

<b>Item 3k</b>	<b>16/00303/FULMAJ</b>
<b>Case Officer</b>	<b>Adele Hayes</b>
<b>Ward</b>	<b>Chorley South West</b>
<b>Proposal</b>	<b>Erection of 27 affordable dwellings following the demolition of existing farmhouse and outbuildings</b>
<b>Location</b>	<b>Grundys Farm, Clover Road, Chorley</b>
<b>Applicant</b>	<b>Chorley Community Housing</b>
<b>Consultation expiry:</b>	<b>24<sup>th</sup> May 2016</b>
<b>Decision due by:</b>	<b>27<sup>th</sup> July 2016 (there is a completed Planning Performance Agreement in respect of the application)</b>

#### **Recommendation**

It is recommended that the application is approved subject to the imposition of conditions.

## Representations

Four representations have been received citing the following summarised grounds of objection:

- There are a number of anomalies that the council have not adhered to in the past or in fact the present.
- The builders are only interested in doing a courtesy finish to the sites with no thoughts about what is left behind once they leave their sites, and the Council are at fault, in not following up the end product before the builders leave the site.
- The wood behind houses is filled with rubbish from the previous builders of the properties at the Clover Road development, the small stream is contaminated with building materials.
- The Gillibrand North and South Sites have not been adopted yet, but the faults arising from the lack of inspection is getting worse.
- There has been a terrible mistake on the Gillibrand South Estate found by United Utilities with regards to the contaminated, supposed surface water drainage pond on Yarrow Valley Park. The pond which is full of raw sewage is now draining and has been draining into the River Yarrow for some considerable time this being due to the builders connecting a waste drain into a surface water drain on the estate.
- It is queried why it is necessary to build in such a confined area, and also a troubled area as referred to by David Holme, Enterprise & Funding Officer of CCH/ Adactus.
- Residents would only be content (at best), if the development were for private, non-affordable rental properties.
- Opposition is based not on any pre-conceptions or prejudice but by experience and facts.
- Local police concerns that it would be of detriment to the area are shared by residents.
- The crime and police call out stats (and the nature of those crimes and call outs), pre and post the development of affordable rental properties at the top of Keepers Wood Way.
- Anti-social behaviour is already a blight on the local area; including vandalism, petty theft and noise nuisance
- To think that this isn't going to further add to these issues and demand even more police resource is naïve.
- There will be overlooking, loss of light, drainage impacts, and loss of privacy.
- It is questioned whether the spacing standards been adhered to.
- It is queried whether the proposed landscaping plan is available for viewing.
- The Wallets Wood Court properties backing onto the proposed development are below ground level of the land by approximately 2 metres and there will be problems with:
  - o Drainage – run off surface water
  - o Loss of light
  - o Loss of privacy
- There has already been a large amount of social housing built on the site and this has caused various problems already.
- On Clover Road since these houses were built there has been an increase in anti-social behaviour, which the police and adactus/CCH are aware of.
- There has been a huge increase in traffic, not helped by the fact that Clover Road is only one way in and one way out.
- There has been a massive increase in litter and loud music being thrown and played from these vehicles going to and from the existing houses on the site in question.
- Any loss of trees is opposed.
- The original site has already taken away from the natural surroundings and adding more houses will certainly not enhance it.
- It is considered that the land (Grundy's farm) would be better used to provide a green space for the existing residents to make use of.

## Consultees

<b>Consultee</b>	<b>Summary of Comments received</b>
CBC Tree Officer	Has commented on the impacts of the development on trees
Greater Manchester Ecology Unit	Have commented on the ecological impacts of the scheme

Lancashire Archaeology	See body of the report
LCC Lead Local Flood Authority	Have commented on the drainage arrangements for the site

#### Proposed development

1. The application seeks planning permission for the erection of 27 affordable dwellings on the site following the demolition of the existing buildings. The applicants are Chorley Community Housing who intend for all 27 dwellings to be social rented properties. 6 flats, 17 two bedroom houses and 3 three bedroom houses are proposed as part of the scheme.

