

Item 4g **12/01060/FUL**

Case Officer **Caron Taylor**

Ward **Adlington & Anderton**

Proposal **Demolition of existing buildings and erection of 6 no. dwellings and conversion of existing office to bungalow with on site parking.**

Location **Land 20M West of 6 Ellerbeck View Castle House Lane Adlington Lancashire**

Applicant **Mr S Ashburn**

Consultation expiry: **19 December 2012**

Application expiry: **14 January 2013**

Proposal

1. Demolition of existing buildings and erection of 6 no. dwellings and conversion of existing office to bungalow with on-site parking.

Recommendation

2. It is recommended that this application is approved subject to a legal agreement.

Main Issues

3. The main issues for consideration in respect of this planning application are:
 - Background information
 - Principle of the development
 - Density
 - Levels
 - Impact on the neighbours
 - Design and Layout
 - Open Space
 - Trees and Landscape
 - Ecology
 - Flood Risk
 - Traffic and Transport
 - Public Right of Way
 - Contamination and Coal Mines
 - Drainage and Sewers

Representations

4. One letter setting out concerns has been received from 21 Castle House Lane:
 - Plots 5 and 6 will back onto the rear of their property and into the wooded area protected by a Tree Preservation Order, therefore causing noise and intrusion and loss of privacy. The rear of plot 5 appears to intrude greatly into the TPO wooded area and therefore causes concern about the protection of these trees;
 - At present there are seven leylandii against their fence (rear of number 6 on site plan), approximately 150 -170ft high whilst they shield some of the eyesore of the existing buildings they are now of such a height that there is no foliage at the bottom of the trees and therefore no screening. They ask that before any works start that these trees are removed and replaced by a different species in order to maintain some privacy but so as not to impact on light from the west into the rear gardens of nos. 17-21 Castle House Lane;
 - There should be some provision for visitor parking as it is becoming difficult to access their

drive due to vehicles belonging to nos. 1-6 Castle House Lane therefore compromising highway safety;

- In principle the plans can only be an improvement for the residents of Ellerbeck View and Castle House Lane providing that the removal of large vehicles is permanent and that site access from Castle House Lane is for residents only.
5. One letter has been received which states that the site looks a tip at the moment. Any development of the site would lead to an increase in Traffic using Park Road which is already congested.
 6. Adlington Town Council has the following objections to the application:
 - The only access to the site is via Park Road. This road is already congested and over-capacity and this was recognised in the recent consultation document for the new Chorley Local Plan. This development would require access for an additional 14 cars and other service vehicles
 - The application states that the site is contaminated. The Council would like reassurance that adequate measures would be taken to remedy this if the development were to go ahead.

Consultations

7. The Environment Agency

Have no objection in principle to the proposed development but state that the proposed development is adjacent to the Castle House Farm Sand Quarry which is actively gassing and where gas monitoring is carried out. The landfill is inert but there is most likely a historical issue with the dumping of biodegradable materials in the landfill leading to the gas problem. They recommend that Chorley Environmental Health team are consulted in relation to this matter to ensure that any risks to human health associated with migrating landfill gas are addressed [this has been done – see comments of Chorley’s Contaminated Land Officer].

8. The Architectural Design and Crime Reduction Advisor

Crime in the area within a 12 month period of 20/11/11 to 20/11/12 includes burglary, criminal damage to houses and vehicles and theft from vehicles. Having studied the plans and looked into crime patterns in the area, they have made observations and recommendations in relation to crime prevention/reduction at the proposed development. These include recommendations that the doors and windows should be to a minimum standard.

9. They advise changing the parking areas slightly for properties so each properties parking is in the plot of immediately in front of it as, natural surveillance of the parking area is essential to guard against car crime and the most efficient surveillance is from the property it relates to as they have the most interest as to what happens there. Parking bays should be marked so it is clear which space is intended for which property to avoid neighbour disputes over parking places. They also advise that to prevent access into the rear of plots fencing should be 1.8m and where there is access to the rear of the properties, a 1.8m close boarded gate should be installed. They advise against alleyways but if there is it should be lockable from the inside as should the gates to individual gardens.

