

Item 3i **14/00315/FUL**

Case Officer **Ian Heywood**

Ward **Lostock**

Proposal **Residential development to land at 127A Station Road Croston to include retention of the existing bungalow and the erection of four new dwellings with associated access road, driveways, private gardens and communal landscaping (Resubmission of withdrawn application: 13/00496/FUL)**

Location **127A Station Road
Croston
Leyland
PR26 9RP**

Applicant **Mrs Lyn Glover**

Consultation expiry: **1 October 2014**

Decision due by: **28 October 2014**

Recommendation **Permit Full Planning Permission (Subject to legal agreement)**

Executive Summary

The main issues to consider are whether the proposals accord with the policies contained within the current and emerging Local plan. For the reasons set out below it is considered that the proposals are consistent with the aims of the development plan and the Framework and represent a sustainable form of development within the Parish of Croston.

Representations

Croston Parish Council: Supports the application
In total 1 representation has been received which is summarised below
Objection
Total No. received: 1
<ul style="list-style-type: none">• Impact on localised flooding from surface water runoff.

Consultees

Consultee	Summary of Comments received
Lancashire County Council Highways	No objections, subject to condition
Lancashire County Council (Lead Flood Authority)	Has made no comments on the application
The Environment Agency	Standing advice is noted. The EA previously commented that they had no objections to the proposed development and that adequate mitigation measures have been included in the submitted Flood Risk Assessment. Suitably worded conditions will ensure compliance with these.
Chorley Council Waste and Contaminated Land Officer	No objections to the proposed development. Suitably worded conditions have been suggested to ensure compliance with the appropriate regulations as regards contaminated land and flooding.

Policy Position with regard to the emerging Chorley Local Plan 2012 – 2026

1. The Inspector has issued her Partial Report on her findings into the soundness of the Chorley Local Plan which is a material consideration in the consideration of any planning application.
2. 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 & Travellers.
3. 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 of 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 attached 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.”*
4. The Council accepted the Inspectors modifications for Development Control purposes at its Executive Committee on 21st November 2013 and as such the policies referred to below can be afforded significant weight.

Description of the site

5. The site is located on the eastern side of Station Road at the centre of the Croston settlement close to the junction of Town Road and Westhead Road. The western or front part of the site is located within Croston Conservation Area, a designated heritage asset as defined by Annex 2 to the Framework. Located at the front of the site is a mid-twentieth century bungalow constructed of red brick with a Welsh slate roof positioned side on to the highway. Immediately behind that building is a builder's merchant's yard, now disused, that contains a number of storage buildings. The yard is accessed by a single track drive, albeit wide enough for commercial vehicles.
6. Permission was previously granted on this site (12/00942/FUL) for a similar proposal to the current application, the difference being that it included the demolition of the bungalow and its replacement with a house and the inclusion of work 'pods' to the rear of the new dwellings.

Assessment

Principle of the Development

7. Pertinent Policies are: Adopted Chorley local Plan Review (2003), Policy GN4, HS6 and EM4; Adopted Central Lancashire Core Strategy (2012), Policy 10.
8. These policies relate to the reuse or redevelopment of sites located within rural settlements that are or were last used for employment purposes.
9. The site is located within the settlement, with the western edge of the site being within the boundary of the Croston Conservation Area. However unlike the previously approved application (12/00942/FUL) in this case the development, apart from the access road, is confined to the area of the site beyond the boundary of the Conservation Area.
10. The site is accepted as being a previously developed or 'brown field' site, being previously used as a builders merchants yard that principally supplied roofing contractors. It is also located within an area of residential development with residential properties located immediately adjacent to the entrance to the site. It is considered that consequently residential is the most appropriate use of this site.
11. Consent has previously been granted on this site for redevelopment for housing, but including work 'pods' attached to each dwelling. The current application follows extensive discussion with the agent and the applicant and includes office accommodation within each dwelling's floorspace.
12. The framework seeks to retain employment use within rural settlements such as Croston. Policy 10 of the Adopted Central Lancashire Core Strategy Policy 10 seeks to protect

employment sites and requires a number of conditions to be met before reuse of a site for non-employment use can be accepted.