#### Principle of the development

2. The site is located within the settlement area of Chorley as identified within the Local Plan where there is a presumption in favour of appropriate sustainable development. Policy V2, Settlement Areas, of 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 Chorley is identified as a Key Service Centre where growth and investment will be focussed.
3. The site is allocated for housing development (HS1.10) within the Local Plan and as such, in principle, developing the site for housing accords with Policy 1 of the Adopted Core Strategy and the Adopted Local Plan and is considered to be acceptable.

#### Loss of employment land

4. At the time of the planning application on the adjacent site it was understood that Grundys Farm was occupied by Messrs G Corner & Sons operating a haulage contractors from Grundy's Farm. Given this use, further information was required by the Highway Authority as part of the planning application in respect of swept path analysis to ensure that the proposed road was adequate as Grundys Farm had an operator's licence to operate 6 HGVs with trailers from the site. Given that the last use of the site appears to be a haulage contractors (B8 use) Policy 10 of the Core Strategy is applicable. Policy 10 of the Core Strategy relates to existing and former employment sites and as such it is applicable to this proposal. 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. However, in the case of this site, it is allocated for housing within the Adopted Local Plan which is a material consideration. The site has been marketed with an expression of interest exercise by P Wilson and Company since April 2015. The main responses were from housing developers with some interest in occupying the property as a single dwellinghouse. It is clear from the site visit that no business activities are currently operating from the site and the supporting information confirms that there is currently no Operator's Licence in respect of this site. Given the allocation within the Local Plan and the fact that there are no current employment activities occurring on

site, it is not considered that the proposed development will have an adverse impact on the Council's Employment Land supply in accordance with Policy 10 of the Core Strategy.

#### Impact on neighbours

6. The nearest residential dwellings to the site are the properties on Walleys Wood Court, Keepers Wood Way, Kingsley Drive and Clover Road.
7. Walleys Wood Court is located to the west of the site and incorporates 2.5 storey terraced dwellings backing onto the site although the second floor accommodation is achieved by the inclusion of front dormer windows not facing the application site. The two nearest proposed dwellings to Walleys Wood Court are plots 8 & 9 (flats) and plot 10. 11 and 12 Walleys Wood Court are the closest properties to plots 8 and 9 with approximately 25.4m retained at the closest point. No windows are proposed within the gable elevation of plots 8 & 9 facing Walleys Wood Court and as such the standard spacing distances between the rear windows on the existing properties to this blank gable is 12m. However, the proposed dwellings will be higher than the existing properties and as such this distance increases. The proposed properties are approximately 3.27m higher than the existing properties requiring a distance of 23m between the properties which is met and exceeded in this case.
8. 7, 8 and 9 Walleys Wood Court are closest to Plot 10 with approximately 19.6m retained from the side gable of Plot 10 to the rear elevation of the existing properties. No windows are proposed within the gable elevation of plot 10 facing Walleys Wood Court. The standard spacing distance between habitable room windows and a blank gable is 12m. However, the proposed dwellings will be higher than the existing properties and as such this separation distance should be increased. The proposed properties are approximately 2.39m higher than the existing properties requiring a distance of between 19m to 20m between the properties which is met in this case.
9. Keepers Wood Way is located to the north of the site. Plots 10-12 back onto 78 and 80 Keepers Wood Way which are a pair of three storey semi-detached dwellings. The proposed dwellings and the existing dwellings have a very similar finished floor level and approximately 24.5m is retained between the dwellings. Given the finished floor levels the distances retained exceed the standard distances. However, the existing dwellings include second floor habitable room windows. The existing dwellings have gardens which are approximately 12m long and given that a greater spacing distance is maintained than the standard distance, the resultant relationship in this case is considered to be acceptable. The location of the properties to the north also reduces the impact on the existing properties in terms of any potential loss of light to the proposed rear garden areas.
10. Plots 13-16 back onto 82 and 84 Keepers Wood Way which are a pair of two storey semi-detached dwellings. The proposed dwellings and the existing dwellings also have a very similar finished floor level and between 21 and 22.5m is retained between the dwellings. Given the finished floor levels, the distances retained meet, and also exceed, the standard distances and as such this relationship is considered to be acceptable.
11. Plots 17 and 18 back onto 86 Keepers Wood Way which is a detached two storey dwelling. The proposed dwellings and the existing dwelling again have a very similar finished floor level and approximately 23m is retained between the dwellings. Given the finished floor levels the distances retained exceeds the standard distances and as such this relationship is considered to be acceptable.
12. Plots 19-21 back onto 88 Keepers Wood Way which is half of a pair of three storey semi-detached dwellings. The proposed dwellings are between approximately 0.65 and 1m lower than the existing property and approximately 19.8m is retained between the dwellings. The resultant relationship would be angular which will ensure that no direct views between the windows occurs. The location of the properties to the north also reduces any potential impact on the existing properties in terms of loss of light to the proposed rear garden areas. Given the orientation of the properties, this relationship is considered to be acceptable.
13. The properties to the east of the site on Kingsley Drive are 2 storey terraced dwellings which are at a higher land level than the application site. 15-21 Kingsley Drive are located closest to plot 21. No windows are proposed within the gable elevation of plot 21 facing Kingsley Drive and as such

