

Item 3e	16/00116/OUTMAJ
Case Officer	Nicola Hopkins
Ward	Chorley South East
Proposal	Outline application for the demolition of existing warehouse and erection of 12 apartments (all matters reserved save for access, appearance, layout and scale)
Location	Bonny Greenhalgh And Co. Industrial Premises, Back Ashby Street, Chorley
Applicant	Mr Dean Horricks
Consultation expiry:	15th March 2016
Decision due by:	13th May 2016 (extension agreed until 27th May 2016)

Recommendation

Approve outline planning permission subject to the associated legal agreement

Consultees

Consultee	Summary of Comments received
CBC Waste and Contaminated Land Officer	Has suggested conditions due to the historic site uses (including steelworks/metal fabrication)
The Lancashire Constabulary Designing Out Crime Officer	Has made some suggestions in order to prevent the opportunity for criminal and anti-social activity in and around the developed site
Greater Manchester Ecology Unit	No objection subject to suitable conditions
United Utilities	No objection subject to suitable conditions
LCC Education	Comment that an education contribution is not required
LCC Archaeology	Have suggested a building recording condition
CBC Economic Development	Have no objection although they have commented that this site could possibly be redeveloped for industrial units, especially around 1,000-2,000 sq. ft.
LCC Highways	Have raised concerns about the parking layout

Assessment

Proposed Development

1. The proposed development involves the demolition of the existing buildings on the site and the erection of 12 apartments. Although the application is submitted in outline all matters are proposed to be addressed as part of this application apart from landscaping. The apartments are proposed within two storey blocks, one along the eastern boundary of the site and one along the southern boundary. The scheme proposes vehicular access from Back Ashby Street and proposes 12 parking spaces. All of the apartments are one bedroom.

Principle of the Development

2. The site is located within Chorley Town, which Core Strategy Policy 1 defines as a Key Service Centre. Policy 1 states that growth and investment should be focussed on well-located brownfield sites and the strategic location of Central Preston, the Key Service Centres of Chorley and Leyland and the other main urban areas in South Ribble.
3. The site was previously used for employment purposes and consequently Policy 10 of the Adopted Core Strategy, Employment Premises and Sites, and the provisions in the SPD on Controlling the Re-Use of Employment Premises are applicable. These restrict the use of the site to employment purposes unless it can be demonstrated, via the submission of marketing evidence (for a minimum 12 month period), that there is a lack of employment demand. Policy 10 states:

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

- (a) there would not be an unacceptable reduction on the type, quality or quantity of employment land supply;
- (b) the provision and need for the proposed use;
- (c) the relative suitability of the site for employment and for the alternative use;
- (d) the location of the site and its relationship to other uses;
- (e) whether the ability to accommodate smaller scale requirements would be compromised;
- (f) there would be a net improvement in amenity.

Any proposals for housing use on all employment sites/premises will need to accommodate criteria (a)-(f) above and also be subject to:

- (g) convincing evidence of lack of demand through a rigorous and active 12 month marketing period for employment re-use and employment redevelopment;
- (h) an assessment of the viability of employment development including employment re-use and employment redevelopment.

4. In accordance with Policy the application is supported by a Proof of Marketing Statement.

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

5. This is a site that could be re-used for employment purposes however the buildings are in need of redevelopment or repair/refurbishment. Within the Employment Land Review for the Borough there are a number of other employment sites that have been assessed in Chorley Town; These include Cowling Farm off Cowling Road, Martindales Depot off Cowling Road, Crosse Hall Street including Weir Mill, Apex House on Stump Lane and Yarrow Mill Industrial Estate which are all in eastern Chorley Town. Therefore, there are alternative sites in the local area. There are also a number of better quality employment sites available in eastern Chorley Town, such as East Chorley Business Park, Chorley Central Business Park on Stump Lane and Cowling Business Park off Cowling Road.

There are also new employment sites allocated in Chorley Town in the Local Plan, which could be accessed from this area.

6. Overall, it is not considered that this proposal for housing on this site would result in an unacceptable reduction in the type, quality or quantity of the employment land supply in the Borough.

