

Item 3b **15/00295/FUL**

Case Officer **Nicola Hopkins**

Ward **Chorley East**

Proposal **Erection of 8 residential dwellings utilising existing access, with associated infrastructure and landscaping.**

Location **Land Adjacent Canal Walk Play Area, Crosse Hall Lane Chorley**

Applicant **Morris Homes**

Consultation expiry: **26th May 2015**

Decision due by: **22nd June 2015**

Recommendation
Approve full planning permission

Representations

In total 3 representations have been received which are summarised below

Crosse Hall Residents Group have made the following comments:

- Whilst there are no direct objections to the erection of the houses, we consider it imperative that attention is given to the traffic issue and safety outside St James School as priority.
- These houses are in such close proximity to the school where we already have major concerns regarding road safety.
- This has been an issue since Morris Homes did not fulfil the initial requirements regarding a proper turning circle and our initial complaints regarding the layout of the junction from Crosse Hall Lane and Howarth Road.
- We had suggested that this land be considered for parking for the school in order to ease the congestion at the top of the lane but also appreciate the land opposite on Howarth Road could possibly be considered for this matter alternatively and may be a suitable way to allow these houses to be erected whilst the parking/driving safety issue be resolved simultaneously.

Not specified

Total No. received: 2

- No objection if Public Right of way is provided to access Crosse Hall Lane and Leeds and Liverpool Canal
- The existing footpath, and gateway (recently boarded over), from the play area to Howarth Road on the west side of the playground between the playground fence and the school fence is not shown and must be retained as this will be the only means of access from Canal Walk to Howarth Road and the areas beyond when the path used more at present is sealed off as part of this application.
- The dropped kerb on Howarth Road level with the site was installed by the developer as part of the road construction and in reality is not an existing access to the site it is a new one. This must be noted when considering the application.

Consultees

Consultee	Summary of Comments received
Canal and River Trust	No objection subject to conditions
Lancashire County Council (Highways)	No objections
United Utilities	No objection subject to conditions although they have noted that a public sewer crosses this site and UU will not permit building over it. Therefore a modification of the site layout, or a diversion of the affected public sewer at the applicant's expense, may be necessary. The applicant has been made aware of this issue.
Council's Tree Officer	Has commented on the trees at the site
Council's Waste and Contaminated Land Officer	Has requested a condition in respect of land contamination and has requested clarification in respect of waste collection

Assessment

Principle of the Development

1. The site is located within the settlement area of Chorley as identified within both the existing and emerging Local Plan. 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 Chorley is identified as a Key Service Centre where development will be focused on the regeneration of the Town Centre but with some greenfield development.
2. The area of land is an area of undeveloped greenfield land and in principle it is considered that developing the site for housing accords with Policy 1 of the Adopted Core Strategy.
3. The proposed development involves the erection of eight 2 and 3 bedroom mews and semi-detached dwellings with one apartment on Haworth Road approximately 100m east of Haworth Road/Crosse Hall Lane. It is separated by the Leeds Liverpool Canal from the Rivington View site being developed Morris Homes (application 02/00680/REMMAJ) for development of over 160 dwellings.

Impact on the Neighbours

4. The application site is adjacent to St James C of E Primary School although it is separated from the school building by the school playing field and a strip of trees. The nearest residential neighbours to the site are 44 Canal Walk and 1-3 The Moorings.
5. 1, 2 and 3 The Moorings are 2 storey dwellinghouses which are separated from the application site by a former playground. In recent years the play equipment has been removed from the site and the area of land which separates the application site and the neighbouring houses is now used as an area of informal open space. The adjacent land is allocated within the emerging Local Plan as open space and a recent planning application on the site (12/01150/FUL) for 2 houses was withdrawn.
6. Due to the existence of the area of open space there is approximately 39 metres retained from the rear of the dwellings on The Moorings to the application site. As such it is not considered that the proposals will adversely impact on the existing or future residents.
7. The side gable of 44 Canal Walk is located approximately 38 metres from the side gable of plot 8. There are no first floor windows in the side elevation of 44 Canal Walk and there are no habitable room windows in the side gable of plot 8. Due to the arrangement of the windows within the proposed properties and the distance retained between the proposed and existing dwellings there will be no impact on the existing or future residents.
8. Plot 1 is located adjacent to the boundary with the school. A Didsbury house type is proposed on plot 1 which does include a first floor side window however this serves a bathroom and will be obscurely glazed. As such the proposed dwellings will not result in overlooking to the school field.
9. The Dalton house type on plots 5 and 6 are dwellings which 'turn the corner' houses however the layout has been designed to ensure that the rear first floor habitable room windows are located away from the common boundary to ensure that no loss of privacy is created. The first floor rear windows close to the boundary serve a bathroom and landing and can be obscurely glazed to avoid loss of privacy to the detriment of the future residents.
10. There is a 'step' between the rear wall of plots 4/ 7 and the attached dwellings on plots 5/6. Due to this difference any future extensions have the potential to adversely impact on the neighbours' amenities. Also given the arrangement of plots 5 and 6 it is considered necessary to remove permitted development rights on these plots to ensure the amenities of the future residents are protected.

