

Item 4f **13/00753/FULMAJ**

Case Officer **Mr David Stirzaker**

Ward **Clayton-le-Woods West And Cuerden**

Proposal **Part revision of planning permission no. 12/01081/FULMAJ to amend plots 5-7 and 19-34 to change dwelling types and increase dwelling numbers from 38 to 44**

Location **Land West Of Cypress Close Clayton-Le-Woods**

Applicant **Rowland Homes**

Consultation expiry: 27 September 2013

Application expiry: 19 November 2013

Proposal

1. Members will recall that an application on this site (12/01081/FULMAJ) for 38 dwellings was reported to Development Control Committee on 26th March 2013 wherein the application was approved. The site therefore has the benefit of an extant planning permission which has established the 'principle' of residential development on this site.
2. This application seeks planning permission for a part re-plan of the site which also incorporates the erection of 6 additional dwellings although the actual road layout of the site is the same as approved. Also, no changes are proposed to plots 1 to 4, 9 to 19 and 41 to 44. The amended scheme comprises a more varied mix of dwelling types comprising 11 no. 2 and 3 bedroom terraced properties, 4 no. 3 bedroom semi-detached properties, 11 no. 3 bedroom detached properties and 16 no. 4 bedroom detached properties.
3. The site comprises an open field which slopes gently from east to west. The boundaries of the site are defined by existing hedgerows and mature trees, 2 of which on the east boundary are the subject of a Tree Preservation Order. As per the approved scheme, the proposed site layout incorporates the retention of the boundary trees and hedgerows. There is also a pond in the south western corner of the site which is to be retained and incorporated into the casual on site open space. A further area of casual on site open space is also to be provided at the north western edge of the site.
4. The application site is part of a wider site (Ref No.11/01004/OUTMAJ) for which outline planning consent was sought by Fox Land and Property for a mixed use development incorporating up to 700 dwellings, 40,000sqft of B1 office space, public house/ restaurant, convenience store, community building, single form entry primary school, public open space, highway works and associated works, with all matters reserved save for access. This application is still pending consideration. The adjacent site to the west has the benefit of outline planning permission (Ref No. 10/00414/OUTMAJ) which was granted on appeal. This permission is for residential development and a reserved matters application has recently been approved for the erection of 293 dwellings (13/00138/REMMAJ) submitted by Taylor Wimpey Ltd and David Wilson Homes. The adjoining site is allocated in the emerging Chorley Local Plan under Policy HS1 for housing and employment purposes.

Recommendation

5. It is recommended that this application is granted conditional planning approval subject to a supplemental section 106 agreement.

Main Issues

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

- Principle of the development
- Density
- Levels
- Affordable Housing
- Design & Layout
- Impact on the neighbours
- Open Space
- Trees and Landscape
- Ecology
- Flood Risk
- Traffic and Transport
- Contamination and Coal Mines
- Drainage and Sewers

Representations

7. To date, 6 letters of objection have been received, the contents of which can be summarised as follows: -

- The increase in numbers would add more traffic along Cypress Close and affect road safety
- The roads leading to the site are already hard to navigate due to the number of cars parked on the road
- The mix of house types is not consistent with the area
- Parking on turning heads could cause congestion
- Traffic calming measures are needed on Cypress Close
- Young children live on Cypress Close who ride bikes on the road and the green
- The original intention must have been to build 44 houses
- There will be an impact from noise and a loss of privacy and this will be unacceptable and unbearable
- The extra dwellings should not be allowed
- The kerb has already been damaged by vehicles associated with the works taking place
- The road clearly cannot take the traffic associated with 38 dwellings without compromising safety so 44 dwellings should not be approved

8. To date, no letters of support have been received

Consultations

9. **Clayton Le Woods Parish Council** have no comments.

10. **Lancashire County Council (Ecology)** do not raise any objections to the amended scheme and state that it does not appear that the revisions would result in any additional impacts on biodiversity over and above those identified and addressed as part of the earlier planning approval.

11. **The Environment Agency** do not raise any objections to the amended scheme stating that there are no comments to add to those made in relation to the application for 38 dwellings.

12. **The Architectural Design and Crime Reduction Advisor** reiterates previous comments and states that during the period 06/12/2011 to 06/12/2012 there have been reports of criminal activity in the immediate vicinity of this location including theft from a vehicle. In order to prevent the opportunity for criminal activity at the proposed development, development should take into consideration the principles of *Secured By Design* in particular Part 2 Physical Security e.g. PAS 24 doorsets and laminated glazing in ground floor windows. Recommendations are also made in relation to minimising the opportunity for crime.

