

Item 4c **15/00294/FUL**

Case Officer **Nicola Hopkins**

Ward **Adlington And Anderton**

Proposal **Erection of 6 two storey dwellings with car parking and associated landscaping**

Location **Land To The West Of 8 Chester Place, Adlington**

Applicant **Chorley Community Housing**

Consultation expiry: **4th May 2015**

Decision due by: **26th May 2015**

Recommendation
Approve full planning permission

Representations

Adlington Town Council have made the following comments:

- Although the Town Council welcomes the provision of additional affordable housing in Adlington, at its meeting concern was expressed regarding the ability of large construction vehicles to access this site, particularly in view of the number of vehicles which are regularly parked nearby.
- If Chorley Council is minded to approve the application, the Town Council suggests that a restriction on the times construction vehicles are allowed access to the site (9.30am until 2.30pm) is included in the conditions in order that road safety is not adversely affected, particularly for school age children.
- In addition, the Council suggests that priority is also given to provision of off-road parking for the current residents of Chester Place, which would improve access to the development site.

Councillor Kim Snape has raised the following objections:

- Firstly the entrance to the proposed site for housing is a very restricted and narrow road with one way traffic as it is due to all the parked cars from houses down there. Residents currently struggle to negotiate leaving and entering drives down there as it is. To make that junction a junction for a number of houses like this I feel is a serious safety issue as the sight line will be very restricted.
- Construction traffic – where will construction traffic park, unload and load their vehicles? As mentioned above the entrance to the site is very narrow as is Chester Place itself.
- Trees – residents in the locality have raised concerns with me about the tree that was in existence next to number 8 just as you go down on your right hand side. I understand some time ago they approached Chorley Borough about cutting it back as it was over hanging the garden and they were told it is protected. However, contractors on behalf of Chorley Community Housing have recently come down and chopped the tree down. Please can this be clarified?

In total 7 representations have been received which are summarised below

Objection

Total No. received: 7

- The felling of the tree one day before residents were officially informed about the proposal was extremely underhand and sneaky- felling could have waited till the application was passed as this is presumptuous.
- It appears to residents that the tree was felled in order to avoid consultation and conflict about it- was this tree protected?
- There is only one access road which is extremely narrow and was not intended for this kind of traffic.
- How are long and wide lorries going to get down there?
- Chester Place is already too busy and narrow and parking is restricted. Will Chester Place be widened and the grass verges reduced?
- Impact on adjacent house's foundations with all the additional and heavy traffic
- 6 houses is quite a squeeze.
- Actively welcome a better use of the land but not convinced that this is the way forward.
- Parking issues in the area

- Access is very restricted from deliveries, emergencies, bin wagons etc.
- Noise impacts during construction
- Loss of light
- Footpath diversion- need to approved by LCC
- Another place for rubbish to be dumped
- Loss of privacy
- The proposed houses are too high
- The drive for number 10 crosses the new road- likely to cause an accident.
- The street needs traffic calming measures as speeding is frequent
- There is a public garden which has access straight on to the access road. Children play on this-likely to run out of the garden and be harmed.
- Stop use of back gates

Consultees

Consultee	Summary of Comments received
Council's Waste and Contaminated Land Officer	Originally objected to the proposed waste collection point however these concerns have been addressed
Council's Waste and Contaminated Land Officer	Requested a condition in respect of ground contamination
LCC Highways	Initially raised concerns with the proposals which resulted in the production of amended plans. The Highway Engineer has confirmed that the amended plans are acceptable subject to conditions.
Architectural Liaison Officer	Has commented that the architect for the development has contacted me with regard to the development achieving Secured by Design, therefore I have no comments to make that would assist the planners.
Council's Tree Officer	T1 Mature Oak located adjacent access road has been removed. T2 Early Mature London Plane, T3 Early Mature London Plain, T4 Early Mature London Plain, T5 Early Mature London Plain are all outside the planned development area and are unaffected.
United Utilities	No objection subject to conditions

Assessment

Proposed Development

1. The proposed scheme will provide 100% affordable housing, with all 6 units providing affordable rented accommodation funded through the Homes and Communities Agency Affordable Homes Programme 2 and consists of 6 two bedroom 4 person dwellinghouses.