the standard spacing distances between the rear windows on the existing property to this blank gable is 12m. However, the existing dwellings are higher than the proposed properties and as such this distance should be increased. The proposed properties are approximately 4m lower than the existing properties requiring a separation distance of 26m between the properties. This is not completely met in this case. However, the proposed dwellings are located due west of the existing properties and any impact in terms of loss of light will be experienced by the future occupiers of the proposed dwellings and is not considered likely to be so severe to warrant refusal of the application. In this case it is considered that the resultant relationship is acceptable.

14. 7-13 Kingsley Drive are located closest to plots 22-27. The proposed properties are approximately 4.9m lower than the existing properties which requires a spacing distance of 39m. This distance is met in respect of plots 22-24. However, only 30m is retained between plots 25-27 and 7 Kingsley Drive (the closest property). The proposed dwellings are again located due west of the existing properties any impact in terms of loss of light will be experienced by the future occupiers of the proposed dwellings. In this case it is considered that the resultant relationship is acceptable.
15. The new dwellings on Clover Road are located to the south of the application site and 66 and 68 Clover Road have a very similar finished floor level as plot 27. Given that in excess of 12m is retained between the rear elevation of the existing properties and the side elevation of the proposed properties, this relationship is considered to be acceptable. 60-64 Clover Road are approximately 1m higher than plot 27 but since more than 10m is retained to the proposed rear garden area, and the garden is slightly raised, this relationship is considered to be acceptable.

#### Affordable housing

16. All of the proposed dwellings are intended to be affordable dwellings. In accordance with Policy 7 of the Core Strategy, 30% of the dwellings (8 units) will need to be affordable dwellings. However, in the case of this site, a condition can be attached securing the tenure of all of the dwellings subject to this application.

#### Trees

17. There are a number of trees on the site and as such the application is supported by an Arboricultural Impact Assessment/Method Statement. 3 individual trees, 5 groups of trees, 1 hedgerow and 1 area of woodland have been assessed as part of the Statement. Only one of the trees (T1) and the hedgerow along with the woodland are categorised as higher quality trees.
18. The Council's Tree Officer has visited the site and made the following comments:
  - T1 Mature Ash. Bifurcates at 0.5m to 3 leaders. Dead wood in canopy, decay in butt. Tree to be retained. Future maintenance/monitor.
  - T2 Semi Mature Ash. Multi stemmed. Low quality tree with limited merit. Recommend tree removed.
  - T3 Mature Damson. Low quality tree with limited merit. Recommend tree removed.
  - G1 Early Mature Ash/Sycamore. Self set trees within rubble pile. Recommend trees removed.
  - G2 Semi Mature Ash. Other trees in group been removed. Tree within rubble pile. Recommend tree removed.
  - G3 Semi Mature Ash. Multi stemmed self set trees growing tight against out building. Recommend trees removed.
  - G4 Young Damson. Group of small trees with low value. Recommend trees removed.
  - G5 Mature Apple/Mature Pear. Small fruit trees. Recommend trees removed.
  - H1 Hawthorn hedge East boundary of site. Offers screening of the site. Requires maintenance. Recommend hedge retained.
19. The Officer has commented that only one individual tree (T1- Ash) is worthy of retention along with the hedgerow and the woodland outside of the site. The submitted plans detail the retention of tree T1 along with the hedgerow which is considered to be a benefit to the scheme.

