

Item 3f **16/00258/OUT**

Case Officer **Nicola Hopkins**

Ward **Wheelton And Withnell**

Proposal **Outline application for the erection of up to 7 dwellings (all matters reserved save for access)**

Location **Brinscall Plumbing And Building Supplies, 17 Hartington Road, Brinscall**

Applicant **Brinscall Building & Plumbers Merchants Ltd**

Consultation expiry: **27th April 2016**

Decision due by: **18th May 2016 (extension of time agreed until 30th May 2016)**

Recommendation

Approve outline planning permission subject to the associated legal agreement

Consultees

Consultee	Summary of Comments received
United Utilities	No objection subject to conditions
CBC Waste and Contaminated Land Officer	No objection subject to conditions
Greater Manchester Ecology Unit	No objection subject to conditions
CBC Strategic Housing Officer	Has commented on a suitable affordable housing mix
LCC Highways	No objection subject to conditions

Assessment

Proposed Development

1. This is an outline application to establish the acceptability of the principle of constructing up to 7 dwellings on this site. Consent is sought at this stage for the means of access to the site. All other matters are reserved for subsequent approval.
2. The site is an existing Builders and Plumbers Merchants accessed off Hartington Road within the settlement of Brinscall. The site is currently predominantly made up of hardstanding used for access and storage and existing buildings including a shop, storage unit and house.

Principle of the Development

3. The site is located within the settlement area of Brinscall 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 plan and with Core Strategy Policy 1: Locating Growth. Within Core Strategy Policy 1 Brinscall is identified as a Rural Local Service Centre where limited growth and investment will be encouraged to help meet local housing and employment needs and to support the provision of services to the wider area.
4. After visiting the site and assessing the planning history of the site it is clear that the business comprises an element of manufacturing (including wooden fencing, lintels and concrete posts), a builders/plumbing merchants and trade/ retail sales of building materials and tools. There is no one clear main use of the site and as such it is considered that the use of this site is sui generis. Although sui generis uses are excluded from the definition of employment within the Controlling Re-Use of Employment Premises SPD, the current enterprise on the site does provide some employment and the site has been marketed for sale. As such the proposals are assessed against the provision of Policy 10 of the Core Strategy. 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

5. 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;

6. This is a site that could be re-used for employment purposes however any use other than a Builders/ Plumbers Merchants would require planning permission. This site was not included within the Employment Land Review which formed part of the evidence base for

the Local Plan and is not allocated for employment use within the Local Plan. Given the size and location of this site it is not considered that this proposal for housing on the 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 proposal is for housing on the site. 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 Brinscall which Core Strategy Policy 1 designates as a Rural Local Service Centre Service where some growth and investment will be encouraged. 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. Additionally the scheme will provide an element of affordable housing which is in high demand in the village.

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

8. The site is served from an unclassified relatively narrow residential street off a C road (Railway Road) which restricts access to the site. Additionally the site has no active frontage for advertising purposes which may deter alternative occupiers to the site. The site is however relatively sustainable, being within the settlement of Brinscall close to designated local shopping centre and a bus route and stops.

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

9. The site is adjacent to residential uses and is accessed via a relatively narrow residential street with on street parking. The business is open Monday to Saturday and two of its own large industrial vehicles (a 23 ton and a 7 ½ ton truck) make deliveries every day approximately 7 times a day. Additionally the business also receives approximately 8 deliveries a week from other vehicles including articulated trucks to 8 wheel rigid tippers. The nature of the business has the potential to directly conflict with the immediate residential neighbours.

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

10. The site has been marketed, addressed further below, however no offers for alternative employment uses on this site have been received.

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

11. It is considered that removing this business from a predominantly residential area will improve the living conditions for the neighbours, in particular removing unsuitable vehicles movements from the unclassified road. The majority of the site is hardstanding and used for the storage and sale of materials. It is considered that a well-designed residential scheme could enhance this rural area removing a large amount of external storage areas and creating a scheme which is more sympathetic with this residential area.

