

**Item 8**                      **11/00494/FULMAJ**

**Case Officer**            **Mr David Stirzaker**

**Ward**                        **Chorley East**

**Proposal**                   **Erection of 23 dwellings (amendment to layout, design, landscaping and external appearance approval as part of planning approval 02/00680/REMMAJ and 07/01051/FULMAJ)**

**Location**                 **Land Between Froom Street And Crosse Hall Lane Chorley**

**Applicant**                **Mrs Nichola Burns**

**Consultation expiry: 17 August 2011**

**Application expiry: 6 September 2011**

### **Proposal**

1. The application seeks planning permission for amendments to a previously approved scheme on the site. The previous scheme (02/00680/REMMAJ) incorporated the erection of 161 dwelling houses. Permission was granted in 2007 for house type substitutions and 3 additional dwellings (Ref No. 07/01051/FULMAJ). An amendment to the original plans gained planning permission for 164 dwellings and a re-plan of the central part of the site permitted in 2009 (Ref No. 09/00749/FULMAJ) resulted in an increase to the number of dwellings across the site to 172. A further planning permission was granted in 2010 (Ref No. 10/00820/FULMAJ) for further amendments to design and layout of the northern part of the site. The current proposals incorporate amendments to a portion of the site which is in the south-western corner and seek to amend the layout, design, landscaping and external appearance of 23 dwellings on the site. It should be noted that the number of dwellings on the part of the site to which this application relates will remain the same as will the position of the roads.
2. The overall development site is in the main Chorley settlement area and is located between Froom Street and Cross Hall Lane covering a site area of 7.83 hectares. The principle of redeveloping the site for residential use was established as far back as 1988 with the grant of outline planning permission. In addition to this the site is allocated as a housing site within the Adopted Chorley Borough Local Plan Review.
3. The part of the site to which this application comprises of a site area of 0.82 hectares. The site is generally flat and is accessed via the existing internal road which adjoins Crosse Hall Street to the west once it has crossed the Leeds and Liverpool Canal via the recently constructed bridge.

### **Recommendation**

4. It is recommended that this application is granted planning approval subject to the associated supplemental Section 106 agreement to link this application to the original Section 106 agreement on the site.

### **Main Issues**

5. The main issues for consideration in respect of this planning application are:
  - Principle of the development
  - Proposed Amendments
  - Levels
  - Impact on the neighbours
  - Design
  - Trees and Landscape
  - Ecology
  - Flood Risk
  - Traffic and Transport
  - Public Right of Way
  - Contamination and Coal Mines
  - Drainage and Sewers

## Representations

6. One representation has been received. This letter makes reference to the fact that a footbridge which was originally shown on approved site layout plan to the east of plot 14 and to the west of the road turning head between plots 152 and 164 is no longer shown on the plans. This footbridge was omitted from the plans as part of a minor amendment in 2008 due to concerns from the Environment Agency that the footbridge would have a harmful impact on water vole habitats. It should also be noted that the footbridge is not within the red edge of this application site.

## Consultations

7. **Lancashire County Council (Ecology)** advise that on review of the plans, it is not considered that the proposals will result in significant impacts on biodiversity. The proposals therefore appear to be in accordance with the requirements of biodiversity planning policy, guidance and legislation.
8. The **Environment Agency** do not raise any objections 'in principle' subject to the inclusion of a condition requiring a method statement to safeguard protected species on the site. The Environment Agency also requests that a condition relating to flood risk that was previously attached to the 2007 planning permission (Ref No. 07/01051/FULMAJ) be attached to this planning permission. Comments have also been made in relation to flood risk whereby the **Environment Agency** advise that since the original planning permission was granted, Black Brook has been mapped for flooding purposes and as a result of this, parts of the site are within Floodzones 2 and 3. It is therefore recommended that floor protection measures be incorporated into the development.
9. **British Waterways** do not consider it necessary to make any comments on the application.
10. **United Utilities** do not raise any objections subject to the site being drained on a separate system with only foul drainage connected to the foul sewer and surface water should discharge directly into the adjacent watercourse for which Environment Agency consent may be required.
11. **Lancashire County Council (Highways)** do not raise any objections to the application.
12. **Chorley's Waste & Contaminated Land Officer** does not raise any objections to the amendments proposed by the application.

## Applicants Case

13. The applicant states that the amendments will provide a greater level of variety to the housing mix which will respond to a wider market, but most noticeably these are improvements to the overall design of the area.

