

**Item A. 1                      07/00953/OUTMAJ                      Permit (Subject to Legal Agreement)**

**Case Officer                      Mrs Nicola Hopkins**

**Ward                                      Clayton-le-Woods And Whittle-le-Woods**

**Proposal                              Outline application for the redevelopment of the site (7.87 hectares) for 102 dwellings with associated highway infrastructure and landscape treatment**

**Location                              Group 4N Land 150m West Of Sibbering's Farm Dawson Lane Whittle-Le-Woods**

**Applicant                              BAE Systems**

**Proposal**                              The application relates to outline planning permission for the erection of 102 dwellings at Buckshaw Village. The application site, referred to as Group 4 North, did not form part of the original outline planning application for Buckshaw Village however the site is immediately adjacent to the village, to the east, and will utilise the highway infrastructure constructed as part of the Village development.

Although this application is only in outline stage details of the access, siting and scale have been submitted. Details relating to the design will be dealt with at the reserved matters stage although it is envisaged that large detached dwellinghouses will be located on the site. The scale of the properties has been submitted and they will include a range of two and two and a half storey dwellinghouses.

The site is 7.87 hectares in size which equates to approximately 13 dwellings per hectare. Based on the net developable area (6.11 hectares) this equates to approximately 17 dwellings per hectare.

**Planning Policy                      Planning Policy Statement 1: Delivering Sustainable Development**  
**Planning Policy Statement 3: Housing**  
**Planning Policy Statement 23: Planning and Pollution Control**  
**Planning Policy Statement 25: Development and Flood Risk**  
**Planning Policy Guidance 2: Green Belts**  
**Planning Policy Guidance 13: Transport**  
**Planning Policy Guidance 15: Planning and the Historic Environment**

**North West Regional Spatial Strategy:**  
Policy DP1: Economy in the Use of Land and Buildings  
Policy DP3: Quality in New Development  
Policy UR7- Regional Housing Provision  
Policy UR9- Affordable Housing  
Policy ER5- Biodiversity and Nature Conservation.

**Joint Lancashire Structure Plan 2001-2016:**

Policy 7- Accessibility and Transport  
Policy 12- Housing Provision  
Policy 21- Lancashire's Natural and Manmade Heritage  
Supplementary Planning Guidance: 'Access and Parking'  
Landscape and Heritage SPG

**Chorley Borough Local Plan Review 2003:**

GN2- Royal Ordnance Site, Euxton  
GN5- Building Design and Retaining Existing Landscape Features and Natural Habitats  
DC1- Development in the Green Belt  
DC6- Major Developed Sites in the Green Belt  
EP4- Species Protection  
EP9- Trees and Woodland  
EP10- Landscape Assessment  
HS4- Design and Layout of Residential Developments  
TR1- Major Development- Tests for Accessibility and Sustainability.  
TR4- Highway Development Control Criteria  
TR18- Provision for Pedestrians and Cyclists in New Developments

**Planning History**

There is no planning history directly relating to the site however the following applications relate to the Buckshaw Village development:

**97/00509/OUT:** Outline application for mixed use development (granted in 1999)

**02/00748/OUT:** Modification of conditions on outline permission for mixed use development

**05/00523/REMAJ:** Formation of phase 1 of link road to serve residential development. Approved

**05/00525/REMAJ:** Formation of phase 1 of link road to serve residential development (duplicate of planning application 05/00523/REMAJ). Approved

**Applicant's Case**

The following points have been submitted in support of the application:

- The redevelopment of Group 4 North will support and strengthen the concept of a self sustaining urban village
- The general principle of housing development along this margin of the Royal Ordnance site is consistent with key themes of planning policy at all levels
- The footprint of the residential development will not exceed 2.59 ha (the footprint of the original structures on site) and will be lower than the height of the previous buildings on the site. As such the impact on the openness and visual amenity of the Green Belt will be positive and environmental renewal will be brought forward.
- The proposed phasing strategy for Group 4N is aligned with the Council's requirement to identify a 5 year supply of deliverable housing sites for the period 2007-2012. The development is considered to be acceptable in terms of its impact on the managed release of housing land.