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

12. The current business has been available for purchase with Mirrelson Commercial for 80 weeks prior to the application being submitted (February 2016) and was on the market for approximately 2 years with another agent prior to that. The original price was £550,000 however due to lack of interest and the owner's desire to sell, the price was reduced to £250,000. There was interest raised in the business but a sale was never agreed.

13. The property was included on Mirrelson Commercial web-site and Daltons Business web-site. It is not clear whether boards were erected on site however given that the site is at the end of a cul-de-sac, boards on site would have had little impact in terms of advising potential business purchasers that this site is available.

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

14. The information missing from the marketing work done to date relates to demonstrating that the costs of refurbishment/redevelopment exceed the likely returns from the site in accordance with the Controlling Re-Use of Employment Premises SPD. The agent for the application was advised of this omission and he has confirmed that the company who have been marketing the site, Mirrelson Commercial, do not have the expertise to prepare a report to satisfy this policy requirements and this would need to be obtained from another consultant. This is due to the fact the viability exercise will need to be undertaken by a qualified consultant which will be a further cost to the applicant.
15. However, the thrust of Policy 10 and the accompanying SPD is to ensure that developments do not result in an unacceptable reduction in employment land supply which includes considering the relative suitability of the site for employment uses. It is noted that small employment sites that are physically isolated from other employment sites, such as the application site, contribute to the local economy and can support the rural economy. However, this needs to be balanced against any conflicts with the amenity value of the surrounding area. As set out above the access arrangements to this site are restricted and the proximity of the site to residential dwellings reduces the potential re-use of this site for employment purposes given the need to protect the neighbours' amenities. The site currently employs 3 full time and 1 part time members of staff and as such the loss of the business will not result in significant job losses.
16. 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 and the current use of the site is a sui generis use, it is specifically excluded from the definition of employment in respect of Policy 10 and it is not considered that the redevelopment of this land will compromise the Council's land allocations for employment and the overall employment land supply.

Impact on the Neighbours

17. Although consent is not sought for layout as part of this outline application, an indicative layout plan has been provided to demonstrate that 7 dwellings can be accommodated on the site. The layout details three bedroom, semi-detached two-storey homes with the exception of plot 1 which is detached.
18. The immediate neighbours to the site are 15, 17 and 20 Hartington Road, 11 and 14 Salisbury Road and Parkside Villa.
19. 15 Hartington Road is the applicant's property and is a two storey terraced property attached to 17 Hartington Road which is occupied by the shop part of the existing business on site. The proposal includes the retention of 15 Hartington Road as a dwellinghouse and no.17 will be demolished. The indicative layout details plots 4-7 facing the side gable of 15 Hartington Road. However, 12m is retained from the front elevation of the new dwellings to the side elevation of the existing dwelling along with over 10m to the private rear garden area. As such it is considered that a layout can be secured at reserved matters stage which protects the amenities of the existing and future residents. It is noted that Hartington Road rises upwards to the application site however the application site has a similar land level as 15 Hartington Road and as such the new dwellings will not be at a significantly higher level than the adjacent neighbours ensuring that greater spacing distances are not required. There is a raised area of hardstanding currently on the site which will be removed as part of the proposals to create levels similar to the adjacent dwellings.

20. 20 Hartington Road is a two storey end terrace property which appears to be a later addition to the terrace and faces in a north west direction rather than onto the highway. The property has side windows which face the site and appear to serve habitable rooms. However, the indicative layout shows that the proposed houses can be offset from these windows and given the orientation of the proposed dwellings (to the northwest of the existing dwelling and its garden area) it is not considered that the proposed development will adversely impact on the amenities of the existing or future residents.
21. Parkside Villa is a detached dwelling which has been constructed in the garden of 20 Hartington Road. Approximately 28m is however retained between this dwelling and the indicative location of plot 7 and as such it is considered that dwellings can be sited at reserved matters stage whilst protecting the amenities of the neighbours and future residents.
22. 14 Salisbury Road is an end terraced property adjacent to the indicative location of plot 2. 14 Salisbury Road has one high level window in the side elevation facing the application site. It is not clear what this window serves however its size means that it is unlikely to be the main source of light into a habitable room. The proposed dwellings are located to the north west of the existing property ensuring that loss of light will not be an issue. It is considered that an acceptable layout can be secured at reserved matters stage without adversely impacting on the amenities of the existing or future residents.
23. 11 Salisbury Road is an end terraced property which is currently located next to a large storage building/ workshop associated with the existing business. This existing building will be demolished and the indicative siting plan shows its replacement with one dwelling. There are no windows in the side elevation of 11 Salisbury Road. The proposed dwelling is located to the north west of the existing property ensuring that loss of light will not be an issue. It is considered that an acceptable layout can be dealt with at reserved matters stage without adversely impacting on the amenities of the existing or future residents.

