

Item 3a	15/00953/FULMAJ
Case Officer	Ian Heywood
Ward	Lostock
Proposal	Application for the construction of nine dwellings with associated access road, driveways and private gardens and the refurbishment and extension of the existing bungalow at 127a Station Road (to include the addition of a first floor and new roof), following demolition of existing buildings.
Location	127A Station Road, Croston, Lancashire
Applicant	Freedom House Investments Limited
Consultation expiry:	21 April 2016
Decision due by:	25 May 2016

Recommendation
Permit Full Planning Permission

Executive Summary

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

Representations

Parish Council: Croston Parish Council has objected to the application. The grounds for objection cited are:

- Adverse effect on the residential amenity of neighbours and users of the recreation ground
- Unacceptably high density and overdevelopment of the site (previous approved applications 12/00942/FUL and 14/00315/FUL were for significantly smaller numbers of dwellings).
- Visual impact of the development.
- Effect of the development on the character of the neighbourhood.
- The proposed development is over-bearing and out of character in terms of its appearance compared with existing developments in the vicinity. Photographs from the applicant's own Heritage Statement demonstrate clearly the absence of 2.5 storey properties in the vicinity.
- The bungalow at 127A Station Road lies within the Croston Conservation Area and the remainder of the development is directly adjacent to the conservation area. The development will adversely affect the character and appearance of the Conservation Area.
- The development would adversely affect highway safety and the safety and convenience of road users due to the higher level of traffic through an already dangerous area of Station Road.

In total 10 representations have been received which are summarised below

Objection

Total No. received: 9

- Highways safety.
- Safety of pedestrians using Footpath no.6.
- Increased likelihood of flooding/drainage issues.
- Overbearing impact – excessive height of proposed buildings
- Adverse impact on the Croston Conservation Area.
- Loss of trees.

Support

Total No. received: 1

Consultees

Consultee	Summary of Comments received
Lancashire County Council Highways	No objections

Lancashire Lead Flood Authority	Final comments awaited
Lancashire County Council Archaeology	No objections
United Utilities	No objections, subject to conditions
Chorley Council – Waste & Contaminated Land Officer	No objections, subject to conditions
Chorley Council Tree Officer	Recommends that some trees are retained and pruned and others that must be removed have replacements replanted.
Greater Manchester Ecology Unit	No objections, subject to conditions
Environment Agency	Standing advice

Assessment

Description of the site

1. The site is located within the settlement of Croston, the westernmost section of which being located within the Croston Conservation Area. It currently includes a bungalow and a former roofing contractor's materials storage yard that includes a number of relatively modern but dilapidated storage buildings. The site has been closed for business for at least four years to the knowledge of this officer. Part of the site is currently the eastern extremity of the domestic garden to no. 127 Station Road.
2. The site now displays a neglected and unattractive prospect that is beginning to cause visual blight to the appearance of Croston Conservation Area.
3. Consent has previously been granted for the redevelopment of the site for housing.
4. A number of trees are located around the eastern and south eastern site boundaries and an area of public open space is located immediately to the north, which is served by a public footpath, number 6, which crosses the western extremity of the site.
5. An existing vehicular access serves the site from Station Road. The rear gardens to properties on Out Lane lie beyond the southern and western site boundaries, but the properties associated with these domestic gardens are located some way beyond these boundaries with the site. Stables and other outbuildings are located within the hinterland between the aforementioned properties and the site boundary.
6. The topography of the area is generally level however there is a quite significant fall in levels at the eastern side of the site, where the ground is approximately 1 metre lower than that at the entrance to the site on Station Road. The majority of the site, with the exception of the western extremity including the current bungalow, is within Flood Zone 2. Historically it is noted that the site floods during periods of prolonged rainfall.
7. Two further, concurrent, applications have been submitted by the same applicant that seek permission for two further dwellings in total, one seeking outline consent and the other full planning permission. The site overall will therefore comprise 11 new dwellings plus the extended bungalow that will become a house.

