

**Item 3b** 14/00491/FULMAJ

**Case Officer** Nicola Hopkins

**Ward** Eccleston And Mawdesley

**Proposal** Erection of 20 dwellings on land to the rear/side of the Carrington Centre incorporating the substitution of approved house types and the erection of two additional dwellings (resulting in 64 dwellings in total across the whole of the site).

**Location** The Carrington Centre, New Mill Street, Eccleston

**Applicant** Bloor Homes North West

**Consultation expiry:** 2<sup>nd</sup> July 2014

**Decision due by:** 13<sup>th</sup> August 2014 (extension agreed until 10<sup>th</sup> September 2014)

**Recommendation**

**Permit full planning permission subject to the associated legal agreement**

**Executive Summary**

The main issues to consider are the impact of the proposed changes when compared to the approved scheme on this site and the impact of 2 additional dwellings. After fully assessing the proposals the amendments are considered to be acceptable within the context of this site.

## Representations

<b>Eccleston Parish Council</b> no comments received
<b>In total 15 representations have been received which are summarised below</b>
<b>Objection</b>
Total No. received: 15
<ul style="list-style-type: none"><li>• The proposed change to incorporate 4 houses where 3 were previously approved is unsuitable because:<ul style="list-style-type: none"><li>- The proposals would be out of character with the area</li><li>- The lack of a driveway will result in on road parking</li></ul></li><li>• The addition of a 4th house facing Bradley Lane gives the appearance of a high density urban development</li><li>• Existing properties at this end of Bradley Lane are individual in character, are well spaced and enjoy substantial gardens.</li><li>• Plot 64 is to be 2.5 storeys. This would be the first property of its type to be erected on Bradley Lane and would be highly intrusive in terms of its impact on the existing dwelling opposite its proposed location and on the adjacent playing fields.</li><li>• A formal agreement was made with Patrick Hemmings and David Forshaw from Northern Trust to build three dwellings in keeping with the local area. These plans were agreed in good faith and should be the last word.</li><li>• Loss of privacy.</li><li>• Will interfere the wild live and shade the pond</li><li>• Not enough room for 4 houses- create squashed appearance</li><li>• Loss of views</li><li>• Dwellings extend beyond the established building line</li><li>• On road parking would interfere within the farm access</li><li>• The submitted streetscene visualisation is misleading</li><li>• Will create a terrace effect</li></ul>

## Consultees

<b>Consultee</b>	<b>Summary of Comments received</b>
LCC Planning Officer (Strategic Planning)	Has confirmed that the proposals have been assessed by the LCC Education team and has not resulted in a request for a planning contribution.
LCC Highways	From highways perspective, the proposed substitution of house types and the additional two houses does not constitute a major shift from the previously approved development as to warrant a review of previous highways comments. As such, I have no objections to the proposal.

## Assessment

### Background Information

1. The site owners, Northern Trust, applied to the Council in April 2011 (11/00366/OUTMAJ) for the erection of a replacement Local Centre Parade, Supermarket and up to 40 residential dwellings (outline application) and for the relocation of existing pond to provide enhanced new pond (full application). The application was refused at Development Control Committee on 15<sup>th</sup> September 2011. The applicants appealed this decision and the appeal was allowed on 6th March 2012.
2. Following the approval Northern Trust submitted a full application for the site which was markedly different than the originally approved scheme for this site. The full application proposed the erection of a replacement local centre including associated parking and servicing areas and the erection of 62 residential dwellings. Planning permission was granted in August 2013 and works have commenced on site including the completion of the local centre and works have begun on the dwellings.