Affordable Housing

24. Policy 7 of the Core Strategy sets out the requirements for the provision of affordable housing in Central Lancashire to meet the acute need for such housing in the area. Amongst other things, the policy states that the minimum site size threshold will be 15 dwellings (0.5 hectares or part thereof) but a lower threshold of 5 dwellings (0.15 hectares or part thereof) is applicable in rural areas. As Brinscall is a Rural Local Service Centre the 5 dwelling threshold applies in this case. Policy 7 is supported by the accompanying Supplementary Planning Document on affordable housing (SPD) which was adopted in October 2012.
25. 35% of 7 proposed dwellings equates to 2 on site affordable units. The Council's Strategic Housing Officer has considered the scheme and confirmed that considering bids on various affordable dwelling types and sizes they are all in high demand in the village. The highest demand is for 1 bedroom bungalows, then 2 bedroomed houses with some demand for 3 bedroomed houses.
26. Out of the 53 social rented dwellings, the officer is aware of in the parish, there are only two 2 bedroom bungalows. As such the highest demand on this site would be two bedroom 3 person bungalows in respect of the affordable housing provision.
27. The indicative layout does not include bungalow provision however this is indicative and bungalows could possibly be secured at reserved matters stage. The S106 Agreement will include either the provision of bungalows or 2 bedroom houses which reflects demand in the area.

Highways and Access

28. It is proposed to access the site via a private shared drive from the Salisbury Road and a shared parking court and driveway from Hartington Road. The Hartington Road access will be split between a new driveway to plot 7 at the end of the road and a shared parking court which will be accessed through a side access point created following the demolition

of the existing shop building. The Salisbury Road access will effectively extend the road and building line to the north-west boundary with a newly formed 4.5m road and off-road parking for plots 1-3.

29. The proposed scheme has been assessed by the Highway Engineer at LCC who has confirmed that Hartington Road and Salisbury Road are adopted highways and already provide vehicular access to the site. Apart from a single recorded traffic incident at Railway Road/Hartington Road involving a vehicle and a cyclist, there are no known highway issues at the junctions and indeed on both roads. There is however potential for a slight delay for vehicles turning from Railway Road into Hartington Road whenever buses are present at the bus stops, although this is not uncommon on local roads.
30. Whilst the indicative layout is acceptable in principle, the Engineer has made the following comments in respect of the layout:
- The layout of the first parking space for Plot 3 is unacceptable due to its irregular shape.
 - The required width of 2.4m for parking spaces for Plot 2 cannot be achieved at the proposed location due to the offset created by the external wall of No. 14 Salisbury Road.
 - The layout of parking spaces for Plot 7 leaves no room for turning and vehicles would have to reverse onto the highway to exit. Given that the existing properties along the road are terraced with on-street frontage parking, it is unclear how turning manoeuvres will be undertaken. It is also possible that vehicles may park partially on the footway within the short section of highway opposite 20 Hartington Road and cause access to Plot 7 to be narrowed.
 - The width of the proposed access serving Plots 1-3 should be checked to see if it is within acceptable limit.
31. The proposed development indicatively includes 7 three bedroom dwellings. In accordance with Policy ST4 of the Adopted Local Plan, two off road parking spaces per dwelling are required. The supporting information states that parking has been designed to ensure that there are two parking spaces for each three-bedroom property by utilising either driveways or individual parking spaces. Although the Engineer's comments above are noted, it is considered that a suitable layout and sufficient parking can be accommodated at reserved matters stage for up to 7 dwellings on this site.