Principle of the Development

2. The site is located within the settlement area of Adlington as identified within both the existing and emerging Local Plan. In October 2013, the Local Plan Inspector 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.
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 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.”*
4. The Council accepted the Local Plan 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.
5. Further consideration has been given to matters relating to Gypsies and Travellers, and the Local Plan Inspector’s Supplementary Report on Gypsy and Traveller and Travelling Showpeople was issued (08 May 2015) and it concludes that the part of the Chorley Local Plan dealing with Gypsy and Traveller and Travelling Showpeople policy and site allocation is also sound, providing a number of main modifications are made.
6. The emerging Local Plan identifies that development within settlement areas may be for an appropriate use such as housing, offices, community facilities or Green Infrastructure. This should be read in conjunction with other policies and proposals in the emerging plan and with Core Strategy Policy 1: Locating Growth. Within Core Strategy Policy 1 Adlington is identified as an Urban Local Service Centre where some growth and investment will be encouraged to help meet local housing and employment needs.
7. The area of land is an area of hardstanding which historically has been used for parking and is adjacent to an existing area of open space (located to the south of the site and allocated as POS within the emerging Local Plan). In principle it is considered that developing the site for housing accords with Policy 1 of the Adopted Core Strategy.

Impact on the Neighbours

8. The application site is surrounded by the following residential properties, all of which are two storey properties:
 - 2-10 Chester Place
 - 15-27 The Avenue
 - 1 and 3 Derby Place

2-10 Chester Place

9. The proposed accessway to the site is situated between 8 and 10 Chester Place and is a relatively narrow single width accessway already in existence. There are no windows on

the gable ends of either neighbour and as such there will be no loss of amenity in terms of side windows.

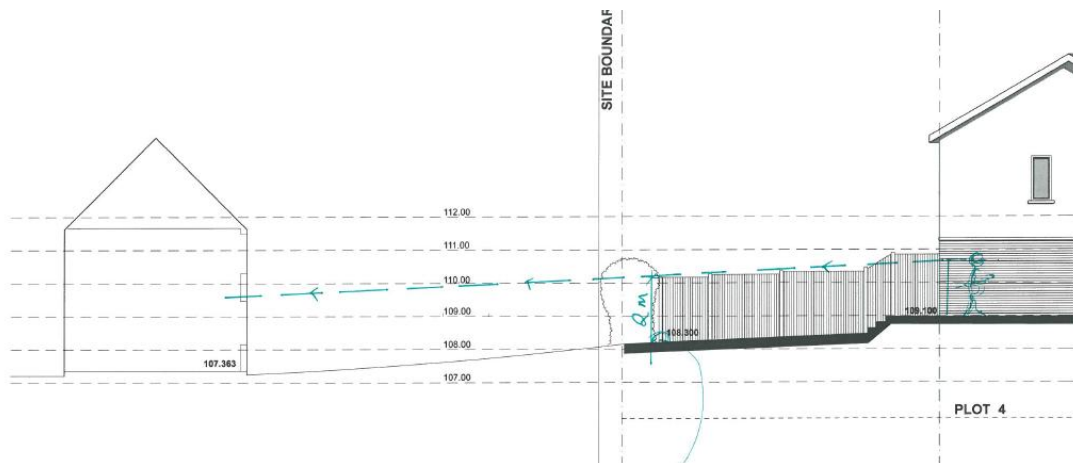
10. Proposed plot 2 is located approximately 16.3 metres to the rear of 8 Chester Place and approximately 3.5 metres from the boundary. There are no windows proposed within the side elevation of plot 2 and as such no overlooking will be created. 8 Chester Place is located at a higher land level than the application site and is approximately 1.5m higher than the finished floor level of plot 2. Given the level difference there is a requirement to retain 16 metres from the rear of 8 Chester Place and the side of plot 2 (window to gable distance) and 14 metres from the rear of 8/10 Chester Place to the garden boundary (window to garden boundary) of plot 2. These distances are maintained in respect of the window to gable distance and whilst the window to garden distance falls below that required by approximately 0.3 metres given that the distance retained is approximately 13.7 metres it is considered that the amenities of the future residents will be maintained.