13. In response to these criteria it is considered that:

- a. There would not be an unacceptable reduction in the type, quality or quantity of employment land supply as the site has been redundant for a number of years;
- b. There is clearly a market for more housing within Croston;
- c. The site is located in the middle of a residential area where access for commercial vehicles is extremely difficult and restricted and is considered to cause blight on the appearance of the adjacent Croston Conservation Area;
- d. Continued commercial use is not considered appropriate in this location within a close grained residential area;
- e. The ability to accommodate smaller scale requirements is being addressed by providing small scale office accommodation within each unit;
- f. It is considered that the amenity of surrounding properties would be enhanced.
- g. The site has been marketed for over two years, without interest;
- h. It is considered that the provision of some employment accommodation within the proposed development effectively retains some employment use within the site.

14. It is therefore considered that the proposed development conforms with the aims of the Framework and the Adopted Central Lancashire Core Strategy.

15. The Adopted Local Plan Review 2003 policies GN4 and HS6 refer to the use of previously developed land in providing facilities needed by the local community – live-work units in this case and also the criteria to be met:

- i. The site is accessible;
- ii. The existing social and physical infrastructure can absorb the additional development;
- iii. The development is compatible with surrounding uses;
- iv. The development can be satisfactorily accommodated on the site;
- v. The site has adequate road access, foul and surface water drainage arrangements and other essential services.

In this case it is considered that all these criteria can be met and conditions can be used to ensure compliance.

16. The Framework (National Planning Policy Framework) seeks to support sustainable development. This site is located within the heart of Croston settlement with good access to local facilities, bus routes and a train service to either Preston or Ormskirk and Liverpool. As such it is considered to be a sustainable location and that consequently the proposed development is considered to accord with the Framework.

17. On balance it is considered that the proposed development accords with the aforementioned policies.

Design

18. Pertinent Policies are: Chorley Borough Householder Design Guidance SPD (2008); Adopted Central Lancashire Core Strategy (2012), Policy 17; Adopted Central Lancashire Design SPD (2012); Emerging Chorley Local Plan 2012 – 2026, Policy BNE1. Also of relevance is the Framework paragraph 56 and 57.

19. A key thrust of these policies is the desire to encourage high quality and innovative design. Paragraph 56 of the Framework states that, *'The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. Paragraph 57 continues, It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider development schemes.'*

20. The design has been chosen to reflect neighbouring properties on both Station Road and Town Road beyond and are considered to be acceptable. The design of the four new dwellings within the site uses a contemporary yet sympathetic style of design and complimentary materials to blend with the majority of development within Croston –brick and render being found commonly within the settlement. An appropriately worded condition is suggested to control these details.
21. It is therefore considered that the proposal accords with the aforementioned policies.

Impact on the significance of a designated heritage asset

22. Pertinent Policies are: Adopted Central Lancashire Core Strategy (2012), Policy 16; Emerging Chorley Local Plan 2012 – 2026, Policy BNE8. Also of relevance is the Framework, Section 12.
23. Within the Framework paragraph 129 states that, 'Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.'
24. Paragraph 132 states, 'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.'
25. The Adopted Central Lancashire Core Strategy (2012), policy 16 refers to Heritage Assets. This policy mirrors that given in the Framework and states that it seeks to, 'Protect and seek opportunities to enhance the historic environment, heritage assets and their setting by:
- a. Safeguarding heritage assets from inappropriate development that would cause harm to their significances.'*
26. The emerging Chorley Local Plan 2012 – 2026, Policy BNE8 refers to the Protection and Enhancement of Heritage Assets. Essentially this policy mirrors the Framework. Paragraph b, states that, '*Applications will be granted where they sustain, conserve and, where appropriate, enhance the significance, appearance, character and setting of the heritage asset itself and the surrounding historic environment and where they show consideration for the following: iii, The Conservation and, where appropriate. The enhancement of the setting of heritage assets.'*
27. In this case given the relationship of the development site to the designated heritage asset, Croston Conservation Area, the design of the proposed works and the choice of materials proposed it is considered that the significance of the designated heritage asset will be sustained as a result of the development.
28. It is therefore considered that the proposed development is in accordance with the aforementioned policies.

Impact on the amenity of neighbours

29. Pertinent Policies are: Adopted Chorley Borough Local Plan Review (2003), Policy HS4; Chorley Borough Householder Design Guidance SPD (2008); Emerging Chorley Local Plan 2012 – 2026, Policy BNE1. These policies/ guidance suggest that any proposed

development should not have an unacceptable impact upon the amenity currently enjoyed by neighbouring properties.

