

Item 3h **15/00556/OUT**

Case Officer **Nicola Hopkins**

Ward **Heath Charnock And Rivington**

Proposal **Outline application for the demolition of the existing farmhouse and outbuildings and the erection of 6No. houses, associated detached garages and access road (all matters reserved save for access and layout)**

Location **Hole House Farm, Chorley Road, Heath Charnock**

Applicant **Mr John Gregory**

Consultation expiry: **14th July 2015**

Decision due by: **31st July 2015 (time extension agreed until 14th August)**

Recommendation
Approve outline planning permission

Representations

Parish Council no comments received

One letter has been received that makes the following comments:

- The plans show that any vehicles exiting the site will have a clear 'line of site' onto Chorley Road, this is not correct
- Exiting the site will be dangerous as there will be no clear view to traffic from the right due to residents cars that are parked outside their own houses- a site visit is a must

Consultees

Consultee	Summary of Comments received
LCC Rights of Way Officer	Object to the proposed development on the grounds that it will obstruct a public right of way.
Lancashire Constabulary Designing Out Crime Officer	Has made some security recommendations
LCC Lead Local Flood Authority	No objection subject to the inclusion of suitable conditions
LCC Highways	No objection subject to conditions
United Utilities	No objection subject to conditions
Ecology	No objection subject to conditions

Assessment

Proposed Development

1. This is an outline application to establish the acceptability of the principle of constructing 6 dwellings on this site. Consent is sought at this stage for the means of access to the site and the layout of the proposed dwellings. All other matters are reserved
2. The site is an existing small farm holding which is accessed off Chorley Road with the land level dropping into the site resulting in the site forming a 'valley' in respect of the surrounding land levels. There are significant level changes across the existing site which are assessed below. Eller Brook runs unculverted through the site.
3. The area of land is currently occupied by 2 dwellinghouses and a mix of several farm buildings, some of which are dilapidated. There is a single vehicular access into the site which leads through to the fields at the far end of the site. The proposed development involves the demolition of all the existing buildings on the site and the erection of six 3 and 4 bedroom new detached and semi-detached dwellinghouses on the site.

Principle of the Development

4. The site is located within the settlement area of Adlington as identified within the Local Plan. The 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. As such in principle developing the site for housing is considered to be acceptable.

Private Residential Gardens

5. The site is currently occupied by Hole House Farm and various other structures. Policy HS3 of the Local Plan relates to private residential garden development and states:

In settlements applications for development within private residential gardens on sites not allocated in the Housing Allocations Policy will only be permitted for:

- a) Appropriately designed and located replacement dwellings where there is no more than one for one replacement.
- b) The conversion and extension of domestic buildings.
- c) Infill development on gardens. Infill is the filling of a small gap in an otherwise built-up street frontage, e.g. typically a gap which could be filled by one or possibly two houses of a type in keeping with the character of the street frontage.

When assessing applications for garden sites, the Council will also have regard to; Sustainability, such as access to public transport, schools, businesses and local services and facilities.

Proposals which significantly undermine amenity and harm the distinctive character of an area will be refused.

6. Only a very small part of the site forms private garden area as the site is characterised by various farm buildings. Given that this is in a sustainable location and the thrust of Policy HS3 is to protect private garden areas from development which isn't really applicable in respect of this site the proposals are considered to be acceptable.

Impact on the Neighbours

7. The nearest residential dwellings to the site are 1 Chorley Road, 32-36 Waterford Close and Oak Lodge. 1 Chorley Road is an end terraced dwelling located adjacent to the proposed access point which is also the existing access point. 1 Chorley Road is set on a higher land level than the application site and there is an accessway immediately adjacent to the application site which serves the rear of the terraced dwellings along Chorley Road. There are windows within the side elevation of 1 Chorley Road which appear to serve habitable rooms.