Levels

11. The application site rises up from the road and has a higher land level than the road. Additionally there is a large area of earth mounded on part of the site which is currently fenced off. The applicant has provided a drainage strategy plan which details the proposed finished floor levels of the dwellings; these reflect the adjacent ground levels and will be similar to the finished floor levels of the existing houses which is considered to be acceptable. The applicant has confirmed that the existing earth mound will be removed from the site as part of the engineering works.

Highways and Access

12. The Highway Engineer has reviewed the proposals and has no objection. He has commented that the proposed development will be accessed from an existing access to Haworth Road, which is an un-adopted and privately maintained road.
13. 16 car parking spaces are required in accordance with Policy ST4 of the emerging Local Plan. The proposed parking includes 2 parking spaces adjacent to plot 1 and a long garage block along the northern site boundary which will accommodate 6 vehicles with parking space to the front of each garage. The plans have been amended to ensure the garages and parking spaces are large enough to 'count' as a parking space. The amended proposals provide sufficient parking space for the proposed dwellings.
14. Vehicular access to the site is via the existing access junction onto Howarth Road which appears to have been constructed as part of the road construction. The Highway Engineer has raised no concerns with utilising this access.
15. The comments of the Crosse Hall Residents Group are noted however as set out above the Highway Engineer has raised no objections to the proposals. The scheme has been designed to provide sufficient off street parking for the number of dwellings proposed to ensure the scheme does not exacerbate parking issues in the area. Any issues in terms of parking at the school are separate to this planning application.

Public Open Space

16. 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. The layout of the proposed scheme sets the majority of the dwellings away from the boundary with this open space with the proposed intervening garage building. Plot 8 is located next to the boundary which does include a first floor landing window however the scheme as a whole will not create natural surveillance to the open space. This notwithstanding however it is noted that the existing earth mound on the site effectively screens this area of open space and the open space is already overlooked by the dwellings on The Moorings. As such it is considered that the proposals will not negatively impact on this area of open space.
17. 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 8 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.

Trees

18. There are existing mature trees on/ adjacent to the application site and as such the application is supported by an Arboricultural Survey and Implication Assessment and a Arboricultural Method Statement.
19. The Council's Tree Officer has visited the site and noted the following trees:

- T3 Early Mature Maple. Multi stemmed specimen with poor form, forming part of a larger linear group. Category C tree with limited merit.
 - G1 Six Early Mature Maple. Linear group with poor form suffering effects of vandalism. Category C trees.
20. The Tree Officer recommends the removal of T3 & G1 with replanting on site to compensate for the removal of T1 & G3. The Officer also advises that screen planting should be incorporated along the perimeter boundary, along the northern boundary with the play area and along the eastern boundary with school.
21. All of the trees are low quality trees (Category C) and as such they do not warrant a Tree Preservation Order however the trees along the school boundary do act as a landscaped screen between the site and the school. The proposed layout plan details the retention of Group G1 however the submitted drainage strategy plan details removal of these trees. The applicant has confirmed that they don't mind whether G1 stays or go. The trees are located on or near to the centre line of the boundary and as such any removal may require consent from the school or third party land owners. Working on a worst case scenario that it is identified that these trees need to be removed as part of the development a replacement tree planting condition will be attached to the recommendation.

Design

22. The proposed development incorporates a row of dwellinghouses with an underpass to the rear parking court (unit 2 is an apartment over the underpass) and a pair of semi-detached dwellinghouses. The development represents a modern 2 storey residential development which reflects the character of the wider area and as such is considered to be appropriate in terms of Policy 17 of the Adopted Core Strategy and Policy BNE1 of the emerging Local Plan.

Sustainable Resources

23. 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.”

24. 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.

