

## Planning Committee

Tuesday, 7th December 2021, 6.30 pm

Council Chamber, Town Hall, Chorley and YouTube

I am now able to enclose, for consideration at the above meeting of the Planning Committee, the following report that provides an update of events that have taken place since the agenda was printed.

<b>Agenda No</b>	<b>Item</b>
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6	<b>Addendum</b>
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| (Pages 3 - 16)

Gary Hall  
Chief Executive

Electronic copies sent to Members of the Planning Committee

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C O M M I T T E E R E P O R T		
REPORT OF	MEETING	DATE
Director of Planning and Development	Planning Committee	07 December 2021

<b>ADDENDUM</b>
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**ITEM 3a - 19/00251/FUL – Land To The Rear Of 13-16 Spinners Close, Coppull**

**The recommendation remains as per the original report**

(2)No. further letters of objection have been received setting out the following issues:

- Increase in traffic and further pressures on parking and blocked pavements
- Residents that have recently bought houses were not made aware of the application
- Impact on drainage through loss of trees
- Adverse impact on outlook, privacy and light.
- Impact on amenity through traffic movements.
- Ecological impacts and loss of wildlife.
- The development would devalue property prices.
- There is drug dealing issue on the Pond which the police are aware of, which will no doubt push it to behind the Mill and the homes that back onto it.

**The following conditions are recommended:**

No.	Condition															
1.	<p>The proposed development must be begun not later than three years from the date of this permission.</p> <p><i>Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.</i></p>															
2.	<p>The development shall be carried out in accordance with the following plans:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Title</th> <th>Drawing Reference</th> <th>Received date</th> </tr> </thead> <tbody> <tr> <td>Location Plan</td> <td>TE/C/LP/01</td> <td>15 March 2019</td> </tr> <tr> <td>Proposed Site Layout</td> <td>TE/C/SL/01 Rev.O</td> <td>10 November 2020</td> </tr> <tr> <td>Apartment Block 1 Proposed Plans &amp; Elevations</td> <td>TE/C/HT/01 Rev.D</td> <td>10 November 2020</td> </tr> <tr> <td>Bungalows Proposed Plans &amp; Elevations</td> <td>TE/C/HT/02</td> <td>10 November 2020</td> </tr> </tbody> </table> <p><i>Reason: For the avoidance of doubt and in the interests of proper planning.</i></p>	Title	Drawing Reference	Received date	Location Plan	TE/C/LP/01	15 March 2019	Proposed Site Layout	TE/C/SL/01 Rev.O	10 November 2020	Apartment Block 1 Proposed Plans & Elevations	TE/C/HT/01 Rev.D	10 November 2020	Bungalows Proposed Plans & Elevations	TE/C/HT/02	10 November 2020
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3.	<p>No development shall commence until a surface water drainage scheme has been submitted to and approved in writing by the Local Planning Authority. The drainage scheme must include:</p>															