10. Lancashire County Council (Highways)

There is strong local concern for traffic and congestion on Park Road owing to on-street car parking arrangements and the fact that Park Road is a single point of entry into the area. However in this instance the residential development is likely to result in negligible residual/net increase in traffic generation owing to existing consented traffic movements generated by the industrial buildings (haulage yard). The removal of the large vehicles from the site will also in effect help to deliver environmental improvements to the area. In this respect they have no highway objection to the proposed development in principle.

11. In terms of the internal layout, there is sufficient manoeuvring space and the car parking provision is in accord with the preferred car parking standards. As such the internal layout is acceptable.

12. Public Right of Way 13 runs through the site and should not be affected by the proposals.
13. **Chorley's Waste & Contaminated Land Officer**
State they have reviewed the Geo-environmental assessment report dated October 2012 submitted with the application (Ref: RW/C2083/3279) and are generally satisfied with it. There are slightly elevated levels of contaminants to be addressed via a clean cover system in garden and soft landscaped areas and further investigation is required in areas where buildings were not demolished at the time of investigation. They also note the ground gas monitoring programme must be completed. This is particularly important given the presence of several landfilled areas in the vicinity of the site. There are several recommendations for further investigation work relating to completion of the groundwater and ground gas monitoring programme; further ground investigation work once the site has been demolished and confirmation of remedial works and subsequent validation. They therefore they suggest a condition in relation to this.
14. **Chorley Planning Policy**
Amenity greenspace
Local Plan Policy HS21 sets a standard of 0.45 hectares per 1,000 population. There is currently a deficit of provision in Adlington in relation to this standard, a contribution towards new provision is therefore required from this development. The amount required is £85 per dwelling.
15. Provision for children/young people (equipped play area)
Local Plan Policy HS21 sets a standard of 0.25 hectares per 1,000 population. There is currently a deficit of provision in Adlington in relation to this standard, a contribution towards new provision is therefore required from this development. The amount required is £426 per dwelling.
16. Playing Pitches
A Playing Pitch Strategy was published in June 2012 which identifies a Borough wide deficit of playing pitches but states that the majority of this deficit can be met by improving existing pitches. A financial contribution towards the improvement of existing playing pitches is therefore required from this development. The Playing Pitch Strategy includes an Action Plan which identifies sites that need improvements. The financial contribution required is £868 per dwelling.
17. The total financial contribution required from this development (7 dwellings) is as follows:
Amenity greenspace £595, equipped play areas £2,982, playing pitches £6,076 a total of £9,653.
18. **Lancashire County Council (Public Rights of Way)**
Have no objection to the amended plans.
19. **Ramblers**
Adlington Footpath No 13 runs along the boundary. The current route of the footpath is not well defined. Ramblers have no objection to the development provided the definitive footpath is clearly marked with way markers and a sign post at the end of Castle House Lane. It is not clear from the site plans where the animal welfare shelter is to be situated.

Assessment

Background Information

20. The site is at the head of Castle House Lane. Adlington. It is a yard with a range of buildings uses for workshop, store and office use with a gated access off the end of Castle House Lane. There are a number of existing buildings on the land including a brick site office, 'nissen' type building, a steel portal frame warehouse/agricultural building, a shed and a pre-fabricated toilet block.
21. The land immediately to the north bounding with the application site is an open yard that is outside the application site and has its own access off Castle House Lane and is also owned by the applicant. This has a small stable block, sand paddock and animal welfare shelter sited on

it.