- The development approach to the site resolves the dual objectives of integration with the urban village and an appropriate interface with open countryside.
- A combination of existing woodland and the local topography assists in the satisfactory assimilation of new development at the eastern margin of the Royal Ordnance site.

**Representations**  
comments:

**Whittle le Woods Parish Council** have made the following

- Object as the development is on Green Belt land
- If permission is granted request that all the trees on site are protected and sufficient space is retained to allow future growth
- Feel that access should be from Buckshaw Village and not from Dawson Lane

1 letter has been received querying the possible 'downgrade' of Dawson Lane

**Consultations**

**Lancashire County Council Landscape Section** have made the following comments:

- The proposed structural planting in the front and rear gardens should be protected for future retention to ensure that this planting is not lost
- The structural planting needs to be supplemented with bold masses of native and ornamental shrub planting to enhance its visual impact
- Some of the trees proposed may not comply with the BS 5337: 2005 Trees in Relation to Construction recommendations.
- It is unfortunate that roads surround the central play area
- The site is a Undulating Lowland Farmland landscape character area within the Landscape and Heritage SPG. It is important that the scheme enhances the wooded character, utilises trees which are typical to the area and increase the area of native woodland
- The submitted statement does not adequately describe Jones Farm setting. It is difficult to assess the full extent of the landscape objectives

**Lancashire County Council Archaeology Section** have no comments to make

**United Utilities** have made the following comments:

- No objection providing the site is drained on a separate system, with only foul drainage connected into the foul sewer
- The applicant must discuss full details of the site drainage proposals with United Utilities
- If sewers on the site require adoption then the applicant should contact the Sewers Adoption Team
- Surface water should drain to the watercourse/ soakaway/ surface water sewer and may require the consent of the Environment Agency
- Water can be supplied for domestic purposes
- A water mains extension may be required which would be rechargeable to the applicant

- Water pressure should be regulated to around 20 metres head
- The level of cover to the water mains and sewers should not be compromised during or after construction.
- A separate metered supply to each unit will be required at the applicants expense and all internal pipework must comply with current water supply (water fittings) regulations 1999
- It is the applicants responsibility to demonstrate the exact relationship on site between any assets that may cross the site and the development.

**Lancashire County Council Ecology** have made the following comments:

- A separate application has been submitted to LCC for land reclamation and remediation earthworks to the site. This application included mitigation/ compensation proposals for habitat loss and impacts on protected species. Various conditions and a Section 106 Agreement will be entered into relating to the ecological impacts
- A beneficial biodiversity should be incorporated into the development
- Full details of habitat and landscape enhancement should be submitted for approval by Chorley Borough Council
- Landscape proposals should incorporate only native species
- The applicant should submit a habitat creation and management plan for approval
- The Great Crested Newt population in the area is still be monitored under a DEFRA licence.
- Should consult Natural England
- Trees should be retained which have the potential to support roosting bats

**Natural England** have made the following comments on the scheme:

- Object to the scheme on the grounds that insufficient information has been submitted in respect of the impact on protected species.
- Not aware of any nationally designated landscapes or any statutorily designated areas of nature conservation
- Satisfied that the proposal will not impact on any of Natural England's other interests including National Trails

Lancashire County Council have approved the remediation of the site and as part of this application Ecological Surveys were completed at the site. In addition to this Natural England have granted a Newt Licence at the site. This Ecological Information was sent to Natural England. Following the receipt of the information Natural England have confirmed that this information satisfies their original concerns.

**Lancashire County Council (Strategic Planning Section)** have made the following comments:

- The original masterplan for the Royal Ordnance Site envisaged the erection of 2000 dwellings. The development of Group 1 and Group 4 North brings this figure up to 2489. A development brief has been

developed for BAE by Cass Associates. This proposal meets the objectives of this brief

- The proposed development is contrary to Policy 12 of the JLSP as the proposal will add to the oversupply of housing in the Borough however the Policy states that proposals for housing will be refused unless they make an essential contribution to the supply of affordable or special needs housing or form a key element in a mixed use regeneration project.
- The proposed development does form a key element in a mixed use regeneration scheme and conforms with the masterplan. Therefore LCC are happy with the level of housing proposed.
- The planning brief for the development of Group 4 North allocated the land exclusively for housing.
- The site is located within the Green Belt however the site is a previously developed site and LCC are happy that the development does not harm the overall extent of the Green Belt
- The application may impact on Lancashire's Natural or manmade landscape
- A comprehensive transport assessment is required along with a Travel Plan. This should be secured in a Section 106 Agreement
- Parking will be required in accordance with the JLSP 'Parking Standards'
- The development will be required to incorporate renewable energy and produce 10% of the developments predicted energy requirements.