30. Neighbouring residential properties are to be found to the south of the development site, on Out Lane, which have long rear gardens that abut the site. Number 1 Out Lane includes substantial storage sheds/stable buildings in the rear garden effectively masking the development site from view. The adjacent property, 'Southview', will have a separation distance at first floor window level of approximately 23 metres. To the north of the site is to be found open countryside and the former Methodist school building, now a residential conversion separated from the site by approximately 40 metres of private amenity space. To the west of the site are terraced residential properties on the western side of Station Road and number 127 is a two storey dwelling immediately adjacent to the existing bungalow.
31. The demolition of a number of ramshackle sheds, used previously in conjunction with the now closed roofing contractors supply business, will enhance the relationship to neighbouring properties, as will the loss of industrial commercial traffic in to and out of the site.
32. The proposed interface distances between neighbouring properties and the development are either the same as those for the existing bungalow at the western edge of the site or for the remainder of the development site are considered acceptable and commensurate with this close grained settlement and furthermore meet the Council's recommended standards.
33. This being the case it is considered that the proposed development will not have an unacceptable material impact upon the amenity currently enjoyed by neighbouring properties.

Highway Safety and Parking

34. Pertinent Policies are: Adopted Chorley Borough Local Plan Review (2003), Policy TR4; Emerging Chorley Local Plan 2012 – 2026, Policy ST4.
35. Lancashire County Council Highways Engineers have confirmed that, subject to conditions, the proposed development is acceptable and will not cause any undue traffic hazards or issues for parking. The development proposes an amount of parking space that meets the Council's required standard, three spaces per dwelling, and swept path analysis confirms to the satisfaction of highway engineers that movement of service and emergency vehicles is to their required standard.
36. The proposed development is therefore considered to accord with the aforementioned policies.

Flood Risk

37. Pertinent Policies are: Adopted Chorley Borough Local Plan Review (2003), Policy EP18; Adopted Central Lancashire Core Strategy (2012), Policy 29; Emerging Chorley Local Plan 2012 – 2026, Policy BNE9.
38. Consultation with the Environment Agency standing advice has confirmed that the proposed development would not be susceptible to an unacceptable flood risk. The mitigation measures as proposed by the applicants Flood Risk Assessment will be made a condition to any permission granted and full details of finished floor levels, other than the 600mm above the 1 in 100 year flood level quoted in the Design and Access Statement will also be required before works commence on site.
39. The proposed development is therefore considered to accord with the aforementioned policies.

Drainage & Sewers

40. Pertinent Policies are: Adopted Chorley Local Plan Review (2003), Policy EP18; Adopted Central Lancashire Core Strategy (2012), Policy 29.
41. As with the previous, approved, application a number of conditions will be attached to any consent granted, to include the method of attachment to the public sewer and the use of a surface water attenuation tank. These will not only ensure compliance with the requirements of United Utilities as a statutory undertaker but also compliance with Adopted Core Strategy Policy 29. A suitably worded condition is suggested that will ensure compliance.

Sustainable Resources

42. Pertinent Policies: Adopted Central Lancashire Cores Strategy (2012), Policy 27. This requires new dwelling to be built to the Code for Sustainable Homes (CSH) code level 4 from January 2013 and 6 from January 2016. Suitably worded conditions will ensure compliance with these and all other requirements of this policy.

S.106 Agreement

43. Pertinent Policies are: Adopted Central Lancashire Open Space and Playing Pitch SPD (2013). A Section 106 Agreement has been drafted that seeks financial contributions with the following heads of terms:

Amenity Greenspace	£560
Equipped play area	£536
Allotments	£60
Playing Pitches	£6,396
Total	<u>£7,552</u>

CIL

44. The development is liable for the Community Infrastructure Levy (CIL) which equates to £48,880.

Overall Conclusion

45. Whilst the proposed development site is within Croston, wherein no further expansion of the settlement is proposed, the site is considered as previously developed and is seen to meet the requirements of the Framework in terms of sustainable development. The loss of employment land is at least in part mitigated by the provision of office accommodation within the development. The design has been carefully considered and responds to the context. The development is acceptable in terms of highways and parking, drainage and flood risk, all of which being suitably controlled by appropriate conditions. Relationships to neighbouring residential properties will be sustained or enhanced and the removal of inappropriate vehicular movements and unsightly buildings will further enhance the amenity of local residents and visitors to Croston alike. The application is therefore 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 with 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

Ref: 12/00942/FUL **Decision:** PERFPP **Decision Date:** 12 December 2012
Description: Application to demolish the existing dwelling (127a) and other out buildings situated on the site and to build a replacement dwelling fronting Station Road and also 4 further dwellings to form a small residential street on the rest of the

application site, with associated access road, driveways, private gardens and communal landscaping (resubmission of withdrawn application ref: 12/00628/FUL)