13. **United Utilities** do not raise any objections to the amended scheme subject to the imposition of the same 4 no. planning conditions attached to the permission for the original scheme which require submission of a drainage strategy, surface water drainage details, foul drainage details

and a requirement that no dwellings are constructed within 3m of any existing public sewers and 15m of the wet well of any foul pumping station.

14. **Lancashire County Council (Highways)** do not raise any highway objections to the amended scheme.
15. **Chorley's Waste & Contaminated Land Officer** does not raise any objections to the amended scheme having previously commented that the Phase 1 & 2 Geo-Environmental Site Investigation made an adequate assessment of the site and the conclusion that the site is suitable for development is concurred with. No objections to development proceeding were therefore raised subject to a condition stipulating that should during the course of the development, any contaminated material other than that referred to in the investigation and risk assessment and identified for treatment in the remediation proposals be discovered, then the development should cease until further remediation proposals have been submitted to and approved in writing by the Local Planning Authority.

Assessment

Principle of the development

16. The 'principle' of residential development of this site has been established by virtue of the planning permission granted in March of this year (Ref No. 12/01081/FULMAJ) for 38 dwellings. This application for 6 no. extra dwellings is therefore acceptable 'in principle' subject to the material considerations set out hereinafter.
17. The site is allocated in the emerging Chorley Local Plan by Policy HS1 and in the recently issued partial report following consultations on the main modifications, the Inspector states that because of the very advanced stage in the examination process that the main modifications have reached, significant weight should be attached to all of the policies and proposals of the plan.

Density

18. The application site extends to an area of 1.46 hectares. The provision of 44 dwellings on the site therefore increases the overall density and this now equates to 30 dwellings per hectare. As with the approved scheme, the density of the development is considered to be similar to that of the adjacent modern residential development to the east and south east on Cypress Close, Magnolia Drive and Petunia Close. However, the density of the development is higher than that of Lune Drive to the south which is an older more traditional development.
19. This being the case, it is considered that the density of the development proposed, at 30 dwellings per hectare, is an acceptable one in that it is similar to the density and character of the modern residential estate to the east and south east.

Levels

20. There is a fall in the level of the site from east to west of approximately 3m. The proposed site plan includes proposed slab levels of the dwellings which reflect the fall in the level of the land. There are existing properties to the east and south of the site and the finished floor levels of these properties are detailed on the site plan.
21. The slab levels of the existing properties to the south of the application site on Lune Drive are a maximum of 0.48m higher than any of the dwellings on plots 1 to 6, the nearest proposed dwellings on the site to the existing properties on Lune Drive. The nearest first floor window in the rear elevation of the properties facing the existing properties to the south on Lune Drive is approx. 23m away. This distance is in excess of the 21m distance required by the Council's Spacing Standards.

Affordable Housing

22. The previously approved scheme on the site incorporates 30% affordable housing comprising 11 units which accorded with Policy 7 of the Core Strategy. This latest scheme does not propose an increase in the level of affordable housing and to justify this, the application is accompanied by viability information which seeks to demonstrate that the provision of 30% affordable units as part of the scheme would make the scheme financially unviable.

23. The viability information has been assessed by the Council's property service provider Liberata and it is considered that the costs set out in the viability information are within expected/reasonable assumptions for the current market including construction costs and fees. Liberata suggest that the only potential way to provide an additional affordable housing unit on the site would be to increase the selling price of one of the Belgrave house types. In terms of this issue, the applicant has been asked to provide some additional comparable information on selling prices in the area. The final assessment of the financial viability information will therefore be reported in the Addendum.

Design & Layout

24. The road layout of the site has remained as approved and no changes are proposed to the areas of casual open space. The amended mix of property types will provide a more diverse mix of house types across the site and all of the dwellings are typically modern in design whilst incorporating traditional feature elements so the design and scale of the amended dwelling mix and the plot sizes are still considered to be acceptable as they are similar to the dwellings on Cypress Close and beyond, albeit at a higher density and of a more diverse size mix. However, overall the development will not appear out of character with the adjacent development on Cypress Close and beyond as this also a modern residential development which includes large detached dwellings on generous plots as well as higher density dwellings on Petunia Close which are akin to the semi-detached dwellings now proposed as well as the originally approved affordable dwellings.
25. Throughout the rest of the site, the semi-detached and detached properties face onto the access road which runs up to a turning head adjacent to the north western casual open space area. A secondary road serves plots 8 to 18 in the south western corner of the site.