**The Environment Agency** have suggested the following conditions should be attached to the recommendation:

- Contamination investigation
- Provision and implementation of a surface water regulation system
- An ecological survey of the current habitats
- A remediation strategy will be submitted at the end of September which should address the Environment Agencies comments
- Tree felling should be carried out outside the bird breeding season
- The site should be assessed for evidence of bats

**Chorley Borough Council's Public Space Services** have made the following comments:

- Would prefer the informal open space to be exposed with the tree line behind it rather than secluded
- Play space should be centralised, supervised and offer feelings of safety

**Chorley Borough Council's Architectural Liaison Officer** has no comments to make on the scheme.

**The Director of Streetscene, Neighbourhoods and the Environment** recommends that the development is carried out in accordance with BAE Systems Remediation Plan

## **Assessment**

The site is located adjacent to the Buckshaw Village development. When the Buckshaw Village scheme was being developed this site along with a large site to the west of Buckshaw Village, known as Group 1, were still operational by BAE and as such did not form part of the Masterplan. Operations on this site have ceased and operations are due to cease at Group 1 by the end of the year.

### **Green Belt**

The site is designated as a major developed site in the Green Belt. In accordance with PPG2: Green Belts redevelopment of major developed sites is considered acceptable on the proviso that the proposal does not have a materially greater impact on the openness of the Green Belt than the existing use and the development does not exceed the height of the existing buildings.

A lot of the buildings/ structures on the site have been demolished although a couple of buildings still exist. The combined area of building footprint and blast structures/ mounds which exist/ previously existed on the site equates to approximately 2.59 hectares. The heights of the buildings ranged between 2.5m – 16m.

The footprint of the new residential development on the site (including garages) is 1.24 hectares. The buildings range between 2 and 2 and half stories and will not exceed a ridge height of 10.2 metres. As such the proposal achieves a lower footprint than the original footprint of buildings/ structures on site although the development does occupy the whole site compared to the original development which retained open areas.

The development is considered to be acceptable in respect of the major developed site as it is not considered that the proposal will have a materially greater impact than the existing use on the openness of the Green Belt and the proposed dwellinghouses will not exceed the height of the previous buildings on the site.

The development represents a low density development which is below the recommended minimum of 30 dwellings per hectare set out in PPS3: Housing. However due to the nature of this Green Belt location it is considered that a low density development will be more in scale and keeping with the surrounding landscape and would enable to retain an open, rural feel which easily integrates into the surroundings.

### **Layout and Scale**

The application is an outline application for the redevelopment of the site for residential purposes. When the application was originally submitted the application only dealt with the access arrangements to the site. However through the course of the application the siting and scale have also been fixed. The scheme proposes the erection of 102 detached dwellings which range in height between 2 and 2 and a half stories.

As this application is only in outline details in respect of design and landscaping will be dealt with at reserved matters stage. The submitted layout details a low density development, as detailed above, this layout is considered to be appropriate in this location as it enables an open, rural feel to be maintained.

The siting of the dwellings ensures that adequate distances are retained between properties to protect the amenities of the future residents. This includes 10 metres of garden space and 21 metres window to window distances.

In terms of layout and scale the scheme is considered to be acceptable as the scheme retains an open, rural feel whilst respecting the character of the surrounding area. The scheme extends the Buckshaw Village development and accords with the Masterplan in respect of edge of village development which requires lower density, high quality development.

### **Housing Provision**

The proposal will clearly add to the number of dwellings located within Chorley Borough. There is currently an oversupply of housing within the Borough and schemes for new residential development will only be considered acceptable if they make an essential contribution to the supply of affordable or special needs housing or form a key element in a mixed use regeneration project.