	<p>(i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water;</p> <p>(ii) A restricted rate of discharge of surface water agreed with the Local Planning Authority (if it is agreed that infiltration is discounted by the investigations); and</p> <p>(iii) A timetable for its implementation.</p> <p>The approved scheme shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards.</p> <p>The development hereby permitted shall be carried out only in accordance with the approved drainage scheme.</p> <p><i>Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution.</i></p>
<p>4.</p>	<p>Prior to the erection of the superstructure of the dwellings hereby approved 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><i>Reason: To ensure that the materials used are visually appropriate to the locality.</i></p>
<p>5.</p>	<p>Prior to the erection of the superstructure of the dwellings hereby approved, 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. The dwellings shall not be occupied until all fences and walls shown in the approved details to bound its plot have been erected in conformity with the approved details. Other fences and walls shown in the approved details shall have been erected in conformity with the approved details prior to substantial completion of the development.</p> <p><i>Reason: To ensure a visually satisfactory form of development and to provide reasonable standards of privacy to residents.</i></p>
<p>6.</p>	<p>Before the development hereby permitted is first commenced full details of existing and proposed ground levels and proposed building finished floor levels (all relative to ground levels adjoining the site) shall have been submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail shown on previously submitted plan(s). The development shall be carried out strictly in conformity with the approved details.</p> <p><i>Reason: To protect the appearance of the locality and in the interests of the amenities of local residents.</i></p>
<p>7.</p>	<p>A scheme for the landscaping of the development and its surroundings shall be submitted prior to the commencement of the development. These details shall 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, proposed finished levels, means of enclosure, minor artefacts and structures. The scheme should include a landscaping/habitat creation and management plan which should aim to contribute to targets specified in the UK and Lancashire Biodiversity Action Plans. Landscaping proposals should comprise only native plant communities appropriate to the natural area.</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><i>Reason: To ensure that a satisfactory landscaping scheme for the development is carried out to mitigate the impact of the development and secure a high quality design.</i></p>
8.	<p>No works to trees or hedgerows shall occur or building works commence between the 1st March and 31st August 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><i>Reason: Nesting birds are a protected species.</i></p>
9.	<p>No development shall take place (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP: biodiversity) has been submitted to and approved in writing by the Local Planning Authority. The CEMP (Biodiversity) shall include the following:</p> <ul style="list-style-type: none"> <li>a) Risk assessment of potentially damaging construction activities.</li> <li>b) Identification of "biodiversity protection zones".</li> <li>c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).</li> <li>d) The location and timing of sensitive works to avoid harm to biodiversity features.</li> <li>e) The times during construction when specialist ecologists need to be present on site to oversee works.</li> <li>f) Responsible persons and lines of communication.</li> <li>g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.</li> <li>h) Use of protective fences, exclusion barriers and warning signs.</li> </ul> <p>The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.</p> <p><i>Reason: To protect against harm to bats and great crested newts.</i></p>
10.	<p>A landscape and ecological management plan (LEMP) shall be submitted to and be approved in writing by the Local Planning Authority prior to the commencement of the development hereby approved. The content of the LEMP shall include the following.</p> <ul style="list-style-type: none"> <li>a) Description and evaluation of features to be managed.</li> <li>b) Ecological trends and constraints on site that might influence management.</li> <li>c) Aims and objectives of management.</li> <li>d) Appropriate management options for achieving aims and objectives.</li> <li>e) Prescriptions for management actions.</li> <li>f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).</li> <li>g) Details of the body or organization responsible for implementation of the plan.</li> <li>h) Ongoing monitoring and remedial measures.</li> </ul> <p>The LEMP shall also include details of the legal and funding mechanism{s} by</p>

	<p>which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.</p> <p><i>Reason: To mitigate against the reduction in scale of the biological heritage site as a result of the development proposals and to deliver a net gain for biodiversity.</i></p>
11.	<p>The development hereby approved shall be carried out in accordance with the details contained in the approved Tree Removal and Protection Plan (Ref. D7342.002 D) received 10 November 2020. All remaining trees must be fully safeguarded in accordance with BS5837.2012 for the duration of the site works unless agreed in writing with the Local Planning Authority.</p> <p><i>Reason: To safeguard the trees to be retained.</i></p>
12.	<p>The bungalow dwellings hereby approved are required to achieve a minimum Dwelling Emission Rate of 19% above 2013 Building Regulations.</p> <p><i>Reason: Policy 27 of the Adopted Central Lancashire Core Strategy requires new dwellings to be built to Code for Sustainable Homes Level 4 however following the Deregulation Bill 2015 receiving Royal Assent it is no longer possible to set conditions with requirements above a Code Level 4 equivalent. However as Policy 27 is an adopted Policy it is still possible to secure energy efficiency reduction as part of new residential schemes in the interests of minimising the environmental impact of the development.</i></p>
13.	<p>Prior to the erection of the superstructures of the bungalow dwellings hereby approved 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><i>Reason: Policy 27 of the Adopted Central Lancashire Core Strategy requires new dwellings to be built to Code for Sustainable Homes Level 4 however following the Deregulation Bill 2015 receiving Royal Assent it is no longer possible to set conditions with requirements above a Code Level 4 equivalent. However as Policy 27 is an adopted Policy it is still possible to secure energy efficiency reductions as part of new residential schemes in the interests of minimising the environmental impact of the development. This needs to be provided prior to the commencement so it can be assured that the design meets the required dwelling emission rate.</i></p>
14.	<p>The car parking and manoeuvring areas shall be marked out in accordance with the approved plan prior to the first occupation of the associated dwellings and permanently maintained thereafter.</p> <p><i>Reason: To allow for the effective use of the parking areas.</i></p>
15.	<p>Prior to the first occupation of the dwellings hereby approved full details of the cycling facilities to be provided shall be submitted to and approved in writing by the Local Planning Authority and provided in accordance with the approved plan and details prior to occupation, and permanently maintained thereafter.</p> <p><i>Reason: To allow for the effective use of the parking areas the promotion of sustainable forms of transport and aid social inclusion.</i></p>
16.	<p>No development shall take place, including any works of demolition, until a</p>

