

Item 3f	15/00028/FUL
Case Officer	Nicola Hopkins
Ward	Chorley North East
Proposal	<p>Amendments to previously approved planning applications on this site (ref: 13/00993/FULMAJ relating to the approved residential development and 14/00717/FUL relating to the employment/ commercial building) which will result in 43 dwellings on the site and a larger employment/ commercial area as follows:</p> <ol style="list-style-type: none"> 1. The erection of 2 semi-detached dwellings fronting Willow Road to replace one of the approved vehicular access junctions onto Willow Road 2. The erection of 1 detached dwelling on an approved area of open space fronting the approved (to be retained) vehicular access junction into the site from Willow Road 3. The erection of 2 semi-detached dwellings within the residential site adjacent to plot 10 4. Creation of parking to the front of plots 10, 11, 38 and 39 5. Alterations to the road layout to the front of plots 38 and 39 including the deletion of the approved access road through from the residential development to the employment site 6. Retention of more of the existing employment building than originally envisaged incorporating replacement of external wall cladding, windows and doors to the existing industrial unit (which has an existing B2 use) 7. Extension of the commercial land to provide additional parking provision
Location	Initial Textile Services, Botany Brow, Chorley
Applicant	Elmwood Construction LLP
Consultation expiry:	17th March 2015
Decision due by:	18th March 2015
Recommendation	Approve full planning permission

Consultees

Consultee	Summary of Comments received
Council's Waste and Contaminated Land Officer	No objections to the proposed amendments to the site layout although conditions are required in respect of remediation and verification
Environment Agency	No objection subject to contamination conditions
LCC Highways	No objection to the proposed amendments

Assessment

Principle of the development

1. The principle of developing the site was established with the grant of full planning permission at this site for the erection of 41 new dwellings. A subsequent planning application was also approved on part of the site for 14 new dwellings (12/01015/FULMAJ). In 2014 a Section 73 application was approved (13/00993/FULMAJ) to vary the approved plans. The most recent consent relates to the erection of 41 dwellings on the site.
2. Additionally consent was granted in 2014 to replace the external wall cladding, windows and doors to the existing industrial unit which has a lawful B2 use.
3. Part of the site is proposed to be allocated (HS1.16) for residential development within the emerging Local Plan. As such the principle of developing this site for housing and enabling the B2 unit to be brought back into use has been established.

The erection of 2 semi-detached dwellings fronting Willow Road to replace one of the approved vehicular access junctions onto Willow Road

4. The approved scheme at this site had two vehicular access/ exit junctions off Willow Road. To reduce the extent of road infrastructure required to reduce the associated costs it is proposed to delete the junction opposite 5 and 7 Willow Road and replace it with a pair of semi-detached dwellings.
5. In respect of the loss of one of the vehicular junctions the Highway Engineer at LCC has assessed the proposals and confirmed that no objections are raised to the proposed amendments.

The erection of 1 detached dwelling on an approved area of open space fronting the approved (to be retained) vehicular access junction into the site from Willow Road

6. An additional detached dwellinghouse (plot 44- there are no plots 7, 8 and 9 detailed on the proposed layout plan as these have been deleted which is why 46 plots are indicated but only 43 dwellings are proposed in total) is proposed adjacent to the vehicular junction to the site on an area of the site which, on the approved scheme, forms a small area of amenity greenspace. Due to the size and siting of the area of land it is not considered that the loss of amenity greenspace will adversely impact on the character or appearance of the site as a whole.
7. The proposed dwelling is a 4 bedroom detached dwelling which, in accordance with Policy ST4 of the emerging Local Plan, requires three off road parking space. The originally submitted scheme only detailed 2 off road parking spaces however the plans have been amended to incorporate 2 parking spaces on the opposite side of the road. Provision and retention of these spaces will be secured by condition.
8. The area where the additional parking is proposed incorporated a small area of grass adjacent to one of the retained trees on the site. The loss of such a small area will not adversely impact on the visual amenities of the scheme. Due to the proximity of the retained tree a 'no-dig' treatment will be secured by condition in respect of these parking spaces.