**Ref: 12/00943/CON Decision: PERFPP Decision Date: 12 December 2012
Description: Application for Conservation Area Consent to demolish the existing dwelling (127a) and other out buildings situated on the site (development associated planning application 12/00942/FUL). Resubmission of withdrawn application 12/00629/CON.**

Proposed Conditions

No.	Condition								
1.	<p>The proposed development must be begun not later than three years from the date of this permission.</p> <p><i>Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.</i></p>								
2.	<p>The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <table border="0" data-bbox="368 533 1337 656"> <tr> <td>Drawing: Proposed Site Plan</td> <td>Rcvd: 20 March 2014</td> </tr> <tr> <td>Drawing: Proposed Plans & Elevations, plots 1, 2 & 3</td> <td>Rcvd: 17 Sept 2014</td> </tr> <tr> <td>Drawing: Proposed Plans and Elevations, plot 4</td> <td>Rcvd: 17 Sept 2014</td> </tr> <tr> <td>Drawing: Outline Drainage Layout</td> <td>Rcvd: 20 March 2014</td> </tr> </table> <p><i>Reason: For the avoidance of doubt and in the interests of proper planning.</i></p>	Drawing: Proposed Site Plan	Rcvd: 20 March 2014	Drawing: Proposed Plans & Elevations, plots 1, 2 & 3	Rcvd: 17 Sept 2014	Drawing: Proposed Plans and Elevations, plot 4	Rcvd: 17 Sept 2014	Drawing: Outline Drainage Layout	Rcvd: 20 March 2014
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Drawing: Outline Drainage Layout	Rcvd: 20 March 2014								
3.	<p>Due to the proposed sensitive end-use (residential housing & gardens), and the existing & former uses of the site as a depot/store, the development hereby permitted shall not commence until the applicant has submitted to and had approved in writing by the Local Planning Authority a report to identify any potential sources of contamination on the site and where appropriate, necessary remediation measures.</p> <p>The report should include an initial desk study, site walkover and risk assessment. If the initial study identifies the potential for contamination to exist on site, the scope of a further study must then be agreed in writing with Local Planning Authority and thereafter undertaken and shall include details of the necessary remediation measures.</p> <p>The development shall thereafter only be carried out following the remediation of the site in full accordance with the measures stipulated in the approved report.</p> <p>A Desk Study Report should include a desk study and site reconnaissance (walk over) and preliminary risk assessment as defined in 'CLR 11: Model Procedures for the Management of Land Contamination' (Environment Agency, 2004). Further guidance and advice on producing the report can be obtained from the Contaminated Land Officer on 01527 515661.</p> <p><i>Reason: It is the applicant's responsibility to properly address any land contamination issues, to ensure the site is suitable for the proposed end-use, in accordance with Paragraph 121 of the National Planning Policy Framework (DCLG, 2012).</i></p>								
4.	<p>No part of the development hereby approved shall commence until a scheme for the construction of the site access and the off-site works of highway improvement (installation of guardrails) has been submitted to and approved by the Local Planning Authority in consultation with the Highway Authority. Reason: In order to satisfy the Local Planning Authority and Highway Authority that the final details of the highway scheme/works are acceptable before work commences on site.</p> <p><i>Reason: In the interests of highway safety</i></p>								
5.	<p>The development hereby permitted shall not commence unless and until, plans and particulars showing a scheme of foul sewers and surface water drains, have been submitted to, and approved in writing by, the Local Planning Authority. Such works shall be carried out in accordance with the approved details concurrently with the rest of the development and in any event shall be finished before the building is occupied.</p> <p><i>Reason: To ensure a satisfactory means of drainage.</i></p>								