	<p>Construction Method Statement has 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"> <li>i. the parking of vehicles of site operatives and visitors</li> <li>ii. hours of operation (including deliveries) during construction</li> <li>iii. loading and unloading of plant and materials</li> <li>iv. storage of plant and materials used in constructing the development</li> <li>v. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate</li> <li>vi. wheel washing facilities</li> <li>vii. measures to control the emission of dust and dirt during construction</li> <li>viii. a scheme for recycling/disposing of waste resulting from demolition and construction works</li> </ul> <p><i>Reason: In the interests of highway safety and to protect the amenities of the nearby residents.</i></p>
<p>17.</p>	<p>Notwithstanding the details shown on the submitted plans, the proposed driveway/hardsurfacing to the front of the property shall be constructed using permeable materials on a permeable base, or provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the boundaries of the property (rather than to the highway), unless otherwise agreed to in writing by the Local Planning Authority.</p> <p><i>Reason: In the interests of highway safety and to prevent flooding.</i></p>

**ITEM 3b - 21/00361/FUL – The Village Hall, 47 Chapel Lane, Coppull**

**The recommendation remains as per the original report**

**The following conditions are recommended:**

<b>No.</b>	<b>Condition</b>																		
<p>1.</p>	<p>The Development shall only be carried out in accordance with the approved plans, except as may otherwise be specifically required by any other condition of this permission.</p> <p><i>Reason: To define the permission and in the interests of the proper development of the site.</i></p>																		
<p>2.</p>	<p>The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <table border="1" data-bbox="320 1664 1305 2011"> <thead> <tr> <th data-bbox="327 1664 715 1697"><b>Title</b></th> <th data-bbox="715 1664 1007 1697"><b>Drawing Reference</b></th> <th data-bbox="1007 1664 1305 1697"><b>Received date</b></th> </tr> </thead> <tbody> <tr> <td data-bbox="327 1697 715 1760">Location plan</td> <td data-bbox="715 1697 1007 1760">CoppullParish-Existing</td> <td data-bbox="1007 1697 1305 1760">25 March 2021</td> </tr> <tr> <td data-bbox="327 1760 715 1823">Site plan</td> <td data-bbox="715 1760 1007 1823">CoppullParish-Section &amp; Notes</td> <td data-bbox="1007 1760 1305 1823">14 October 2021</td> </tr> <tr> <td data-bbox="327 1823 715 1886">Proposed Street Scene</td> <td data-bbox="715 1823 1007 1886">CoppullParish-Street Scene</td> <td data-bbox="1007 1823 1305 1886">27 October 2021</td> </tr> <tr> <td data-bbox="327 1886 715 1948">Proposed Plans and Elevations</td> <td data-bbox="715 1886 1007 1948">CoppullParish-Proposed</td> <td data-bbox="1007 1886 1305 1948">27 October 2021</td> </tr> <tr> <td data-bbox="327 1948 715 2011">Sections</td> <td data-bbox="715 1948 1007 2011">CoppullParish-Section &amp; Notes</td> <td data-bbox="1007 1948 1305 2011">27 October 2021</td> </tr> </tbody> </table>	<b>Title</b>	<b>Drawing Reference</b>	<b>Received date</b>	Location plan	CoppullParish-Existing	25 March 2021	Site plan	CoppullParish-Section & Notes	14 October 2021	Proposed Street Scene	CoppullParish-Street Scene	27 October 2021	Proposed Plans and Elevations	CoppullParish-Proposed	27 October 2021	Sections	CoppullParish-Section & Notes	27 October 2021
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	<i>Reason: For the avoidance of doubt and in the interests of proper planning.</i>
3.	<p>Prior to the commencement of development samples of all external facing and roofing materials (notwithstanding any details shown on previously submitted plan(s) and specification) shall be submitted to and approved in writing by the Local Planning Authority. All works shall be undertaken strictly in accordance with the details as approved.</p> <p><i>Reason: To ensure that the materials used are visually appropriate to the locality.</i></p>
4.	<p>The development hereby permitted shall only be carried out in conformity with the proposed ground and building slab levels demonstrated on the Coppull Parish-Street Scene drawing received 27 October 2021 or as may otherwise be agreed in writing with the Local Planning Authority before any development is first commenced.</p> <p><i>Reason: To protect the appearance of the locality and in the interests of the amenities of local residents.</i></p>
5.	<p>No development shall commence until a surface water drainage scheme has been submitted to and approved in writing by the Local Planning Authority. The drainage scheme must include:</p> <ul style="list-style-type: none"> <li>(i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water;</li> <li>(ii) A restricted rate of discharge of surface water agreed with the Local Planning Authority (if it is agreed that infiltration is discounted by the investigations); and</li> <li>(iii) A timetable for its implementation.</li> </ul> <p>The approved scheme shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards.</p> <p>The development hereby permitted shall be carried out only in accordance with the approved drainage scheme.</p> <p><i>Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution.</i></p>