Impact on the neighbours

26. As previously approved, all of the dwellings which are not being amended comply with the Council's Spacing Standards in terms of distances between the proposed properties and existing properties and as stated, no changes are proposed to plots 1 to 4 so there are no changes in terms of the relationship between these properties and those to the south on Lune Drive. Likewise, no changes are proposed to the affordable dwellings in the south western corner of the site (plots 9 to 19).
27. Some of the interface distances between the proposed properties and to the boundaries had been reduced over what has already been approved. However, amended plans have now been received which address this issue and the internal interface distances are now in line with those originally approved for the 38 dwellings on the site.
28. Plot 5 has also been moved closer to the boundary but its first floor windows will still be 10m from it and 26.5m from the nearest property to the south (19 Lune Drive) and plot 6 will be in excess of 10m from the boundary it faces. However, the semi-detached properties on plots 7 and 8 are to be moved forward 1m to ensure a 10m distance is achieved.
29. An amended plan is to be submitted to address the above issues so an update on these matters will be provided on the addendum.

Open Space

30. The approved site layout plan includes the provision of casual open space in the south western and north eastern corners of the site and no changes are proposed as part of this re-plan application. As per the original permission, a condition is recommended requiring details of how this site will link in with the adjacent site to ensure there is pedestrian permeability between both of the sites.
31. With regards to the 6 extra dwellings proposed on the site as part of the re-plan, under the recently adopted Open Space and Playing Pitch SPD, these necessitate the need for an additional contribution of £14760 which can be broken down as follows: -

Amenity Greenspace

The site is within the accessibility catchment (800m) of an amenity greenspace which is identified as being of low quality and low value in the Open Space Study (site 1954 – off Cypress Close). A contribution towards improvements to this site is therefore required from this development. The amount required is £140 per dwelling.

Provision for children/young people

Emerging Local Plan Policy HS4A sets a standard of 0.08 hectares per 1,000 population. There is currently a deficit of provision in Clayton-le-Woods in relation to this standard, a contribution towards new provision in the settlement is therefore required from this development. The amount required is £134 per dwelling.

Natural and semi-natural Greenspace

The site is located within the accessibility catchment (800m) of an area of natural/semi-natural greenspace identified as being low quality in the Open Space Study (1712 – Spring Meadow) a contribution towards improving the quality of this site is therefore required from this development. The amount required is £557 per dwelling.

Allotments

There is an allotment site within the accessibility catchment (10 mins drive time) of this site that is identified as being of low quality in the Open Space Study (1648 - Rear of Bay Horse, Preston Rd, Whittle-le-Woods) a contribution towards improving the quality of this site is therefore required from this development. The amount required is £15 per dwelling.

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 amount required is £1,599 per dwelling.

32. The total contribution required is therefore £14760.

Trees and Landscape

33. There are trees on the boundaries of the site with 2 no. trees being the subject of a Tree Preservation Order (TPO No. 8 Clayton Le Woods 1996) on the eastern boundary. As per the approved layout plan, the development incorporate the retention of the boundary trees and the dwellings have been proposed taking account of the Root Protection Areas (RPA's) of these retained trees. No changes are proposed to the boundaries of the site and the tree survey recommends the removal of only two trees, one on the southern boundary and one on the western boundary. The trees are described as being of poor quality and suffering from defects.

Ecology

34. The applicant has submitted with the application an updated Extended Phase 1 Habitat Survey and on the basis of this, LCC Ecology have reiterated previous comments which advised that provided no mature trees with potential to support roosting bats will be removed to facilitate this development, then the applicant has submitted sufficient information to enable determination of this application, and mitigation/compensation for impacts on biodiversity can be secured by planning condition.