## Assessment

### Principle of the development

23. The principle of redeveloping the site for residential development has been established for a number of years. Outline planning permission was originally granted in 1988 to develop the site for residential purposes. Reserved matters were granted at the site in 2003 (02/00680/REMMAJ). This permission related to the erection of 161 dwellings and the development is currently under construction on site.

### Proposed Amendments

14. The proposed amendments to the plans comprise of changes to the house types and minor changes to the layout of the 23 dwellings on this particular part of the site. The access road serving the dwellings and the private drives serving plots 159 to 164 are to remain in almost the same positions as already approved so it is the house types and their positions on the site which are being amended.
15. The mix of dwelling types will comprise of 2, 2½ and 3 storey dwellings which is consistent with the dwelling mix across the wider site and that previously approved on this part of the site. The applicant has sought to improve the layout of the site which in turn will improve the aesthetics of the development.

### Density

16. The application site covers an area of 0.822 hectares on which 23 dwellings are proposed. The density of the development therefore equates to 28 dwellings per hectare. PPS3 no longer contains a specific density requirement per hectare and given the same number of dwellings is proposed as has already been approved, the density of the development on this particular part of the site is considered to be acceptable.

### Levels

17. The areas of development proposed cover the same areas of the site as already approved. The site is at a lower level than Froom Street and the canal but in terms of the positions of the dwellings, there is not a significant difference between the approved layout and the one now proposed. The site is generally flat

hence there are no particular concerns with the amended layout which is very similar to that already approved on this part of the wider site.

#### Impact on the neighbours

18. The layout of the dwellings within the application site will provide a satisfactory inter relationship between the proposed dwellings giving each dwelling sufficient private amenity space.
19. The dwelling proposed on plot 158 will be 19.5m from the existing dwelling on plot 125 wherein distance was originally 21.5m. However, the nearest part of the existing dwelling on plot 125 is a gabled two storey projecting element with only a window serving an en-suite bathroom (non-habitable room) set 1.5m forward of the main front elevation of the house which contains the habitable (bedroom) first floor windows. This being the case, the habitable room window to window distance is still 21m which complies with the Council's Spacing Standards.
20. The property proposed on plot 145 will be 15.5m from the existing property on plot 129 to the east. However, the property on plot 145 is offset so it is not directly opposite the existing property on plot 129 and the original property approved on plot 145 was 2½ storeys in height with dormer windows in the roof set 19.5m away whereas what is now proposed on plot 145 is only two storeys in nature off set. Moreover, in addition to this, the property previously proposed on plot 146 on the corner had first floor windows in its gable end and was angled facing towards plot 129 approx. 17m away so neither of these properties complied with the Council's Spacing Standards. Whilst the relationship now proposed between plot 145 and the existing property on plot 129 does still not accord with the Council's Spacing Standards, overall, it is not considered to be any worse than what has already been approved given plot 145 is now offset from the existing property on plot 129 and is no longer a 2½ storey property. Also, the property on plot 146 no longer faces plot 129. It should also be noted that the three storey properties on plots 143 and 144 are the same distance from the existing properties on plots 129 and 130 as has already been approved.
21. On the basis of the above, the relationship between the proposed dwellings and the existing dwellings to the east of the site is considered to be an acceptable one.

#### Design

22. The amendments will result in a more cohesive layout to this part of the site, especially in terms of the longer distance views of the dwellings which are adjacent to Black Brook (plots 151, 152, 163 and 164) and the open space onto which plots 159 to 164 will front. The layout will also provide a more attractive frontage to the open space to the north of the amendment area in that the dwellings now follow a more linear curve. The design mix of the dwellings comprises of 2, 2½ and 3 storey dwellings which is consistent with the dwelling mix found on the rest of the site.
23. The design of the dwellings are aesthetically consistent with the other dwellings which have already been constructed on the rest of the site and using the same mix of materials already utilised for the other dwellings on the site will bring cohesion between this phase of the development the rest of the site. Also, once landscaped, plots 159 to 164 and plots 151 to 152 will provide a more attractive frontage to the development area.
24. It is considered that the layout of the site represents an improvement over the originally approved plans and subject to the use of materials consistent with the dwellings already built on the site; there are no objections to this element of the application.