**ITEM 3f - 21/00745/FULMAJ – Alison Arms, 279 Preston Road, Coppull**

**The recommendation remains as per the original report**

**The following conditions are recommended:**

No.	Condition
1.	<p>The proposed development must be begun not later than three years from the date of this permission.</p> <p><i>Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.</i></p>
2.	<p>The development shall be carried out in accordance with the following plans:</p>



	<b>Title</b>	<b>Drawing Reference</b>	<b>Received date</b>
	Location Plan	RBA_215_(2-)_A001 Rev.P01	14 June 2021
	Proposed Site Plan	RBA_215_(2-)_A004 Rev.P03	09 November 2021
	Proposed Elevations (Side)	RBA_215_(2-)_A105 Rev.P03	09 November 2021
	Proposed Elevations	RBA_215_(2-)_A104 Rev.P03	09 November 2021
	Proposed Floor Plans	RBA_215_(2-)_A103 Rev.P03	09 November 2021
<p><i>Reason: For the avoidance of doubt and in the interests of proper planning.</i></p>			
3.	<p>Prior to the erection of the superstructure of the building hereby approved samples of all external facing and roofing materials, and boundary treatment 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><i>Reason: To ensure that the materials used are visually appropriate to the locality.</i></p>		
4.	<p>Prior to the erection of the superstructure of the building hereby approved full details of the alignment, height and appearance of all fences and walls to be erected to the site boundaries (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 building shall be occupied or land used pursuant to this permission before all walls and fences have been erected in accordance with the approved details. Fences and walls shall thereafter be retained in accordance with the approved details at all times.</p> <p><i>Reason: To ensure a visually satisfactory form of development and to protect the amenities of occupiers of nearby property.</i></p>		
5.	<p>Before the development hereby permitted is first commenced full details of existing and proposed ground levels and proposed building finished floor levels (all relative to ground levels adjoining the site) shall have been submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail shown on previously submitted plan(s). The development shall be carried out strictly in conformity with the approved details.</p> <p><i>Reason: To protect the appearance of the locality and in the interests of the amenities of local residents.</i></p>		
6.	<p>Prior to the first occupation of the dwellings hereby approved full details of the cycling and bins store facilities to be provided shall be submitted to and approved in writing by the Local Planning Authority. The cycle store and bin store shall thereafter be provided in accordance with the approved plans and details prior to occupation, and permanently maintained thereafter.</p> <p><i>Reasons: To allow for the effective use of the parking areas, the promotion of sustainable forms of transport and to aid social inclusion in consideration of the appearance of the development.</i></p>		
7.	<p>A scheme for the landscaping of the development and its surroundings shall be submitted prior to the erection of the superstructure of the building hereby approved. 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, paved or hard landscaped; and detail any changes of ground level or landform, proposed finished levels, means of enclosure, minor artefacts and structures. Landscaping proposals should comprise</p>		