(b) the provision and need for the proposed use;

7. The proposed use of the application site is for housing. The Council has a five year deliverable supply of housing plus 5% and there is no urgent requirement to release additional land for housing. However, housing requirements are not a maximum and this proposal is within the settlement boundary of Chorley Town which Core Strategy Policy 1 designates as a Key Service Centre where growth and investment will be concentrated. It is also a brownfield site and the Council has a target of 70% of all new housing development to be provided on brownfield sites. Housing development within the settlement of Chorley Town is acceptable in principle, subject to compliance with other relevant policies.

(c) the relative suitability of the site for employment and for the alternative use;

8. The site is in close proximity to an A road however access is via a relatively narrow side street which restricts the type and size of vehicles which could access the site. All of the site is currently occupied by buildings and as such there is not off street parking included and the relatively restricted nature of the access reduces the potential for larger commercial vehicles to be able to manoeuvre.
9. The site is sustainable, being within the settlement of Chorley Town, and is considered suitable for employment or housing uses, or a mix of uses.

(d) the location of the site and its relationship to other uses;

10. The site is adjacent to residential and employment uses and could be used for either of these uses.

(e) whether the ability to accommodate smaller scale requirements would be compromised;

11. The application site contains two buildings which are in a poor state of repair. The Council's Economic Development Section consider that there is evidence that there would be demand if this site was redeveloped into industrial units, especially around 1,000-2,000 sq. ft.

(f) there would be a net improvement in amenity.

12. The buildings on the site are in a poor state of repair and the site as a whole is in a very run-down state. Therefore, redevelopment would be likely to provide a net improvement in amenity.

(g) convincing evidence of lack of demand through a rigorous and active 12 month marketing period for employment re-use and employment redevelopment;

13. The applicants have provided a Proof of Marketing Statement undertaken by Eckersleys, which indicates that the whole property has been marketed since May 2013. Adverts were placed in the Chorley and Leyland Guardian and the property has been marketed on the Eckersley website. Therefore, the advertising has taken place for a period longer than the 12 months specified in Core Strategy Policy 10. Marketing boards were also erected at the front of the site.

14. During the marketing period only 2 formal offers were received and both of these offers related to redeveloping the site for residential purposes.
15. The site was included on the Council's database for sale and the report concludes that the location of the site, close to residential properties, the 100% site coverage which currently occurs, limited circulation/ access for commercial vehicles and low buildings no longer suits the occupational requirements of many businesses .

(h) an assessment of the viability of employment development including employment re-use and employment redevelopment.

16. The submitted supporting information confirms that from a financial viability perspective investment into the existing buildings is unlikely to produce reasonable levels of return given fire damage which has occurred at the property. This is supported by the submitted Structural Survey which concludes that all that remains of the structure are the external walls and these have been affected by age, alteration and the fire to various degrees, and the roof is missing from the large factory unit. The report raises concerns about the stability of a number of walls and recommends demolition/ partial demolition of a number of the walls. The agent has confirmed that the costs of refurbishing the site would be approximately £1 million. The refurbished building would receive a rent of £41,000pa (giving a percentage return of 4.1%pa on a £1 million refurbishment). The proposed apartment blocks would cost approximately £550,000 altogether with a rental of £52,000pa (giving a percentage return of 9.5%pa). As such the anticipated rate of return would not cover the refurbishment costs.
17. The submitted Marketing Statement concludes that the only realistic option would be to completely redevelop the site however speculative development is fragile and given the location of this site it is unlikely that such a scheme would secure the appropriate demands/ returns. This is evidenced by the lack of interest demonstrated through the marketing exercise.
18. In conclusion although this site has been vacant for over 2 years and it potentially could provide employment opportunities within Chorley Town, it is not considered that the loss of the premises will adversely impact on the supply of employment land within the Borough, particularly as this site is not allocated for such within the Local Plan.
19. The Local Plan has an employment land supply for the period 2010-2026 as 100.61 hectares however as employment uses have not been specifically identified on this site, the development will not compromise the Council's land allocations for employment and the overall employment land supply.