15-27 The Avenue

11. 15-27 The Avenue are located along the northern boundary of the site. 17 and 19 The Avenue are located approximately 8.5 metres from the boundary with the site and approximately 9.8 metres from the garden boundary of plots 1 and 2. This distance is slightly short of the required 10m window to garden boundary distance however it is noted that the very rear of the gardens for plots 1 and 2 will be used for bin storage and the garden shed (plot 1) and as such over 10 metres is maintained from the rear of 17 and 19 The Avenue to the main usable area of private amenity space associated with plots 1 and 2.
12. 21 and 23 The Avenue border with proposed plot 6 however the required 12 metres is maintained between the first floor rear windows on the rear elevation of 21 and 23 The Avenue (there are no first floor windows in the rear outriggers of these properties) and the side gable of plot 6. There are no windows in the side elevation of plot 6 to ensure the neighbours' amenities are maintained. Plot 6 will be constructed with a floor level approximately 0.5 metres lower than 21 and 23 The Avenue which ensures that no greater spacing distances are required.
13. 25 The Avenue borders the boundary of the rear garden of plot 6 however the rear elevation of 23 The Avenue is approximately 11 metres from the garden boundary and although the garden will be at a lower land level than the floor level of 25 The Avenue (by approximately 0.5 metres) the distance maintained ensures the amenities of the future residents are maintained.

1 and 3 Derby Place

14. Derby Place is located along the western site boundary. The Council have standard spacing distances which need to be adhered to in respect of new housing schemes however these distances increase where there is a level difference. There is a standard requirement to provide 21 metres between parallel habitable room windows and 10 metre long gardens however as plot 4 will have a finished floor level which is 1.7 metres higher than Derby Place there is a requirement to provide 26 metres between parallel habitable room windows and 15 metre long gardens. This was not achieved on the originally proposed layout which was a concern. In response to this issue the plans have been amended obscuring the first floor rear bedroom windows to ensure no overlooking is created. Whilst it is not ideal to have obscure glazing within habitable rooms the plans now include roof lights into these bedrooms which do not enable overlooking to the detriment of the neighbours but still allow for natural light into the bedrooms to ensure that the amenities of the future residents are not affected.
15. At ground floor level of the proposed dwellings on plots 3-6 there is a rear kitchen/ dining window and door and a W/C window facing Derby Place. The W/C window will be obscurely glazed however the window and door serving the kitchen/ dining room will not be obscurely glazed. The agent for the application has provided the following sketch which demonstrates that even with the level difference the boundary fence will act as a screen between the neighbours.



16. Concerns were also raised about the original proposals which resulted in the creation of a terraced garden area to the rear of plots 3-6. The highest part of the rear garden was approximately 1 metre higher than the neighbours' garden with only 5 metres retained between the terrace and the neighbours' garden. To overcome this issue the levels of the gardens have been dropped to the lower land level removing the proposed terrace. There is a path around the dwelling proposed to enable level access/ egress to the dwellinghouse which has steps down to the gardens. The garden slopes down towards the common boundary however the amendments ensure that the impact from overlooking is reduced. Although the garden slopes down to the common boundary it is noted that the proposals involve replacing hard standing with grass which will enable surface water to drain away naturally and not onto the neighbours' gardens.

Highways and Access

17. The Highway Engineer initially raised concerns about the access to the site and the ability for 2 cars to pass each other. However the plans have been amended to address these concerns. The Highway Engineer has no objection subject conditions in respect of off-site works of highway improvement (dropped kerbs and tactile paving) and wheel wash facilities.