### Principal of Housing Development

3. The site has full planning permission for 62 new dwellings. The current application proposes to substitute 18 previously approved dwellings and erect 2 additional dwellings which will result in the erection of 64 dwellings across the site. The proposed changes are as follows:

Full application	Two bed house	Three bed house	Four bed house	Five Bed house	Total
<b>Approved</b>					
11/00366/OUTMAJ					<b>40</b>
13/00156/FULMAJ	4	11	44	<b>3</b>	<b>62</b>
13/01106/FUL	8	7	44	<b>3</b>	<b>62</b>
<b>Proposed</b>					
14/00491/FULMAJ	8	7	44	<b>5</b>	<b>64</b>

4. The site is currently allocated within the Adopted Local Plan 2003 as partly retail land (under Policy SP6) and partly safeguarded land (under Policy DC3). Within the emerging Local Plan part of the site is allocated as a District and Local Centre under Policy EP7 and part of the site is allocated for housing under Policy HS1.50.
5. The Inspector has issued her partial report on the findings into the soundness of the Chorley Local Plan 2012-2026 which is a material consideration in the consideration of any planning application. In summary, the plan is considered to be legally compliant. In relation to soundness, the plan is considered sound, with the exception of matters relating to Gypsies and Travellers. The examination of the local plan remains open, and the Inspector will reconvene the examination later in 2014 to consider Gypsy and Traveller matters, which would enable the adoption of the local plan, following a supplementary report.
6. Paragraph 18 of the Partial Report states: *“For the avoidance of doubt, the Plan may not be adopted until it has been changed in accordance with all the main modifications set out in the Appendix to this partial report and any which may be specified in the Appendix of my forthcoming supplementary report. However because of the very advanced stage in the examination process that the main modifications set out in the Appendix have reached, significant weight should be attached to all policies and proposals of the Plan that are amended accordingly, where necessary, except for matters relating to Gypsies and Travellers.”*
7. The Council accepted the Inspector’s modifications for Development Management purposes at its Executive Committee on 21st November 2013. It is therefore considered that significant weight can be given to her report, and to the policies and proposals of the emerging Local Plan, as amended by the main modifications.
8. The western half of the site is allocated under Policy EP7 which states:

The boundaries of the District and Local Centres are defined on the Policies Map. The following criteria apply for change of use and development in District and Local Centres:

- a) Planning permission will be granted for A1, A2, A3, and A4 uses which support the role and function of District and Local Centres.
- b) A5 uses (hot food takeaways) will only be permitted if the District or Local Centre falls outside of the 400 metre exclusion zone (identified in the Access to Healthy Food SPD) and where the proposal would not adversely impact, either individually or cumulatively, on the function, vitality and viability of the centre.
- c) Planning permission will not be granted for non-retail uses (including the loss of A1 use) unless it can be shown that there is no demand for retail or commercial use or the property was last occupied by a non-retail/non-commercial use. This will need to be demonstrated through an active 12 month marketing process showing that the property has been offered for sale on the open market at a realistic price and that no reasonable offers have been refused.

The provision of flats on the upper floors of the building will be encouraged but this will not apply where the applicant can demonstrate that the whole building will be fully utilised for retail/commercial purposes.

9. Similar to Policy SP6, although the area of land covered under Policy EP7 is larger than that allocated under Policy SP6 (approximately 29 of the proposed dwellings are located within the emerging local centre allocation), the erection of dwellinghouses within the Local Centre is contrary to criteria a and b of the above policy.
10. However there is an extant planning approval on this site for 62 dwellings and as such the principle of developing the site for housing has been established.

#### Affordable Housing

11. Policy 7 of the Core Strategy requires 35% affordable housing in rural areas and as such there would be a requirement to incorporate 35% (or 22 dwellinghouses) on site affordable housing.
12. The approved scheme details 12 affordable houses (which equates to 19%) which was directly linked to the financial viability of the scheme. Policy 7 does reference financial viability as a material consideration and in this case a reduced percentage of affordable housing was approved at this site.
13. When the previous application was considered at this site Liberata, on behalf of the Council, assessed the submitted assessment. Liberata considered that a higher residential land value should be applied to the scheme which could be used to provide additional onsite affordable housing. In this regard it was acknowledged that further on-site provision would result in the loss of market housing and as such the viability of the scheme however the S106 Agreement secured £100,000 for off-site affordable housing to ensure that the scheme was more in line with Policy 7.
14. Whilst the addition of 2 dwellings does not generate the need for additional affordable units across the whole site it is noted that the scheme does not provide the specified affordable housing percentage in accordance with Policy 7. Whilst the addition of 2 five bedroom family dwellings will increase the profit received from house sales it is noted that the residential land value was a consideration as part of the previous scheme and was raised to provide a commuted sum contribution of £100,000. It is considered that in the case of 2 additional dwellings the returns will not be increased to the degree to request further affordable housing in this case given that a substantial commuted sum has already been secured from this site for affordable housing.