Impact on the neighbours

20. The immediate neighbours to this site are 7-19 Duke Street (to the north of the site), 94 and 96 Bolton Street (to the east of the site) and the dwellinghouses opposite the site on Back Ashby Street. To the south of the site is an area of vacant land which was formerly occupied by the Astley Centre.
21. 7-19 Duke Street are terraced dwellinghouses. The proposed apartments (block 1) are set away from the boundary with the properties on Duke Street by approximately 11m and approximately 19m from the main rear elevation of the dwellings on Duke Street (excluding the existing rear outriggers which are mainly single storey with limited rear habitable room windows within them). The dwellings on Duke Street have a mix of one and two storey rear outriggers although only one property has a two storey outrigger and this does not have any first floor rear windows.
22. The distance maintained falls below the Council's required 21m spacing distance however the proposal includes the erection of a 1.8 metre high boundary fence along the boundary with Duke Street which will ensure that the ground floor habitable room

windows of block 1 facing Duke Street will not result in loss of privacy or amenity to the existing or future occupants.

23. The first floor accommodation has been designed so that the windows to the kitchens and bathrooms are located within the elevation which faces the properties on Duke Street. This ensures that obscure glazing (as a bathroom is a non-habitable room and the submitted layout details that the kitchens are not separate rooms and have 2 windows) can be secured reducing the potential for loss of privacy whilst still providing suitable living conditions for the future residents.
24. Block 1 will be located to the south of the properties on Duke Street however given the distance retained between the existing and proposed dwellings it is not considered that the proposed development will result in loss of light to the detriment of the neighbours' amenities.
25. The arrangement of block 1 results in rear first floor habitable room windows facing the vacant piece of land adjacent to the application site (the former Astley Centre site). There is no planning approval on this piece of land although there is the potential for the future development of this site. The location of proposed block 1 (to the north of the vacant piece of land) ensures that loss of light to any future development will not be an issue although any development would have to be sensitively designed to ensure that no loss of light is created for the residents of the proposed apartments. Although the first floor windows could reduce the development potential for part of the site it is considered that a suitable scheme could be developed on the adjacent piece of land whilst protecting the amenities of the residents.
26. Proposed block 2 backs onto 94 and 96 Bolton Street. 94 Bolton Street is occupied by 4 flats and 96 Bolton Street is a shop at ground floor level with 2 flats above all of which incorporate habitable room windows within the rear elevation. It is also noted that planning permission was granted in November last year (15/00891/COU) to convert the ground floor retail unit at 96 Bolton Street into two separate one bedroom flats.
27. The windows within the rear of these flats (which serve habitable rooms) currently face the rear elevation of the existing building on the site which is a two storey structure located immediately adjacent to the boundary of the site. The proposed development involves the erection of a two storey building along this boundary similar to the existing building on site. However, the building will be offset from the boundary to improve this relationship. The proposed building will be sited approximately 10.4m from the rear elevation of 94 and 96 Bolton Street which is below the Council's spacing standards however moving the built development away from the common boundary does improve the existing situation on site. The application site is located to the west of the existing properties and although this will result in some loss of light later in the day, this will already be experienced as part of the existing situation on the site and the fact that the proposed development moves the built form away from the common boundary will improve the situation on site.
28. Block 2 has been designed with all the habitable room windows at the front with the kitchen and bathroom windows at the rear. The arrangement enables all the rear windows to be obscurely glazed (the kitchen window is not the only source of light into this room which is a through kitchen/ living room) to protect the amenities of the existing and future residents.
29. The end gable of block 2 is located to the rear of 7 and 9 Duke Street. No windows are proposed within this end gable however only approximately 7.6m is retained between the rear elevation and the proposed side gable which is below the Council's required 12m separation distance. However, it is noted that there is an existing two storey building on this part of the site which has a similar relationship with the existing dwellings as the proposed development. As such although the proposed development will impact on the neighbours' amenities in terms of outlook and loss of light (as the proposed development

is to the south of the existing dwellings) the proposed development will have no greater impact than the existing situation on site and in fact will reduce the amount of built form along the boundary with the properties on Duke Street (part of the existing building will be replaced by car parking). As such in this case the proposed development is considered to be acceptable.

Highways and Parking

30. In terms of parking provision, one off road parking space is required for each 1 bedroom property. The plans detail 12 parking spaces in accordance with the requirements of Policy ST4 which is considered to be acceptable for this site.