Public Open Space

32. 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.

Amenity Greenspace

33. Local Plan Policy HS4A sets a standard of 0.73 hectares per 1,000 population. There is currently a deficit of provision in Brinscall in relation to this standard, a contribution towards new provision in the settlement would therefore be required from this development however there are no identified schemes for new provision.

Provision for children/young people

34. Local Plan Policy HS4A sets a standard of 0.08 hectares per 1,000 population. There is currently a deficit of provision in Brinscall in relation to this standard, a contribution towards new provision in the settlement would therefore be required from this development however there are no identified schemes for new provision.

Parks and Gardens

35. There is no requirement to provide a new park or garden on-site within this development.

Natural and Semi-Natural Greenspace

36. 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

37. No allotment contribution is required from this development.

Playing Pitches

38. 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.

Ecology

39. The development involves the demolition of existing buildings on the site and as such the application is supported by an Ecological Survey & Assessment in respect of bat species and nesting birds. This has been reviewed by the Ecologist at Greater Manchester Ecology Unit who has made the following comments.
40. The Ecological Report (survey in respect of bats and nesting birds) appears to have used reasonable effort to assess the structures on the site for evidence of bats and made an assessment of their likelihood to support bat roosts. The Report found no evidence of bat usage and negligible features of value for potential roosting.
41. The Report notes that small numbers of bats may be encountered in highly unlikely circumstances and should this unexpectedly occur then all work should cease and appropriate advice should be sought and implemented from the licensed bat ecologist.
42. The Report notes that the condition of the buildings may alter over time and if no demolition or removal of roof coverings has occurred by spring (April 2017) then a reassessment of the structures – particularly the shop and terraced house – should be undertaken.
43. The Report indicates that the pond to the north east of the application site is a koi carp fishing pond. Although it has not been possible to verify this, given this reported usage and the hard standing that occupies over 80% of the application site, it is considered that there is no reasonable likelihood of other protected species being present on the site. This includes great crested newt (Habitats Regulations 2010) in addition to other species such as common reptiles, badger and aquatic species such as water vole/otter.
44. The Ecologist considers that no further survey work or mitigation is required at the current time. Suitable conditions have been suggested by the Ecologist.
45. 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.
46. This requirement does not negate the need for a Licence from Natural England in respect of Protected Species and the Local Planning Authority is required to engage with the

Directive. As set out above no significant adverse impacts on protected species or biodiversity are identified and any impacts can be addressed by precautionary and enhancement measures. At a national level the Framework indicates that planning determinations should seek to make positive contributions to biodiversity and as such it can be conditioned that the boundary treatment with the adjacent footpath and open space comprises native species planting. As such it is considered that the Local Authority has engaged with the three tests of the Habitats Directive and the guidance contained with the Framework and from an ecological perspective the proposal is acceptable.

Sustainable Resources

47. 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.”

48. 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.

Community Infrastructure Levy

49. 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

50. The proposed development involves the redevelopment of previously developed land to secure a form of development which will complement and enhance this rural area. As such the proposed application is recommended for approval subject to the associated legal agreement.

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

Reference	Description	Decision	Date
91/00526/FUL	Extension to include canopy to concrete batching area	Withdrawn	

Suggested Conditions

No.	Condition						
1.	<p>An application for approval of the reserved matters (namely the appearance, layout, 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 for upto 7 dwellings shall be carried out in accordance with the following approved plans:</p> <table><tr><th>Title</th><th>Reference</th><th>Received date</th></tr><tr><td>Location Plan</td><td>15/106/L01</td><td>16th March 2016</td></tr></table> <p>Reason: For the avoidance of doubt and in the interests of proper planning.</p>	Title	Reference	Received date	Location Plan	15/106/L01	16th March 2016
Title	Reference	Received date					
Location Plan	15/106/L01	16th March 2016					
3.	<p>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.</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 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.</p> <p>Reason: To protect the appearance of the locality and in the interests of the amenities of local residents.</p>						
6.	<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.</p> <p>Reason: The submitted information did not include details of the hard surfacing materials and to ensure that the materials used are visually appropriate to the locality samples are required.</p>						