8. The nearest proposed plots to 1 Chorley Road are plots 1 and 2 located to the south east of the existing property. The finished floor levels of these properties will be approximately 3.3 metres lower than the existing property. The side windows of 1 Chorley Road will face the proposed detached garage at plot 1 and there is approximately 17m retained between the side of 1 Chorley Road and the side/ rear garden space associated with plot 1. Due to the orientation of the proposed properties and the distance maintained between the existing and proposed property on plot 1 it is not considered that there will be any loss of privacy to the detriment of the future residents even taking into account the land level difference.
9. The property on plot 2 is angled to ensure that there are no windows which directly face the windows located within the side elevation of 1 Chorley Road. Plot 2 is located approximately 15 away from the site boundary and is angled so none of the front windows directly face the rear garden area of 1 Chorley Road. Given the relationship of the properties and the change in land levels it is not considered that the property on plot 2 will create overlooking to the detriment of the residents at 1 Chorley Road.
10. 33-36 Waterford Close are located to the north west of the application site and are situated at a higher land level. Plot 3 is located close to the boundary with 36 Waterford Close. 36 Waterford Close has a finished floor level which is approximately 3 metres higher than plot 3 and the proposals include siting plot 3 so that the side elevation is nearest to the boundary of the site with the driveway and garage accommodation closest to the boundary.
11. The rear elevation of 36 Waterford Close will face the side elevation of plot 3 with a distance of approximately 17.4m retained between the rear elevation and the side of the proposed dwelling. The Council has a standard spacing distance of 12 metres windows to gable distance. All the standard distances are increased where there is a level change which in the case of this relationship would require a distance of 22m which is not retained in this case. However it is noted that plot 3 will be located at a much lower land level than the existing dwelling and as such the relationship will not result in the rear windows of 36 Waterford Close facing a blank gable wall. Given the distance retained and the level difference the relationship between these properties is considered to be acceptable.
12. 34 and 35 Waterford Close are located approximately 9.6m from the boundary of the application site and will face the rear garden area of plot 3. Given the level difference there is a requirement to provide 20m from the rear windows of 34 and 35 Waterford Close to the rear garden of the proposed property (10m standard distance). In the case of this site approximately 14.4m is retained between the rear elevation of 34 and 35 Waterford Close and the proposed garage at plot 3 and approximately 17.6m is retained to the usable rear garden area of plot 3 (there is land to the side of plot 3 which will form part of the garden area however this will be graded down to the dwelling reducing its usability). This is below the standard required. However it is noted that the private rear garden area of plot 3 will be screened by the proposed detached garage and the future home owners will be fully aware of the relationship when they choose to purchase the property. As such in this case the relationship is considered to be acceptable.
13. The rear elevation of 33 Waterford Close will face the side elevation of plot 5 with a distance of approximately 14.8m retained between the rear elevation and the side of the proposed dwelling. In the case of this relationship a distance of 25m is required which is not retained in this case. However it is noted that plot 5 will be located at a much lower land level than the existing dwelling (approximately 3.8m lower) and as such the relationship will not result in the rear windows of 33 Waterford Close facing a blank gable wall. Given the distance retained and the level difference the relationship between these properties is considered to be acceptable.

14. 33 and 34 Waterford Close are located approximately 9.6m from the boundary of the application site and will face the rear garden area of plot 5. Given the level difference there is a requirement to provide 24m from the rear windows of 34 and 35 Waterford Close to the rear garden of the proposed property (10m standard distance). In the case of this site approximately 14.8m is retained between the rear elevation of 33 and 34 Waterford Close and the usable rear garden area of plot 5 (there is land to the side of plot 5 which will form part of the garden area however this will be graded down to the dwelling reducing its usability). This is below the standard required. However it is noted that the future home owners will be fully aware of the relationship when they choose to purchase the property and strict adherence to the increased spacing standards would render this part of the site undevelopable. As such in this case the relationship is considered to be acceptable.
15. 32 Waterford Close is located very close to the common boundary however the planning history for the adjacent site (96/00787/FUL) details a Bollington House type on this plot, this is what has been constructed and incorporates the main habitable room windows in the side elevation rather than the rear elevation ensuring that an acceptable relationship is maintained with the application site.
16. Oak Lodge is located to the east of the application site on the opposite side of Eller Brook. In excess of 50m is retained between Oak Lodge and the application site and as such it is not considered that any loss of amenity will be created for the existing or future residents.
17. The other neighbours to the site are Brook Mill and the Cardwell Arms Public House and as such there is no neighbour amenity issue in respect of these properties.
18. Internally within the site three of the plots have a direct relationship (plots 3, 4 and 5). 21 metres is retained between the rear elevations of these dwellings along with 10m long gardens and plot 5 will be 0.5m higher than plots 3 and 4 which ensures that the standard spacing distances are applicable. Given that the dwellings just accord with the required spacing distances permitted development rights for extensions will be removed from these three plots so that any future impact can be fully assessed.