The erection of 2 semi-detached dwellings within the residential site adjacent to plot 10

9. Two additional dwellings are proposed between approved plot 10 and the boundary with the industrial unit.
10. The proposed dwellings are in line with approved plots 10-19 and incorporate parking to the front with a garden area to the rear which will back onto the accessway to the rear of the terraced dwellings on Botany Brow.
11. The proposed siting ensures that there is no loss of amenity to the future neighbouring residents and in terms of the existing residents on Botany Brow the siting of the proposed

dwelling reflects the approved dwellings on this part of the site and as such there will be no greater loss of amenity.

12. In terms of the relationship with the proposed car park this is addressed within the noise section of this report.

Creation of parking to the front of plots 10, 11, 38 and 39

13. Due to the changes proposed the parking arrangements associated with plots 10, 11, 38 and 39 have been rearranged. Two parking spaces, in accordance with Policy ST4 of the emerging Local Plan for 3 bedroom dwellings, are proposed to the front of each dwelling which reflects the character of the whole development and is considered to be acceptable.
14. The Highway Engineer has raised concerns that the residential development seems to lack turning areas for large service vehicles, such as refuse vehicles and fire tenders and it is noted that the changes to the road layout in this part of the site do not incorporate a turning head. This was queried with the agent who confirmed that this situation is repeated on the existing residential planning approval at the opposite end of the spur road.
15. In terms of access and manoeuvrability to the Council's Waste and Contaminated Land Officer has confirmed that the layout seems acceptable from a refuse collection vehicle perspective and as such it is considered that the layout as proposed is acceptable.

Alterations to the road layout to the front of plots 38 and 39 including the deletion of the approved access road through from the residential development to the employment site

16. This change has resulted from the changes to the whole scheme and results in the creation of a cul de sac. There will be no vehicular access from the residential part of the site to the commercial part of the site. The Highway Engineer at LCC has reviewed the proposed new highway layout and confirmed that he has no objection to the proposed amendments.

Retention of more of the existing employment building than originally envisaged incorporating replacement of external wall cladding, windows and doors to the existing industrial unit (which has an existing B2 use)

17. The former use of the site was as an industrial laundry which falls within Use Class B2. The proposals involve replacement of external wall cladding, windows and doors to the existing building. This will enable the building to be utilised for its authorised B2 use. As such in principle the proposals are considered to be acceptable. Planning permission has already been approved for these works which included a small reduction in the footprint of the building (the approved scheme detailed a building with a floor area of 815m², the amended scheme no longer proposes a reduction in the footprint and will result in a footprint of 936m²).
18. The site is not allocated for a specific use however it does fall within the identified settlement area. Part of the existing building encroaches into the adjacent housing allocation (Policy HS1.16 of the emerging Local Plan).
19. Due to the authorised B2 use of this building Policy 10 of the Adopted Core Strategy is relevant. Policy 10 seeks to protect existing employment sites for employment use and states:

All existing employment premises and sites last used for employment will be protected for employment use. There will be a presumption that 'Best Urban' and 'Good Urban' sites will be retained for B use class employment use. Proposals on all employment sites/premises for re-use or redevelopment other than B use class employment uses will be assessed under the following criteria:

- (a) there would not be an unacceptable reduction on the type, quality or quantity of employment land supply;

- (b) the provision and need for the proposed use;
- (c) the relative suitability of the site for employment and for the alternative use;
- (d) the location of the site and its relationship to other uses;
- (e) whether the ability to accommodate smaller scale requirements would be compromised;
- (f) there would be a net improvement in amenity.