35. LCC (Ecology) stated that it should be noted that although the Biological Heritage Site (BHS) is designated for amphibians (including great crested newts: European protected species), surveys carried out in support of previous planning proposals have failed to find evidence that great crested newts remain present in this area. It therefore appears reasonably unlikely that the proposals would result in significant impacts on great crested newts or their habitat. The BHS remains of value however, and there is national recognition (e.g. NPPF, Defra Local Sites guidance) of the contribution that these Local Sites make to the maintenance of biodiversity. Thus, and although the majority of the application area appears to comprise agriculturally improved grassland of inherently low biodiversity value, it will be important that impacts on the BHS, hedgerows, ponds and mature trees (and associated wildlife including bats, nesting birds, amphibians, hedgehogs, etc.) are avoided or adequately mitigated/compensated.

36. The proposed site layout does appear to avoid direct impacts on the BHS according to LCC (Ecology). However, habitats within the BHS do not appear to be buffered from the development so appropriate sympathetic management of wildlife habitat will need to be secured for the lifetime of the development through planning conditions.
37. The conditions suggested in relation to the original scheme by LCC (Ecology) require submission of a Method Statement to set out measures to avoid impacts on protected species, a landscaping scheme demonstrating enhancement of the BHS, lighting details with regards to mitigating impacts on bats, details of bat and bird roosting facilities to be incorporated into the development and details of amphibian friendly gully pots that will be incorporated in the development.

Flood Risk

38. The amended application is accompanied by a Flood Risk Assessment. The Environment Agency have been consulted on the application and reiterate the comments made in relation to the application for 38 dwellings wherein no objections are raised subject to conditions requiring full details of surface water drainage based on sustainable drainage principles to be submitted to and approved in writing by the Council, in liaison with the Environment Agency. The drainage strategy will be required to demonstrate that the surface water run-off generated by the development up to and including a 1 in 100 year critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall also include details of how it will be maintained and managed after completion of the development and that it shall subsequently be implemented in accordance with the approved details before the development is completed.

Traffic and Transport

39. As per the approved 38 dwelling scheme, access to the site is to be taken from Cypress Close which at the present time terminates adjacent to a field gate access into the application site. The position of this field gate is the approximate position of the access road into the site which will be formed by continuing Cypress Close. No changes are proposed to the internal road which splits into two cul-de-sacs so do not therefore link through with the adjacent site which is the subject of a reserved matters approval for 293 dwellings (13/00138/REMAJ).
40. In terms of car parking, all of the three bedroom properties which are part of the re-plan benefit from 2 no. driveway parking spaces, notwithstanding the fact they have integral garages. In terms of the only four bedroom dwelling (plot 25) which is part of the re-plan, this benefits from 3 no. parking spaces as the integral garage is sufficiently sized to accommodate a car.
41. Objections on traffic grounds have been raised by some local residents as access to the site is only possible via Cypress Close. However, LCC (Highways) did not raise any objections to the 'principle' of the original development of 38 dwellings nor have any objections been raised to the amended scheme.

Contamination and Coal Mines

42. The application site is outside of an identified coalfield hence does not require the submission of a Coal Mining Risk Assessment. The applicant has however submitted a Phase 1 and Phase 2 Geo-Environmental Site Investigation which the Council's Waste and Contaminated Land Officer has confirmed as being an adequate assessment of the site along with its conclusion that the site is suitable for the development proposed.
43. A recommendation is made that should, during the course of the development, any contaminated material other than that referred to in the investigation and risk assessment 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. This can be made the subject of a planning condition.

Drainage and Sewers

44. United Utilities have not raised any objections to the amended scheme and reiterate previous comments stating that the site must be drained on a separate system, with only foul drainage connected into the foul sewer whilst surface water should discharge to a soakaway/SUDS or directly to a watercourse which may require the consent of the Local Authority. United Utilities also state that surface water should not be allowed to drain to the public sewer network as there are adequate alternatives available to this.
45. United Utilities also state that there is a foul pumping station located to the east of the site and that the developer must ensure that any habitable dwellings are sited at least 15m away from the wet well of the pumping station. This will reduce the risk of odour, noise and vibration pollution to the new dwellings. This distance means that the development would be in line with the standards set out in the document Sewers for Adoption (6th Edition). There are no properties within 15m of the foul pumping station.
46. United Utilities comments are based on the imposition of 4 no. planning conditions which require submission of a drainage strategy, surface water drainage details, foul drainage details and a requirement that no dwellings are constructed within 3m of any existing public sewers and 15m of the wet well of any foul pumping station. Accordingly, conditions covering these matters are recommended.