#### Density

15. The developable area of the proposed residential part of the site covers 2.47 hectares. The erection of 64 dwellings equates to a density of approximately 26 dwellings per hectare. Policy 5 of the Core Strategy relates to housing densities and states that the authorities will secure densities of development which are in keeping with local areas and

which will have no detrimental impact on the amenity, character, appearance, distinctiveness and environmental quality of an area, consideration will also be given to making efficient use of land. The original approval (11/00366/OUTMAJ) equated to approximately 23 dwellings per hectare and the previous approval (13/00156/FULMAJ) equated to a density of 25 dwellings per hectare is appropriate for this rural location. As such the density is considered to be appropriate.

#### House Type Substitutions

16. The proposed application includes substituting 18 of the approved dwellinghouses as follows:

Plot	Approved	Proposed
14	4 bed detached dwelling	4 bed detached dwelling
15	4 bed detached dwelling	4 bed detached dwelling
16	3 bed semi-detached dwelling	3 bed semi-detached dwelling
17	3 bed semi-detached dwelling	3 bed semi-detached dwelling
18	4 bed detached dwelling	4 bed detached dwelling
22	4 bed detached dwelling	4 bed detached dwelling
26	4 bed detached dwelling	5 bed detached dwelling
27	4 bed detached dwelling	4 bed detached dwelling
28	4 bed detached dwelling	4 bed detached dwelling
33	4 bed detached dwelling	5 bed detached dwelling
34	4 bed detached dwelling	4 bed detached dwelling
35	4 bed detached dwelling	4 bed detached dwelling
44	4 bed detached dwelling	4 bed detached dwelling
47	4 bed detached dwelling	4 bed detached dwelling
57	4 bed detached dwelling	4 bed detached dwelling
60	5 bed detached dwelling	5 bed detached dwelling
61	5 bed detached dwelling	4 bed detached dwelling
62	5 bed detached dwelling	4 bed detached dwelling

17. The main alteration in respect of this application relates to plots 60-62 which have been relocated when compared to the approved layout to enable the erection of 2 additional 5 bedroom detached dwellings (plots 63 and 64). This involves the erection of 1 additional dwellings fronting and served via Bradley Lane and one additional dwelling to the rear of the plots fronting Bradley Lane served from within the development site. As noted above several concerns have been raised about the proposed additional dwelling served off Bradley Lane.

18. The concerns raised relate to:

- *Out of character with the area-* Bradley Lane accommodates a mixture of dwelling types including terraced/ semi-detached and detached. Whilst it is appreciated that at this part of Bradley Lane the immediate character is detached dwellings located within relatively generous plots it is not considered that the erection of large detached family dwellings as proposed with a decent amount of private amenity space is so completely out of character with the area to warrant refusal.
- *lack of a driveway will result in on road parking and on road parking would interfere within the farm access-* Plots 61 , 62 and 63 have driveways which measure 6 metres in length and 5 metres wide which is sufficient to accommodate two cars. Each of these plots has an integral garage which is large enough to accommodate a car. As each of these dwellings has provision for 3 off road parking spaces this is in accordance with the Council's parking standards. The Highway Engineer has reviewed the proposals and raised no concerns with highway conflicts.
- *Dwellings extend beyond the established building line-* It is noted that the plots are sited forward of the building line of 62 Bradley Lane however are set further back from the road than other dwellings along Bradley Lane (in particular the terraced dwellings). Whilst there is a generally uniform front building line for 54-62 Bradley Lane it is noted that the approved dwellings on both plots 60 and 61 are sited forward of the building line and as such the principle of this design approach has already been established.