#### Trees and Landscape

25. There are trees on the site which are protected by a Tree Preservation Order. However, none of those trees will be affected by the development of this part of the site.
26. The application has already been cleared ready for development so there is little in the way of landscaping to be retained. However, the proposed site plan indicates landscaping will be provided which will help to soften the development and assimilate it into the wider residential development site. A condition is therefore recommended requiring the final landscaping details to be submitted to the Council for consideration.

#### Ecology

27. The applicant has submitted a report with the application regarding the implications of the development in relation to Water Voles. LCC (Ecology) have considered the proposals and the report and consider that the development will not result in significant impacts on biodiversity hence the proposals appear to be in accordance with biodiversity Planning Policy, guidance and legislation. LCC (Ecology) do not therefore raise any objections to the application.

28. The Environment Agency have also commented on the biodiversity aspects of the application and recommend that a condition attached to the 2007 planning permission (Ref No. 07/01051/FULMAJ) be re-imposed. This condition requires the submission of a method statement setting out how protected species will be safeguarded.

#### Flood Risk

29. The Environment Agency do not raise any objections to the application in terms of Flood risk but ask that previous conditions attached to the 2007 planning permission (Ref No. 07/01051/FULMAJ) in relation to surface water drainage and previously approved attenuation measures be attached.
30. Also, since the original planning permission was approved, the Environment Agency now advise that Black Brook has been mapped in terms of flooding and a significant proportion of the site now lies within Floodzone 2 and Floodzone 3 so the applicant should be aware of this and it is therefore recommended that flood mitigation measures should be included as part of the development.
31. Whilst the application site has extant planning permission for 23 dwellings which the applicant could still build, there has been a change in circumstances in relation to the flood mapping of Black Brook. Also, the Environment Agency comments on Flood Risk are a material consideration to the determination of this application so a condition requiring flood prevention measures is therefore recommended.

#### Traffic and Transport

32. No notable changes are proposed to the road serving the properties. Each property will also be served by an adequate level of car parking spaces and LCC (Highways) have considered the plans and do not raise any objections to the amendments to the approved plans. On this basis, there are no traffic and transport concerns with the amendments proposed to the approved plans.

#### Public Right of Way

33. Several public footpaths (Footpaths No. 4 and 19) run through the wider development site whilst footpath no. 4 has recently been diverted slightly around the eastern part of the site which is the subject of this application. The new route of the footpath is the same as shown on the previously approved plans and will follow the footpath on the highway to the east of the application site so there are no concerns with this element of the application.
34. In terms of the comments made by a local resident regarding the previously shown footbridge over Black Brook, this was removed from the plans as part of a minor amendment to the approved plans as a result of Environment Agency concerns in relation to the impact it would have on Water Voles.

#### Contamination and Coal Mines

35. The application site falls within a British Coal Consultation Area. A standard informative is recommended to be attached to the planning permission drawing the applicants attention to this and the need to obtain specific information relating to any past coal mining activity and any other ground stability information in order to make an assessment of the risks associated with this.
36. The Environment Agency do not raise any concerns in relation to ground contamination nor does the Council's Waste and Contaminated Land Officer. Ground Contamination has been addressed on the site through previous planning applications whereby a Ground Investigation and Remediation Report has already been approved. As with the recent amendment applications on this site approved in 2009 and 2010, a condition is recommended requiring an updated Method Statement to be agreed with the Council in writing if any further contamination is found during the course of construction works and that the site be remediated in accordance with the recommendations made in approved Ground Investigation and Remediation Report.

#### Drainage and Sewers

37. United Utilities do not raise any objections subject to the site being drained on a separate system with only foul drainage connected to the foul sewer whilst surface water should discharge directly into the adjacent watercourse for which Environment Agency consent may be required. As with previous applications on this site, a condition is recommended requiring full surface water drainage details to be submitted to the Council for approval prior to the commencement of works. The Environment Agency also request that a previous surface water drainage condition and a condition requiring the implementation of a previously approved attenuation scheme be attached to any permission granted.

#### Section 106 Agreement

38. An original Section 106 Agreement was secured on the site for the provision of on site affordable housing along with a commuted sum for off site affordable housing. The legal agreement also covered open space provision. The agreement was originally signed in 1999 and a supplementary agreement was signed in 2003 requiring the payment of additional commuted sums.

39. As the approval of the reserved matters has been granted on the site and the date for submitting reserved matters has expired, this application is dealt with as a full application. As such a supplemental S106 agreement is required to tie this application into the Section 106 obligations.