Waste Collection

25. The Council's Waste and Contaminated Land Officer originally queried the proposed waste and recycling collection arrangements. The Officer requested that the bin storage point and suitable collection point be clarified and confirmed. In this regard a bin collection point has been added to the layout. The Edgware apartment has binstores built in to the ground floor level. Following receipt of this information the Waste and Contaminated Land Officer has confirmed that this is an acceptable arrangement.

Drainage

26. United Utilities have commented that a public sewer crosses this site and as such a modification of the site layout, or a diversion of the affected public sewer at the applicant's expense, may be necessary. The applicant has been made aware of this and confirmed that they can comply with the comments made.
27. A drainage strategy plan has been provided (which also includes the proposed finished floor levels of the houses) which has been forwarded to both United Utilities and the Canal and River Trust (as they requested a surface water drainage condition). The Canal and River Trust have confirmed that on the basis of the drainage plan provided, it appears that it is not proposed to discharge any water to the canal. As such the Canal & River Trust are no longer requesting a drainage condition. United Utilities comments will be reported on the addendum.

Community Infrastructure Levy

28. 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.
29. The total residential floor space proposed of is 7173sqft however unit 2 is an apartment and as such the total chargeable floorspace is 6488sqft or 602.73m² including the garage accommodation (126m²) creates 728.73m² of floor space which equates to a CIL charge of approximately £47,367.45.

Canal/ Right of Way

30. The Leeds Liverpool Canal runs along the side of the application site. The Canal and River Trust have no objection in respect of the impact of the proposals and the canal subject to conditions.
31. It is noted that one of the neighbours' comments received requests that the right of way to the canal is maintained. There is no definitive right of way identified on the Council's mapping system from Howarth Road to the canal although there is an informal 'cut-through' that is evident on site down the embankment from the site to the canal tow path (adjacent to the bridge). In respect of this route the applicant has confirmed that these routes can be retained as they form part of the open space within the site.
32. Comments have also been received that the existing footpath, and gateway from the play area to Howarth Road on the west side of the playground between the playground fence and the school fence is not shown and must be retained as this will be the only means of access from Canal Walk to Howarth Road and the areas beyond when the path used more at present is sealed off as part of this application. It is noted that there is currently an informal access from Canal Walk through the application site to Howarth Road. The applicant has confirmed that the route identified will remain untouched as part of the proposals.

Overall Conclusion

33. The proposals result in the development of a piece of previously undeveloped land within a sustainable location which accords with Policy 1 of the Adopted Core Strategy. The proposals are considered to be acceptable for the reasons set out above and are accordingly recommended for approval.

Planning Policies

34. 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.
35. 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.
36. 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.”*
37. 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.
38. 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.

Planning History

Reference	Description	Decision	Date
5/1/00984	Use of land for housing	Refused	1957