20. In respect of the remaining trees on site, these will be felled to facilitate the development and are not considered worthy of retention. However, to mitigate for their loss, a condition requiring the submission of a landscaping scheme is recommended.

### Ecology

21. As the development involves the demolition of existing buildings and will involve tree removal, the application is supported by protected species and habitat surveys.

22. The buildings comprise a stone built farmhouse(A), a stone barn(C), a single storey brick extension(D), a large garage(B) and a large outbuilding(E), the buildings are referred to as A, B, C, D and E for ease of reference in the report. The survey comprised an internal and external inspection of the buildings on 23rd September 2015, no bats or signs of bats were found during the survey, however the buildings were found to have features which could support roosting bats. Buildings B and E were found to have low potential, buildings A and D were found to have a low to moderate potential and building C was found to have a moderate potential to support roosting bats. A number of trees were also identified as having bat roosting potential. Further surveys, in the form of dusk emergence/dawn re-entry surveys were therefore recommended.

23. A dusk emergence/ dawn re-entry has been undertaken at the site which found no evidence of bats.

24. The buildings and the trees have the potential to support nesting birds and a number of old swallows nests were observed during survey. 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). The Ecologist has therefore recommended that works to the buildings and trees should not be undertaken in the main bird breeding season (March to September inclusive), unless nesting birds are found to be absent, by a suitably qualified person. This can be addressed by condition.

25. In line with Section 11 of the Framework, the Ecologist has recommended that opportunities for biodiversity enhancement should be incorporated into the new development, which can be secured by condition, including:

- Bat bricks and/or tubes within the new development
- Bat boxes
- Bird boxes
- Native tree and shrub planting

26. 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.

27. 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 impact on protected species or biodiversity is 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 suitable conditions are suggested. 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 proposal is acceptable.

#### Highways and access

28. The scheme involves the erection of 6 one bedroom flats, 17 two bedroom houses and 3 three bedroom houses. In accordance with policy ST4 of the Adopted Local Plan, this generates a requirement for 46 parking spaces. The proposed layout details 48 parking spaces which ensures that each dwelling proposed has sufficient off street parking and provision is included for visitor parking.

#### Open space

29. The Open Space and Playing Pitch SPD was adopted for development control purposes at the Council meeting on 17th September 2013. Therefore, based upon the standards within the Local Plan Policies HS4A and HS4B and the approach in the SPD, commuted sums towards the various open space typologies will be required as follows:

#### Amenity greenspace

30. Local Plan Policy HS4A sets a standard of 0.73 hectares per 1,000 population. There is currently a surplus of provision in the Chorley South West 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 amenity greenspace 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.

#### Provision for children/young people

31. Local Plan Policy HS4A sets a standard of 0.08 hectares per 1,000 population. There is currently a deficit of provision in the Chorley South West ward in relation to this standard however there are no identified schemes within this part of the Borough.

#### Parks and gardens

32. 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

33. There is no requirement to provide new natural/semi natural greenspace on-site within this development. The site is within the accessibility catchment (800m) of an area of natural/semi-natural greenspace that is identified as being low quality and/or low value in the Open Space Study (site 1827 – Plock Wood, Lower Burgh Way), a contribution towards improving this site is therefore required. The amount required is £557 per dwelling.

#### Allotments

34. 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 a proposed new allotment site at Land at Sylvesters Farm, Euxton (HW5.2). A contribution towards new allotment provision is therefore required from this development. The amount required is £15 per dwelling.

#### Playing pitches

35. 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.

36. THE TOTAL FINANCIAL CONTRIBUTION REQUIRED FROM THIS DEVELOPMENT IS AS FOLLOWS:

Amenity greenspace	= £0
Equipped play area	= £0
Parks/Gardens	= £0
Natural/semi-natural	= £15,039
Allotments	= £405

Playing Pitches	= £43,173
<b>Total</b>	<b>= £58,617</b>

#### Sustainable resources

37. Policy 27 of the Core Strategy currently requires dwellinghouses to be built to meet Code for Sustainable Homes Level 4 which increases to Level 6 on 1st January 2016. However the 2015 Deregulation Bill received Royal Assent on Thursday 26th March 2015 which effectively removes Code for Sustainable Homes. The Bill does include transitional provisions which include:

*“For the specific issue of energy performance, local planning authorities will continue to be able to set and apply policies in their Local Plans which require compliance with energy performance standards that exceed the energy requirements of Building Regulations until commencement of amendments to the Planning and Energy Act 2008 in the Deregulation Bill 2015. This is expected to happen alongside the introduction of zero carbon homes policy in late 2016. The government has stated that, from then, the energy performance requirements in Building Regulations will be set at a level equivalent to the (outgoing) Code for Sustainable Homes Level 4. Until the amendment is commenced, we would expect local planning authorities to take this statement of the government’s intention into account in applying existing policies and not set conditions with requirements above a Code Level 4 equivalent.”*

*“Where there is an existing plan policy which references the Code for Sustainable Homes, authorities may continue to apply a requirement for a water efficiency standard equivalent to the new national technical standard, or in the case of energy a standard consistent with the policy set out in the earlier paragraph in this statement, concerning energy performance.”*

38. As such, there is a requirement for the proposed dwellings to achieve a minimum Dwelling Emission Rate of 19% above 2013 Building Regulations in accordance with the above provisions.

#### Viability

39. As with all planning obligations, the guidance set out within the Framework is a material consideration. This guidance confirms that development should:  
*.....not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened. To ensure viability, the costs of any requirements likely to be applied to development, such as requirements for affordable housing, standards, infrastructure contributions or other requirements should, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable.*
40. In this regard, the application is supported by a Viability Appraisal that has been reviewed by the Council’s Property Services Section who have confirmed that the anticipated build costs are in line with market standards. In this case, the build costs are typically on the higher side but that is because of the high density and small economies of scale for the development in comparison to larger private residential schemes. Also the applicant has not allowed for any profit or contingency.
41. Overall, it is accepted that the viability shows a reasonable account of costs and demonstrates that if a 19% SAP uplift or a commuted sum payment towards the provision of public open space is required, then the scheme would not be viable.

#### Drainage

42. An the outline drainage strategy has been submitted with the application which details the discharge of surface water into the pond which is located, adjacent to the south-west corner of the proposed development. The applicant states in their drainage strategy report that the site investigation demonstrates that the ground conditions are not suitable for infiltration as clays are present below the site and, this therefore, rules out the possibility of infiltration SUDS techniques. Although the applicant has not provided evidence of their site investigation the Lead Local Flood Authority considers the proposed runoff destination to be acceptable. LCC have no objection to the proposed development subject to suitable conditions.



### Archaeology

43. Lancashire Archaeological Advisory Service (LAAS) has noted that Grundy's Farm is a non-designated heritage asset (Lancashire Historic Environment Record PRN 20215) and is recorded as a well-preserved, stone-built, 2 storey lath house dating to the 18th century. The structure (labelled as 'Grundy's Farm' on the Existing Site Layout Plan) is depicted on the 1768 enclosure map (LRO AE 3/1) and all subsequent maps. It is, therefore, considered to be of some historical interest, showing the development of and response to changing agricultural practices and economics over time.
44. The period 1750-1880 has been recognised as the most important period of farm building development in England. The Council for British Archaeology's 'An Archaeological Research Framework for North West England: Volume 2, Research Agenda and Strategy' has indicated that "there is an urgent need for all local authorities to ensure that farm buildings undergoing adaptation are at least considered for recording" (p. 140) so that "a regional database of farm buildings can be derived and variations across the region examined."
45. Consequently, if planning permission is granted, the LAAS have recommended that a record of the building to Historic England level 3 is made prior to demolition. This can be secured via condition.

### **Overall Conclusion**

46. This is an allocated housing site within the Adopted Local Plan and as such the principle of housing on this site is acceptable. As set out above, the scheme as proposed protects the neighbours' amenities and is considered to be acceptable involving the redevelopment of a brownfield site within a sustainable location. As such the scheme 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.