### **Overall Conclusion**

40. The principle of developing the site for residential purposes was established nearly 20 years ago and the redevelopment of the site is currently ongoing. The amendments to the approved plans proposed as part of this application are considered to be acceptable in that they will improve the layout of the site and provide a more visually satisfactory boundary to the large area off open space. The layout of the dwellings meets with the objectives of the Council's Spacing Standards in terms of the relationship between the proposed dwellings and the proposed dwellings and the existing dwelling to the east. There is also adequate off road parking provision for each dwelling to minimise the risk of on street parking problems and as already stated, LCC (Highways) have not raised any objections to the application.

### **Other Matters**

#### Sustainability

41. Since the grant of reserved matters approval in 2003 the Council now has an adopted Development Plan Document and Supplementary Plan Document on Sustainable Resources which requires the submission of a Sustainability Statement. The applicants have submitted a Sustainability Statement as part of this application. However, the dwellings which could be constructed on the application site are subject to the 2002 building regulations. The applicant has however specified that the dwellings which are the subject of this application would be constructed with energy efficiency improvements to reduce carbon emissions by 10-15% over the dwellings that could be constructed under the older Building Regulations. The same issue was encountered with the applications permitted in 2009 and 2010 (Ref Nos. 09/00749/FULMAJ & 10/00820/FULMAJ) for a re-plan of another part of the site. This permission included a specific condition requiring the applicant to submit full details of predicted energy use so as to reduce carbon emissions in accordance with Policy SR1 of the Development Plan Document in light of the fact that there is an extant permission on the site for dwellings that could be built to 2002 Building Regulations. The same condition is therefore recommended in relation to this application.

#### Waste Collection and Storage

42. A bin collection point has been added to serve plots 160 to 162. This also ensures that the distances residents have to carry their bins is now in compliance with Manual for Streets. The Waste and Contaminated Land Officer does not raise any objections to the amended layout plans.

### **Planning Policies**

#### National Planning Policies:

PPS1, PPS3

#### Adopted Chorley Borough Local Plan Review

GN1 / GN5 / EP4 / EP9 / EP17 / EP18 / HS1.5 / HS3 / HS4 / HS6 / HS21 / TR4

#### Supplementary Planning Guidance:

- Interim Playspace Guidelines
- 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

### **Planning History**

**9/88/527** - Outline application for residential development on approximately 8 hectares of land. Approved.

**9/90/693** - Renewal of outline planning permission for residential development. Approved.

**9/93/89** - Provision of canal bridge, access road and footways to serve approved residential development site. Approved.

**9/93/332** - Application for renewal of outline planning consent no 9/90/693 for residential development of approximately 19.5 acres of land. Approved.

**96/00391/FUL** - Amendment to condition no 1 of outline planning permission 9/93/332 for residential development and open space to alter time period for submission of reserved matters from three to five years. Approved.

**98/00207/OUT** - Renewal of outline planning permission 9/93/332 for residential development. Approved.

**98/00208/FUL** - Renewal of planning permission 9/93/89 for provision of canal bridge, access road and footways to serve residential development site. Approved.

**02/00680/REMAJ** - Reserved Matters application for proposed housing development consisting of 161 dwellings and public open space Approved

**02/01123/FULMAJ** - Modification of condition 1 on planning permission 9/98/00207/OUT for residential development, to extend the period of time in which reserved matters can be submitted by one year. Withdrawn.

**06/01057/FULMAJ** - Substitution of house types and minor amendments to plots 1, 8, 10, 14, 15, 17, 31 and 32, and amendments to approved layout (02/00680/REMAJ). Approved.

**06/01187/TPO** - Crown reduce or remove assorted trees (removed trees to be replaced) some covered by TPO4 (Chorley) 2003. Approved October 2006

**06/01301/FUL** - Erection of electric substation to serve approved residential development. Approved.

**07/00538/FUL** - Proposed amendments to approved layout 9/02/00680/REMAJ. House type substitution to plot 25. Approved

**07/01051/FULMAJ** - House type substitutions, the erection of 3 additional dwellings and minor revisions to roads serving plots 84 - 161. Part amendment to the originally approved layout ref 9/02/00680/REMAJ (site area 7.83 hectares). Approved.

**09/00749/FULMAJ** - Erection of 37 dwellings (amendment to layout, design, landscaping and external appearance approval as part of planning approval 02/00680/REMAJ). Approved.