Highways and Access

19. The proposed access is a shared surface where there would be no physical demarcation between vehicles, pedestrians and cyclists. The Highway Engineer has commented that the proposed access as shown on the submitted plan will require 65mm kerb up-stands and 1.8m minimum service margins for safety and in order to be accepted for adoption under the Section 38 agreement of the Highways Act 1980.
20. The Engineer has commented that the preferred minimum width of access for the Fire and Rescue Service is 3.7m (kerb to kerb) and the pump appliance (Fire Lorries) should be able to get to within 45m of every dwelling on site. Therefore, while LCC Highways require an access width of 4.8m, if due to physical constraints this width cannot be achieved, it is essential that the Local Fire & Rescue Service is consulted if a width lower than 3.7m is proposed.
21. The existing access is approximately 3m at its narrowest point and the proposed access is approx. 4.5m at its narrowest point which accords with the access requirements set out above. Whilst the access point will need to be constructed to County's standards as it abuts an adopted highway there is no requirement for the internal road to be adopted, as such future management and maintenance will be addressed by condition.
22. Following receipt of the Engineer's comments the width of the access road serving plots 5 and 6 has been increased from 3.5m to 3.7m.
23. The Engineer has commented that the retaining wall adjacent the proposed access is part of the public highway, therefore as proposed, cutting back the retaining wall to make way for the access will only be agreed to by the County Council if it is considered that this will

not lead to undermining the structural stability of the Hole House Bridge to which it provides support. This concern has been forwarded to the applicant's transport consultants who have discussed the proposals with the bridge team at LCC. The following comments have been forwarded from LCC:

- In this instance we would have no objection to the bridge parapet being modified as shown on drawing no. 13/082/P01 rev A. However, if this proposal is revised then we reserve our right to review this decision. This is also subject to several conditions as below.
 - This situation would require entering into a section 278 agreement under the Highways Act.
 - The existing wall is a boundary wall however, the revised wall would become a retaining wall which in effect retains the proposed private road. Therefore full structural technical approval would have to be agreed and a commuted sum paid to the County for this change.
 - Formal easements to allow the Highway Authority to enter the private grounds and undertake inspection/maintenance/repair/reconstruction of the wall and the bridge would be required.
 - The matters above would have to be agreed before any works commence on site.
 - Also the Highway Authority has a right of support for Chorley Road afforded by the private land. The developer would have to satisfy that their proposals and method of working do not undermine the support of the highway. The proposed embankment to the private road must be supported by geotechnical investigation and data to confirm that it is competent to take the proposed loading.
 - Beware of any excavation adjacent to the bridge and its parapet/retaining wall (particularly the extent of the grounds of plot 1 and its garage). There will not be any permission to excavate the soil in front of the bridge structure and retaining wall as this will be providing a right of support.
24. As set out above it is possible to develop the site on the proviso that any works in proximity to the bridge have consent and any works to the bridge are fully considered. This will be addressed by condition.
25. For the three bedroom properties proposed there will be a requirement for 2 off road parking spaces and for the 4 bedroom properties proposed there will be a requirement for 3 off road parking spaces. For a garage to 'count' as a parking space it will be required to measure 6x3 metres (single garage) and 6x6 metres (double garage). Driveways in front of garages will need to measure a minimum of 6 metres to accommodate a vehicle clear of the highway with the garage door open. Although the design of the houses does not form part of this application all but one of the dwellings has a single detached garage and one dwelling has a detached double garage detailed on the submitted layout plan in accordance with the above dimensions. Each dwelling has sufficient parking for the size of dwelling proposed. As such the proposals accord with Policy ST4 of the Local Plan.
26. As the garage accommodation is essential for parking on the site permitted development rights will be removed to ensure that the garages are kept available for parking.

Public Open Space

27. The Open Space and Playing Pitch SPD was adopted for development control purposes at the Council meeting on 17th September 2013. The open space requirements relating to new housing schemes accord with Local Plan Policies HS4A and HS4B and the approach in the SPD.
28. However this development is for 6 new dwellings which is below the 10 unit threshold set out within the NPPG. Although the floor area is not known at this time even with a floor area of 120m² (which is a large detached dwelling) the site 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.

Ecology

29. The proposals involve demolishing the existing dwellings on site and various buildings and as such the application is supported by an Extended Phase 1 Habitat Survey & Baseline Ecological Impact Assessment and a Survey & Assessment in Respect of Bat Species, and Nesting Birds. These have been reviewed by the Ecologist at Greater Manchester Ecology Unit who has made the following comments.
30. The Ecology surveys and assessments, including the bat surveys, have been carried out by suitably qualified consultants and are to appropriate and proportionate standards. The Ecologist has no reason to disagree with the survey findings, which indicate that the site is not of substantive nature conservation value. As such the Ecologist has no overall objections to this outline application on nature conservation grounds.
31. However the broadleaved trees and the small stream on the site do have some local nature conservation value and the Ecologist recommends:
- That effort is made to retain broadleaved trees wherever possible and to suitably protect trees where these are to be retained.
 - An environmental construction management plan should include proposals to protect the small watercourse from harm.
 - No trees or other vegetation should be removed during the optimum period for bird nesting (March to July inclusive).
32. This can all be addressed by condition.