18. A number of concerns have been raised about the suitability of this site for housing in respect of the additional traffic generation impacting on the capacity of the surrounding road networks and the ability for construction traffic to access the site. The Highway Engineer has raised no concerns in respect of traffic generation and as the scheme is only for 6 houses it is considered that the impact on traffic will be minimal. It also important to note that it appears that the site was historically occupied by 4 rows of garage accommodation which have been replaced with space available for a number of vehicles to park. The erection of 6 dwellings on this site will generate less vehicular movements than if the site was fully used for its established use as parking.

19. However the access to the site is relatively restrictive which could hinder larger construction traffic. The length of the access road to the first dwelling is approximately 32m (Members may recall that the recently approved site at the garage site on Pear Tree Road in Croston will be accessed via an existing vehicle access which extends approximately 45m from Pear Tree Road into the site). The agents for the application have confirmed that timber frames will be used in the construction with a truss rafter roof, both of which will be manufactured in panels off site to ensure the construction period is as short as possible. Typically a Construction Management Plan would be required by condition on these types of schemes however the information has been provided prior to determination as follows:

- The site office and welfare accommodation will initially be provided by a self powered unit positioned on site to allow the construction of the car parking spaces. These will be

relocated onto the new car parking spaces and connections made to the existing electric and water supplies and will remain on site for the duration of the construction period.

- Works are expected to take an approximate period of 28 weeks from start to finish. Working hours will be limited to 8:00am to 6:00pm Monday to Friday and 8:00am to 2:00pm Saturday.
- Construction traffic and larger deliveries will travel to site along Chester Place; they will come along level with site, make the delivery and exit in the same direction. Due to the size of the site it will not be possible for large delivery vehicles to access onto site.
- Stone and concrete wagons will be reversed onto site onto a temporary access road and car park utilising a banksman thereby allowing all leaving vehicles to exit site in forward gear.
- Delivery times will be scheduled wherever possible to avoid School and busy rush hour periods.
- On the completion of the new car parking and sewer connection, construction materials and plant for the properties will be stored on the new car parking spaces and on the side areas of landscaping which will be temporarily stoned up for this period until its removed and planted.
- Material will be off loaded by use of either a lorry mounted Hiab crane or the site forklift truck.
- During dry periods, dust suppression will be utilised by water spraying to keep the dust down and all wagons entering and leaving the site will be sheeted over. All mechanical cutting equipment will be fitted with a water suppression kit. All in accordance with the Adactus policies and compliance with the Considerate Constructors Scheme --- which the project will be registered with.
- Throughout the construction period, and in particular during wet periods when 'muck shifting' is occurring, waggon wheels will be power washed and brushed down just before leaving site. Adactus will also ensure that the surrounding public highways remain clean, safe and in a road worthy condition.
- Provision has been made to employ a mechanical road sweeper which will sweep the highway as required.
- Adactus shall endeavour, so far as is reasonably practicable, that all vehicles coming onto site use the designated road/hard standings and temporary haul roads to minimise the mud and debris accumulation on the vehicle tyres.
- Before any vehicle leaves site it will be held on site by a secure gate system which is controlled by an operative who will ensure the vehicle is checked before the gates are opened and the vehicle allowed to proceed on to the highway.
- Provision for Contractor and Visitor parking will be made available on site at the early stages of the construction period, Adactus intend to allow the majority of the vehicles to use the newly constructed car parking spaces which will be available for use before the construction of the properties commences.
- On occasions, where not possible, some vehicles will park on the highway Adactus will ensure they park safely with due consideration to local residents and other road users--- not on any foot paths and all within the requirements of the Highway Regulations. The use of car sharing will be promoted and compliance with the Considerate Constructors Scheme will be required.
- The site will be made secure by temporary heras fencing, the existing rear and side fence is high enough to provide the required security to this boundary, however.

20. The above will be secured by condition

Footpath

21. A public right of way (Footpath 5) runs along the southern boundary of the application site. The route however will not be affected by the proposed development. One right of way (which runs from footpath 5) to the northern boundary of the site will be extinguished however the remaining routes will be retained ensuring the surrounding area is still accessible.