- *Will create a terrace effect-* although the dwellings will be sited closer together than the 3 approved dwellings within this part of the site these are still detached dwellings with a 2m gap retained between the dwellings which will avoid a terracing effect.
19. The proposals now include the erection of twelve 2.5 storey dwellings (plots 14, 15, 16, 17, 22, 26, 28, 33, 35, 47, 57 and 64) and four 3 storey dwellings (plots 18, 27, 34 and 44) which differs from the approved scheme which was all 2 storey dwellings. The 2.5 storey dwellings incorporate accommodation in the roof space through the insertion of front dormer windows and as such do not differ for the appearance of a 2 storey dwelling to a significant degree. The three storey dwellings will however have a greater massing than the approved 2 storey dwellings.
  20. Three of the four proposed three storey dwellings are located within the development site (plots 18, 34 and 44) whilst the proposals incorporate the erection of a second floor window this will serve a bathroom and as such will not result in any further loss of privacy to the neighbouring properties.
  21. Plot 27 is located adjacent to the turning head at Middlewood Close and as such will not result in any loss of amenity to existing residents.
  22. There are varying types and sizes of dwellings within Ecclestone and as such it is not considered that the introduction of 2.5 and 3 storey dwellings as proposed is unacceptable on this site.

#### Impact on the neighbours

23. The immediate neighbours to the application site are the residential dwellings on Middlewood Close and Bradley Lane. All of the proposed dwellings subject to this application (plots 26, 27, 28, 61) which border the common boundary with existing residential dwellings meet the Council's standard spacing distances and as such no loss of amenity, including loss of privacy and overlooking, will be created for the existing or future residents.

#### Open Space

24. When the previous application was considered on this site the proximity of the site to existing open space was taken into account although it also was noted that new housing development raises the local population, and consequently places additional pressure on existing publicly accessible sport and recreation facilities. The associated legal agreement included the following contributions:
  - Amenity greenspace = £5,270 (£85 per dwelling)
  - Equipped play area = £26,412 (£426 per dwelling)
  - **TOTAL = £31,682**
25. This application will be subject to a supplemental agreement to tie the approval into the original obligations. As the current proposals still do not include provision for either amenity or equipped play space the additional 2 family dwellings generate the need for additional contributions as follows.
26. The Open Space and Playing Pitch SPD was adopted for development control purposes at the Council meeting on 17th September 2013. Therefore, the requirements below are based upon the standards within emerging Local Plan Policies HS4A and HS4B and the approach in the SPD.

#### Amenity greenspace

27. There is currently a deficit of provision in Ecclestone in relation to this standard, a contribution towards new provision in the settlement is therefore required from this development. The amount required is £140 per dwelling.

#### Provision for children/young people

28. There is currently a surplus of provision in Ecclestone in relation to this standard, a contribution towards new provision in the settlement is therefore not required from this

development. The site is also not within the accessibility catchment (800m) of any areas of provision for children/young people that are identified as being low quality and/or low value in the Open Space Study. A contribution towards improvements is therefore also not required from this development.

29. Contribution from additional 2 dwellings: Amenity greenspace £280. This will be scored as part of the associated legal agreement.

#### Traffic and Transport

30. The Highway Engineer at LCC has reviewed the proposals and confirmed that from a highways perspective, the proposed substitution of house types and the additional two houses does not constitute a major shift from the previously approved development as to warrant a review of previous highways comments. As such, the Engineer has no objections to the proposal.