### **Planning History**

Reference	Description	Decision	Date
5/1/01096	Erection of detached house.	Approved	June 1958
5/1/04413	Garage to house wagons.	Approved	July 1973

### **Suggested Conditions**

No.	Condition
1.	The proposed development must be begun not later than three years from the date of this permission. Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.
2.	All the dwellings hereby permitted shall be provided as affordable dwellings (as defined in the Central Lancashire Affordable Housing Supplementary Planning Document) to be managed by a Registered Provider. Reason: Weight has been given to the case put forward by the applicant as a Registered Provider in terms of the viability of the site in relation to the normal sustainability and public open space requirements.
3.	The development hereby permitted shall only be carried out in conformity with the proposed ground and building slab levels shown on the approved plan(s) or as may otherwise be agreed in writing with the Local Planning Authority before any development is first commenced. Reason: To protect the appearance of the locality and in the interests of the

	amenities of local residents.									
4.	<p>Before the development hereby permitted is first commenced, full details of the alignment, height and appearance of all fences and walls and gates to be erected (notwithstanding any such detail shown on previously submitted plan(s)) shall have been submitted to and approved in writing by the Local Planning Authority. No 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: To ensure a visually satisfactory form of development and to provide reasonable standards of privacy to residents.</p>									
5.	<p>The parking and associated manoeuvring facilities shown on the plans hereby approved shall be surfaced or paved, drained and marked out and made available in accordance with the approved plan prior to the occupation of any of the buildings; such parking facilities shall thereafter be permanently retained for that purpose (notwithstanding the Town and Country Planning (General Permitted Development) Order 2015).</p> <p>Reason: To ensure provision of adequate off-street parking facilities within the site.</p>									
6.	<p>Prior to the commencement of the development 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:</p> <ul style="list-style-type: none"> <li>-Bat bricks and/or tubes within the new development</li> <li>-Bat boxes</li> <li>-Bird boxes</li> <li>-Native tree and shrub planting.</li> </ul> <p>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>									
7.	<p>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 earlier, 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: In the interest of the appearance of the locality.</p>									
8.	<p>Prior to the laying of any hardstanding 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: To ensure a satisfactory form of development in the interest of the visual amenity of the area.</p>									
9.	<p>The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <table border="1" data-bbox="320 1879 1166 2016"> <thead> <tr> <th>Title</th> <th>Drawing Reference</th> <th>Received date</th> </tr> </thead> <tbody> <tr> <td>Location Plan</td> <td>P1251 P01</td> <td>4th April 2016</td> </tr> <tr> <td>Proposed Site Layout</td> <td>P1251 P03</td> <td>4th April 2016</td> </tr> </tbody> </table>	Title	Drawing Reference	Received date	Location Plan	P1251 P01	4th April 2016	Proposed Site Layout	P1251 P03	4th April 2016
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Location Plan	P1251 P01	4th April 2016								
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	Planting Plan	P1251 Rev A	7th April 2016
	Planting Details	P1251 Rev A	7th April 2016
	Proposed Site Section	P1251 P05	4th April 2016
	TYPE A - Proposed 1B/2P Apartment	P1251 110 Rev A	4th April 2016
	TYPE B - Proposed 2B/4P Semi-detached / Terraced House	P1251 111	4th April 2016
	TYPE C - Proposed 3B/5P Semi-detached / Terraced House	P1251 112	4th April 2016
	Outline Drainage Strategy	D-001 P1	7th April 2016
	Reason: For the avoidance of doubt and in the interests of proper planning		
10.	<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>		
11.	<p>During the construction period, all trees to be retained shall be protected as shown on the Tree Protection Plan drawing ref: 15/AIA/Chorley/07 at Appendix 4 of the Arboricultural Impact Assessment/Method Statement by Tree Solutions submitted with the application.</p> <p>Reason: To safeguard the trees to be retained.</p>		
12.	<p>Prior to the commencement of construction of the dwellings hereby permitted details of all external facing and roofing materials (notwithstanding any details shown on previously submitted plan(s) and specification) shall be submitted to and approved in writing by the Local Planning Authority. All works shall be undertaken strictly in accordance with the details as approved.</p> <p>Reason: To ensure that the materials used are visually appropriate to the locality.</p>		
13.	<p>No part of the development hereby approved shall commence until a scheme for the construction of the site access has been submitted to and approved by the Local Planning Authority. None of the dwellings shall be occupied until the access to serve that dwelling has been constructed and completed in accordance with the approved details.</p> <p>Reason: In order to satisfy the Local Planning Authority and Highway Authority that the final details of the highway scheme/works are acceptable before work commences on site.</p>		
14.	<p>No dwelling shall be occupied until the shed for that dwelling has been erected as shown on the approved layout plan and shall be retained at all times thereafter.</p> <p>Reason: To encourage sustainable transport modes by providing somewhere secure to store bicycles.</p>		
15.	<p>For the full period of demolition and construction, facilities shall be provided within the site by which means the wheels of vehicles may be cleaned before leaving the site and the roads adjacent to the site shall be mechanically swept as required during the full demolition and construction period.</p> <p>Reason: To avoid the possibility of the public highway being affected by the</p>		