Public Open Space

22. The site is located adjacent to a piece of amenity open space which is allocated as existing open space (Policy HW2) within the emerging Local Plan. This piece of land will be retained and still fully accessible as part of the proposed scheme.
23. The Open Space and Playing Pitch SPD was adopted for development control purposes at the Council meeting on 17th September 2013 and open space requirements relating to new housing schemes accord with emerging Local Plan Policies HS4A and HS4B and the approach in the SPD. However this development is for 6 no. dwellings which is below the 10 unit threshold set out within the NPPG and also has a combined gross floorspace of less than 1000m². In the case of this development there is no evidence at this time, which is directly related to the development, to seek a contribution towards public open space contrary to the national guidance.

Parking

24. The scheme involves the erection of 6 two bedroom dwellings. In respect of parking, in accordance with Policy ST4 of the emerging Local Plan, there is a requirement for 2 off road parking spaces for 2 bedroom dwellings. The scheme incorporates 12 parking spaces which accords with the Council's Parking standards and as such is considered to be acceptable.

Trees

25. The Council's Tree Officer has visited the site and confirmed that there was only one tree previously on the site (a Mature Oak) located adjacent access road however this was removed prior to the submission of the application. The other trees located within the vicinity of the area (4 Early Mature London Plains) are all located outside the planned development area and are unaffected.
26. Concerns have been raised about the removal of the Oak Tree along the accessway to the site. The submitted Arboricultural Impact Assessment/Method Statement includes this tree and categorises it as a B quality tree (trees of moderate quality and value, effective for more than 20 years). The report states that the tree was located within narrow linear roadside verge with hard standing over primary roots to south and there was stem abrasion from vehicle strike to south. The report recommends that this tree is removed for the proposed road widening.
27. Whilst it is preferable to retain trees particularly native species such as this Oak tree the tree was not protected by a Tree Preservation Order and as such could be removed by the land owner without the need for consent. Additionally the loss of this tree can be mitigated for by a replacement tree planting scheme secured by condition.

Design

28. The application site is surrounded by traditional semi-detached and terraced two storey dwellinghouses. The proposals involve the erection of three pairs of semi-detached 2 storey dwellinghouses which include a mixture of red brick and white render. The brickwork reflects the character of the surrounding area and the inclusion of a rendered element will provide a modern element to these new houses within an area of older houses adding to the character of the area. This is considered to be an appropriate design solution for this site.

Sustainable Resources

29. Policy 27 of the Core Strategy currently requires dwellinghouses to be built to meet Code for Sustainable Homes Level 4 which increases to Level 6 on 1st January 2016. However the 2015 Deregulation Bill received Royal Assent on Thursday 26th March 2015 which effectively removes Code for Sustainable Homes. The Bill does include transitional provisions which include:

“For the specific issue of energy performance, local planning authorities will continue to be able to set and apply policies in their Local Plans which require compliance with energy performance standards that exceed the energy requirements of Building Regulations until commencement of amendments to the Planning and Energy Act 2008 in

the Deregulation Bill 2015. This is expected to happen alongside the introduction of zero carbon homes policy in late 2016. The government has stated that, from then, the energy performance requirements in Building Regulations will be set at a level equivalent to the (outgoing) Code for Sustainable Homes Level 4. Until the amendment is commenced, we would expect local planning authorities to take this statement of the government's intention into account in applying existing policies and not set conditions with requirements above a Code Level 4 equivalent."

"Where there is an existing plan policy which references the Code for Sustainable Homes, authorities may continue to apply a requirement for a water efficiency standard equivalent to the new national technical standard, or in the case of energy a standard consistent with the policy set out in the earlier paragraph in this statement, concerning energy performance."

30. As such there will be a requirement for the dwellings hereby approved to achieve a minimum Dwelling Emission Rate of 19% above 2013 Building Regulations in accordance with the above provisions.
31. The agent for the application has raised concerns with this requirement as it is understood that the 19% improvement would be largely generated through the use of PV panels which renders the development unviable. The submitted viability assessment has been forwarded to the Council's Property Services Section and their comments will be reported on the addendum with any suggested condition changes.