20. As the proposals will enable the re-use of this employment unit the proposals are considered to be in accordance with Policy 10.
21. At a national level The Framework states that the Government attaches great importance to the design of the built environment and good design is a key aspect of sustainable development.
22. The Framework also states that planning policies and decisions should aim to ensure that developments (amongst other things) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit and; respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation.
23. Policy 17 of the Central Lancashire Core Strategy states that the design of new buildings will be expected to take account of the character and appearance of the local area, including (amongst other things) the siting, layout, massing, scale, design, materials and landscaping. Development should also safeguard and enhance the built environment.
24. Policy GN5 of the Adopted Chorley Borough Local Plan Review states that the design of proposed developments will be expected to be well related to their surroundings. Applicants are expected to demonstrate that they have followed a methodology which sets out the design principles adopted, and have carried out a full survey of the site and its surroundings. Applicants should propose a design which is specific to the site including (amongst other things) the height, bulk and roof shape; external facing materials; layout and levels.
25. Policy BNE1 of the Emerging Local Plan (2012-2026) outlines the design criteria for new development, stating that a proposal should not have a significant detrimental impact on the streetscene by virtue of its density, siting, layout, building plot ratio, height, scale and massing, design, materials orientation, use of materials.
26. The application is submitted speculatively with no end occupier identified however it is intended that the building could be let either as a single B2 unit or subdivided to suit a number of tenants.
27. The façade has been designed to be flexible and accommodate a variety of options. As the end number of occupiers is unknown at this time alternative options for the entrance panels have been proposed which would enable the future tenants to choose the relevant entrance panels to suit their requirements.
28. The supporting information confirms that the existing frame, floor and roof are in a good state of repair and require minimum work to utilise them. The following works to the building are proposed:
1. Refurbishment of roof with new plastisol coated gutters and rainwater pipes.
 2. New external elevation treatment, comprising facing brickwork with anodised aluminium entrance or glazed panels.
 3. Optional infill panels comprising either:-
 - a. Fully glazed
 - b. Glazed with glass entrance personnel door
 - c. Glazed with roller shutter door
 - d. Glazed with cladding panels
 - e. Cladding panels with roller shutter doors.

4. New car parking and landscaping.
5. Existing vehicular access points to be repaired.
29. The submitted plans show all of the possible options a-e which are considered to be appropriate treatments for this type of building. Full details of the final infill panels will be required by condition which will enable an end occupier(s) to be identified and for their operational requirements to be adequately incorporated.
30. From a design perspective the proposals incorporate red brickwork and dark grey window frames and cladding panels which are appropriate materials for this type of building. As such from a design perspective the proposals are considered to be acceptable.

Extension of the commercial land to provide additional parking provision

31. Policy ST4 of the emerging Local Plan sets out the parking requirements for B2 uses which includes one space for every 45m² of floor area. The building is 936m² which equates to 21 car parking spaces.
32. 60 parking spaces was originally proposed which far exceeded the parking requirement for a unit of this size. *The supporting information states that currently on the approved employment site there is potential for 18 car parking spaces with limited site movement and manoeuvrability and due to the lack of car parking the potential use of the building will be restricted to B2 however an increased in the number of parking spaces introduces the potential for a wider variety of uses (subject to planning).*
33. However the parking provision can only be based upon the authorised use of the building which in this case is B2. The Highway Engineer also raised concerns about the need for the additional car parking spaces as providing so much 'extra' parking spaces on site will not contribute to the achievement of sustainable development and seems contrary to a key aim of the County Council, which is to tackle climate change and help and encourage people to choose more sustainable ways of travelling.
34. Following receipt of these concerns the car parking has been reduced to 23 parking spaces which only slightly exceeds the requirements of Policy ST4 and is considered to be acceptable.
35. Additionally the retention of all of the building, as proposed, encroaches into the housing allocation within the emerging Local Plan. Policy HS1 of the emerging Local Plan confirms that all allocated sites will be protected for housing development for the period up until 2026. As such part of the proposed development is contrary to Policy HS1 of the emerging Local Plan, this concern was forwarded to the agent for the application.
36. In response to the above concern the agent has provided the following comments:
We appreciate that under the Local Plan the Initial site was divided into residential and commercial use and that on the previous approvals the boundary between the two sites was identified. However, it is still proving difficult to arrive at an overall scheme which gives the financial viability the robustness required to commence. As advised in the Design and Access statement the primary objective of this planning submission is to arrive at a compromise between the housing and commercial sites which will allow both to be financially viable. You are well aware of the history and together with CBC, Elmwood have strived to get to a position where they can commence the development. The changes proposed in this planning application enable the viability of both the scheme to be improved and at the same time delivering additional benefits to both the commercial and residential developments.
 - a. *Set down in the design and access statement are two financial appraisals which demonstrate that it is in the interest of the overall scheme to make the minor change to the Local Plan boundary being proposed.*
 - b. *The majority of the site area proposed to be changed from residential to commercial results from removing the road and footpaths from the residential scheme and not from a reduction in building plot numbers or houses. It has therefore been possible to increase the number of residential units despite the residential site area being reduced.*