31. However the Highway Engineer at Lancashire County Council has raised concerns with the parking layout as follows:

The layout of the proposed car parking spaces are perpendicular to the site's internal access (aisle). The width of aisle needed to safely and conveniently access parking bays of this layout depends on the width of the bay and the angle of approach. For a 90 degree angle of approach as proposed, it is recommended that the width of aisle should be 6.0m.

The Manual for Streets recommends that where, the 6.0m width could not be achieved, the width of parking bays should be increased for ease of manoeuvring in and out of the bays. Although, the proposed width of aisle falls short of the recommended 6.0m, the parking bays have not been correspondingly widened as recommended.

The parking spaces shown on proposed site plan when widened will result in reduction of the overall number. If the number of the proposed apartments are to remain the same, then the parking deficit will be expected to be met elsewhere on site for the proposal to be acceptable.

32. The area of hardstanding which serves the proposed parking spaces is just below the recommended 6m. However, there is no room within the layout of this site to increase the width of the parking spaces. A condition is attached to the recommendation requiring the submission of a parking layout which allows for acceptable vehicle movements. However, this is likely to result in less than 12 parking spaces being provided.

33. Policy ST4 of the Local Plan does state that locations that are considered to be more sustainable and well served by public transport may be considered appropriate for lower levels of provision. The site is located within a very sustainable location very close to the town centre, supermarkets and public transport. It is also noted that the current site has an authorised industrial use with no off-site parking provision and as such any on-site parking is considered to be a benefit. A condition is recommended requiring cycle storage to enable choice for the future residents. It is considered that within this location a lower level of parking is considered appropriate.

34. The Highway Engineer has also commented that the existing extensive concrete vehicle dropped crossing in front of the site should be replaced with tarmac to a levelled surface, including new kerb realignment to tie in with the existing footways to the north and south ends of the site boundary. This can be addressed by condition.

Ecology

35. The proposal will involve the demolition of existing buildings which have the potential to support protected species, in particular bats. In this regard the application is supported by a Preliminary Bat Survey and Ecological Assessment. This has been reviewed by the Ecologist at Greater Manchester Ecology Unit who have made the following comments:

Bats

36. The buildings are ex industrial premises which are in a derelict state, most of the roof coverings are absent. The buildings are located in an urban setting close to the centre of Chorley with very little in the way of foraging and/or commuting bat habitat in the locality. The survey was undertaken on 25th August, 2015 and comprised an internal and

external inspection of the buildings. No bats or signs of bats were found at the time of the survey and the buildings were considered to have a negligible potential to support roosting bats. No further survey work in relation to bats is therefore considered necessary and work can proceed with a very low risk to roosting bats.

37. Notwithstanding the above, bats are mobile in their habits and can be found in the most unlikely places. If bats are found at any time during works, then work should cease immediately and advice sought from a suitably qualified bat worker. We would therefore suggest that an informative notice to this effect be placed on any permission, if granted.

Birds

38. The building and the large tree to the west of the site have the potential to support nesting birds. All birds, with the exception of certain pest species, and their nests are protected under the terms of the Wildlife and Countryside Act 1981 (as amended). We would therefore recommend that demolition works and any work to the tree to the west of the site should not be undertaken in the main bird breeding season (March to July inclusive), unless birds are found to be absent by a suitably qualified person. We would therefore suggest that a condition to this effect be placed on any permission, if granted, in order to protect wild birds.

Biodiversity Enhancement

39. In line with Section 11 of the NPPF, we would recommend that opportunities for biodiversity enhancement be incorporated into the new development. These should include:
- Bat bricks and/or tubes within the new development
 - Bat boxes
 - Bird boxes
 - Native tree and shrub planting
40. Following the high court decision (*R (on the application of Simon Woolley) v Cheshire East Borough Council*, June 2009) the Local Planning Authority have a legal duty to determine whether the three 'derogation tests' of the Habitats Directive implemented by the Conservation (Natural Habitats &c.) Regulations 1994 have been met when determining whether to grant planning permission for a development which could harm a European Protected Species. The three tests include:
- (a) the activity must be for imperative reasons of overriding public interest or for public health and safety;
 - (b) there must be no satisfactory alternative and
 - (c) favourable conservation status of the species must be maintained.
41. This requirement does not negate the need for a Licence from Natural England in respect of Protected Species and the Local Planning Authority are required to engage with the Directive. As set out above no significant adverse impact on protected species or biodiversity are identified and any impacts can be addressed by precautionary and enhancement measures. As such it is considered that the Local Authority has engaged with the three tests of the Habitats Directive and the guidance contained within the Framework and from an ecological perspective the proposals are acceptable.