Section 106 Agreement & CIL

47. The original permission has an associated section 106 agreement to secure the affordable housing on the site and a financial contribution of £49,172 towards the provision of off-site play space, which has now been paid to the Council. In terms of the amenity open space on site, the applicant opted to manage the amenity open space rather than transfer it to the Council and pay a commuted sum so the section 106 agreement sets out the full management and maintenance requirements of the amenity open space.
48. A supplemental agreement is therefore necessary to secure the additional contribution required under the recently adopted Open space and Playing Pitch SPD and to also link the requirements of the original S106 agreement to the latest application.
49. With regards to CIL, the total floor space of the dwellings and garages of the amended scheme is approximately 100m² less than that of the approved scheme. Given there is an extant permission on the site for a development with a greater total floor space, this extant permission is a material consideration and is offset against the amended scheme meaning that no CIL applies to the proposal.

Overall Conclusion

50. The principle of residential development is established on this site by virtue of the extant planning permission on the site for 38 dwellings. The design and layout of the re-plan, subject to the outstanding issues being addressed is considered to be acceptable.
51. It is therefore recommended that the application be approved subject to conditions and a supplemental section 106 Agreement to secure the provision of affordable housing, financial contributions towards off-site public open space, the management of the on-site amenity open space and a contribution in accordance with the Open Space and Playing Pitch SPD of £14760.

Other Matters

Sustainability

52. The dwellings will be required to be built to meet level 4 of the Code for Sustainable Homes (CfSH). If the dwellings are commenced on or after 1st January 2016, they will be required to be built to meet Level 6 of the CfSH. This are a requirement of Policy 27 of the Core Strategy and the applicant is aware that conditions will be imposed to secure the requirement for the above requirement to secure compliance with Policy 27 of the Core Strategy.

Waste Collection and Storage

53. There is adequate space within the curtilage of each property to enable waste bins to be stored. On collection days, they can be placed at the kerbside for collection. The Council's Waste and Contaminated Land Officer has not raised any objections to the re-plan scheme.

Planning Policies

National Planning Policies:

National Planning Policy Framework (NPPF)

Adopted Chorley Borough Local Plan Review

Policies: GN5 / DC3 / EP4 / EP9 / HS4 / HS6 / HS19 / HS21 / TR4

Supplementary Planning Guidance:

- ☑ Statement of Community Involvement
- ☑ Design Guide

Joint Core Strategy

- Policy 1 - Locating Growth
- Policy 4 - Housing Delivery
- Policy 5 - Housing Density
- Policy 7 - Affordable & Special Needs Housing
- Policy 17 - Design of New Buildings
- Policy 22 - Biodiversity & Geodiversity
- Policy 26 - Crime & Community Safety
- Policy 27 - Sustainable Resources & New Development

Publication Version of Chorley Local Plan

HS1 / HS2 / HS4A / HS4B / BNE1 / BNE3 / BNE9 / BNE10

Planning History

78/00864/FUL - Agricultural workers bungalow - Refused

11/00981/SCE - Request for a screening opinion under the Town and Country Planning (EIA) regulations by Fox Land & Property for Land off Wigan Road, Clayton le Woods – EIA Not Required

11/01004/OUTMAJ - Outline application for a mixed use development incorporating up to 700 dwellings, 40,000sqft of B1 office space, public house/ restaurant, convenience store, community building, single form entry primary school, public open space, highway works and associated works. (All matters reserved save for access) – Still Pending Consideration

12/01081/FULMAJ - Erection of 38 dwellings – Decision issued on 1st August 2013

Recommendation: Permit (Subject to Legal Agreement) Conditions

1. Prior to the commencement of the development hereby permitted, a scheme detailing a pedestrian footpath link between the development hereby permitted and the development proposed to the west (Ref No. 13/00138/REMMAJ) along with a timescale for implementation, shall have been submitted to and approved in writing by the Local Planning Authority. Specifically, the scheme shall detail how the application site will be linked to the site to the west with a pedestrian footpath link through the area of casual open space in the north west corner of the site as detailed on the approved layout plan (Ref No. R065/1-1 Rev B). The scheme shall thereafter be provided in full accordance with the approved plans and the approved timescale for implementation. *Reason: To ensure there is pedestrian permeability between the application site and the residential development site to the west.*