Assessment

Principle of the Development

8. Pertinent policies are: Adopted Central Lancashire Core Strategy (2012), policy 10; Adopted Chorley Local Plan 2012 – 2026, policy BNE1.
9. The Adopted Chorley Local Plan 2012 – 2026, policy BNE1 states, *Planning Permission will be granted for new development, including extensions, conversions and free standing structures, provided that, where relevant to the development:*
The proposal does not have a significantly detrimental impact on the surrounding area by virtue of its density, siting, layout, building to plot ratio, height, scale and massing, design, orientation and use of materials;
10. In this case the proposed development includes a mixture of detached and semi-detached properties that include a limited amount of accommodation within the roof space, however this does not include any dormers and instead provides natural light via a number of rooflights. Whilst this style or size of property is not prevalent in this part of Croston, there are a number of semi-detached and detached dwellings dispersed throughout the settlement.
11. The plot ratios and plot densities are typical of many modern housing developments, indeed this part of Croston is characterised by a close grain to the development form. An appropriate choice of materials, which will be controlled by condition, will ensure that appropriate materials are utilised throughout the development.

12. The proposed site plan conforms to the Council's standards in terms of distances to boundaries.

13. Overall the proposed development is considered to be in conformity with the aforementioned policy.

Loss of Employment Land:

14. Pertinent policies are: Adopted Central Lancashire Core Strategy (2012), policy 10.

15. Policy 10 of the Core Strategy seeks to protect employment land. Given the location of the site, within an entirely residential neighbourhood on the edge of Croston Conservation Area, it is considered that employment use is not the most suitable or appropriate for this location.

16. Overall it is considered that the change from employment to residential will result in an enhancement to the amenity of surrounding properties. The site has been empty, unused and marketed for in excess of four years without any interest being shown.

17. Consent has previously been granted for residential redevelopment of this site in 2012 and 2014, so in effect the principle of this form of development on this site has already been established.

18. The proposed development is considered to accord with the aforementioned policy.

Affordable Housing:

19. Pertinent policies are: adopted Central Lancashire Core Strategy (2012), policy 7.

20. This policy seeks to secure the provision of affordable housing, however an exception to this is where a lack of financial viability is demonstrable. In this case the applicant has demonstrated an overall lack of financial viability for the scheme, with this information being verified by the Councils valuation surveyor.

21. This being the case there is no requirement for the provision of affordable housing with the proposed development.

Development on domestic garden areas

22. Pertinent policies are: Adopted Chorley Local Plan 2012 – 2026.

23. Local Plan Policy HS3 states, *In settlements applications for development within private residential gardens on sites not allocated in the Housing Allocations Policy will only be permitted for:*

- *Appropriately designed and located replacement dwellings where there is no more than one for one replacement.*
- *The conversion and extension of domestic buildings.*
- *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 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.*

24. In this case the situation is slightly different to that described in the policy. Only a small part of the rear garden to 127 Station Road, which has no street frontage, is proposed for development, and will be accessed entirely from the rear via a new access drive. There will therefore be no material impact upon the street frontage to Station Road.

25. The site is considered to be a sustainable location, located at the centre of the settlement with access to bus and rail services close by and a range of other facilities, including schools, are available within the vicinity.
26. The proposal is also considered to maintain relationships between neighbouring properties such that amenity is not materially harmed and the distinctive character of the area will essentially be maintained.
27. Overall the development is considered to be in conformity with the aforementioned policy.

Impact on the appearance of a conservation area and the significance of a designated heritage asset

28. Paragraphs 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 are relevant to the 'Special considerations affecting planning functions'.
29. Section 66 states:
- *In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.*
 - *Without prejudice to section 72, in the exercise of the powers of appropriation, disposal and development (including redevelopment) conferred by the provision of sections 232, 233 and 235(1) of the principal act, a local authority shall have regard to the desirability of preserving features of special architectural or historic interest, and in particular, listed buildings.*
30. Section 72 states:
- *In the exercise, with respect to any buildings or other land in a conservation area, of any powers under any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.*
- The provisions referred to in subsection(1) are the planning acts and Part 1 of the Historic Buildings and Ancient Monuments Act 1953*
31. Paragraphs 129, 131, 132, 133, 134, 136 and 137 of the Framework (National Planning Policy Framework) are pertinent as are policy 16 of the Adopted Central Lancashire Core Strategy (2012) and policy BNE8 of the Adopted Chorley Local Plan 2012 – 2026.
32. Paragraph 129 states that, *'Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.'*
33. Paragraph 131 states that, *'in determining planning applications, local planning authorities should take account of:*
- *The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
 - *The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
 - *The desirability of new development making a positive contribution to local character and distinctiveness.'*
34. Paragraph 132 states, *'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset*