Trees

33. There are existing mature trees on the site and as such the application is supported by a Tree Survey Report. 8 individual trees and 7 groups of trees were assessed on the site. Only 2 of the groups surveyed were classified as moderate quality (one group of 4x Sycamore and a single Ash and one group of 3x Sycamore). The remaining were classified as low quality or identified as trees unsuitable for retention.
34. The trees identified as moderate quality include the trees along Chorley Road (adjacent to the existing stone wall) and provide an attractive visual appearance along the road. A Tree Preservation Order will be placed upon the trees of moderate quality which are identified for retention on the proposed layout and a condition will be attached to require replacement tree planting for the trees which will be removed as part of the development.

Sustainable Resources

35. 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.”

36. As such there will be a requirement for the dwellings to achieve a minimum Dwelling Emission Rate of 19% above 2013 Building Regulations in accordance with the above provisions.

Drainage and Flood Risk

37. As set out previously the site is immediately adjacent to Eller Brook which although not a Flood Zone is an area more susceptible to flooding. As such the application is supported by a Flooding Assessment. This assessment concludes that a Flood Risk Assessment is not required however the assessment includes correspondence with the Environment Agency which confirms that if Environment Agency were to be consulted they would be satisfied if finished floor levels were raised above existing ground levels, with surface water flows being drained towards the river. They would also support the use of SuDS to encourage infiltration, and on site attenuation where possible.
38. Lancashire County Council as the Lead Local Flood Authority has also commented on the proposals as follows.
39. Paragraph 103 of the National Planning Policy Framework (NPPF) and Written Statement on Sustainable Drainage Systems (HCWS161) requires that surface water arising from a developed site should, as far as it is practicable, be managed in a sustainable manner to mimic surface water flows arising from the site prior to the proposed development, whilst reducing flood risk to the site itself and elsewhere, taking climate change into account.
40. In addition to the national guidelines on the use of SuDS, the Chorley Local Plan and the Design Guide SPD also includes provisions to encourage the use of SuDS on development proposals within Chorley. Specific policies include:
- Core Strategic Objective SO23 to 'manage flood risk and the impacts of flooding especially at Croston.'
 - Design Principle 5 - development should contribute towards resource and energy efficiency (production and use), environmental sustainability including flood risk management and biodiversity'. This design principle also encourages the use of SuDS.
41. The Lead Local Flood Authority encourages that site surface water drainage is designed in line with the Non-Statutory Technical Standards for Sustainable Drainage Systems and Planning Practice Guidance, including restricting developed discharge of surface water to greenfield run-off rates making suitable allowances for climate change and urban creep, managing surface water as close to the surface as possible and prioritising infiltration as a means of surface water disposal where possible.
42. On smaller development sites, space efficient SuDS can still be incorporated and include, for example, green roofs, bioretention gardens, permeable paving, rills, rainwater harvesting, hardscape storage, micro-wetlands, and bioretention tree pits.
43. Under the Water Framework Directive (WFD), all water bodies should reach 'good ecological status' by 2015. No activities or works, including the proposed development, should deteriorate the status of any nearby watercourse as the main objectives for the WFD is to prevent deterioration in 'status' for all waterbodies. It is recommended that the developer has regard for the WFD in developing a detailed drainage strategy.
44. The proposals indicate that the applicant intends to discharge surface water into Eller Brook. Under the Land Drainage Act 1991 (as amended by the Flood & Water Management Act 2010), consent is needed from the Lead Local Flood Authority to build a culvert or structure (such as a weir) or carry out works within the banks of any ordinary watercourse which may alter or impede the flow of water, regardless of whether the watercourse is culverted or not.

45. Construction over a culverted/ open watercourse or within 8 metres of an open watercourse is not advised as access for maintenance purposes is restricted and it has the potential to pose an undue flood risk to structures should fluvial flooding occur.
46. No objections are raised to the proposals on flooding/ drainage grounds subject to appropriate conditions.