#### Parking

31. The scheme incorporates a mixture of 3, 4 and 5 bedroom properties. Policy ST4 of the emerging Local Plan states that proposals for development will need to make parking provision in accordance with the standards set out in Appendix D of the emerging Local Plan.
32. Within this rural settlement there is a requirement for 2 off road parking spaces for 2/3 bedroom dwellings and 3 off road parking spaces for larger dwellings. The scheme incorporates a mixture of driveway and garage parking provision. The majority of the scheme accords with these standards and all of the detached garages accord with the Manual for Streets dimensions (6x3 metres single garage) to 'count' as a parking space.
33. There is one area where the standards are, however, not meet as follows:
- Plot 22 is a four bedroom dwelling which only accommodates 2 off road parking spaces.
34. Plot 22 incorporates a 9 metre long driveway and single garage. In this part of the site the presence of the protected trees along the boundary and their associated root protection zones hinders the ability for the garage accommodation to be relocated further back into the site to provide more driveway space. This property is located close to the end of a cul de sac and away from the proposed retail section of the site and it is considered in this situation, whereas bedroom 4 is a very small room, that a lower number of off road parking spaces will not create any highway safety issues. The layout also reflects the approved scheme on this site which is still extant and could be implemented.

#### Sustainability

35. Policy 27 of the Core Strategy currently requires dwellinghouses to be built to meet Code for Sustainable Homes Level 4 (this increases to Level 6 on 1st January 2016). This will be addressed by condition.
36. Policy 27 also includes the following requirements:
- Criteria (a) - Evidence is set out to demonstrate that the design, orientation and layout of the building minimises energy use, maximises energy efficiency and is flexible enough to withstand climate change;
- Criteria (b) - Prior to the implementation of zero carbon building through the Code for Sustainable Homes for dwellings or BREEAM for other buildings, either additional building fabric insulation measures,
- Or
- appropriate decentralised, renewable or low carbon energy sources are installed and implemented to reduce the carbon dioxide emissions of predicted energy use by at least 15%;
- Criteria (c) - Appropriate storage space is to be provided for recyclable waste materials and composting;
- Criteria (d)- If the proposed development lies within a nationally designated area, such as a Conservation Area or affects a Listed Building, it will be expected to satisfy the requirements of the policy through sensitive design unless it can be demonstrated that

complying with the criteria in the policy, and the specific requirements applying to the Code for Sustainable Homes and BREEAM, would have an unacceptable adverse effect on the character or appearance of the historic or natural environment.

37. This part of the policy relates to a reduction in carbon emissions. A Carbon Reduction Statement for this site has already been submitted and as such a compliance condition will be attached to any positive recommendation to adhere to the previously approved measures.

#### Ecology

38. All of the ecological implications of this site have been previously addressed which included the relocation of the pond. Concerns have been raised about the dwellings overshadowing the pond however the dwellings are sited to the south west of the relocated pond and are sited further away than the approved dwelling in this part of the site

#### Community Infrastructure Levy

39. The Chorley CIL Infrastructure Charging Schedule provides a specific amount for housing - £65 per sq m. The CIL Charging Schedule was adopted on 16 July 2013 and charging commenced on 1 September 2013.

40. The original planning approval for housing at this site pre-dates the levy and as such was not subject to CIL. However this full application proposes new residential development after the levy is applied and as such could be liable for CIL.

41. The Local Planning Authority requires plot substitutions to be dealt with via the submission of a full application as they are not considered minor amendments to the approved scheme and as such could not be dealt with via the submission of a S73 application. However the CIL regulations only specify that the fall back position of approved schemes can only be taken into account in respect of CIL when a S73 application is submitted.

42. In the case of sites within Chorley it is considered that a pragmatic approach is appropriate given that the intention of CIL was never to retrospectively impose CIL charging on approved schemes. As such the extent of approved development is subtracted from the extent of proposed development and CIL is only charged on the uplift created by virtue of the proposed amendments.