Suggested Conditions

No.	Condition																																																																
1.	<p>The proposed development must be begun not later than three years from the date of this permission. Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004</p>																																																																
2.	<p>The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <table border="1" data-bbox="320 539 1257 1973"> <thead> <tr> <th data-bbox="320 539 611 633">Title</th> <th data-bbox="611 539 699 633">Plot</th> <th data-bbox="699 539 954 633">Drawing Reference</th> <th data-bbox="954 539 1257 633">Received date</th> </tr> </thead> <tbody> <tr> <td data-bbox="320 633 611 696">Location Plan</td> <td data-bbox="611 633 699 696"></td> <td data-bbox="699 633 954 696">LOC 01</td> <td data-bbox="954 633 1257 696">31st March 2015</td> </tr> <tr> <td data-bbox="320 696 611 792">Proposed Street Scene</td> <td data-bbox="611 696 699 792"></td> <td data-bbox="699 696 954 792">SS01</td> <td data-bbox="954 696 1257 792">31st March 2015</td> </tr> <tr> <td data-bbox="320 792 611 889">Proposed Planning Layout</td> <td data-bbox="611 792 699 889"></td> <td data-bbox="699 792 954 889">PL03 Rev A</td> <td data-bbox="954 792 1257 889">1st June 2015</td> </tr> <tr> <td data-bbox="320 889 611 985">Standard Screen Fence Details</td> <td data-bbox="611 889 699 985"></td> <td data-bbox="699 889 954 985">F1-1</td> <td data-bbox="954 889 1257 985">31st March 2015</td> </tr> <tr> <td data-bbox="320 985 611 1048">Garage Details</td> <td data-bbox="611 985 699 1048"></td> <td data-bbox="699 985 954 1048">GR2-1</td> <td data-bbox="954 985 1257 1048">2nd June 2015</td> </tr> <tr> <td data-bbox="320 1048 611 1144">Chatsworth Elevations</td> <td data-bbox="611 1048 699 1144">3/ 4</td> <td data-bbox="699 1048 954 1144">P/HTCHA/01</td> <td data-bbox="954 1048 1257 1144">31st March 2015</td> </tr> <tr> <td data-bbox="320 1144 611 1240">Chatsworth floor plans</td> <td data-bbox="611 1144 699 1240">3/ 4</td> <td data-bbox="699 1144 954 1240">P/HTCHA/02</td> <td data-bbox="954 1144 1257 1240">31st March 2015</td> </tr> <tr> <td data-bbox="320 1240 611 1303">Dalton Elevations</td> <td data-bbox="611 1240 699 1303">5/ 6</td> <td data-bbox="699 1240 954 1303">P/HTDA/01</td> <td data-bbox="954 1240 1257 1303">31st March 2015</td> </tr> <tr> <td data-bbox="320 1303 611 1366">Dalton Floor Plans</td> <td data-bbox="611 1303 699 1366">5/ 6</td> <td data-bbox="699 1303 954 1366">P/HTDA/01</td> <td data-bbox="954 1303 1257 1366">31st March 2015</td> </tr> <tr> <td data-bbox="320 1366 611 1462">Didsbury Detached Elevations</td> <td data-bbox="611 1366 699 1462">1</td> <td data-bbox="699 1366 954 1462">P/HTDID/D/01</td> <td data-bbox="954 1366 1257 1462">31st March 2015</td> </tr> <tr> <td data-bbox="320 1462 611 1559">Didsbury Semi Elevations</td> <td data-bbox="611 1462 699 1559">7/ 8</td> <td data-bbox="699 1462 954 1559">P/HTDID/S/01</td> <td data-bbox="954 1462 1257 1559">31st March 2015</td> </tr> <tr> <td data-bbox="320 1559 611 1655">Didsbury Floor Plans</td> <td data-bbox="611 1559 699 1655">1/ 7/ 8</td> <td data-bbox="699 1559 954 1655">P/HTDID/02</td> <td data-bbox="954 1559 1257 1655">31st March 2015</td> </tr> <tr> <td data-bbox="320 1655 611 1718">Edgware Elevations</td> <td data-bbox="611 1655 699 1718">2</td> <td data-bbox="699 1655 954 1718">P/HTED/01</td> <td data-bbox="954 1655 1257 1718">31st March 2015</td> </tr> <tr> <td data-bbox="320 1718 611 1780">Edgware Floor Plans</td> <td data-bbox="611 1718 699 1780">2</td> <td data-bbox="699 1718 954 1780">P/HTED/02</td> <td data-bbox="954 1718 1257 1780">31st March 2015</td> </tr> <tr> <td data-bbox="320 1780 611 1973">External Works and Private Drainage layout (including finished floor levels)</td> <td data-bbox="611 1780 699 1973"></td> <td data-bbox="699 1780 954 1973">02054/AD100</td> <td data-bbox="954 1780 1257 1973">28th May 2015</td> </tr> </tbody> </table>	Title	Plot	Drawing Reference	Received date	Location Plan		LOC 01	31 st March 2015	Proposed Street Scene		SS01	31 st March 2015	Proposed Planning Layout		PL03 Rev A	1 st June 2015	Standard Screen Fence Details		F1-1	31 st March 2015	Garage Details		GR2-1	2 nd June 2015	Chatsworth Elevations	3/ 4	P/HTCHA/01	31 st March 2015	Chatsworth floor plans	3/ 4	P/HTCHA/02	31 st March 2015	Dalton Elevations	5/ 6	P/HTDA/01	31 st March 2015	Dalton Floor Plans	5/ 6	P/HTDA/01	31 st March 2015	Didsbury Detached Elevations	1	P/HTDID/D/01	31 st March 2015	Didsbury Semi Elevations	7/ 8	P/HTDID/S/01	31 st March 2015	Didsbury Floor Plans	1/ 7/ 8	P/HTDID/02	31 st March 2015	Edgware Elevations	2	P/HTED/01	31 st March 2015	Edgware Floor Plans	2	P/HTED/02	31 st March 2015	External Works and Private Drainage layout (including finished floor levels)		02054/AD100	28 th May 2015
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	<i>Reason: For the avoidance of doubt and in the interests of proper planning</i>
3.	<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>
4.	<p>No dwelling shall be occupied until all fences and walls shown in the approved details have been erected in conformity with the approved details. The approved fences include the erection of 1.8m high close boarded fences to delineate all of the rear private garden space of the dwellings hereby approved. 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>
5.	<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>
6.	<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>
7.	<p>Prior to the commencement of the development full details of the trees to be removed at the site and 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 trees on the site. Trees are required to be felled to facilitate the development 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>
8.	<p>Prior to the commencement of development full details of the colour, form and texture of all hard landscaping (ground surfacing materials) (notwithstanding any such detail shown on previously submitted plans and specification) shall have been submitted to and approved in writing by the Local Planning Authority. In particular the proposed vehicle crossing at the site access shall incorporate dropped kerbs and tactile pavings. All works shall be undertaken strictly in accordance with the details as approved, and shall be completed in all respects before the final completion of the development and thereafter retained.</p> <p>Reason: The submitted information did not include details of the hard surfacing materials and to ensure that the materials used are visually appropriate to the locality samples are required.</p>
9.	<p>Before the development hereby permitted is first occupied, the car park and vehicle manoeuvring areas shall be surfaced or paved, drained and marked out all in accordance with the approved plan. The car park and vehicle manoeuvring areas shall not thereafter be used for any purpose other than the parking of and manoeuvring of vehicles.</p> <p>Reason: To ensure adequate on site provision of car parking and manoeuvring areas.</p>
10.	All new dwellings are required to achieve a minimum Dwelling Emission Rate of