or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.'*

35. Paragraph 133 states, *'Where a proposed development will lead to substantial harm to or loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:*
 - *The nature of the heritage asset prevents all reasonable uses of the site; and*
 - *No viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
 - *Conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and*
 - *The harm or loss is outweighed by the benefit of bringing the site back into use.'*
36. Paragraph 134 states, *'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.'*
37. Paragraph 136 continues by stating that, *'Local planning authorities should not permit loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.'*
38. Paragraph 137 states that, *'Local planning authorities should look for opportunities for new development within Conservation Areas or World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the heritage asset should be treated favourably.'*
39. The Adopted Central Lancashire Core Strategy (2012), policy 16 refers to Heritage Assets. This policy mirrors that given in the Framework and states that it seeks to, *'Protect and seek opportunities to enhance the historic environment, heritage assets and their setting by: Safeguarding heritage assets from inappropriate development that would cause harm to their significances.'*
40. The Adopted Chorley Local Plan (2015), Policy BNE8 refers to the Protection and Enhancement of Heritage Assets. Essentially this policy mirrors the Framework. Paragraph b, states that, *'Applications will be granted where they sustain, conserve and, where appropriate, enhance the significance, appearance, character and setting of the heritage asset itself and the surrounding historic environment and where they show consideration for the following: iii, The Conservation and, where appropriate, the enhancement of the setting of heritage assets.'*
41. In this case it is the potential impact on the appearance of the Croston Conservation Area and the significance of this designated heritage asset that is of prime consideration.
42. The current site is beginning to have a negative impact on the appearance of the area. Buildings are becoming dilapidated and the plethora of old roofing materials and other detritus stored around the site are causing visual blight. Whilst most of the site is screened from general view, the extent of the 'grot' is beginning to spread.
43. The majority of the new development will be screened from view by other dwellings and buildings that surround the site. Whilst glimpses of the new dwellings will be available in between existing buildings it is considered that the use of appropriate and complimentary materials will allow the development to sit harmoniously within its setting.

44. The conversion and extension of the current bungalow to form a detached house will create further unity with other houses within the streetscene of Station Road and engender a more harmonious character to this location.
45. As such the proposed development is considered to preserve or enhance the appearance of the Croston Conservation Area and thus to be in conformity with S.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
46. It is also therefore considered to sustain or enhance the significance of this designated heritage asset and to therefore be in conformity with the above listed paragraphs of the Framework, policies and guidance.

Highway Safety and Parking

47. Pertinent Policies are: Adopted Chorley Local Plan 2012 – 2026, Policies BNE1 and ST4.
48. The Lancashire County Council Highways Engineer has examined the proposals, including the parking layout and the refuse vehicle tracking plan and concludes that the proposed development is acceptable in terms of highways safety and parking. Furthermore the proposal meets the parking standards as set out in the Local Plan.
49. As such the proposed development is considered to be acceptable in highways safety and parking terms. Suitably worded conditions will be used to ensure this.

Impact on the amenity of neighbours

50. Pertinent Policies are: Adopted Chorley Local Plan 2012 – 2026, Policy BNE1(b) and (g).
51. The proposed development can be seen to meet the Council's recommended interface distances to the site boundaries. This coupled with sympathetic designs for the proposed development and the interrelationships to existing properties enable the proposed development to be considered acceptable. In terms of impact on neighbour amenity. It is considered that there will be no material impact on the amenity currently enjoyed by existing neighbouring residential properties.
52. The proposed development is therefore considered to be in conformity with the aforementioned policies.