c. *The proposed larger commercial site allows a much larger landscaped buffer zone between the residential and commercial unit, this is a benefit to both the commercial and residential schemes and delivers a much improved relationship with denser and wider segregation.*

d. *The existing commercial unit can be more easily refurbished providing slightly more floor area to the commercial unit and enabling a more regular shaped building.*

e. *The commercial site external area is increased to provide a more open development and to also improve the vehicular on site access.*

37. Although the retention of the entire building does encroach into the housing allocation it is important to note that the existing structure already in situ and was in situ when the housing allocation was set. Additionally the amended housing layout ensures that in excess of the envisaged housing numbers on this site can be achieved and as such the loss of a small section of the housing allocation will not adversely impact on the housing supply within the Borough. The amended layout creates an improved layout between the commercial and residential elements by creating a larger separation distance and ensures that the structure can be brought back into use. As such in this case it is considered that the small loss of housing land is justified and acceptable.
38. There are 2 access points to the site. One from Botany Brow, which will serve 16 of the proposed parking spaces, this access is within the applicant's ownership and one from Harpers Lane which will serve the remaining 7 parking spaces. The access from Harpers Lane is not within the applicant's ownership however documentation has been provided which details a right of access from Harpers Lane to the application site. This documentation has been reviewed by the Council's legal team who have confirmed that on the basis of what the solicitor has said it would appear that the applicants have an existing right of way. Without checking the actual conveyance/lease this cannot be confirmed categorically however the Council's legal team don't question that the solicitor would be advising wrongly and therefore it is concluded that they do have an existing right of access.
39. The alterations to the car park serving the commercial unit also enable the inclusion of a loading area and space for larger vehicles to manoeuvre in the site which will assist in the use of the site by future occupants.

Noise

40. Policy EP4 of the emerging Local Plan relates to employment development in residential areas as it is recognised that certain employment development can make a valuable contribution however this recognition has to be balanced against protecting existing uses and amenity, especially in residential areas. The Policy confirms that small scale employment development will be permitted in areas where housing is the principal land use provided there would be no detriment to the amenity of the area in terms of scale, character, noise, nuisance, disturbance, environment and car parking.
41. The nearest neighbours to the commercial elements of the site are 155 Harpers Lane, 1 Botany Brow and the approved dwellings adjacent to the car park. All of the elevations are proposed to incorporate windows/ openings apart from the rear elevation which is close to the new approved dwellings not yet constructed. Although B2 activities can adversely impact on neighbour amenities through noise creation due to the nature of B2 general industrial uses it is important to note that this application does not propose B2 uses on this site as use of the building for B2 purposes is already established on this site. The proposals purely relate to façade improvements to enable the existing building to be reused.
42. The proposals also include the provision of a buffer zone consisting of a 2m fence and a 2m landscaping strip of evergreen shrubs (*Prunus Laurocerasus*) along the boundary of the proposed car park and the residential dwellings.
43. One of the Council's Environmental Health Officer's has assessed the proposals and confirmed that if an acoustic fence (i.e. a close boarded fence) of sufficient mass is

proposed then this should afford nearby residents some protection from noise, this can be controlled by condition.