Waste Collection

32. As set out above the Council's Waste and Contaminated Land Officer originally raised concerns with the waste collection facilities at the site. However the plans have been amended to address these concerns. In respect of waste collection the following is proposed:
- Plots 5 and 6: Waste collection will be from the kerbside at Derby Place. The rear access point to each of these units is within 25m of the waste collection point.
 - Plots 1-4: Waste collection will be from a communal refuse store adjacent to Plot 1 - as this is the closest point to Chester Place for waste operatives to collect from. It is not intended for a refuse vehicle to access the site or for wheelie bins to be left on Chester Place. Plots 1-4 are all within 30m of this communal refuse store. The refuse store is 25m from Chester Place.
33. There is a footpath link through from the site to Derby Place which will be retained and enable the future residents to located their bins on Derby Place on bin collection days.
34. In response to this the Council's Waste and Contaminated Land Officer has confirmed that this is an appropriate solution for this site.

Community Infrastructure Levy

35. 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. The proposed housing development will be chargeable development.
36. The total residential floor space proposed of is 438m² which equates to a CIL charge of approximately £28,470 however as this is a 100% affordable housing scheme it is likely that the scheme will benefit from discretionary Social Housing relief (on the proviso that the correct procedures are adhered to) which will result in a nil CIL liability.

Management of Site

37. It is noted on the proposed layout plan that 2 parts of the site fall outside the defined residential curtilages. In terms of the future for these 2 areas of land the agent for the application has confirmed:

- The strip of land to the left (west) is left undeveloped at the request of Electricity North West – who have a cable under this piece of land. It will be maintained by the applicant, most likely by the same team who maintain the POS to the south.
- The strip of land to the right (east) is essentially working space for erection of the boundary fence/retaining wall. It is common practice for the applicant to erect a new fence immediately within the site boundary abutting an existing fence; this avoids protracted discussions with neighbours. The agent has commented that quite often neighbours then take down their fence and extend their gardens up to the new fence (however this would be subject to a future planning application).

38. The above ensures that these 2 pieces of land do not become 'no man's land' and will be maintained by the applicants/ potentially the existing neighbours in the future.

Overall Conclusion

39. The proposals result in the redevelopment of previously developed land within a sustainable location in accordance with national and local planning policy. It appears that the site was historically occupied by 4 rows of garage accommodation which have been replaced with space available for a number of vehicles to park. It is considered that the constraints to developing this site have been addressed by the proposed amendments, the erection of 6 dwellings on this site will generate less vehicular movements than if the site was used for its established use as parking and as such the proposals are recommended for approval.

Planning Policies

40. 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.