Ecology/Trees

53. Pertinent policies are: Adopted Central Lancashire Core Strategy (2012), policy 22; Adopted Chorley Local Plan 2012 – 2026, policy BNE9. Also of relevance is the Framework, section 11.
54. The Greater Manchester Ecology Unit has commented that, subject to conditions and informatives, they have no objections to the proposed development. They are satisfied that the proposal will safeguard protected and endangered species and their habitats. Suitably worded conditions and informatives will ensure this.
55. The applicant has submitted a tree survey, tree protection plan and a methodology for tree protection. Suitably worded conditions will ensure that the trees being retained within the site will be adequately protected and, where necessary, strengthened to maintain appropriate coverage.

Flood Risk/Drainage

56. Pertinent policies are: Adopted Central Lancashire Core Strategy (2012), policy 29.
57. The site is located within Flood Zone 2. The applicant has submitted a Flood Risk Assessment, which includes a number of recommendations for the proposed development and the design for the dwellings has included raised finished floor levels as part of the proposed mitigation measures.

58. United Utilities have commented that, subject to conditions and informatives being applied, they have no objections to the proposed development.
59. The Lancashire Lead Flood Authority has not yet made their final comments, despite numerous reminders.
60. Evidence from other recent development sites within the area suggests that engineering solutions are available to successfully control the flow of surface water from new developments such that they do not cause problems of exacerbated surface water flooding post completion. A suitably worded condition will enable similar methods to be utilised on this site.
61. As such the proposed development is considered to be in conformity with the aforementioned policy and suitably worded conditions and informatives will be included to ensure this.

Sustainable Resources

62. Pertinent policies are: Adopted Central Lancashire Core Strategy (2012), policy 27.
63. The Code for Sustainable Homes code levels for new dwellings is no longer applicable, however as an alternative the Council requires applicants to demonstrate that their development proposals will achieve a minimum 'Dwelling Emission Rate' of 19% above 2013 Building Regulations. Suitably worded conditions will secure this.

Open Space

64. Pertinent policies are: Adopted Chorley Local Plan 2012 – 2026, policies HS4A and HS4B.
65. These policies set out the contribution required for open space and playing pitches resultant from new residential developments. In this case the applicant has provided financial viability information, which has been examined and verified by the Council's own valuation surveyor. In her opinion the submitted financial information has been accepted and on this occasion the lack of viability within the development is such that no financial contribution will be required for either open space or playing pitches.

CIL

66. The Chorley CIL Infrastructure Charging Schedule provides a specific amount for development. The CIL Charging Schedule was adopted on 16 July 2013 and charging commenced on 1 September 2013. The proposed development will be a chargeable development and the charge is subject to indexation in accordance with the Council's Charging Schedule.

Overall Conclusion

67. The application is recommended for approval, subject to conditions.

Planning Policies

In accordance with s.38 (6) Planning and Compulsory Purchase Act (2004), the application is to be determined in accordance with the development plan (the Central Lancashire Core Strategy, the Adopted Chorley Local Plan 2012-2026 and adopted Supplementary Planning Guidance), unless material considerations indicate otherwise. Consideration of the proposal 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

Ref: 80/00443/CLEUD **Decision:** WDN
20 June 1980

Decision Date:

Description: Established Use Certificate - Builders Yard

Ref: 80/00652/FUL **Decision:** PERFPP **Decision Date:**
4 August 1980
Description: Change of use of shop to office and extension to bungalow

Ref: 80/00674/FUL **Decision:** PERFPP **Decision Date:**
18 August 1980
Description: Change of use of general industrial and builders yard to builders yard

Ref: 12/00628/FUL **Decision:** WDN **Decision Date:**
20 August 2012
Description: To demolish the existing dwelling (127a) and other out buildings situated on the site and construct a replacement dwelling fronting Station Road and also 5 further dwellings to form a small residential street on the rest of the application site, with associated access road, driveways, private gardens and communal landscaping.

Ref: 12/00629/CON **Decision:** WDN **Decision Date:**
20 August 2012
Description: To demolish the existing dwelling (127a) and other out buildings situated on the site (development associated with 12/00628/FUL).