44. The Officer has raised concerns that use of the car park at night may have the potential to affect the residents of nearby dwellings whose bedroom windows overlook the top of any proposed fence line however at this stage it is difficult to assess the impact and as the classification has not changed for the commercial part of the site control of any noise which may arise from the site, would be dealt with through other legislation (i.e. Environmental Protection Act 1990).
45. No details of lights have been submitted with the application however this can be addressed by condition.

Sustainability, Open Space and Affordable Housing

46. Policy 27 of the Adopted Central Lancashire Core Strategy states that all dwellings will be required to meet Level 4 of the Code for Sustainable Homes from January 2013 which increases to Level 6 in 2016. The Policy also requires schemes of more than 5 new dwellings to reduce carbon emissions over and above the required code level.
47. The preamble to Policy 27 does confirm that the requirement to meet the higher than national minimum Code Level and all other provisions of Policy 27 will apply unless the applicant can demonstrate, including through the use of open book accounting, that an individual site's circumstances are such that development would not be economically viable if the policy were to be implemented.
48. In terms of affordable housing Policy 7 of the Adopted Central Lancashire Core Strategy requires 30% on site affordable housing which for a scheme of a total of 43 houses (which this scheme would result in) equates to 13 affordable units.
49. Policy 7 of the Core Strategy does however confirm that the specified percentage is subject to site and development considerations such as financial viability.
50. In terms of open space the Open Space and Playing Pitch SPD was adopted for development control purposes at the Council meeting on 17th September 2013 and as such the proposals would now be required to meet the standards within emerging Local Plan Policies HS4A and HS4B and the accompanying SPD.
51. It is noted that when the S73 application was considered at this site in 2014 the application was supported by a financial viability assessment which concluded that the scheme was financially unviable with affordable housing, Code Level 4 and open space obligations. As such, in order to secure the development of this allocated brownfield site within a sustainable location, these requirements were removed from the scheme.
52. The information submitted in support of this application states that although the S73 planning approval vastly improved the viability of the scheme the proposals still only resulted in a potential profit of 1%. The reasons for this submission are to improve the profitability further and the submitted information states that the new scheme would generate a profit of £244,900.
53. The approved scheme at this site would generate a profit of £53,600 (1% on revenue). The amendments proposed as part of this application generate a greater profit however the increase (of approximately £190,000) and it appears from the submission information that even with additional profit there is still no ability for this scheme to provide affordable housing, off site POS or Code Level 4 particularly when the CIL levy, addressed below, resulting from this development is taken into account. This is being assessed by the Council's Property Services Section and their comments will be reported on the addendum however the current recommendation is in accordance with the previous approval at this site.

Community Infrastructure Levy

54. 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.
55. 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.
56. 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. This is a full planning application however 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.
57. The floorspace approved across the whole of this site equates to approximately 3,078.71m² whereas the proposed housing layout equates to approximately 3,262.15m². As such an additional 183.44m² floorspace is proposed which equates to a CIL levy of £11,923.60. The CIL form provided with the application states that there is a net additional floorspace of 165m² which is similar to the figure calculated as part of the assessment of the approved and proposed house types.

Overall Conclusion

The proposed amendments to the layout are considered to be acceptable and in accordance with the previous approvals for this site. The proposed scheme should enable the development of this brownfield site within a sustainable location to be delivered within an appropriate form of development.