43. The total residential floorspace approved and proposed on these plots is set out below:

<b>Plot</b>	<b>Proposed (m<sup>2</sup>)</b>	<b>Approved (m<sup>2</sup>)</b>
14	153.29	128.11
15	253.29	128.11
16	91.23	69.68
17	91.23	69.68
18	150.13	121.51
22	135.08	111.48
26	172.79	157.23
27	150.13	121.51
28	135.08	162.58
33	172.79	139.35
34	150.13	121.51
35	135.08	111.48
44	150.13	121.51
47	135.08	99.03
57	135.08	99.03
60	181.16	231.32
61	120.77	231.32
62	148.64	231.32



63	157.93	N/A
64	172.79	N/A
Single Garage	18 (x7 ) 126	18 (x9 ) 162
Double Garage	36 (x6 ) 216	36 (x5 ) 180
<b>TOTAL</b>	<b>3333.83</b>	<b>2797.76</b>
<b>Difference</b>	<b>536.07m<sup>2</sup></b>	

44. As the floor area proposed is more than that approved the CIL levy for this development is £34,844.55

## Overall Conclusion

45. The majority of the proposals involve house type substitutions which respect the character of the scheme already approved on this site. Whilst the proposals now include the erection of twelve 2.5 storey dwellings and four 3 storey dwellings it is considered that these can be adequately accommodated onto the site. There is sufficient capacity within the site to accommodate the two additional dwellings and although this involves further built development along Bradley Lane this change is considered to be acceptable. As such the proposals are recommended for approval.

## Planning Policies

46. In accordance with s.38 (6) Planning and Compulsory Purchase Act (2004), the application is to be determined in accordance with the development plan (the Central Lancashire Core Strategy, the Adopted Chorley Borough Local Plan Review 2003 and adopted Supplementary Planning Guidance), unless material considerations indicate otherwise. Consideration of the proposals has had regard to guidance contained within the National Planning Policy Framework (the Framework), the development plan and the emerging Local Plan 2012-2026. The specific policies/ guidance considerations are contained within the body of the report.

## Planning History

Reference	Description	Decision	Date
87/00242/COU	COU of shop unit to office	Approved	May 1987
89/00524/FUL	Creation of 3 shop units and alteration of internal walkway	Approved	August 1989
89/01151/COU	Change of use of one conservatory unit inside centre to office use.	Approved	January 1990
94/00730/COU	Change of Use from Shop (Class A1) to Financial and Professional Services Office (Class A2).	Approved	October 1994
94/00731/COU	Change of Use from Shop (Class A1) to Cafe/Hot Food Take Away (Class A3).	Approved	November 1994
99/00115/COU	Change of use from printing factory to gym	Approved	April 1999
00/00661/COU	Change of use from retail to Internet/Cyber cafe	Approved	October 2000
05/00794/COU	Change of use from A1(shop) to A4 (wine bar).	Approved	September 2005
11/00366/OUTMAJ	Outline application for the erection of a replacement Local Centre Parade, Supermarket and up to 40 residential dwellings with associated areas of parking and servicing (all matter reserved apart from access). Full application for the relocation of existing pond to provide enhanced new pond	Refused September 2011. Allowed on appeal March 2012.	
13/00156/FULMAJ	Erection of a replacement local centre including associated parking and servicing areas and the erection of 62 residential dwellings	Approved	August 2013
13/01106/FUL	Substitution of house types on plots 26, 30, 36, 41, 46, 48, 49, 50 and 59	Approved	January 2014
14/00345/MNMA	Application for a minor non-	Approved	April 2014

	material amendment to re orientate plot 36 to address concerns raised about the highway layout and to amend the approved external facing bricks (approved as part of application 13/01106/FUL)		
14/00595/MNMA	Minor non material amendment application to replace the approved facing brick from Hanson Crowhurst Multi reserve brick to Ibstock Hardwicke Lenton Dark Multi along with the use of Hanson Oakthorpe Red Mutli Stock brick, Hanson Wentworth Mixture and Hanson Oakthorpe Red Multi Stock (in respect of planning approval 13/01106/FUL)	Approved	June 2014