	deposit of mud and/or loose materials thus creating a potential hazard to road users.
16.	<p>No development shall take place until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological 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.</p> <p>Reason: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the building.</p>
17.	<p>No development shall commence until details of the design, based on sustainable drainage principles, and implementation of an appropriate surface water sustainable drainage scheme have been submitted to and approved in writing by the local planning authority.</p> <p>Those details shall include, as a minimum:</p> <ol style="list-style-type: none"> <li>Information about the lifetime of the development, design storm period and intensity (1 in 30 &amp; 1 in 100 year + 30% allowance for climate change), discharge rates and volumes (both pre and post development), temporary storage facilities, the methods employed to delay and control surface water discharged from the site, and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters, including watercourses, and details of floor levels in AOD;</li> <li>The drainage strategy should demonstrate that the surface water run-off must not exceed the pre-development greenfield runoff rate which has been calculated at 5 litres per second. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.</li> <li>Any works required off-site to ensure adequate discharge of surface water without causing flooding or pollution (which should include refurbishment of existing culverts and headwalls or removal of unused culverts where relevant);</li> <li>Flood water exceedance routes, both on and off site;</li> <li>A timetable for implementation, including phasing as applicable;</li> <li>Evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltrations rates;</li> <li>Details of water quality controls, where applicable.</li> </ol> <p>The scheme shall be implemented in accordance with the approved details prior to first occupation of any of the approved dwellings, or completion of the development, whichever is the sooner. Thereafter the drainage system shall be retained, managed and maintained in accordance with the approved details.</p> <p>Reasons</p> <ol style="list-style-type: none"> <li>To ensure that the proposed development can be adequately drained.</li> <li>To ensure that there is no flood risk on or off the site resulting from the proposed development</li> <li>To ensure that water quality is not detrimentally impacted by the development proposal</li> </ol>
18.	<p>No development hereby permitted shall be occupied until the sustainable drainage scheme for the site has been completed in accordance with the submitted details. The sustainable drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.</p> <p>Reasons</p> <ol style="list-style-type: none"> <li>To ensure that the drainage for the proposed development can be adequately maintained.</li> <li>To ensure that there is no flood risk on- or off-the site resulting from the proposed development or resulting from inadequate the maintenance of the sustainable drainage system.</li> </ol>
19.	No development shall commence until details of an appropriate management and

	<p>maintenance plan for the sustainable drainage system for the lifetime of the development have been submitted which, as a minimum, shall include:</p> <ul style="list-style-type: none"><li>a) the arrangements for adoption by an appropriate public body or statutory undertaker, management and maintenance by a Residents' Management Company</li><li>b) arrangements concerning appropriate funding mechanisms for its on-going maintenance of all elements of the sustainable drainage system (including mechanical components) and will include elements such as:<ul style="list-style-type: none"><li>i. on-going inspections relating to performance and asset condition assessments</li><li>ii. operation costs for 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;</li></ul></li><li>c) means of access for maintenance and easements where applicable.</li></ul> <p>The plan shall be implemented in accordance with the approved details prior to first occupation of any of the approved dwellings, or completion of the development, whichever is the sooner. Thereafter the sustainable drainage system shall be managed and maintained in accordance with the approved details.</p> <p>Reasons</p> <ul style="list-style-type: none"><li>1. To ensure that appropriate and sufficient funding and maintenance mechanisms are put in place for the lifetime of the development</li><li>2. To reduce the flood risk to the development as a result of inadequate maintenance</li><li>3. To identify the responsible organisation/body/company/undertaker for the sustainable drainage system.</li></ul>
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