6.	<p>United Utilities (UU) require that this site must be drained onto a totally separate system combining just prior to the network, where surface water must be attenuated to a maximum pass forward flow rate of 9.81 litres per second as stated in the flood risk assessment provided with the application.</p> <p><i>Reason: To accord with the requirements of United Utilities as the statutory undertaker for water supply and sewerage disposal.</i></p>
7.	<p>The development hereby permitted shall not commence unless and until samples of all external facing and roofing materials (notwithstanding any details shown on previously submitted plan(s) and specification) 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.</p> <p><i>Reason: To ensure that the materials used are visually appropriate to the locality.</i></p>
8.	<p>The development hereby permitted shall not commence unless and until details of the proposed fenestration (windows, doors and other joinery) (notwithstanding any details shown on previously submitted plan(s) and specification) to include details at a scale of not less than 1:10 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.</p> <p><i>Reason: To ensure that the materials used are visually appropriate to the locality.</i></p>
9.	<p>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 plan(s). The development shall be carried out strictly in conformity with the approved details.</p> <p><i>Reason: To protect the appearance of the locality and in the interests of the amenities of local residents.</i></p>
10.	<p>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.</p> <p><i>Reason: To ensure a visually satisfactory form of development and to provide reasonable standards of privacy to residents</i></p>
11.	<p>All dwellings commenced after 1st January 2013 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.</p> <p><i>Reason: In the interests of minimising the environmental impact of the development</i></p>
12.	<p>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.</p> <p><i>Reason: In the interests of minimising the environmental impact of the</i></p>

	development.
13.	<p>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 submitted to the Local Planning Authority.</p> <p>Reason: In the interests of minimising the environmental impact of the development</p>
14.	<p>Before the development hereby permitted commences the applicant shall undertake further precautionary ecological surveys to establish the existence (or otherwise) of any protected species within the buildings to be demolished – Bats, Owls or other nesting birds. The results of the ecological survey must, before the development hereby permitted commences, be submitted to and have received approval in writing from the local planning authority. Any mitigation measures required as a result of the survey findings must be completed and also have received approval in writing from the local planning authority before the development hereby permitted commences. Further re-surveys will be required if the time elapsed between the date of the survey and the commencement of works is greater than twelve months.</p> <p>Reason: To comply with the requirements of the Wildlife and Countryside Act and the European Protected Species and Habitats Regulations (as amended).</p>
15.	<p>Prior to the commencement of development plans and particulars showing the provision to be made for the storage and disposal of refuse and recycling receptacles, shall be submitted to, and approved in writing by, the Local Planning Authority. Such provision as is agreed shall be implemented concurrently with the development and thereafter retained. No part of the development shall be occupied until the agreed provision is completed and made available for use.</p> <p>Reason: In order that the Council may be satisfied with the details of the proposal.</p>
16.	<p>Before the use of the site hereby permitted is first commenced, full details of facilities to be provided for the cleaning of the wheels of vehicles leaving the site shall be submitted to and approved in writing by the Local Planning Authority. The wheel wash facility shall be provided, in accordance with the approved details, before the use of the site hereby permitted is first commenced and thereafter retained at all times during operation of the site.</p> <p>Reason: To prevent the tracking of mud and/or the deposit of loose material upon the highway, in the interests of public safety.</p>
17.	<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 dwelling(s), porch, garden shed, greenhouse, garage or car port shall be erected nor any hardstanding area extended other than those expressly authorised by this permission.</p> <p><i>Reason: In the interests of neighbour amenity.</i></p>
18.	<p>The garages hereby approved as part of the development 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.</p> <p><i>Reason: To ensure adequate garaging/off street parking provision is made/maintained and thereby avoid hazards caused by on-street parking</i></p>

Proposed Informatives

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay. The Local Planning Authority has therefore implemented the requirement in Paragraphs 186-187 of the NPPF.

The applicant is advised that the site is subject to flooding during periods of heavy and sustained rainfall and falls within Flood Zone 2 as defined by the Environment Agency. United Utilities require that this site must be drained onto a totally separate system combining just prior to the network, where surface water must be attenuated to a maximum pass forward flow rate of 9.81 litres per second as stated in the flood risk assessment provided with this application.

A public sewer crosses the site and United Utilities (UU) will not permit building over it. UU will require an access strip width of eight metres, four metres either side of the centre line of the sewer which is in accordance with the minimum distances specified in the current issue of 'Sewers for Adoption', for maintenance or replacement.

This consent requires the construction, improvement or alteration of an access to the public highway. Under the Highways Act 1980 Section 184 the County Council as Highway Authority must specify the works to be carried out. Only the Highway Authority or a contractor approved by the Highway Authority can carry out these works and therefore before any access works can start you must contact the Environment Directorate for further information by emailing the County Council's developer Support Service on lhscustomerservice@lancashire.gov.uk or by writing to the Developer Support Manager, Cuerden Mill Depot, Cuerden Way, Bamber Bridge, Preston PR5 6BJ quoting the planning application number in either case. The grant of planning permission does not entitle a developer to obstruct a right of way and any proposed diversion of a right of way should be the subject of an Order under the appropriate Act.

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