Public Open Space

42. 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 need to accord with Local Plan Policies HS4A and HS4B and the approach in the SPD.

43. In respect of this part of the Borough, the following open space typologies are applicable:

Amenity Greenspace

44. Local Plan Policy HS4A sets a standard of 0.73 hectares per 1,000 population. There is currently a deficit of provision in the Chorley South East ward in relation to this standard,

a contribution towards new provision in the ward is therefore required from this development.

45. As the development is 10 or more dwellings the required amenity greenspace should be provided on-site. The amount required is 0.02 hectares. The proposed development represents a high density scheme which reduces the amount space available for landscaping however an amended site plan has been provided detailing where landscaping can be provided which includes grasscrete parking spaces which will reduce the amount of standard hardstanding at the site. A maintenance cost of £8,400 is also required for a 10 year period if private maintenance is not proposed which will be secured by the legal agreement.

Provision for children/young people

46. Local Plan Policy HS4A sets a standard of 0.08 hectares per 1,000 population. There is currently a surplus of provision in Chorley South East ward in relation to this standard, a contribution towards new provision in the ward is therefore not required from this development. The site is also not within the accessibility catchment (800m) of any areas of provision for children/young people that are identified as being low quality and/or low value in the Open Space Study. A contribution towards improvements is therefore also not required from this development.

Parks and Gardens

47. There is no requirement to provide a new park or garden on-site within this development. There are no parks/gardens within the accessibility catchment (1,000m) of this site identified as being low quality and/or low value in the Open Space Study therefore a contribution towards improving existing provision is not required.

Natural and Semi-Natural Greenspace

48. There is no requirement to provide new natural/semi natural greenspace on-site within this development. There are no areas of natural/semi-natural greenspace within the accessibility catchment (800m) of this site identified as being low quality and/or low value in the Open Space Study therefore a contribution towards improving existing provision is not required.

Allotments

49. There is no requirement to provide allotment provision on site within this development. The site is within the accessibility catchment (10 minutes' drive time) of proposed new allotment sites at Land at Sylvesters Farm, Euxton (HW5.2) and Harrison Road, Adlington (HW5.3). A contribution towards new allotment provision is therefore required from this development. The amount required is £15 per dwelling.

Playing Pitches

50. A Playing Pitch Strategy was published in June 2012 which identifies a Borough wide deficit of playing pitches but states that the majority of this deficit can be met by improving existing pitches. A financial contribution towards the improvement of existing playing pitches is therefore required from this development. The Playing Pitch Strategy includes an Action Plan which identifies sites that need improvements. The amount required is £1,599 per dwelling.

51. The total financial contribution required from this development is as follows:

Amenity greenspace	= £8,400 (maintenance)
Equipped play area	= £0
Parks/Gardens	= £0
Natural/semi-natural	= £0
Allotments	= £180
Playing Pitches	= £19,188
Total	= £27,768

Sustainable Resources

52. Policy 27 of the Core Strategy currently requires dwellinghouses to be built to meet Code for Sustainable Homes Level 6. 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.”

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

Community Infrastructure Levy

54. 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 however it is noted that apartments have a £0 levy.
55. Lancashire County Council Education have commented that an education contribution is not required at this stage in relation to the proposed development. The Education Authority have commented that a recalculation would be required at the point at which the application is considered for decision to assess whether the situation has changed. This notwithstanding Chorley is a CIL Charging Authority and CIL includes education provision, as such it would not be possible to secure a separate education contribution for the proposed development.