Suggested Conditions

No.	Condition																								
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="320 568 1182 1249"> <thead> <tr> <th data-bbox="320 568 592 629">Title</th> <th data-bbox="592 568 906 629">Drawing Reference</th> <th data-bbox="906 568 1182 629">Received date</th> </tr> </thead> <tbody> <tr> <td data-bbox="320 629 592 730">Proposed Site Layout</td> <td data-bbox="592 629 906 730">P1240 103 Rev G</td> <td data-bbox="906 629 1182 730">13th May 2015</td> </tr> <tr> <td data-bbox="320 730 592 790">Location Plan</td> <td data-bbox="592 730 906 790">P1240 P01</td> <td data-bbox="906 730 1182 790">31st March 2015</td> </tr> <tr> <td data-bbox="320 790 592 891">Proposed Site Layout- Extract</td> <td data-bbox="592 790 906 891">P1240 SK11</td> <td data-bbox="906 790 1182 891">5th May 2015</td> </tr> <tr> <td data-bbox="320 891 592 992">Proposed Site Sections</td> <td data-bbox="592 891 906 992">P1240 105 Rev B</td> <td data-bbox="906 891 1182 992">13th May 2015</td> </tr> <tr> <td data-bbox="320 992 592 1093">Proposed Elevations</td> <td data-bbox="592 992 906 1093">P1240 111 Rev C</td> <td data-bbox="906 992 1182 1093">13th May 2015</td> </tr> <tr> <td data-bbox="320 1093 592 1153">Existing Site Layout</td> <td data-bbox="592 1093 906 1153">P1240 102 Rev B</td> <td data-bbox="906 1093 1182 1153">31st March 2015</td> </tr> <tr> <td data-bbox="320 1153 592 1249">Proposed Floor Plans</td> <td data-bbox="592 1153 906 1249">P1240 110 Rev B</td> <td data-bbox="906 1153 1182 1249">13th May 2015</td> </tr> </tbody> </table> <p>Reason: For the avoidance of doubt and in the interests of proper planning</p>	Title	Drawing Reference	Received date	Proposed Site Layout	P1240 103 Rev G	13th May 2015	Location Plan	P1240 P01	31st March 2015	Proposed Site Layout- Extract	P1240 SK11	5th May 2015	Proposed Site Sections	P1240 105 Rev B	13th May 2015	Proposed Elevations	P1240 111 Rev C	13th May 2015	Existing Site Layout	P1240 102 Rev B	31st March 2015	Proposed Floor Plans	P1240 110 Rev B	13th May 2015
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3.	<p>The intrusive investigations, to determine the status of contamination and geotechnical properties for foundation design identified within the submitted Phase I Desk Study, shall be undertaken at the site prior to the commencement of the construction of the dwellings hereby approved. Any necessary remediation measures identified as part of the intrusive investigations shall be carried out in accordance with the identified mitigation measures.</p> <p>Upon completion of the remediation works a validation report containing any validation sampling results shall be submitted to the Local Authority for approval.</p> <p>The development shall thereafter only be carried out following the remediation of the site in full accordance with the measures identified.</p> <p>Reason: To protect the environment and prevent harm to human health by ensuring that the land is remediated to an appropriate standard for the proposed end use</p>																								
4.	<p>The communal bin collection points to serve plots 1-4 shall be provided in accordance with the approved plans prior to the occupation of the dwellings hereby approved. The collection point shall thereafter be retained in perpetuity.</p> <p>Reason: To ensure adequate refuse collection facilities are provided on site and in</p>																								

	the interests of the visual amenities of the area..
5.	<p>Prior to the commencement of development samples of all external facing and roofing materials (notwithstanding any details shown on previously submitted plan(s) and specification) shall be submitted to and approved in writing by the Local Planning Authority. All works shall be undertaken strictly in accordance with the details as approved.</p> <p>Reason: Full details of the proposed external facing materials was not provided as part of the application and in order to ensure that the materials used are visually appropriate to the locality samples are required.</p>
6.	<p>No dwelling shall be occupied until all fences and railings shown in the approved details 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>Reason: To ensure a visually satisfactory form of development and to provide reasonable standards of privacy to residents.</p>
7.	<p>The development hereby permitted shall only be carried out in conformity with the proposed ground and building slab levels shown on the approved plans.</p> <p>Reason: To protect the appearance of the locality and in the interests of the amenities of local residents.</p>
8.	<p>All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of any buildings or the completion of the development, whichever is the earlier, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.</p> <p>Reason: In the interest of the appearance of the locality</p>
9.	<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.</p> <p>Reason: To safeguard the trees to be retained</p>
10.	<p>The site shall be developed in accordance with the submitted Construction Method Statement, received 13th May 2015, and shall be adhered to throughout the construction period.</p> <p>Reason: The site is located within a densely populated residential area and the submitted information takes into account highway safety and the protection of the amenities of the nearby residents.</p>
11.	<p>Prior to the commencement of the development a scheme for the construction of the site access and the off-site works of highway improvement (dropped kerbs and tactile paving) shall be submitted to and approved in writing by the Local Planning Authority. The approved works shall be completed prior to the occupation of the dwellinghouses hereby approved.</p> <p>Reason: The details are required prior to commencement 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>
12.	<p>Prior to the commencement of any development, details of the foul drainage scheme shall be submitted to and approved in writing by the Local Planning</p>