Community Infrastructure Levy

47. 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.
48. The total residential floor space proposed is not known at this outline stage however based upon 6 large family houses, an estimate of the floor space is 720m² and including the garage accommodation (126m²) creates 846m² of floor space which equates to a CIL charge of approximately £54,990. It is noted that there are various buildings on site which may be able to be deducted from the level of liability if they are buildings which people generally access and it can be proven they have been used for 6 months out of the last 3 years. The onus will be on the land owner to prove this if any reduction is applied for.

Right of Way

49. The Rights of Way Officer at LCC has commented that the application area incorporates Public Footpath No. 71 Heath Charnock and it appears that the proposed development will affect the route. In this regard the Officer objects to the proposals and he has commented that if the proposed layout is revised or the public footpath diverted by Chorley Borough Council under the Town and Country Planning Act the pedestrian access should not run along a route that is shared by motor vehicles. The Public Rights of Way team will not accept responsibility for maintaining a private vehicular access to the proposed properties.
50. The agent for the application has been made aware of this and confirmed that the footpath will be diverted along the new internal access road. This is detailed on the amended siting plan.

Overall Conclusion

51. This site is located within the settlement area of Adlington where some growth and investment will be encouraged to help meet local housing and employment needs. As such it is considered that the development of this site for housing is acceptable. It is noted that the current site consists of a wide array of buildings and structures and there is a lot of dilapidated vehicles and machinery on the site. The proposed development will result in improvements to the appearance of the site and the visual amenities of the area as a whole respecting the character of this predominantly residential area.

Planning Policies

52. 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 Local Plan 2012-2026 and adopted Supplementary Planning Guidance), unless material considerations indicate otherwise. Consideration of the proposals has had regard to guidance contained within the National Planning Policy Framework (the Framework) and the development plan. The specific policies/ guidance considerations are contained within the body of the report.

Planning History

No recent planning history

Suggested Conditions

No.	Condition												
1.	<p>An application for approval of the reserved matters (namely the appearance, scale and landscaping of the site) must be made to the Council before the expiration of three years from the date of this permission and the development hereby permitted must be begun two years from the date of approval of the last of the reserved matters to be approved.</p> <p>Reason: This condition is required to be imposed by the provisions of Article 3 (1) of the Town and Country Planning (General Development Procedure) Order 1995 and Section 92 of the Town and Country Planning Act 1990 as amended 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="320 658 1254 819"> <thead> <tr> <th data-bbox="320 658 632 687">Title</th> <th data-bbox="632 658 943 687">Drawing Reference</th> <th data-bbox="943 658 1254 687">Received date</th> </tr> </thead> <tbody> <tr> <td data-bbox="320 687 632 716">Location Plan</td> <td data-bbox="632 687 943 716">13/082/L01</td> <td data-bbox="943 687 1254 716">5th June 2015</td> </tr> <tr> <td data-bbox="320 716 632 786">Proposed Site Layout and Sections</td> <td data-bbox="632 716 943 786">13/082/P01 Rev B</td> <td data-bbox="943 716 1254 786">28th July 2015</td> </tr> <tr> <td data-bbox="320 786 632 815">Topographical Survey</td> <td data-bbox="632 786 943 815">13/082/T01</td> <td data-bbox="943 786 1254 815">5th June 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	Location Plan	13/082/L01	5 th June 2015	Proposed Site Layout and Sections	13/082/P01 Rev B	28 th July 2015	Topographical Survey	13/082/T01	5 th June 2015
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3.	<p>As part of the first application for reserved matters or 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 were 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>As part of the first application for reserved matters or prior to the commencement of development full details of the alignment, height and appearance of all fences and walls and gates to be erected (notwithstanding any such detail shown on previously submitted plan(s)) shall have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until all fences and walls shown in the approved details to bound its plot have been erected in conformity with the approved details. Other fences and walls shown in the approved details shall have been erected in conformity with the approved details prior to substantial completion of the development.</p> <p>Reason: Full details of the proposed fences/walls were not provided as part of the application and in order to ensure a visually satisfactory form of development and to provide reasonable standards of privacy to residents the details are required.</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>As part of the first application for reserved matters or prior to the commencement of development full details 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</p>												

	<p>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>As part of the first application for reserved matters or 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. 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. 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>All new dwellings are required to achieve a minimum Dwelling Emission Rate of 19% above 2013 Building Regulations. 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>
10.	<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. 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>
11.	<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. 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>
12.	<p>No development or demolition works shall take place until a Construction Method Statement/ Environmental Construction Management Plan has first 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