### **Suggested Conditions**

<b>No.</b>	<b>Condition</b>																																																																																								
1.	<p>The proposed development must be begun not later than three years from the date of this permission.</p> <p>Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004</p>																																																																																								
2.	<p>The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <table border="1" data-bbox="368 562 1356 2024"> <thead> <tr> <th data-bbox="368 562 628 593"><b>Title</b></th> <th data-bbox="628 562 836 593"><b>Plot</b></th> <th data-bbox="836 562 1110 593"><b>Drawing Reference</b></th> <th data-bbox="1110 562 1356 593"><b>Received date</b></th> </tr> </thead> <tbody> <tr> <td data-bbox="368 593 628 624">Planning Layout</td> <td data-bbox="628 593 836 624"></td> <td data-bbox="836 593 1110 624">C079_PL01 Rev H</td> <td data-bbox="1110 593 1356 624">2<sup>nd</sup> May 2014</td> </tr> <tr> <td data-bbox="368 624 628 656">Location Plan</td> <td data-bbox="628 624 836 656"></td> <td data-bbox="836 624 1110 656">C079_LP01</td> <td data-bbox="1110 624 1356 656">2<sup>nd</sup> May 2014</td> </tr> <tr> <td data-bbox="368 656 628 748">Floor Plans &amp; Elevations Cottage Brick</td> <td data-bbox="628 656 836 748">16 and 17</td> <td data-bbox="836 656 1110 748">356.C_PL01</td> <td data-bbox="1110 656 1356 748">2<sup>nd</sup> May 2014</td> </tr> <tr> <td data-bbox="368 748 628 840">Floor Plans &amp; 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	Means of Enclosure Layout (Fencing)		NW016-SL-004G	14 <sup>th</sup> August 2014
	Materials Layout		NW016-SL-007	14 <sup>th</sup> August 2014
	Hard Landscaping Layout		C079_11	14 <sup>th</sup> August 2014
	1.8m overlap Ecology Timber Panel Fence		001_25	14 <sup>th</sup> August 2014
	1.8m Close Board Ecology Timber Fence Detail		001_24	14 <sup>th</sup> August 2014
	0.45m Timber Knee Rail Fence		001_23	14 <sup>th</sup> August 2014
	1.2m Timber Post & 3 Rail Fence		001_06	14 <sup>th</sup> August 2014
	1.2m High Metal Railings		001_04	14 <sup>th</sup> August 2014
	Reason: For the avoidance of doubt and in the interests of proper planning			
3.	All dwellings commenced prior to 31st December 2015 will be required 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.			
4.	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. Reason: In the interests of minimising the environmental impact of the development.			
5.	No dwelling shall be occupied until a letter of assurance; detailing how that plot has met the necessary Code Level has been issued by a Code for Sustainable Homes Assessor and approved in writing by the Local Planning Authority.  Reason: In the interests of minimising the environmental impact of the development.			
6.	The dwellinghouses hereby permitted shall be constructed in accordance with the measures contained within the approved Energy Statement (undertaken by Briary Energy). In particular carbon emissions in respect of the approved development will be reduced by 25.1% above 2010 Building Regulations.  Reason: In the interests of minimising the environmental impact of the development.			
7.	Before the development hereby permitted is first commenced full details of existing and proposed ground levels and proposed building finished floor levels (all relative to ground levels adjoining the site) shall have been submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail shown on previously submitted plans. The development shall be carried out strictly in conformity with the approved details.			