**10/00820/FULMAJ** - Amendment to siting, design, landscaping and external appearance of planning consents 09/00749/FULMAJ and 02/00680/REMAJ for residential development of site. Approved.

**11/00431/DIS** - Application to discharge conditions attached to planning permission no. 10/00820/FULMAJ which permitted the erection of 163 dwellings on part of the site. Pending Consideration.

**11/00432/DIS** - Application to discharge conditions attached to planning permission no. 09/00749/FULMAJ which permitted the erection of 37 dwellings on part of the site. Pending Consideration.

**Recommendation: Permit (Subject to Legal Agreement)  
Conditions**

1. 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.*

2. 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.*

3. No development shall take place until details of the proposed surface water drainage arrangements have been submitted to and approved by the Local Planning Authority in writing. No part of the development shall be occupied until the approved surface water drainage arrangements have been fully implemented.

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

4. Before any development hereby permitted is first commenced the temporary protective metal fencing along the full length and both sides of Black Brook shall have been erected in accordance with the approved details. The fencing, thereafter, shall remain in place at all times during the course of the permitted development being carried out, unless otherwise agreed in writing by the Local Planning Authority.

*Reason: To protect the watercourse and prevent debris and construction material from encroaching into this area and in accordance with Policy EP17 of the Adopted Chorley Borough Local Plan Review.*

5. The development hereby permitted shall be carried out in accordance with the approved scheme for the provision and implementation of a surface water regulation system to limit surface water run off from the completed development to existing rates.

*Reason: To reduce the increased risk of flooding and in accordance with Government advice contained in PPS25: Development and Flood Risk.*

6. Prior to the commencement of the development full details of the predicted energy use of the development expressed in terms of carbon emissions shall be submitted to and 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. 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 and Supplementary Planning Document*

7. Before the development hereby permitted is first commenced there shall have been submitted to and approved in writing by the Local Planning Authority a method statement for providing protection to protected species during the course of the development and a ten year plan (including provision for protecting all protected species and their habitats) for the maintenance and management of all areas other than garden curtilages and highways. Thereafter, the approved method statement and ten year maintenance and management plan shall be fully complied with and implemented in full.

*Reason: In the interests of the visual amenities of the development, the amenities of future residents and nature conservation and in accordance with Policies GN5 and EP4 of the Adopted Chorley Borough Local Plan Review and Government advice contained in PPS9.*

8. 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.*

9. Prior to the commencement of the development hereby permitted, full details of the measures to be taken to mitigate flooding shall be submitted to and approved in writing by the Local Planning Authority in liaison with the Environment Agency. The development shall only thereafter be carried out in accordance with the approved flood mitigation measures which shall be retained and maintained as such at all times thereafter.

*Reasons: To minimise flood risk and in accordance with Policy No. EP19 of the Adopted Chorley Borough Local Plan Review and PPS25.*