2. For the avoidance of doubt, no surface water shall discharge into the public sewerage system, directly or indirectly, in accordance with the submitted Flood Risk Assessment. The development shall be completed, maintained and managed in accordance with the approved details. *Reason: To secure proper drainage and to reduce the risk of flooding*

3. Prior to the commencement of the development hereby permitted, details of cycle storage shed to be provided within the rear garden of the Renishaw house type shall have been submitted to and approved in writing by the Local Planning Authority. The cycle shed shall thereafter be provided in accordance with the approved details prior to the first occupation of the aforementioned properties and retained and maintained as such at all times thereafter. *Reasons: To ensure adequate cycle storage space is provided.*

4. All windows in the first floor rear elevations of the Bonnington House Type on plots 1, 25 and 34 shall be fitted with obscure glazing. *Reason: To protect the amenities of the occupiers of the adjacent properties.*

5. Prior to the commencement of development samples of all external facing and roofing materials (notwithstanding any details shown on previously submitted plan(s) and specification) shall be submitted to and approved in writing by the Local Planning Authority. All works shall be undertaken strictly in accordance with the details as approved. *Reason: To ensure that the materials used are visually appropriate to the locality.*

6. Before the development hereby permitted is first commenced, full details of the alignment, height and appearance of all fences and walls and gates to be erected (notwithstanding any such detail shown on previously submitted plan(s)) shall have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until all fences and walls shown in the approved details to bound its plot have been erected in conformity with the approved details. Other fences and walls shown in the approved details shall have been erected in conformity with the approved details prior to substantial completion of the development. *Reason: To ensure a visually satisfactory form of development and to provide reasonable standards of privacy to residents.*

7. The development hereby permitted shall only be carried out in conformity with the proposed ground and building slab levels shown on the approved plan(s) or as may otherwise be agreed in writing with the Local Planning Authority before any development is first commenced. *Reason: To protect the appearance of the locality and in the interests of the amenities of local residents.*

8. No part of the development hereby permitted shall be occupied or used until a means of vehicular access has been constructed in accordance with the approved plans. *Reason: In the interests of highway safety.*

9. The garage(s) hereby permitted shall only be used for purposes incidental to the enjoyment of the dwellinghouse, including the parking of cars. The garage shall not be used for any trade or business purposes. *Reason: In order to safeguard the residential amenity and character of the area.*

10. 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 earlier, 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. *Reason: In the interest of the appearance of the locality.*

11. The existing soil levels around the base of the trees to be retained shall not be altered. *Reason: To safeguard the trees to be retained*

12. Notwithstanding the details shown on the submitted plans, the proposed driveway/hardsurfacing to the front of the property shall be constructed using permeable materials on a permeable base, or provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the boundaries of the property (rather than to the highway), unless otherwise agreed to in writing by the Local Planning Authority. *Reason: In the interests of highway safety and to prevent flooding*

13. All dwellings are required to be constructed to meet Code Level 4 of the Code for Sustainable Homes and all dwellings commenced after 1st January 2016 will be required to meet Code Level 6 of the Code for Sustainable Homes. Within 6 months of occupation of each dwelling a Final Certificate, certifying that the relevant Code for Sustainable Homes Level for that dwelling has been achieved, shall be submitted to the Local Planning Authority. *Reason: In the interests of minimising the environmental impact of the development*

14. Prior to the commencement of the development, a 'Design Stage' assessment and related certification shall be submitted to and approved in writing by the Local Planning Authority. The assessment and certification shall demonstrate that the dwellings will meet the relevant Code Level of the Code for Sustainable Homes. The development shall be carried out entirely in accordance with the approved assessment and certification. *Reason: In the interests of minimising the environmental impact of the development*

15. Prior to the commencement of development, a full water vole survey of the wet ditch along the western boundary of the site shall be undertaken as recommended in the Phase1 Habitat Survey dated March 2012 by the Appleton Group. Should the survey demonstrate the presence of water voles and/or associated habitat, no development shall take place until a plan detailing the protection and/or mitigation of damage to water voles and associated habitat during construction works and once the development is complete has been submitted and approved in writing by the local planning authority. Any change to operational, including management, responsibilities shall be submitted to and approved in writing by the local planning authority. The water vole protection plan shall be carried out in accordance with a timetable for implementation as approved. *Reasons: To warrant a satisfactory form of development by ensuring full consideration of the nature conservation value of the protected habitat of water voles.*