Planning Policies

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

Reference	Description	Decision	Date
09/00635/DEMCON	Application for prior determination in respect of the proposed demolition of the former 'Initial Washroom Solutions' site.	Approved	4th September 2009
10/00834/FULMAJ	Proposed residential development for 50 two storey houses (20% affordable houses)	Withdrawn	2nd December 2010
11/00892/FUL	Proposal to utilise existing former Initial Laundry site entrance and apply for adaptation, to become LCC (Highways) compliant residential access to redevelopment of site.	Approved	January 2012
11/00871/FULMAJ	Proposed residential development of 41 no. 2 storey dwellings (Resubmission of	Approved	July 2013

	application no. 10/00834/FULMAJ).		
12/01015/FULMAJ	Proposed residential development for 14No 2 storey dwellings	Approved	August 2013
13/00993/FULMAJ	Section 73 application to vary conditions 1 (approved plans), 13 (Code for Sustainable Homes) and 17 (approved plans) attached to planning approval 11/00871/FULMAJ.	Approved	January 2014
14/00643/DIS	Application to discharge conditions 14 (Design Stage Assessment), 16 (contamination), 19 (Carbon Reduction Statement) and 21 (Construction Method Statement) attached to planning approval 13/00993/FULMAJ.	Conditions discharged	
14/00717/FUL	Replacement of external wall cladding, windows and doors to the existing industrial unit (which has an existing B2 use) incorporating a reduction in its footprint and formation of 2 no. car parking areas.	Approved	September 2014
14/01225/MNMA	Minor non-material amendment to planning approval 13/00993/FULMAJ to relocate the approved parking and reposition the dwellings (slightly) within the site in respect of plots 1-6	Approved	December 2014

Suggested Conditions

No.	Condition
1.	<p>The proposed development must be begun not later than three years from the date of this planning approval Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.</p>
2.	<p>The driveways to the dwellings hereby permitted shall be constructed using TarmacDry Porous Paving System which shall be retained and maintained as such at all times thereafter. Reason: To ensure a satisfactory form of development and to prevent an undue increase in surface water run off.</p>
3.	<p>The development shall be carried out in conformity with the approved finished floor levels detailed on the approved plans. Reason: To protect the appearance of the locality and in the interests of the amenities of local residents.</p>
4.	<p>No dwelling shall be occupied until all fences and walls to bound its plot have been erected in conformity with the approved details which are as follows:</p> <ul style="list-style-type: none"> • A 1.8 metre high timber fence (detailed on plan reference 0913-013 Rev B) to delineate the rear garden areas for all of the dwellings hereby approved • 1.2m high metal railings (detailed on plan reference 0913-013 Rev B) to delineate the front garden areas along Willow Road. • A 1.8m high brickwork wall (detailed on plan reference 0913-013 Rev B) is to be used where the existing brickwork boundary wall cannot be repaired. <p>Other fences, walls and railings shown in the approved details shall have been erected in conformity with the approved details prior to substantial completion of the development.</p> <p>Reason: To ensure a visually satisfactory form of development and to provide reasonable standards of privacy to residents</p>
5.	<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>
6.	<p>All planting, replacement tree planting, seeding or turfing comprised in the approved details of landscaping (including the 2m landscaping strip of evergreen shrubs (<i>Prunus Laurocerasus</i>) along the boundary of the proposed car park and the residential dwellings) shall be carried out in the first planting and seeding seasons following the occupation of any buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. Reason: In the interest of the appearance of the locality.</p>
7.	<p>The development hereby approved shall only be carried out using the approved external facing materials, namely Weinerberger Brighton Multi bricks and Marley Modern Dark Grey roofing tiles. Reason: To ensure that the materials used are visually appropriate to the locality.</p>
8.	<p>The development shall only be carried out in conformity with the approved hard ground-surfacing details, namely grey concrete paving to the buildings perimeter and permeable driveways (details of which to be provided under separate cover). Reason: To ensure a satisfactory form of development in the interest of the visual amenity of the area.</p>