	<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 Assent 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>
11.	<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 Assent 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>
12.	<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 Assent 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>
13.	<p>No development or demolition works shall take place until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:</p> <ul style="list-style-type: none"> • the parking of vehicles of site operatives and visitors wholly within the application site • hours of operation (including deliveries) during construction and demolition • loading and unloading of plant and materials wholly within the application site • storage of plant and materials used in constructing the development wholly within the application site • measures to control the emission of dust and dirt during construction • a scheme for recycling/disposing of waste resulting from construction works <p>Reason: The site is located on the main access route to a large housing estate and close to the existing junction with Crosse Hall Lane. The specified information is required in the interests of highway safety and to protect the amenities of the nearby residents. This information is required prior to commencement to ensure that the entire project adheres to appropriate procedures.</p>
14.	Notwithstanding any indication on the approved plans, no development approved

	<p>by this permission shall commence until a scheme for the disposal of foul and surface waters for the entire site has been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, surface water must drain separate from the foul and no surface water will be permitted to discharge directly or indirectly into existing foul or combined public sewerage systems. Any surface water draining to the public surface water sewer must be restricted to a maximum pass forward flow of 5 l/s. The development shall be completed, maintained and managed in accordance with the approved details.</p> <p>Reason: To ensure a satisfactory form of development, to prevent an undue increase in surface water run off and to reduce the risk of flooding</p>
15.	<p>A scheme for the landscaping of the development and its surroundings shall be submitted to the commencement of the development. These details shall include all existing trees and hedgerows on the land; detail any to be retained, together with measures for their protection in the course of development; indicate the types and numbers of trees and shrubs to be planted, their distribution on site, those areas to be seeded, paved or hard landscaped; Landscaping proposals should comprise only native plant communities appropriate to the natural area.</p> <p>All hard and soft landscape works shall be carried out in accordance with the approved details within 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.</p> <p>Reason: To ensure that a satisfactory landscaping scheme for the development is carried out to mitigate the impact of the development and secure a high quality design.</p>
16.	<p>Notwithstanding the details of the submitted plans, the proposed accessway and parking area shall be constructed using permeable materials on a permeable base, the details of which shall be submitted to and approved by the Local Planning Authority prior to the commencement of the development. The development shall be carried out using the approved materials and shall be retained thereafter.</p> <p>Reason: To ensure a satisfactory form of development and to prevent an undue increase in surface water run-off. The details are required prior to commencement to ensure that a suitable material is agreed early on with the development process</p>
17.	<p>All windows in the first floor of the side elevation of plot 1 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.</p> <p>Reason: In the interests of the privacy of the adjacent primary school</p>
18.	<p>The landing and bathroom windows in the first floor of the rear elevation of plots 5 and 6 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.</p> <p>Reason: In the interests of the privacy of occupiers of neighbouring property.</p>
19.	<p>Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (Schedule 2, Part 1, Classes A, B, C, D, E) or any subsequent re-enactment thereof no extension to the dwellings on plots 4, 5, 6 and 7 hereby approved, porch, garden shed, greenhouse, garage or car port shall be erected other than those expressly authorised by this permission.</p> <p>Reason: In the interests of neighbour amenity and to ensure that future extensions do not adversely impact on the neighbours amenities.</p>