Archaeology

56. Lancashire County Council Archaeology Section have considered the proposed development and commented that the warehouse proposed for demolition corresponds in size and location to a structure depicted on the 1894 1st Edition Ordnance Survey 1:2500 mapping (Lancashire Sheet 77.12, surveyed 1889). The Structural Survey Report states the name stone 'Palais de Danse' is present in the front elevation. This can be seen on Google Street View, along with two stone wreaths inset immediately above the ends of the name stone and suggests the building is of some historic interest.
57. Given the above Lancashire Archaeology have recommended that a rapid assessment and an appropriate photographic record of the building be made prior to demolition, this could be secured by condition.
58. Lancashire Archaeology were advised of the ever declining state of repair of the buildings and commented that the site is quickly recorded photographically and a short description produced. The agent for the application has been advised of this and confirmed that his client is going to be putting the stone tablets back into the apartment building gables as

per the original building. The standard condition has been amended slightly to take into account the decline of the site.

Overall Conclusion

59. The proposed development will see the redevelopment of a piece of brownfield land within a sustainable part of Chorley Town for one bedroom apartment accommodation. Although the development will result in the loss of existing employment land it is not considered that this loss will adversely impact on the Borough's employment land provision. The proposed development is considered to be an appropriate re-use of this site and as such is recommended for approval.

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.

Suggested Conditions

No.	Condition															
1.	An application for approval of the reserved matters (namely the 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. 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.															
2.	<div>The development hereby permitted for upto 12 apartments and shall be carried out in accordance with the following approved plans:</div> <table><tr><th>Title</th><th>Reference</th><th>Received date</th></tr><tr><td>Location Plan</td><td>000/BAS/LP</td><td>8th February 2016</td></tr><tr><td>Proposed Site Plan</td><td>000/BAS/SP Rev A</td><td>24th March 2016</td></tr><tr><td>Proposed Plans and Elevations Block 1</td><td>000/BAS/PL1</td><td>8th February 2016</td></tr><tr><td>Proposed Plans and Elevations Block 2</td><td>000/BAS/PL2</td><td>8th February 2016</td></tr></table> <div>Reason: For the avoidance of doubt and in the interests of proper planning.</div>	Title	Reference	Received date	Location Plan	000/BAS/LP	8th February 2016	Proposed Site Plan	000/BAS/SP Rev A	24th March 2016	Proposed Plans and Elevations Block 1	000/BAS/PL1	8th February 2016	Proposed Plans and Elevations Block 2	000/BAS/PL2	8th February 2016
Title	Reference	Received date														
Location Plan	000/BAS/LP	8th February 2016														
Proposed Site Plan	000/BAS/SP Rev A	24th March 2016														
Proposed Plans and Elevations Block 1	000/BAS/PL1	8th February 2016														
Proposed Plans and Elevations Block 2	000/BAS/PL2	8th February 2016														
3.	As part of the 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. 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.															
4.	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. 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.															
5.	The application for approval of reserved matters shall be accompanied by full details of existing and proposed ground levels and proposed building finished floor levels (all relative to ground levels adjoining the site), notwithstanding any such detail shown on previously submitted plan(s). The development shall only be carried out in conformity with the approved details. Reason: To protect the appearance of the locality and in the interests of the amenities of local residents.															
6.	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.
7.	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.
8.	Prior to the commencement of the development details shall be submitted to and approved in writing by the Local Planning Authority demonstrating that each apartment 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.
9.	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 each apartment 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.
10.	No development shall take place until a Construction Method Statement 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: <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 Reason: The site is located close to existing dwellings and businesses served off an unadopted road. 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.
11.	Prior to the commencement of the development details of the foul drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. No building shall be occupied until the approved foul drainage scheme has been completed to serve that building, in accordance with the approved details. This development shall be completed maintained and managed in