9.	<p>Surface water must drain separate from the foul and no surface water will be permitted to discharge to the foul sewerage system. If surface water is to discharge to the public surface water sewerage system, details of attenuation measures shall first be submitted to and approved in writing by the Local Planning Authority (in liaison with United Utilities) as United Utilities may require the flow rate to be attenuated to a maximum discharge rate. The attenuation measures (if required by United Utilities) shall be implemented in full accordance with the approved details and retained and maintained as such at all times thereafter.</p> <p>Reason: To secure proper drainage of the site</p>									
10.	<p>Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (Schedule 2, Part 1, Classes A to E) (as amended) or any Order amending or revoking and re-enacting that Order, no alterations or extensions shall be undertaken to the dwellings hereby permitted, or any garage, shed or other outbuilding erected (other than those expressly authorised by this permission).</p> <p>Reason: To protect the appearance of the locality, the amenities of adjacent residents and the amenities of the occupiers of the new dwellings.</p>									
11.	<p>All dwellings are required to be constructed to meet Code Level 3 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>Reason: In the interests of minimising the environmental impact of the development</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>Reason: In the interests of minimising the environmental impact of the development</p>									
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>Prior to the occupation of any part of the development hereby permitted a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.</p> <p>Reason: To ensure the development does not pose a risk of pollution to controlled waters.</p>									
15.	<p>The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <table border="1" data-bbox="320 1854 1198 2040"> <thead> <tr> <th data-bbox="320 1854 608 1917">Title</th> <th data-bbox="608 1854 839 1917">Drawing Reference</th> <th data-bbox="839 1854 1198 1917">Received date</th> </tr> </thead> <tbody> <tr> <td data-bbox="320 1917 608 2011">Proposed Employment Site Plans and Elevations</td> <td data-bbox="608 1917 839 2011">1408/25 006</td> <td data-bbox="839 1917 1198 2011">13th January 2015</td> </tr> <tr> <td data-bbox="320 2011 608 2040">Proposed Site Plan</td> <td data-bbox="608 2011 839 2040">1408/25 004</td> <td data-bbox="839 2011 1198 2040">24th February 2015</td> </tr> </tbody> </table>	Title	Drawing Reference	Received date	Proposed Employment Site Plans and Elevations	1408/25 006	13 th January 2015	Proposed Site Plan	1408/25 004	24 th February 2015
Title	Drawing Reference	Received date								
Proposed Employment Site Plans and Elevations	1408/25 006	13 th January 2015								
Proposed Site Plan	1408/25 004	24 th February 2015								

		Rev A	
	House Type Plans and Elevations (A and B)	1408/25 005	13 th January 2015
	Location Plan		24 th February 2015
	Walls/ Fencing Types	0913-013 Rev B	25 th February 2015
	<i>Reason: For the avoidance of doubt and in the interests of proper planning</i>		
16.	<p>If during development, contamination not previously identified, is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted, and obtained written approval from the local planning authority for, an addendum to the Method Statement. This addendum to the Method Statement must detail how this unsuspected contamination shall be dealt with and the development thereafter shall be carried out in accordance with the approved details.</p> <p>Reason: To ensure the suitable redevelopment of the site.</p>		
17.	<p>Prior to the commencement of the residential development a Carbon Reduction Statement shall be submitted to and approved in writing by the Local Planning Authority. The Statement shall demonstrate that either appropriate decentralised, renewable or low carbon energy sources will be installed and implemented to reduce the carbon dioxide emissions of the development by at least 15% or additional building fabric insulation measures are installed beyond what is required to achieve the relevant Code Level rating. The development shall only be carried out in accordance with the approved details contained within the Carbon Reduction Statement and the agreed measures retained in perpetuity.</p> <p>Reason: In the interests of minimising the environmental impact of the development</p>		
18.	<p>All windows in the first floor of the rear elevation of the outrigger hereby permitted on house type A 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 local planning authority.</p> <p>Reason: In the interests of the privacy of occupiers of neighbouring properties.</p>		
19.	<p>The development hereby approved shall be carried out in accordance with the approved Construction Method Statement (submitted as part of discharge application 14/00643/DIS) and this shall be adhered to throughout the construction period. In particular:</p> <ul style="list-style-type: none"> • an area of parking will be provided within the confines of the site at all times during the construction period for site operatives and visitors • the hours of operation (including deliveries) during construction shall be limited to: <ul style="list-style-type: none"> -Monday to Friday 8:00am to 6:00pm -Saturday 9:00am to 1:00pm • The loading and unloading of materials should only take place within the confines of the application site. • Storage of plant and materials shall be undertaken at all times within the confines of the application site. • wheel washing facility will be situated near the exit, prior to leaving site vehicles will be inspected and where necessary wheels will be washed so as to avoid the transfer of site debris to the public highway. In the event that dirt/debris are inadvertently deposited onto the public highway then remedial action will be taken immediately. <p>Reason: in the interests of highway safety, to protect the amenities of the nearby residents and in the interests of the visual amenities of the area.</p>		
20.	<p>Prior to the occupation of all of/ part of the industrial building subject to this planning application details of any subdivision of the building shall be submitted to</p>		