10. The approved plans are:

| Plan Ref.         | Received On:               | Title:                                 |
|-------------------|----------------------------|--|
| -----             | 6 <sup>th</sup> June 2011  | Location Plan                          |
| HB155/PL02 Rev QQ | 26 <sup>th</sup> July 2011 | Proposed Site Plan                     |
| N155/P/HTWHA/01   | 6 <sup>th</sup> June 2011  | Wharfdale Elevations                   |
| N155/P/HTWHA/02   | 6 <sup>th</sup> June 2011  | Wharfdale Floor Plans                  |
| N155/P/HTDID/01   | 6 <sup>th</sup> June 2011  | Didsbury Floor Plans                   |
| N155/P/HTDID/02   | 6 <sup>th</sup> June 2011  | Didsbury Elevations                    |
| N155/P/HTCAP/01   | 6 <sup>th</sup> June 2011  | Capesthorpe Floor Plans                |
| N155/P/HTCAP/02   | 6 <sup>th</sup> June 2011  | Capesthorpe Elevations                 |
| N155/P/HTWOR/01   | 6 <sup>th</sup> June 2011  | Worseley Floor Plans                   |
| N155/P/HTWOR/02   | 6 <sup>th</sup> June 2011  | Worseley Elevations                    |
| N155/P/HTWIL/01   | 6 <sup>th</sup> June 2011  | Willington Floor Plans                 |
| N155/P/HTWIL/02   | 6 <sup>th</sup> June 2011  | Willington Elevations                  |
| N155/P/HTSTR/02   | 6 <sup>th</sup> June 2011  | Stratford Floor Plans                  |
| N155/P/HTSTR/01   | 6 <sup>th</sup> June 2011  | Stratford Elevations                   |
| N155/P/HTSUTT/02  | 6 <sup>th</sup> June 2011  | Sutton Floor Plans                     |
| N155/P/HTSUTT/01  | 6 <sup>th</sup> June 2011  | Sutton Elevations                      |
| N155/P/HTWIN/02   | 6 <sup>th</sup> June 2011  | Winster Floor Plans                    |
| N155/P/HTWIN/01   | 6 <sup>th</sup> June 2011  | Winster Elevations                     |
| N155/P/HTMT/02    | 6 <sup>th</sup> June 2011  | Moreton Floor Plans                    |
| N155/P/HTWMT/01   | 6 <sup>th</sup> June 2011  | Moreton Elevations                     |
| N155/P/HTBOL/01   | 6 <sup>th</sup> June 2011  | Bollington Floor Plans                 |
| N155/P/HTBOL/02   | 6 <sup>th</sup> June 2011  | Bollington Elevations                  |
| N155/P/HTDH/02    | 6 <sup>th</sup> June 2011  | Dunham Floor Plans                     |
| N155/P/HTDH/01    | 6 <sup>th</sup> June 2011  | Dunham Elevations                      |
| N155/P/HTAPP/02   | 6 <sup>th</sup> June 2011  | Appleton Floor Plans                   |
| N155/P/HTAPP/01   | 6 <sup>th</sup> June 2011  | Appleton Elevations                    |
| N155/P/HTBRA/02   | 6 <sup>th</sup> June 2011  | Bramhall Floor Plans                   |
| N155/P/HTBRA/01   | 6 <sup>th</sup> June 2011  | Bramhall Elevations                    |
| N155/P/HTSTAU/02  | 6 <sup>th</sup> June 2011  | Staunton Floor Plans                   |
| N155/P/HTSTAU/01  | 6 <sup>th</sup> June 2011  | Staunton Elevations                    |
| GR2-1             | 6 <sup>th</sup> June 2011  | Detached Garage Details Gable Roof     |
| GR1               | 6 <sup>th</sup> June 2011  | Detached Garage Details Pyramid Garage |
| F2-3              | 6 <sup>th</sup> June 2011  | Standard Screen Wall Detail 2          |
| F2-1              | 6 <sup>th</sup> June 2011  | Standard Screen Wall/Fence Detail      |
| F1-1              | 6 <sup>th</sup> June 2011  | Standard Screen Fence Details 1        |

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

11. 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.*

12. The development hereby permitted shall be carried out in accordance with the approved details of the measures to be taken, during the period of construction, to prevent mud and other debris being carried onto the public highway by vehicles leaving the site. The agreed measures shall be implemented in full before commencement of the development and retained in operation until such time as the development is complete.

*Reasons: In the interests of highway safety and in accordance with Policy TR4 of the Adopted Chorley Borough Local Plan Review.*

13. All vehicles entering and leaving the site in connection with the construction of the development hereby permitted shall only do so via the new access road and canal bridge permitted under planning permission 9/98/00208/FUL, unless otherwise agreed in writing by the Local Planning Authority.

*Reason: In the interests of highway safety and the amenities of local residents and in accordance with Policy TR4 of the Adopted Chorley Borough Local Plan Review.*

14. The site shall be remediated fully in accordance with recommendations made in the Ground Investigation and Remediation Statement Ref: 588/02 Chorley, Crosse Hall Mill Farm (May 2004) by Woodford Consulting Engineers Ltd.

*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 and in accordance with Government advice contained in PPS23: Planning and Pollution Control*

15. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the Method Statement detailing how this unsuspected contamination shall be dealt with.



*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 and in accordance with Government advice contained in PPS23: Planning and Pollution Control.*

16. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (Schedule 2, Part 1, Classes A to E) (as amended), 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.*

17. The development hereby permitted shall not commence until full details of the colour, form and texture of all external facing materials to the proposed building(s) (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.*

18. 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.*

19. 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.*

20. Prior to the commencement of the development details of appropriate mitigation measures to prevent pollution of the waterway during and after the construction of the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The development thereafter shall be implemented in accordance with the approved details.

*Reason: In order to avoid contamination of the waterway and ground water from wind blow, seepage or spillage at the site. In accordance with Policy EP5 of the Adopted Chorley Borough Local Plan Review.*