22. The land surrounding the two yards to the north, west and south has been used for mineral extraction and landfilling. There is an access road connecting the open yard with Wigan Lane to the west, referred to throughout this report as the 'haul road'.
23. Public right of way 13 (Adlington) is on the northern boundary of the site.
24. The site has a complicated planning history. In 1977 former permissions for working sand at Castle House Farm were superseded by a planning permission (ref: 9/77/407) that included an agreement that all access be from Wigan Lane. Further planning permission in 1990, 1996 and 1997 for landfill operations included requirements for the restoration of the site including the access to Wigan Lane. Permission for offices in connection with the sand and gravel extraction was granted in 1995. It is clear from the history of the site that the existing 'nissen' type building on the site is unlawful and there is an extant enforcement notice for its removal that came into force in 2000.
25. The yard area was originally to be used as part of the extraction and landfilling operations, however it became apparent that it was being used to run a separate business un-associated with this. The Council issued an Enforcement Notice in 2001 relating to an unauthorised change of use of the land from land used for ancillary operation relating to mineral extraction and tipping operations to a mixed use of land for ancillary operations and use as an un-associated depot for the parking, repair and maintenance of good vehicles and contractors' plant and machinery. This went to appeal in 2004.
26. Before the appeal was determined a lawful development certificate was issued by the Council in 2003 (ref: 02/01207/CLEUD) for the hiring, repair and maintenance of contractor's plant and machinery on the site. The repair and maintenance of good vehicles is also lawful on the site (having been confirmed by the enforcement appeal decision in 2004 (ref: EN560). Access for these uses is via Castle House Lane, with no restrictions on them.

Principle of the development

27. The south and west parts of the application site are within the settlement boundary of Adlington. The north part of the site that has the existing office building on it and the yard area in front of it to where it meets the access to Castle House Lane are in the Green Belt.
28. The proposal is to construct six properties, one pair of semi-detached houses and a row of four terraced properties. In addition, the existing site office will be converted to a bungalow.
29. Although the site is an employment site which the Council generally seek to retain through various planning policies, it has been the subject to complaints and enforcement action over the years in relation to heavy good vehicles (HGVs) using Castle House Lane and Park Road. There are currently has eight HGVs operating from the site as well as pick-ups and staff vehicles. The proposal would see the permanent removal of the use and buildings (apart from the site office to be converted) and remove the associated vehicles from Castle House Lane and Park Road. There are no limits on the days or hours of the use or on the operation or the types of repairs that can be undertaken. Removal of a problematic site and its associated traffic is seem as a material consideration that weights strongly in favour of allowing the application event though it would result in the loss of a small employment site. It is considered the environmental and amenity benefits that would be brought to Castle House Lane and Park Road outweigh the loss of an employment site.
30. Although part of the site is in the Green Belt the application proposed to convert the existing building to a bungalow, rather than construct a new one. Conversion of buildings in the Green Belt is acceptable in policy terms providing he building is of substantial construction worthy of conversion, which it is. Although the access point and some of the parking and turning areas, as well as the garden of the bungalow would be in the Green Belt it is not considered that these would have more impact that the current use of the site as a yard, with its associated storage and parking of vehicles. The proposal is therefore considered acceptable in principle and will bring benefits to the area, mainly on traffic grounds than the current use of the site.

Density

31. The site would be developed at a density of 35 dwellings per hectare. This is considered appropriate to the area and an efficient use of land.

Levels

32. The site is relatively flat but drops away to the west beyond the existing site office. Finished floor levels are shown on the amended plans and they are not greater than 0.5m above ground level therefore the Council's interface distances do not need to be increased and are considered acceptable.