	Reason: To protect the appearance of the locality and in the interests of the amenities of local residents.
8.	No dwelling hereby permitted shall be occupied until that part of the service road which provides access to it from the public highway has been constructed in accordance with the approved plans. Reason: In accordance with Policy TR4 of the Chorley Borough Local Plan Review 2003
9.	A scheme of landscaping (including habitat creation, enhancement and management) for each phase or sub-phase shall be submitted the Local Planning Authority for approval in writing prior to the commencement of that phase or sub-phase of development. The scheme shall indicate the types and numbers of trees and shrubs to be planted, their distribution on the site, those areas to be seeded, paved or hard landscaped and details of any changes of ground level. The scheme shall include the retention/replacement of hedgerows and trees to maintain the extent of Habitat of Principal Importance, and bat foraging and commuting habitat, and bird nesting opportunities. The scheme shall also include details of long-term management of features including hedgerows and ponds. Landscaping and restoration schemes should aim to protect, enhance, expand and connect existing habitats. Landscaping and restoration schemes should also aim to contribute to targets specified in the UK and Lancashire Biodiversity Action Plans. Landscaping proposals should comprise only native plant communities appropriate to the area. Reason: In the interests of the visual amenities of the area and the biodiversity value of the site.
10.	All planting, seeding or turfing comprised in the approved details of landscaping above shall be carried out in the first planting and seeding seasons following the occupation of the dwellings hereby permitted, 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 development shall be completed in accordance with the approved external facing and roofing materials unless otherwise agreed in writing by the Local Planning Authority.  Reason: To ensure that the materials used are visually appropriate to the locality.
12.	The development shall be completed in accordance with the approved hard landscaping (ground surfacing materials) materials.  Reason: To ensure a visually satisfactory form of development.
13.	No building shall be erected within 3 metres of any public sewer.  Reason: To protect existing service infrastructure. In accordance with Government guidance contained within the National Planning Policy Framework
14.	The development of this site shall be undertaken in accordance with the site investigation report (Undertaken by Coopers Consulting Engineers, for the Carrington Centre Ref: 5587si(p1)). Upon completion of actions, as outlined in section 21 of the report, and detailed further within the relevant sections of the report, the necessary reports shall be submitted to and approved in writing by the Local Planning Authority. 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 (DCLG, 2012).
15.	Should, during the course of any phase of the development, any contaminated

	<p>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 phase 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 the site is suitable for the proposed end-use, in accordance with Paragraph 121 of the National Planning Policy Framework (DCLG, 2012).</p>
16.	<p>During the construction period, all trees to be retained shall be protected in accordance with British Standard BS 5837:2012 or any subsequent amendment to the British Standards.  Reason: To safeguard the trees to be retained</p>
17.	<p>The demolition and construction works associated with the development hereby permitted shall not take place except between the hours of:</p> <ul style="list-style-type: none"> <li>• 0800 to 1800 Monday to Friday</li> <li>• 0800 to 1300 on Saturdays.</li> </ul> <p>No demolition or construction activities shall take place on Sundays or Public and Bank Holidays. Reason: To safeguard the amenities of local residents, to protect nearby noise sensitive buildings</p>
18.	<p>Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (Schedule 2, Part 1, Classes A, B, C, D, E) or any subsequent re-enactment thereof no extension to the dwellings on plots 18, 26, 28, 33, 34, 35, 44, 47, 57, 61, 62, 63 and 64 porch, garden shed, greenhouse, garage or car port shall be erected nor any hardstanding area extended other than those expressly authorised by this permission.  Reason: In the interests of amenities of the existing and future residents.</p>
19.	<p>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.</p>
20.	<p>The garages hereby approved shall be kept freely available for the parking of cars and no works, whether or not permitted by the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or any order amending or revoking and re-enacting that order, shall be undertaken to alter convert the space into living or other accommodation. Reason: To ensure adequate garaging/off street parking provision is made/maintained and thereby avoid hazards caused by on-street parking.</p>
21.	<p>The development hereby permitted shall hereafter comply with the measures contained within the approved Travel Plan (ref: SMCGS/14049/TP/2 received 20th March 2014). Reason: To reduce the number of car borne trips and to encourage the use of public transport.</p>
22.	<p>All windows in the second floor of the rear elevation of house type 455 hereby permitted shall be 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 such equivalent as may be agreed in writing by the</p>

	<p>local planning authority.</p> <p>Reason: In the interests of the privacy of occupiers of neighbouring property.</p>
23.	<p>Plots 14-17 hereby approved shall be constructed in accordance with the approved noise mitigation measures set out within the Acoustic Report (ref: R0670/L01/IE, dated 22/11/2013) undertaken by Red Acoustics</p> <p>Reason: to safeguard the amenities of the future residents</p>