16. No building shall be built within 3m of any existing public sewers or within 15m of the wet well of any foul pumping station. *Reason: To protect existing sewerage apparatus and to reduce the risk of noise, odour & vibration pollution to any new dwellings.*

17. Prior to the commencement of any phase of development, details of the foul drainage scheme for that phase including any necessary infrastructure shall be submitted to and approved in writing by the local planning authority. No housing shall be occupied for that phase until the approved foul drainage scheme for that phase has been completed in accordance with the approved details. Unless otherwise agreed in writing, the approved foul drainage scheme shall only connect to the foul sewer network at manhole reference 3707 on the existing 300mm foul sewer located at grid reference 356315,422783. *Reason: To secure proper drainage and to reduce the risk of flooding & pollution.*

18. Prior to the commencement of development, a strategy outlining the general system of drainage for foul and surface water flows arising from the entire site shall be submitted to the local planning authority and approved in writing. This strategy shall include details of any necessary

infrastructure. Thereafter the detailed schemes for foul and surface water drainage for any phase of the development shall be submitted for approval in accordance with the strategy for the entire site approved under this condition. *Reason: To secure proper drainage and to reduce the risk of flooding & pollution.*

19. No site clearance, site preparation or other development work shall commence until a Method Statement (or construction environment management plan) has been submitted to Chorley Council for approval in writing and subsequent implementation in full. The Statement/Plan shall provide full details of measures that will be implemented during works for the avoidance of impacts on protected and priority species (including but not limited to bats, nesting birds, amphibians, hedgehogs) and other features of biodiversity value (the Biological Heritage Site, hedgerows, ponds, mature trees). *Reasons: To ensure compliance with the Wildlife and Countryside Act 1981 (as amended), NERC Act 2006, Conservation of Habitats and Species Regulations 2010 (as amended) and the NPPF.*

20. No site clearance, site preparation or other development work shall commence until a scheme of landscaping (including habitat creation and management) has been submitted to Chorley Council for approval in writing and subsequent implementation in full. The scheme shall demonstrate appropriate enhancement of native wildlife habitat (the boundary habitats: BHS), with locally appropriate native species. The scheme shall also demonstrate that habitat connectivity will be maintained and enhanced as part of this development. *Reason: To ensure compliance with the NPPF.*

21. A scheme of lighting shall be submitted to Chorley Council for approval in writing and subsequent implementation in full. The scheme shall be in accordance with guidance issued by the Bat Conservation Trust and Institute of Lighting Engineers, and shall demonstrate the avoidance of artificial illumination (light pollution) of the Biological Heritage Site and other wildlife habitat (ponds, hedgerows, mature trees). *Reason: To ensure compliance with the NPPF (paragraph 125).*

22. Details of bird nesting and bat roosting opportunities that will be incorporated into the built development shall be submitted to Chorley Council for approval in writing and along with a timescale for implementation. The approved bird nesting and bat roosting opportunities shall thereafter be implemented in accordance with the timescale approved. *Reason: To ensure compliance with the NPPF (paragraph 118).*

23. Prior to commencement of development, details of amphibian-friendly gully pots that will be incorporated into the development shall be submitted to Chorley Council for approval in writing and thereafter implemented in full prior to the completion of the development. *Reasons: Roadside gullypots are a potential hazard to amphibians; the development is located immediately adjacent to an area of known importance to amphibians, including ponds; compliance with NERC Act 2006]*

24. The development hereby permitted shall only be carried out in accordance with recommendations made in the Tree Survey Report (Reference No. LAC/1827/Tree Survey Report Rev A) dated June 2012. *Reasons: To ensure only necessary works to trees are carried out in accordance with the Tree Survey Report and in the interests of the visual amenities of the locality.*

25. 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. *Reason: To protect the environment and prevent harm to human health by ensuring that the land is remediated to an appropriate standard for the proposed end use. In accordance with Paragraph 121 of the National Planning Policy Framework (DCLG, 2012).*

26. Prior to the commencement of development full details of the colour, form and texture of all hard landscaping (ground surfacing materials) (notwithstanding any such detail shown on previously submitted plans and specification) shall have been submitted to and approved in writing by the Local Planning Authority. All works shall be undertaken strictly in accordance with the

details as approved, and shall be completed in all respects before the final completion of the development and thereafter retained. *Reason: To ensure a satisfactory form of development in the interest of the visual amenity of the area.*

27. 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*