Impact on the neighbours

33. The nearest properties are the row of six terraced properties known as Ellerbeck View at the head of Castle House Lane. The end terrace (number 6) closest to the proposed row of four new terraced properties is owned by the applicant.
34. The main impact of the proposal will be from the two semi-detached properties proposed on plots 5 and 6 to the rear of Ellerbeck View, side onto the rear gardens of these properties. These properties have small rear gardens and all have single storey extension on the rear. Number 4 has a large single storey extension on almost reaching the bottom of its garden covering approximately half the width. There is an alleyway between the bottom of the gardens and the application site behind all of the properties except numbers 5 and 6.
35. The Council's interface distances require there to be 12m between first floor windows and a blank wall. In this case there will be 14m between the first floor windows of the properties on Ellerbeck View and the side of the proposed semi-detached properties which complies with this guideline. The proposed property on plot 6 will only have secondary windows in at first floor level serving bathrooms. Obscure glazing of these windows can be secured by condition.
36. There will also be 11.5m between the first floor windows of the proposed properties and the rear garden of the prospered property on plot 6 which exceeds the Council's interface distance of 10m.
37. The front windows of plots 5 and 6 will face towards the rear garden of plot 4 but there will be 11.5m between these windows and the boundary. The windows in the rear of these properties will face towards the side of 21 Castle House Lane and its garden, however there will be a minimum of 13m from the rear first floor windows and the boundary. Both these distance exceed the interface distance of 10m and are therefore considered acceptable.
38. The proposed terraced properties on plots 1-4 and the bungalow (converted from the site office) will face into what is the existing yard and will not have any windows in the front or rear facing towards other properties.

Design and Layout

39. The site office will be converted to a bungalow. This building is of red brick construction with a slate, fully hipped roof and it is considered the conversion will sit comfortably alongside new build properties subject to the materials of the other properties being approved by condition to draw the scheme together.
40. The four terraced properties on plots 1-4 will reflect the row of terraces at Ellerbeck View, but set further back from Castle House Lane, while the semi-detached properties will be positioned behind the existing terraces and therefore not readily visible in the streetscene.
41. The Police Architectural Liaison Officer made a number of recommendations in relation to the layout. Amended plans have been received amending the layout of the parking so the spaces for the properties are in front of dwellings to ensure natural surveillance. An alleyway is proposed but this is shown to be gated as recommended.
42. The proposal is therefore considered acceptable in terms of design and layout in relation to Policy HS4 of the Local Plan and Policy 17 of the Core Strategy subject to conditions.

Open Space

43. Planning policy advise that there is a shortage of amenity greenspace, provision for children/young people (equipped play area) and playing pitches in accordance with Local Plan Policy HS21. A contribution towards these is therefore needed to be secured by a Section 106 agreement.

Trees and Landscape

44. A tree report accompanies the application. The main tree on the site is an Oak tree immediately to the west of the access point with Castle House Lane. A Tree Preservation Order has been placed on this tree during the application process – TPO 7 (Adlington) 2012. It will be retained as part of the scheme but it is proposed to crown lift it to 6m to avoid damage by vehicles during construction. The works and impact to this tree are considered acceptable subject to appropriate tree protection measures.
45. There is an existing woodland Tree Preservation Order – TPO 10 (Adlington) 1995 on trees that are outside the site but bound with it to the south and west. The root protection areas of some of these trees are within the application site. The tree survey proposed no work t these trees and it is considered they can be suitably protected during construction by condition.
46. There are a number of mature conifers on the boundary with 21 Castle House Lane. These are shown to be retained on the site plan but would not warrant a Tree Preservation Order. The proposed plans show a 1.8m high close boarded fence on the boundary with this property and this is considered sufficient to protect the amenities of the adjoining property.
47. A landscaping scheme will be the subject of a condition.

Ecology

48. An ecology survey accompanies the application which concludes that there is no evidence of roosting bats or nesting birds but there is potential habitat value for them in certain features on the site. There therefore remains a low risk that the proposed work could have a negative impact unless appropriate precautions are applied. In addition, Adjacent to site boundary there is woodland to the south and west and the tree canopies overhang into the site, so it is likely that roots also extend into the site.
49. The report recommends conditions in relation to tree protection and precautionary measures in relation to bats and breeding birds
50. No evidence of Barn owls and there is negligible habitat value for them on site so there is no risk of significant negative impacts and as such no further actions or precautions are required.
51. The report also suggests Opportunities for biodiversity retention and enhancement. Although these are not necessary to make the development acceptable they will be included as an informative note on any permission.
52. Subject to the above the application is considered acceptable in relation to ecology.