The nature of the development is one of large 4/5 bedroom detached dwellinghouses and it is not considered that the provision of affordable units would be appropriate on this site particularly taking into consideration the extent of the neighbouring Buckshaw Village which has numerous opportunities to provide affordable dwellings in more sustainable, appropriate locations. As such none of the proposed units will be affordable however a committed sum will be provided to allow the provision of affordable units elsewhere in the Borough and in particular on the Buckshaw Village development. This will be controlled by a Section 106 Agreement

In addition to the affordable housing provision the scheme extends the Buckshaw Village development which is a mixed use regeneration scheme. This scheme forms a key element in the mixed use regeneration project and as such accords with Policy 12 of the Joint Lancashire Structure Plan.

### **Open Space Provision**

In order to redevelop the site remediation works will be required due to the previous uses of the site. Lancashire County Council dealt with the application for remediation which has been approved. The site currently has a significant number of trees across the site particularly to the eastern boundary. A lot of these trees require removal as part of the remediation works due to contamination however a number of trees are worthy and capable of retention. These trees have been protected by a Tree Preservation Order to ensure their continued retention.

As part of the open space provision on the site it is proposed to form an informal area within the trees which will be retained. In addition to this an equipped play area will be provided within a central location on the site. It is envisaged that this equipped play area will be aimed at small children and the equipment provided will reflect this.

The originally submitted scheme detailed the central area as a Village Green however the agents for the application have been made aware that a centralised play area is required within this

location in accordance with Local Planning Policy and amended plans reflecting this are expected.

In accordance with Policy HS21 of the Adopted Chorley Borough Local Plan developments of over 100 units are required to provide 630 square metres of equipped play space, 1140 square metres of informal open space and 4260 square metres of playing field provision.

Clearly the equipped open space and informal open space can be provided on site however there is no provision for playing fields. A commuted sum to provide off site playing field provision will be required which will form part of the Section 106 Agreement.

The management of the open space areas on the site will be dealt with by the private management company who will manage the site.

### **Ecology**

The site does provide habitats for protected species including Great Crested Newts. As part of the remediation application ecological surveys of the site were undertaken which included mitigation/ compensation proposals for habitat loss and impacts on protected species. Various conditions and a Section 106 Agreement has been entered into with Lancashire County Council relating to mitigation/compensation for ecological impacts. In addition to this the Great Crested Newts mitigation measures will be monitored under a DEFRA Licence.

Natural England originally objected to the scheme due to the lack of Ecological Information however after receiving all of the ecological surveys/ work which has been undertaken at the site they withdrew their objection.

### **Highways**

Access to the site will be via the existing Buckshaw link road which has been constructed and serves the majority of the residential parcels on the village. There will be two vehicular access points into the site off this link road. These will be located on either side of the adjoining residential parcel which forms part of the village development and have already been constructed. This parcel of land has yet to be developed but in accordance with the Buckshaw Village Masterplan a landmark building will be located on this site.

The internal highway layout comprises of a series of cul de sacs and private accessways. The private accessways will only serve a couple of properties, the maximum being 4 dwellinghouses. Through consultation with Lancashire County Council's Highway Section they have confirmed that the internal highway layout is acceptable. The developers will be required to enter into a Section 38 Agreement for the adoptable elements of the site.

Footpaths links are also indicated on the plans linking the south of the site to the north and also providing access onto the informal open space area and through the central play area.

A transport assessment has been carried out in respect of the site. This was done on the basis of 150 dwellings although it is now confirmed that the development will be set at 102 dwellings. The



assessment ascertained that the site is accessible by a range of modes of transport, the site will be integrated into the existing Buckshaw Village development and can be connected into existing pedestrian and cycle routes. The residual percentage impact of vehicular traffic in peak hours is insufficient to trigger any further need for detailed capacity assessment. The existing vehicular access points into the site are considered to be acceptable and additional pedestrian access points between the site and Old Worden Avenue will be provided.

Lancashire County Council have commented that a Travel Plan is required for the site this will be dealt with by condition.

### **Listed Buildings**

There are two Grade II Listed Buildings located immediately adjacent to the site, Jones Farmhouse and Sibberings Farm. Jones Farmhouse is located to the north of the site and Sibberings Farm is located to the east of the site. Both properties are unoccupied and have been empty for a number of years.