	<ul style="list-style-type: none"> 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 • details of how surface water and pollution prevention • details of the protection of the small watercourse during construction <p>Reason: The site is located off the main access route into Adlington. The specified information is required in the interests of highway safety, to ensure any pollution arising from the development as a result of the demolition and construction works does not adversely impact on existing or proposed ecological or geomorphic condition of water bodies 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>
13.	<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 3, 4 and 5 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>
14.	<p>The detached garages hereby approved shall be kept freely available for the parking of cars and shall not be converted to living accommodation.</p> <p>Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) or any order amending or revoking and re-enacting that order.</p> <p>Reason: To ensure adequate garaging/off street parking provision is made/maintained and thereby avoid hazards caused by on-street parking</p>
15.	<p>As part of the first application for reserved matters or prior to the commencement of development a surface water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The details shall include:</p> <p>a) Information about the design storm period and intensity (1 in 30 & 1 in 100 year +30% allowance for climate change), discharge rates and volumes (both pre and post development), temporary storage facilities, means of access for maintenance and easements where applicable, the methods employed to delay and control surface water discharged from the site, and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters, including watercourses, and details of flood levels in AOD;</p> <p>b) The drainage scheme should demonstrate that the peak runoff rate for the 1 in 1 year rainfall event and the 1 in 100 year rainfall event must be as close as reasonably practicable to the greenfield runoff rate from the development for the same event, but should not exceed the rate of discharge from the development prior to redevelopment for that event.</p> <p>c) Any works required off-site to ensure adequate discharge of surface water without causing flooding or pollution (which should include refurbishment of existing culverts and headwalls or removal of unused culverts where relevant);</p> <p>d) Flood water exceedance routes, both on and off site;</p> <p>e) A timetable for implementation, including phasing where applicable;</p> <p>f) Site investigation and test results to confirm infiltrations rates;</p> <p>g) Details of water quality controls, where applicable.</p>

	<p>The scheme shall thereafter be fully implemented and subsequently maintained, in accordance with the timing / phasing arrangements embodied within the scheme</p> <p>Reason: To prevent the risk of flooding by ensuring the satisfactory storage of/disposal of surface water from the site and to ensure that water quality is not detrimentally impacted by the development</p>
16.	<p>Prior to the first occupation of any of the dwellings hereby permitted an appropriate management and maintenance plan for the sustainable drainage system shall be submitted to and approved in writing by the Local planning Authority. The plan shall include:</p> <ul style="list-style-type: none"> • the arrangements for adoption by an appropriate public body or statutory undertaker or management and maintenance by a Residents Management Company <p>Thereafter the sustainable drainage system shall be managed and maintained in accordance with the approved details.</p> <p>Reason: To ensure that the drainage for the proposed development can be adequately maintained and to ensure that there is no flood risk on- or off-the site resulting from the proposed development or resulting from inadequate the maintenance of the sustainable drainage system</p>
17.	<p>No part of the development hereby approved shall commence until a scheme for the construction of the site access has been submitted to and approved by the Local Planning Authority. The access thereafter shall be completed in accordance with the approved plans prior to the occupation of the dwellings hereby approved.</p> <p>Reason: In order to satisfy the Local Planning Authority and Highway Authority that the final details of the highway scheme/works are acceptable before work commences on site.</p>
18.	<p>Prior to the commencement of the development details of the proposed arrangements for future management and maintenance of the proposed streets within the development shall be submitted to and approved by the local planning authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an agreement has been entered into under section 38 of the Highways Act 1980 or a private management and Maintenance Company has been established.</p> <p>Reason: To ensure that the estate streets serving the development are maintained to an acceptable standard in the interest of residential / highway safety.</p>
19.	<p>No tree/ vegetation removal shall be undertaken during the bird nesting season (March to July inclusive) unless a survey for nesting birds has been first undertaken, submitted to and approved in writing by the Local Planning Authority which demonstrates the absence of nesting birds.</p> <p>Reason: To ensure the protection of any birds which may be nesting within trees/ vegetation which will be felled/ removed as part of the proposals</p>
20.	<p>Prior to the commencement of the development the following details shall be provided to and approved in writing by the Local Planning Authority:</p> <ul style="list-style-type: none"> • Full structural technical specification of the retaining wall. • A geotechnical investigation and data to confirm that the wall is competent to take the proposed loading. <p>The development thereafter shall be carried out in accordance with the approved details.</p> <p>Reason: taking into account the works required to the bridge and the adjacent site and to ensure that the proposals and method of working do not undermine the support of the highway</p>