Flood Risk

53. The site is not within a Flood Zone as identified by the Environment Agency and is less than 1 hectare in size. A flood risk assessment is not therefore required.

Traffic and Transport

54. There are eight heavy goods vehicles that operate from the site as well as pick-ups and staff vehicles. It is considered that residential traffic generated from seven dwellings will be beneficial to both Castle House Lane and Park Road. LCC Highways have no objection and agree that the scheme will be beneficial to the area.
55. In addition, there is an existing haul road from the open yard to the north of the site that is in the ownership of the applicant that leads to the sand quarry site. Traffic from the quarry is required to use Wigan Road, however the applicant has agreed as part of this application to block off

this access so that no vehicles to or from it will be able to use Castle House Lane. This will also ensure that future residents of the proposed properties are will not have traffic passing close to their dwellings. A condition will be applied requiring as scheme for closure of this access to vehicles to be submitted and agreed with the Council before implementation.

56. The proposed properties are all have three bedrooms and will all have two off-road parking spaces in line with the Council's parking standards. Two visitor spaces are also provided within the site.
57. The proposal is considered acceptable in relation to traffic and transport in accordance with Policy TR4.

Public Right of Way

58. Public Right of Way 13 runs along the north boundary of the site. The Right of Way cannot currently be walked on its definitive line on the site as it is blocked by a tank and storage. Amended plans have been received so that the layout allows the definitive route of the Public Right of Way to be restored through the site. Although the applicant advises they may apply for a diversion in the future this cannot be controlled or approved through the planning system. LCC Public Rights of Way Officer has viewed the amended plans and they have no objection to the proposal. The proposal is therefore considered acceptable in this respect in accordance with Policy LT10.

Contamination and Coal Mines

59. A contaminated land report has been submitted with the application. In line with the comments of the Council's Contaminated Land Officer a condition will be applied relating to further investigation any remedial works and subsequent validation.
60. The site is in within a Development Low Risk Area as identified by the Coal Authority. This requires an informative note to be placed on any permission.

Drainage and Sewers

61. The application proposed to utilise mains foul and surface water drainage. A condition will be applied to any permission requiring a scheme to be submitted to the Council for approval.

Code Level

62. Policy 27 of the Council's Core Strategy requires new dwellings to be built to Level 4 of the Code for Sustainable Homes, which will increase to Level 6 in 2016. A condition will therefore be imposed securing this requirement to ensure the development meets this policy.

Overall Conclusion

63. The application is recommended for approval subject to conditions and a Section 06 legal agreement.

Planning Policies

National Planning Policies:

NPPF

Adopted Chorley Borough Local Plan Review

Policies: DC1, GN1, TR4, HS21, EP9, LT10

Joint Core Strategy

Polices 17 and 27

Planning History

The site has an extensive planning history, please see Background Information section of this report.