Ref: 12/00942/FUL **Decision:** PERFPP **Decision Date:**
12 December 2012
Description: Application to demolish the existing dwelling (127a) and other out buildings situated on the site and to build a replacement dwelling fronting Station Road and also 4 further dwellings to form a small residential street on the rest of the application site, with associated access road, driveways, private gardens and communal landscaping (resubmission of withdrawn application ref: 12/00628/FUL)

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

Ref: 13/00496/FUL **Decision:** WDN **Decision Date:**
27 June 2013
Description: Residential development to land at 127A Station Road Croston to include conversion of the existing bungalow to form two dwellings and the erection of five new dwellings with associated access road, driveways, private gardens and communal landscaping

Ref: 13/01100/FUL **Decision:** WDN **Decision Date:**
13 January 2014
Description: S.73 Application to vary condition 3 to consent granted under 12/00942/FUL to : Retention of existing bungalow and erection of 4 detached dwelling houses on former builders merchants yard.

Ref: 14/00315/FUL **Decision:** PERFPP **Decision Date:**
4 November 2014
Description: Residential development to land at 127A Station Road Croston to include retention of the existing bungalow and the erection of four new dwellings with associated access road, driveways, private gardens and communal landscaping (Resubmission of withdrawn application: 13/00496/FUL)

Ref: 15/01040/OUT **Decision:** PCO **Decision Date:**
Description: Outline application for the construction of a single dwelling with
associated parking with all matters reserved

Ref: 16/00292/FUL **Decision:** INV **Decision Date:**
Description: Erection of single detached dwelling with integral garage and
associated parking following demolition of existing storage building.

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><tr><th>Title</th><th>Drawing Reference</th><th>Received date</th></tr><tr><td>Location Plan</td><td>15/048/L02 Rev A</td><td>15.04.2016</td></tr><tr><td>Site Plan</td><td>15/048/P01 Rev G</td><td>25.04.2016</td></tr><tr><td>Proposed Floor Plans & Elevations</td><td>15/048/P02 Rev C</td><td>25.04.2016</td></tr><tr><td>Proposed Floor Plans & Elevations</td><td>15/048/P03 Rev B</td><td>30.03.2016</td></tr><tr><td>Proposed Refurbishment of Existing Bungalow</td><td>15/048/P04</td><td>21.09.2015</td></tr><tr><td>Tree Protection Plan</td><td>5145.02</td><td>21.09.2015</td></tr></table> <p>Reason: For the avoidance of doubt and in the interests of proper planning</p>	Title	Drawing Reference	Received date	Location Plan	15/048/L02 Rev A	15.04.2016	Site Plan	15/048/P01 Rev G	25.04.2016	Proposed Floor Plans & Elevations	15/048/P02 Rev C	25.04.2016	Proposed Floor Plans & Elevations	15/048/P03 Rev B	30.03.2016	Proposed Refurbishment of Existing Bungalow	15/048/P04	21.09.2015	Tree Protection Plan	5145.02	21.09.2015
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Tree Protection Plan	5145.02	21.09.2015																				
3.	<p>In order to minimise the impacts on other protected species the following precautionary measures are required as part of the development hereby approved:</p> <ul style="list-style-type: none">• Should any trenches or excavations be required, an escape route for animals that enter the excavation must be provided.• Ramps should be no greater than 45 degrees in angle.• Any holes dug should be securely covered to ensure no animals are trapped during works.• All excavations left open overnight or longer should be checked for mammals prior to the continuation of works or infilling.• Back filling shall be completed immediately after any excavations.• Contractors should be observant for protected species and should any species be found during works, then works should cease immediately and advice sought from a suitably qualified ecologist. <p>Reason: To safeguard protected and endangered species and their habitats</p>																					
4.	<p>Prior to the commencement of the development a lighting plan shall be submitted to and approved in writing by the Local Planning Authority. Thereafter lighting shall be installed in accordance with the approved plan.</p> <p>Reason: To safeguard protected and endangered species and their habitats and to ensure that any lighting (during construction and post development) be directed away from any of the retained trees.</p>																					
5.	<p>Prior to the commencement of the development opportunities for Biodiversity Enhancement shall be submitted to and approved in writing by the Local Planning Authority. These should include:</p> <ul style="list-style-type: none">• Bat bricks and/or tubes within the new development• Bat boxes• Bird boxes• Native tree and shrub planting. <p>Thereafter the approved opportunities shall be incorporated into the development in accordance with the approved details and prior to the occupation of any of the</p>																					