	<p>accordance with the approved details</p> <p>Reason: In the interests of the proper drainage of the site.</p>
12.	<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. In the event of surface water draining to the combined public sewer, the pass forward flow rate to the public sewer must be restricted to 5l/s.</p> <p>Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. Drainage is an early activity in the construction process and it is in the interest of all stakeholders to ensure the approach is agreed before development commences. This condition is imposed in light of policies within the Framework and NPPG.</p>
13.	<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>
14.	<p>No demolition shall commence between the 1st March and 31st July inclusive in any year unless a detailed bird nest survey by a suitably experienced ecologist has been carried out immediately prior to clearance and written confirmation provided that no active bird nests are present which has been agreed in writing by the Local Planning Authority.</p> <p>Reason: Evidence of nesting birds was identified as part of the assessment of the buildings and this condition is required to ensure there is no adverse impact to birds during the bird breeding season.</p>
15.	<p>Prior to the commencement of the development or as part of the first reserved matters application measures for biodiversity enhancement to be incorporated into the new development shall be submitted to and approved in writing by the Local Planning Authority. These should include: -Bat bricks and/or tubes within the new development -Bat boxes -Bird boxes -Native tree and shrub planting. The approved measures shall be incorporated into the approved development prior to the occupation of the first dwelling and shall be retained in perpetuity thereafter.</p> <p>Reason: In accordance with Section 11 of the Framework which encourages identification of opportunities for biodiversity enhancement.</p>
16.	<p>Due to the sensitive end-use (residential), no development (excluding demolition) shall take place until: a) a methodology for investigation and assessment of ground contamination has been submitted to and agreed in writing with the Local Planning Authority. The investigation and assessment shall be carried in accordance with current best practice including British Standard 10175:2011 'Investigation of potentially contaminated sites - Code of Practice'. The objectives of the investigation shall be, but not limited to, identifying the type(s), nature and extent of contamination present to the site, risks to receptors and potential for migration within and beyond the site boundary; b) all testing specified in the approved scheme (submitted under a) and the results of the investigation and risk assessment, together with remediation proposals to render the site capable of development have been submitted to the Local Planning Authority; c) the Local Planning Authority has given written approval to any remediation proposals (submitted under b), which shall include an implementation timetable and monitoring proposals. Upon completion of remediation works a validation report containing any validation sampling results shall be submitted to the Local Authority. Thereafter, the development shall only be carried out in full accordance</p>

	with the approved remediation proposals. Reason: To protect the environment and prevent harm to human health, by ensuring the site is suitable for the proposed end-use, in accordance with Paragraph 121 of the National Planning Policy Framework (DCLG, 2012).
17.	Should, during the course of the development, any contaminated material other than that referred to in the investigation and risk assessment report and identified for treatment in the remediation proposals be discovered, then the development should cease until such time as further remediation proposals have been submitted to and approved in writing by the Local Planning Authority. Reason: To protect the environment and prevent harm to human health, by ensuring the site is suitable for the proposed end-use, in accordance with Paragraph 121 of the National Planning Policy Framework (DCLG, 2012). Please note it is the applicant's responsibility to properly address any land contamination issues.
18.	No works shall take place on the site (in particular any demolition works) until the applicant, or their agent or successors in title, has secured the implementation of a programme of building recording and analysis. This must be carried out in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority. Reason: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the buildings/site.
19.	All windows in the first floor of the north west elevation of Block 1 and all windows in the north east elevation of Block 2 hereby permitted shall be fitted with obscure glass and obscure glazing shall be retained at all times thereafter. The obscure glazing shall be to at least Level 3 on the Pilkington Levels of Privacy, or such equivalent as may be agreed in writing by the local planning authority. Reason: In the interests of the privacy of occupiers of neighbouring property.
20.	As part of the first application for reserved matters or prior to the commencement of development a scheme for the construction of the site access shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include the removal of the existing extensive concrete vehicle dropped crossing in front of the site to be replaced with tarmac to a levelled surface, including new kerb realignment to tie in with the existing footways to the north and south ends of the site boundary. The access thereafter shall be completed in accordance with the approved plans prior to the occupation of the dwellings hereby approved. 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.
21.	Notwithstanding the submitted plans either as part of the first application for reserved matters or prior to the commencement of development plans and particulars showing the provision for the parking and associated manoeuvring areas (including full details of the surfacing, drainage and marking out of the spaces) shall be submitted to, and approved in writing by, the Local Planning Authority. Such details as agreed shall be laid out and made available in all respects prior to the first occupation of the building to which it is related and thereafter retained (notwithstanding the Town and Country Planning (General Permitted Development) Order 2015). Reason: In order that the Council may be satisfied with the details of the proposal as the current parking layout is unlikely to enable vehicles to manoeuvre in and out of the spaces safely.
22.	Prior to the commencement of the development or as part of the first reserved matters application full details of the cycle parking provision shall be submitted to and approved in writing by the Local Planning Authority. The cycle parking provision shall thereafter be provided in accordance with the approved details. Reason: To ensure adequate on site provision for cycle parking to enable choice of transport modes to and from the site