**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.HS4 of the Adopted Chorley Borough Local Plan Review and Policy 17 of the Core Strategy.
2. 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) and full details of the hardground surfacing materials to be used (notwithstanding any details shown on the previously submitted plan(s) and specification) have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out using the approved materials.
Reason: To ensure that the materials used are visually appropriate to the locality and in accordance with Policy Nos. HS4 of the Adopted Chorley Borough Local Plan Review and Policy 17 of the Core Strategy.
3. 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 interests of the amenity of the area and in accordance with Policy No.HS4 of the Adopted Chorley Borough Local Plan Review and Policy 17 of the Core Strategy.
4. The dwellings hereby permitted on plots 1-6 shall be constructed to achieve the relevant Code for Sustainable Homes Level required by Policy 27 of the Core Strategy (Level 4 for all dwellings commenced from 1 January 2013 and Level 6 for all dwellings commenced from 1st January 2016).
Reason: To ensure the development is in accordance with the NPPF and in accordance with Policy 27 of the adopted Core Strategy.
5. 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 showing how the development will meet the required Level of the Code for Sustainable Homes. The development shall be carried out entirely in accordance with the approved assessment and certification. Within 6 months of occupation of the final dwelling a Final Code Certificate shall be submitted to the Local Planning Authority.
Reason: To ensure the development is in accordance with the NPPF and in accordance with Policy 27 of the adopted Core Strategy.
6. The development hereby permitted shall be carried out in accordance with the following approved plans:

Plan Ref.	Received On:	Title:
2137/PL/01/D	21 January 2013	Location and Site Plan
2137/PL/02	2 November 2012	Terraced Properties 1-4

2137/PL/03/A
2137/PL/04

11 December 2012
2 November 2012

Semi-detached Properties Plots 5/6
Bungalow Conversion

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

7. 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.
8. During the construction period, all trees to be retained shall be protected by 1.2 metre high fencing as specified in paragraph 8.2.2 of British Standard BS5837: 2012 Trees in Relation to Design, Demolition and Construction 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. This shall include the trees that bound the site to the south and west. No construction materials, spoil, rubbish, vehicles or equipment shall be stored or tipped within the area(s) 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 and HT9 of the Adopted Chorley Borough Local Plan Review.
9. In advance of the demolition of Structure 6 (numbered as per the Ecology report submitted with the application), the Ivy must be stripped off the walls and roof of this structure in winter (i.e. between November and the end of February) when bats are least likely to be present and birds will not be using it for nesting at this time. In relation to Structure 3 (numbered as per the Ecology report submitted with the application), demolition of this buildings should take place in winter to avoid hibernating bats and nesting birds. If demolition of this building is to take place outside this time then the following steps must be undertaken:
- Initially the corrugated roof sheets must be removed carefully, by hand;
 - Prior to commencing, the roofing workers must be instructed to check for evidence of roosting bats, and/or accumulations of bat droppings underneath the features they are stripping, and/or for colonisation of breeding birds;
 - Once the corrugated roofing sheets (and walls) have been removed, any breeze block walls must then be left standing undisturbed for at least one dry and mild night (>8° Celsius), so that if any bats are on or within the wall-tops then they can escape by night;
 - In the unlikely event of a bat (or an accumulation of bat droppings) being discovered at any time during the demolition, the work is to temporarily cease whilst an experienced bat ecologist is contacted for guidance and assistance;
 - If it is necessary to capture a bat to remove it to safety, this should be undertaken with gloves or a light cloth, capturing the bat and containing it in a box, with small holes for ventilation, whilst the advice of the bat worker is sought. Thereafter, following the on-site advice of the bat worker will ensure there is no breach of the legislative protection afforded to roosting bats;
 - If any occurrences of breeding birds are detected, the nest(s) must be left undisturbed until the chicks have fledged, at which point the work can take place.
- Reason: Bats are a protected species. To avoid injuring or killing any bats and in accordance with Policy EP4 of the Adopted Local Plan and the NPPF.*
10. The Geo-environmental assessment report dated October 2012 (Ref: RW/C2083/3279) gives several recommendations for further investigation work and for remedial measures, as detailed in section 10 of the report. Due to the size of development and sensitive end-use (residential housing with gardens), no development shall take place until:
- a. a methodology for investigation and assessment of ground contamination has been submitted to and agreed in writing with the Local Planning Authority. The investigation and assessment shall be carried in accordance with current best practice including British Standard 10175:2011 'Investigation of potentially

contaminated sites - Code of Practice'. The objectives of the investigation shall be, but not limited to, identifying the type(s), nature and extent of contamination present to the site, risks to receptors and potential for migration within and beyond the site boundary;

- b. all testing specified in the approved scheme (submitted under a) and the results of the investigation and risk assessment, together with remediation proposals to render the site capable of development have been submitted to the Local Planning Authority;
- c. the Local Planning Authority has given written approval to any remediation proposals (submitted under b), which shall include an implementation timetable and monitoring proposals. Upon completion of remediation works a validation report containing any validation sampling results shall be submitted to the Local Authority. Thereafter, the development shall only be carried out in full accordance with the approved remediation proposals.

