and Country Planning (General Permitted Development)*

Order 1995. The extent of development that could be undertaken, particularly at the front of the properties, without planning permission could be extensive and could have a detrimental impact on the streetscene, the amenities of neighbouring residents and reduce the available parking at the properties, and in accordance with Policy No. HS4 of the Adopted Chorley Borough Local Plan Review.

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 and EM2 of the Adopted Chorley Borough Local Plan Review.

13. The development hereby permitted shall only be carried out in conformity with the proposed finished floor levels shown on the approved plan(s). 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.

14. Notwithstanding the Town and Country Planning (General Permitted Development) Order 1995 (as amended), no windows other than those shown on the approved plans shall be inserted in any first floor elevation of the dwellings hereby permitted. Reason: To protect the amenities of neighbours and in accordance with Policy No. HS6 of the Chorley Borough Local Plan Review.

15. The development hereby permitted shall not commence until a scheme for the provision and implementation, of a surface water regulation system has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be completed in accordance with the approved plans prior to the first occupation of any dwelling on the site. Reason: To mitigate flooding and in accordance with Policy No. EP18 of the Chorley Borough Local Plan Review.

16. The approved plans are:

Plan Ref.	Stamp Dated:	Title:
DGL/1168/WHD/WLW-LP01	11 th April 2011	Location Plan
DGL/1168WHD/WLW-SI01 Rev K	31 st May 2011	Proposed Site Plan
DGL/1168WHD/WLW-SE01 Rev D	31 st May 2011	Sectional Elevations
-----	11 th April 2011	Topographical Plan
SF/01	11 th April 2011	1.8m Screen Fence
SF/02	11 th April 2011	1.8m Timber Post & Panel Fence
DG/8.0/1/B	11 th April 2011	Double 2 Door Garage
DG/2.0/1/B	11 th April 2011	Single Garage
DG/2.0/2/B	11 th April 2011	Single Garage
DG/4.0/1/B	11 th April 2011	Paired Single Garage
DG/4.0/2/B	11 th April 2011	Paired Single Garage
DG/3.0/1/B	11 th April 2011	Paired Single Garage

DG/3.0/2/B	11 th April 2011	Paired Single Garage
5.3133/P/B/L	11 th April 2011	Montgomery
4.309/P/B/L	11 th April 2011	Oxford
3&4/3.318/P/B/L	11 th April 2011	Milton
DGL/1168WHD/WLW-RPA01	11 th April 2011	Root Protection Plan
5.238/P/B/L	27 th April 2011	Cambridge Plot 2
4.309/P/B/L	27 th April 2011	Oxford Plot 6

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

17. The development hereby permitted shall not be commenced until a scheme for the disposal of foul and surface waters has been submitted to and approved in writing by the Local Planning Authority. Such a scheme shall be constructed and completed in accordance with the approved plans prior to the first occupation of any dwelling on the site. *Reason: To mitigate flooding and in accordance with Policy No. EP18 of the Chorley Borough Local Plan Review.*

18. Each dwelling hereby permitted shall be constructed to achieve the relevant Code for Sustainable Homes Level required by Policy SR1 of the Sustainable Resources DPD (Level 3 for all dwellings commenced from 1st January 2010, Level 4 for all dwellings commenced from 1st January 2013 and Level 6 for all dwellings commenced from 1st January 2016). *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.*

19. No phase or sub-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 entirely in accordance with the approved assessment and certification. *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.*

20. No dwelling shall be occupied until a letter of assurance, detailing how each plot will meet the necessary code level, has been issued by an approved code assessor and approved in writing by the Local Planning Authority. The development thereafter shall be completed in accordance with the approved measures for achieving the required code level. Prior to the completion of the development a Final Code Certificate shall be 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.*

21. Prior to the commencement of the development full details of the on site measures to reduce the carbon emissions of the development, through the use of renewable or low carbon energy sources/ technologies, by 15% shall be submitted to and approved in writing by the Local Planning Authority. The development thereafter shall be completed in accordance with the approved details.

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.

22. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, there shall not be at any time in connection with the development hereby permitted be erected or planted or allowed to remain on the land hereinafter defined, any building wall fence hedge shrub tree or other device. The visibility splay to be the subject of this condition shall be that land in front of a line drawn from a point 2.4m measured along the centre line of the proposed road from the continuation of the near edge of carriageway of Chorley Old Road to a point measured 32m in a southerly direction and 37m in a northerly direction along the near edge of carriageway of Chorley Old Road and shall be constructed and maintained at footway level in accordance with a scheme to be first agreed in writing with the Local Planning Authority in conjunction with the Highway Authority (Lancashire County Council)..

Reasons: To ensure adequate visibility at the road junction, in the interest of highway safety and in accordance with Policy TR4 of the Chorley Borough Local Plan Review.

23. The proposed access from the development to Chorley Old Road shall be constructed to a width of 5.5m and this width shall be maintained for a distance of 10m measured from the continuation of the near edge of carriageway. Radii between Chorley Old Road and the proposed road shall be 6m. *Reason: To enable vehicles to enter or leave the development in a safe manner without causing a hazard to other road users, in the interest of highway safety and in accordance with Policy TR4 of the Chorley Borough Local Plan Review.*

24. Before the construction of the site hereby permitted is commenced facilities shall be provided within the site by which means the wheels of vehicles may be cleaned before leaving the site.

Reasons: To avoid the possibility of the public highway being affected by the deposit of mud and/or loose material thus creating a hazard for road users and in accordance with Policy No. TR4 of the Chorley Borough Local Plan Review.