	<p>dwelling hereby approved.</p> <p>Reason: To safeguard protected and endangered species and their habitats and provide biodiversity enhancements</p>
6.	<p>Surface water must drain separate from the foul and no surface water will be permitted to discharge to the foul sewerage system.</p> <p>Reason: To secure proper drainage.</p>
7.	<p>Prior to the commencement of any development, a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance 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. The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards 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. The development shall be completed, maintained and managed in accordance with the approved details.</p> <p>Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of policies within the NPPF and NPPG.</p>
8.	<p>The development hereby permitted shall be implemented in accordance with the recommendations of the submitted Scott Hughes Flood Risk Assessment received on 4 February 2016 have been implemented.</p> <p>Reason: To minimise the risk of the development increasing the incidence of flooding in the area.</p>
9.	<p>The development hereby permitted shall be implemented in accordance with the submitted TBA Landscape Architects Tree Protection Plan and Method Statement have been implemented in full.</p> <p>Reason: To protect the trees being retained on the site.</p>
10.	<p>Due to the proposed sensitive end-use (residential housing & gardens), and the existing & former uses of the site as a depot/store, the development hereby permitted shall not commence until the applicant has submitted to and had approved in writing by the Local Planning Authority a report to identify any potential sources of contamination on the site and where appropriate, necessary remediation measures. The report should include an initial Phase 1 desk study, site walkover and risk assessment. If the initial study identifies the potential for contamination to exist on site, the scope of a further study (Phase 2 - site investigation) must then be agreed in writing with Local Planning Authority and thereafter undertaken and shall include details of the necessary remediation measures. The development shall thereafter only be carried out following the remediation of the site in full accordance with the measures stipulated in the approved report.</p> <p>Reason: Please note it is the applicant's responsibility to properly address any land contamination issues, to ensure the site is suitable for the proposed end-use, in accordance with Paragraph 121 of the National Planning Policy Framework (DCLG, 2012). A Desk Study Report should include a desk study and site reconnaissance (walk over) and preliminary risk assessment as defined in 'CLR 11: Model Procedures for the Management of Land Contamination' (Environment</p>

	Agency, 2004). Further guidance and advice on producing the report can be obtained from the Contaminated Land Officer on 01527 515661.
11.	<p>All new dwellings are required to achieve a minimum Dwelling Emission Rate of 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>
12.	<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>
13.	<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: To ensure that the materials used are visually appropriate to the locality.</p>
14.	<p>Prior to any works commencing details of the proposed fenestration (windows, doors and other joinery), to include full details at a scale of not less than 1:10 shall be submitted to and agreed in writing by the Local Planning Authority. All works shall then be undertaken strictly in accordance with the details as approved.</p> <p>Reason: To maintain the integrity of the historic area.</p>
15.	<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><i>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.</i></p>
16.	<p>Before the development hereby permitted is first commenced, full details of the alignment, height and appearance of all fences and walls and gates to be erected (notwithstanding any such detail shown on previously submitted plan(s)) shall have been submitted to and approved in writing by the Local Planning Authority. No</p>

	<p>dwelling shall be occupied until all fences and walls shown in the approved details to bound its plot have been erected in conformity with the approved details. Other fences and walls shown in the approved details shall have been erected in conformity with the approved details prior to substantial completion of the development.</p> <p><i>Reason: To ensure a visually satisfactory form of development and to provide reasonable standards of privacy to residents.</i></p>
17.	<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. 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><i>Reason: To ensure a satisfactory form of development in the interest of the visual amenity of the area.</i></p>