Should, during the course of the development, any contaminated material other than that referred to in the investigation and risk assessment report and identified for treatment in the remediation proposals be discovered, then the development should cease until such time as further remediation proposals have been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved proposals.

Reason: To protect the environment and prevent harm to human health, by ensuring the site is suitable for the proposed end-use, in accordance with Paragraph 121 of the National Planning Policy Framework.

11. No development shall take place until a scheme for the blocking of the access to the existing haul road from the open yard to the immediate north of the application site (that gives access to the sand quarry site) has been submitted to and approved in writing by the Local Planning Authority. The scheme shall give details of how the access point from the yard to the haul road will be permanently blocked to prevent vehicular traffic gaining access to the haul road. The access shall be blocked in accordance with the approved details before occupation of the first dwelling hereby permitted and shall remain blocked as per the approved details in perpetuity.

Reason: Weight has been given to the environmental benefits of the scheme in terms of the reduction in traffic to Castle House Lane and Park Road. Also, in the interests of the amenity of the properties hereby permitted and the and in accordance with Policy No.TR4 of the Adopted Chorley Borough Local Plan Review.

12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order, with or without modification), no windows/dormer windows other than those expressly authorised by this permission shall be inserted or constructed at any time at first floor level or above in the north-northeast elevation of the dwelling on plot 6 hereby permitted.

Reason: To protect the amenities and privacy of the adjoining properties at Ellerbeck View and in accordance with policy HS4 of the Adopted Chorley Borough Local Plan Review.

13. All windows in the first floor of the north-northeast elevation of the dwelling hereby permitted on Plot 6 hereby shall be top hung and fitted with obscure glass and obscure glazing shall be retained at all times thereafter. The obscure glazing shall be to at least Level 3 on the Pilkington Levels of Privacy, or an equivalent level of obscurity.

Reason: In the interests of the privacy of occupiers of neighbouring property and in accordance with Policy Nos. GN5 and HS4 of the Adopted Chorley Borough Local Plan Review.

14. No dwelling shall be occupied until all fences and walls shown in the approved details, have been erected in conformity with the approved details.

Reason: To ensure a visually satisfactory form of development and to provide reasonable standards of privacy to residents and in accordance with Policy No.HS4 of the Adopted Chorley Borough Local Plan Review.

- 15. The alleyway serving the rear of plots 1-4 shall be gated at as shown on the approved plans prior to the occupation of any of these plots.**
Reason: To provide security to the residents of these properties and in accordance with Policy No.HS4 of the Adopted Chorley Borough Local Plan Review.
- 16. Before the development hereby permitted is first occupied, the car parking spaces and vehicle manoeuvring areas shall be surfaced or paved, drained and marked out all in accordance with the approved plan(s). The car park and vehicle manoeuvring areas shall not thereafter be used for any purpose other than the parking of and manoeuvring of vehicles.**
Reason: To ensure adequate on site provision of car parking and manoeuvring areas and in accordance with Policy No. TR4 of the Adopted Chorley Borough Local Plan Review.
- 17. The development shall only be carried out in accordance with the Finished Floor Levels shown on the approved site layout plan ref: 2137/PL/01/D.**
Reason: To protect the appearance of the locality, in the interests of the amenities of local residents and in accordance with Policy Nos. GN5 and HS4 of the Adopted Chorley Borough Local Plan Review.