	<p>and approved in writing by the Local Planning Authority. The details shall include details of the specific proposed unit front for each individual unit/ for the building as a whole (if maintained as one large unit). The proposed unit frontages shall be chosen from the options detailed on approved plans as follows:</p> <ol style="list-style-type: none"> Fully glazed; or Glazed with glassed entrance personnel door; or Glazed with roller shutter door; or Glazed with cladding panels; or Cladding panels with roller shutter doors. <p>or an alternative which has been previously agreed in writing by the Local Planning Authority. The unit frontages thereafter shall be constructed and retained in accordance with the approved details</p> <p>Reason: To respect the visual amenities of the area and in the interests of the proper planning of the area</p>
21.	<p>The parking and associated manoeuvring facilities shown on the plans hereby approved shall be surfaced or paved, drained and marked out and made available in accordance with the approved plan prior to the occupation of any of the industrial building subject to this planning application; such parking facilities shall thereafter be permanently retained for that purpose.</p> <p>Reason: To ensure provision of adequate off-street parking facilities within the site</p>
22.	<p>The parking associated with plot 44 shown on the plans hereby approved shall be surfaced or paved, drained and marked out and made available in accordance with the approved plan prior to the occupation of the dwelling on plot 44; such parking facilities shall thereafter be permanently retained for that purpose.</p> <p>Reason: To ensure provision of adequate off-street parking facilities within the site</p>
23.	<p>The construction of the car parking for plot 44 located within the root protection area of adjacent tree shall be undertaken using a 'no-dig' cellular confinement system method of construction or alternative method of construction which has first been submitted to and agreed in writing by the Local Planning Authority.</p> <p>Reason: To ensure the continued protection of the high quality tree on/ adjacent to the site.</p>
24.	<p>Prior to the commencement of the works to the industrial building full details, of the 2 metre high acoustic fence to be erected along the car park boundary in accordance with the approved plans, shall be submitted to and approved in writing by the Local Planning Authority. The development thereafter shall be carried out in accordance with the approved plans.</p> <p>Reason: To protect the amenities of the neighbouring residents</p>
25.	<p>Notwithstanding the submitted details the permission hereby granted in respect of the industrial building does not permit the inclusion of external illumination</p> <p>Reason: No external lighting is detailed on the submission information and full consideration of any such lighting would be required to ensure there is no adverse impact on the neighbours' amenities.</p>
26.	<p>No goods, plant or material in respect of the industrial building shall be deposited or stored in the open on the site.</p> <p>Reason: In order to protect the amenities of the area, and to maintain adequate parking areas</p>