Both properties do not form part of the application site however it is intended that these properties will be renovated in the future. Due to the proximity of these properties to the application site the impact on the setting of the Listed Buildings is a consideration.

Sibberings Farm is quite isolated and is characterised by orchard and woodland in a context of agricultural land. The orchard located to the south of the property will be retained and a 10 metre strip of buffer planting is proposed along the boundary of the application site which will act as a screen to orchard. In addition to this the retention of the trees to the eastern part of the site also acts as a screen to the farmhouse. Sibberings Farmhouse is set at a higher land level than the development site which, along with the proposed/ retained vegetation ensures that the setting of the Listed Building is not affected.

Jones Farmhouse is a lot more prominent in relation to the development site than Sibberings Farm and is visible from the site. To ensure the impact on the setting of Jones Farm is minimised enhanced vegetation is proposed along the boundary of the site, a green open area is proposed to the northern edge of the development close to the farmhouse and the dwellinghouses in this location are orientated in the direction of the farmhouse so that no new dwellinghouses back onto the farm. It is considered that the layout proposed is the most appropriate for this setting as this retains an open feel and reduces the impact on the setting of the Listed Building.

### **Conclusion**

The redevelopment of the site for residential purposes is considered to be acceptable and will enable the regeneration of a previously used site. The form of the development is considered to be acceptable in this Green Belt location and it is not considered that the proposal will adversely impact on highway safety or the setting of the nearby Listed Buildings. As such the scheme is considered to be acceptable.

**Recommendation: Permit (Subject to Legal Agreement)  
Conditions**

1. An application for approval of the reserved matters (namely external appearance of the buildings 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.

*Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.*

2. Before the development hereby permitted is first commenced, full details of the position, height and appearance of all fences and walls to be erected (notwithstanding any such detail shown on previously submitted plans) 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: To ensure a visually satisfactory form of development, to provide reasonable standards of privacy to residents and in accordance with Policy No. HS4 of the Adopted Chorley Borough Local Plan Review.*

3. The application for approval of reserved matters shall be accompanied by full details of existing and proposed ground levels and proposed building slab levels (all relative to ground levels adjoining the site), notwithstanding any such detail shown on previously submitted plans. The development shall only be carried out in conformity with the approved details.

*Reason: To protect the appearance of the locality, in the interests of the amenities of local residents and in accordance with Policy Nos. GN5 and HS4 of the Adopted Chorley Borough Local Plan Review.*

4. No development shall take place until a scheme of landscaping has been submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail which may have previously been submitted. The scheme shall indicate all existing trees and hedgerows on the land; detail any to be retained, together with measures for their protection in the course of development; indicate the types and numbers of trees and shrubs to be planted, their distribution on site, those areas to be seeded, paved or hard landscaped; and detail any changes of ground level or landform.

*Reason: In the interests of the amenity of the area and in accordance with Policy No. GN5 of the Adopted Chorley Borough Local Plan Review.*

5. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in 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, unless the Local Planning Authority gives written consent to any variation.

*Reason: In the interest of the appearance of the locality and in accordance with Policy No GN5 of the Adopted Chorley Borough Local Plan Review.*

6. During the construction period, all trees to be retained shall be protected by 1.2 metre high fencing as specified in paragraph 8.2.2 of British Standard BS5837:2005 at a distance from the tree trunk equivalent to the outermost limit of the branch spread, or at a distance from the tree trunk equal to half the height of the tree (whichever is further from the tree trunk), or as may be first agreed in writing with the Local Planning Authority. No construction materials, spoil, rubbish, vehicles or equipment shall be

stored or tipped within the areas so fenced. All excavations within the area so fenced shall be carried out by hand.

*Reason: To safeguard the trees to be retained and in accordance with Policy Nos. EP9 and HT9 of the Adopted Chorley Borough Local Plan Review.*

7. The development hereby permitted shall not commence until samples of all external facing materials to the proposed buildings (notwithstanding any details shown on previously submitted plan(s) and specification) have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out using the approved external facing materials.