	<p>only native plant communities appropriate to the natural area.</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><i>Reason: To ensure that a satisfactory landscaping scheme for the development is carried out to mitigate the impact of the development and secure a high quality design.</i></p>
8.	<p>No building demolition nor works to trees and shrubs shall occur between the 1st March and 31st August 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><i>Reason: Nesting birds are a protected species.</i></p>
9.	<p>Prior to the commencement of development a Construction Management Plan (CMP) shall be submitted to and approved in writing by the Local Planning Authority (in conjunction with the highway authority). The CMP shall include and specify the provisions to be made for the following:-</p> <ul style="list-style-type: none"> <li>a) The parking of vehicles of site operatives and visitors;</li> <li>b) Loading and unloading of plant and materials used in the construction of the development;</li> <li>c) Storage of such plant and materials;</li> <li>d) Wheel washing and/or power wash and hardstanding area with road sweeping facilities, including details of how, when and where the facilities are to be used;</li> <li>e) Periods when plant and materials trips should not be made to and from the site (mainly peak hours but the developer to identify times when trips of this nature should not be made)</li> <li>f) Routes to be used by vehicles carrying plant and materials to and from the site;</li> <li>g) Measures to ensure that construction and delivery vehicles do not impede access to adjoining properties.</li> </ul> <p><i>Reason: To protect existing road users and to maintain the operation and safety of the local highway network and to minimise the impact of the construction works on the local highway network.</i></p>
10.	<p>No part of the development shall be commenced until the section 184 agreement under the Highways Act 1980 has been entered for the dropped crossing for the new parking area and modified access within the adopted highway. The dropped crossing to be constructed in accordance with a scheme and time scale that shall be submitted to and approved by the Local Planning Authority in consultation with the Highway Authority as part of a section 184 agreement, under the Highways Act 1980.</p> <p><i>Reason: In order to satisfy the Local Planning Authority and Highway Authority that the final details of the highway works are acceptable before work commences on site and to enable all construction and end user traffic to enter and leave the premises in a safe manner without causing a hazard to other road users or damage to the existing highway.</i></p>
11.	<p>The existing dropped kerbs not associated with the modified access shall be physically and permanently closed and the existing footway and kerbing of the vehicular crossing shall be reinstated in accordance with the Lancashire County</p>

	<p>Council Specification for Estate Roads (concurrent with the formation of the new access) prior to the first occupation of the development hereby approved.</p> <p><i>Reason: To limit the number of access points and to maintain the proper construction of the highway.</i></p>
12.	<p>The car parking and manoeuvring areas associated with the public house shall be marked out in accordance with the approved plan, before works begin within the existing car parking area and shall be permanently maintained thereafter.</p> <p><i>Reason: To allow for the effective use of the parking and turning areas for the existing public house.</i></p>
13.	<p>The communal car parking and manoeuvring areas shall be marked out in accordance with the approved plan before the first occupation of the development hereby approved and shall be permanently maintained thereafter for communal use only and no spaces shall be reserved for individual dwellings.</p> <p><i>Reason: To allow for the effective use of the parking and turning areas.</i></p>
14.	<p>Prior to the commencement of development of the building hereby approved:</p> <p>a) a scheme of intrusive investigations shall have been carried out on site to establish the risks posed to the development by past shallow coal mining activity; and</p> <p>b) any remediation works and/or mitigation measures to address land instability arising from coal mining legacy, as may be necessary, shall have been implemented on site in full in order to ensure that the site is made safe and stable for the development proposed.</p> <p>The intrusive site investigations and remedial works shall be carried out in accordance with authoritative UK guidance.</p> <p><i>Reason: Coal mining legacy potentially poses a risk to the proposed development and that investigations are required, along with possible remedial measures, in order to ensure the safety and stability of the proposed development.</i></p>
15.	<p>Prior to the occupation of the development, or it being taken into beneficial use, a signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made, safe and stable for the approved development shall be submitted to the Local Planning Authority for approval in writing. This document shall confirm the methods and findings of the intrusive site investigations and the completion of any remedial works and/or mitigation necessary to address the risks posed by past coal mining activity.</p> <p><i>Reason: Coal mining legacy potentially poses a risk to the proposed development and that investigations are required, along with possible remedial measures, in order to ensure the safety and stability of the proposed development.</i></p>
16.	<p>Due to the proposed sensitive end-use (housing with gardens), no development of the building hereby approved shall take place until:</p> <p>a) a methodology for investigation and assessment of ground contamination has been submitted to and agreed in writing with the Local Planning Authority. The investigation and assessment shall be carried in accordance with current best practice including British Standard 10175:2011+A2:2017 Investigation of potentially contaminated sites - Code of Practice. The objectives of the investigation shall be, but not limited to, identifying the type(s), nature and extent of contamination present to the site, risks to receptors and potential for migration within and beyond the site boundary;</p> <p>b) all testing specified in the approved scheme (submitted under a) and the results of the investigation and risk assessment, together with remediation proposals to</p>