	<p>Authority.</p> <p>Foul shall be drained on a separate system. No building shall be occupied until the approved foul drainage scheme has been completed to serve that building, in accordance with the approved details.</p> <p>This development shall be completed maintained and managed in accordance with the approved details.</p> <p>Reason: To ensure suitable drainage is provided for the dwellings hereby approved, this is required prior to the commencement of the construction of the dwellinghouses to ensure that a suitable scheme can be put in place at the appropriate time.</p>
13.	<p>Prior to the commencement of any development, a surface water drainage scheme and means of disposal, based on sustainable drainage principles with evidence of an assessment of the site conditions (inclusive of how the scheme shall be managed after completion) shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>The surface water drainage scheme must be restricted to existing runoff rates and unless otherwise agreed in writing by the Local Planning Authority, no surface water shall discharge to the public sewerage system either directly or indirectly.</p> <p>The development shall be completed, maintained and managed in accordance with the approved details.</p> <p>Reason: to ensure that suitable drainage is provided for the dwellings hereby approved this is required prior to the commencement of the construction of the dwellinghouses to ensure that a suitable scheme can be put in place at the appropriate time.</p>
14.	<p>All windows in the first floor of the rear elevation of plots 3-6 (inclusive) (excluding the roof lights) hereby approved 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 property.</p>
15.	<p>Prior to the commencement of the development full details (including species, number, stature and location) of the replacement tree planting shall have been submitted to and approved in writing by the Local Planning Authority. The replacement tree planting shall be carried out in accordance with the approved details as part of the approved landscaping scheme for the site.</p> <p>Reason: To safeguard the visual amenity of the area and to mitigate for the loss of the mature tree on the site. The tree was felled prior to submission of the application to facilitate the proposed access to the site. The tree was classified as category B and to mitigate the loss full details of a replacement scheme are required prior to commencement to ensure that adequate mitigation can be secured.</p>
16.	<p>All new dwellings are required to achieve a minimum Dwelling Emission Rate of</p>

	<p>19% above 2013 Building Regulations.</p> <p>Reason: Policy 27 of the Adopted Central Lancashire Core Strategy requires new dwellings to be built to Code for Sustainable Homes Level 4 however following the Deregulation Bill 2015 receiving Royal Ascent it is no longer possible to set conditions with requirements above a Code Level 4 equivalent. However as Policy 27 is an adopted Policy it is still possible to secure energy efficiency reduction as part of new residential schemes in the interests of minimising the environmental impact of the development.</p>
17.	<p>Prior to the commencement of the development details shall be submitted to and approved in writing by the Local Planning Authority demonstrating that each dwelling will meet the required Dwelling Emission Rate. The development thereafter shall be completed in accordance with the approved details.</p> <p>Reason: Policy 27 of the Adopted Central Lancashire Core Strategy requires new dwellings to be built to Code for Sustainable Homes Level 4 however following the Deregulation Bill 2015 receiving Royal Ascent it is no longer possible to set conditions with requirements above a Code Level 4 equivalent. However as Policy 27 is an adopted Policy it is still possible to secure energy efficiency reductions as part of new residential schemes in the interests of minimising the environmental impact of the development. This needs to be provided prior to the commencement so it can be assured that the design meets the required dwelling emission rate.</p>
18.	<p>No dwelling hereby approved shall be occupied until a SAP assessment (Standard Assessment Procedure), or other alternative proof of compliance (which has been previously agreed in writing by the Local Planning Authority) such as an Energy Performance Certificate, has been submitted to and approved in writing by the Local Planning Authority demonstrating that the dwelling has achieved the required Dwelling Emission Rate.</p> <p>Reason: Policy 27 of the Adopted Central Lancashire Core Strategy requires new dwellings to be built to Code for Sustainable Homes Level 4 however following the Deregulation Bill 2015 receiving Royal Ascent it is no longer possible to set conditions with requirements above a Code Level 4 equivalent. However as Policy 27 is an adopted Policy it is still possible to secure energy efficiency reductions as part of new residential schemes in the interests of minimising the environmental impact of the development.</p>