*Reason: To ensure that the materials used are visually appropriate to the locality and in accordance with Policy Nos. GN5 of the Adopted Chorley Borough Local Plan Review.*

8. The development hereby permitted shall not commence until full details of the colour, form and texture of all hard ground- surfacing materials (notwithstanding any such detail shown on previously submitted plans and specification) have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in conformity with the approved details.

*Reason: To ensure a satisfactory form of development in the interest of the visual amenity of the area and in accordance with Policy Nos. GN5 and HS4 of the Adopted Chorley Borough Local Plan Review.*

9. The garages hereby permitted shall be kept freely available for the parking of cars, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995.

*Reason: To ensure adequate garaging/off street parking provision is made/maintained and thereby avoid hazards caused by on-street parking and in accordance with Policy No. 7 of the Joint Lancashire Structure Plan*

10. Surface water must drain separate from the foul and no surface water will be permitted to discharge to the foul sewerage system.

*Reason: To secure proper drainage and in accordance with Policy Nos. EP17 and EM2 of the Adopted Chorley Borough Local Plan Review.*

11. The proposed landscaping should comprise only native plant communities appropriate to the area and should enhance habitat connectivity. In accordance with the Lancashire Biodiversity Action Plan Targets the submission of a habitat creation and management plan is required to be submitted and approved in writing by the Local Planning Authority. The landscaping thereafter shall accord with the approved plan.

*Reason: To ensure that the retained and re-established habitats that contribute to the Biodiversity Action Plan targets are suitably established and managed. In accordance with Policy ER5 of the North West Regional Spatial Strategy and Policy 21 of the Joint Lancashire Structure Plan*

12. Prior to the first use of the development hereby permitted, a Residential Travel Plan shall be submitted to and approved in writing by, the local planning authority. The measures in the agreed Travel Plan shall then thereafter be complied with unless otherwise agreed in writing by the Local Planning Authority.

*Reason: To reduce the number of car borne trips and to encourage the use of public transport and to accord with Policies TR1 and TR4 of the Adopted Chorley Borough Local Plan Review.*

13. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the Method Statement detailing how this unsuspected contamination shall be dealt with.

*Reason: To protect the environment and prevent harm to human health by ensuring that the land is remediated to an appropriate standard for the proposed end use and in accordance with Government advice contained in PPS23: Planning and Pollution Control*

14. Prior to the commencement of the development full details of the Management Company to deal with the future management and maintenance of the site shall be submitted to and approved in writing by the Local Planning Authority. The site shall thereafter be managed by the approved Management Company.

*Reason: To ensure the satisfactory management of the unadopted highways and public open space and in accordance with Policies TR4 and HS21 of the Adopted Chorley Borough Local Plan Review.*

15. Prior to the commencement of the development a scheme for the provision and implementation of a surface water regulation system shall be submitted to and approved in writing by the Local Planning Authority. The development thereafter shall be carried out in accordance with the approved plans.

*Reason: To secure proper drainage and to prevent flooding and in accordance with Policy Nos. EP18 of the Adopted Chorley Borough Local Plan Review and Government advice contained in PPS25: Development and Flood Risk .*

16. The site shall be remediated fully in accordance with the Remediation Plan B0019-00-R5-1 unless otherwise agreed in writing by the Local Planning Authority. A post remediation validation report and confirmatory sampling data shall be submitted to and approved in writing by the Local Planning Authority.

*Reason: To protect the environment and prevent harm to human health by ensuring that the land is remediated to an appropriate standard for the proposed end use and in accordance with Government advice contained in PPS23: Planning and Pollution Control*

17. Prior to the commencement of the development full details of the proposed equipped play area shall be submitted to and approved in writing by the Local Planning Authority. The implementation of the play area shall commence at the same time as the development as a whole and shall be completed prior to the construction of the properties on Plots 36-38.

*Reason: In the interests of the amenity of the area and in accordance with Policy No.GN5 of the Adopted Chorley Borough Local Plan Review.*

18. The development hereby permitted shall be carried out in accordance with the details set out within the Planning, Design and Access Statement, submitted on 15th August 2007, and the addendum to the Planning, Design and Access Statement submitted on 23rd August 2007.

*Reason: To provide a satisfactory form of development and in accordance with Policies GN5 and HS4 of the Adopted Chorley Borough Local Plan Review.*

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