7.	<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>
8.	<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>
9.	<p>No dwelling hereby approved shall be occupied until a SAP assessment (Standard Assessment Procedure), or other alternative proof of compliance (which has been previously agreed in writing by the Local Planning Authority) such as an Energy Performance Certificate, has been submitted to and approved in writing by the Local Planning Authority demonstrating that the dwelling has achieved the required Dwelling Emission Rate.</p> <p>Reason: Policy 27 of the Adopted Central Lancashire Core Strategy requires new dwellings to be built to Code for Sustainable Homes Level 4 however following the Deregulation Bill 2015 receiving Royal Ascent it is no longer possible to set conditions with requirements above a Code Level 4 equivalent. However as Policy 27 is an adopted Policy it is still possible to secure energy efficiency reductions as part of new residential schemes in the interests of minimising the environmental impact of the development.</p>
10.	<p>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:</p> <ul style="list-style-type: none"> • the parking of vehicles of site operatives and visitors wholly within the application site • hours of operation (including deliveries) during construction and demolition • loading and unloading of plant and materials wholly within the application site • storage of plant and materials used in constructing the development wholly within the application site • measures to control the emission of dust and dirt during construction • a scheme for recycling/disposing of waste resulting from construction works <p>Reason: The site is located at the end of two narrow residential streets with restricted parking opportunities and within close proximity to existing dwellings. The specified information is required in the interests of highway safety and to protect the amenities of the nearby residents. This information is required prior to commencement to ensure that the entire project adheres to appropriate procedures.</p>
11.	<p>No part of the development hereby approved shall commence until a scheme for the construction of the site access(es) has been submitted to and approved in</p>

	<p>writing 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. 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>
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 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 in accordance with the approved details. Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution.</p>
13.	<p>Prior to the commencement of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the Local Planning authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:</p> <ol style="list-style-type: none"> The arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a Resident's Management Company; and Arrangements concerning appropriate funding mechanisms for its ongoing maintenance of all elements of the sustainable drainage system (including mechanical components) and will include elements such as ongoing inspections relating to performance and asset condition assessments, operation costs, regular maintenance, remedial works and irregular maintenance caused by less sustainable limited life assets or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime. The development shall subsequently be completed, maintained and managed in accordance with the approved plan. <p>Reason: To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanism for the lifetime of the development.</p>
14.	<p>Foul and surface water shall be drained on separate systems. Reason: To secure proper drainage and to manage the risk of flooding and pollution.</p>
15.	<p>A scheme for the landscaping of the development and its surroundings shall be submitted as part of the reserved matters application. These details shall include all existing trees and hedgerows on the land; detail any to be retained, together with measures for their protection in the course of development; indicate the types and numbers of trees and shrubs to be planted, their distribution on site, those areas to be seeded and paved or hard landscaped and the boundary treatment with the adjacent footpath and open space should comprise only native plant communities appropriate to the natural area and opportunities should be incorporate for bird nesting and bat roosting.</p> <p>All hard and soft landscape works shall be carried out in accordance with the approved details within the first planting and seeding seasons following the occupation of any buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.</p> <p>Reason: To ensure that a satisfactory landscaping scheme for the development is carried out to mitigate the impact of the development and secure a high quality</p>

	design.
16.	<p>If the demolition hereby approved or removal of roof coverings does not commence before 1st April 2017, the buildings to be demolished shall be reassessed for bat roosting potential prior to demolition. Full details of the findings shall be submitted to and approved in writing by the Local Planning Authority prior to the demolition of the buildings. Thereafter the buildings shall be demolished in accordance with any identified mitigation measures.</p> <p>Reason: In the interests of maintaining the population of bats in this location and to ensure that the approved development does not adversely impact on bats.</p>
17.	<p>Due to the size of development and proposed sensitive end-use (residential housing), 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 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 and 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: 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 Agency, 2004). Further guidance and advice on producing the report can be obtained from the Contaminated Land Officer on 01527 515661.</p>