	<p>render the site capable of development have been submitted to the Local Planning Authority;</p> <p>c) the Local Planning Authority has given written approval to any remediation proposals (submitted under b), which shall include an implementation timetable and monitoring proposals. Upon completion of remediation works a validation report containing any validation sampling results shall be submitted to the Local Authority.</p> <p>Thereafter, the development shall only be carried out in full accordance with the approved remediation proposals.</p> <p>Should, during the course of the development, any contaminated material other than that referred to in the investigation and risk assessment report and identified for treatment in the remediation proposals be discovered, then the development should cease until such time as further remediation proposals have been submitted to and approved in writing by the Local Planning Authority.</p> <p><i>Reason: The Phase I Geoenvironmental Site Assessment report indicates there is a potential for ground contamination and associated risks at this site.</i></p>
<p>17.</p>	<p>The hereby approved shall be carried out in accordance with the principles set out within the 'Drainage Strategy &amp; Maintenance Strategy Document' (October 2020, Ref: 1961, Shape Consulting Engineers) The measures shall be fully implemented prior to the first occupation of any dwelling and in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority in consultation with the Lead Local Flood Authority.</p> <p><i>Reason: To ensure satisfactory sustainable drainage facilities are provided to serve the site in accordance with the Paragraphs 163 and 165 of the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems.</i></p>
<p>18.</p>	<p>No development shall commence in any phase until a detailed, final surface water sustainable drainage strategy for the site has been submitted to, and approved in writing by, the Local Planning Authority.</p> <p>The detailed sustainable drainage strategy shall be based upon the site-specific flood risk assessment submitted and sustainable drainage principles and requirements set out in the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems and no surface water shall be allowed to discharge to the public foul sewer(s), directly or indirectly.</p> <p>Those details shall include, as a minimum:</p> <ul style="list-style-type: none"> <li>a) Sustainable drainage calculations for peak flow control and volume control (1 in 1, 1 in 30 and 1 in 100 + 40% climate change), with allowance for urban creep.</li> <li>b) Final sustainable drainage plans appropriately labelled to include, as a minimum: <ul style="list-style-type: none"> <li>i. Plan identifying areas contributing to the drainage network, including surface water flows from outside the curtilage as necessary;</li> <li>ii. Sustainable drainage system layout showing all pipe and structure references, dimensions, design levels;</li> <li>iii. Details of all sustainable drainage components, including landscape drawings showing topography and slope gradient as appropriate;</li> <li>iv. Flood water exceedance routes in accordance with Defra Technical Standards for Sustainable Drainage Systems;</li> <li>v. Finished Floor Levels (FFL) in AOD with adjacent ground levels for all sides of each plot to confirm minimum 150mm+ difference for FFL.</li> </ul> </li> <li>c) Measures taken to manage the quality of the surface water runoff to prevent</li> </ul>

	<p>pollution, protects groundwater and surface waters, and delivers suitably clean water to sustainable drainage components;  d) Evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltrations rates and groundwater levels in accordance with industry guidance.</p> <p>The sustainable drainage strategy shall be implemented in accordance with the approved details.</p> <p><i>Reason: To ensure satisfactory sustainable drainage facilities are provided to serve the site in accordance with the Paragraphs 163 and 165 of the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems.</i></p>
<p>19.</p>	<p>No development shall commence until details of how surface water and pollution prevention will be managed during each construction phase have been submitted to and approved in writing by the Local Planning Authority.</p> <p>Those details shall include for each phase, as a minimum:  a) Measures taken to ensure surface water flows are retained on-site during construction phase(s) and, if surface water flows are to be discharged, they are done so at a restricted rate to be agreed with the Lancashire County Council LLFA.  b) Measures taken to prevent siltation and pollutants from the site into any receiving groundwater and/or surface waters, including watercourses, with reference to published guidance.</p> <p>The development shall be constructed in accordance with the approved details.</p> <p>Reasons:  1. To ensure the development is served by satisfactory arrangements for the disposal of surface water during each construction phase(s) so it does not pose an undue flood risk on site or elsewhere;  2. To ensure that any pollution arising from the development as a result of the construction works does not adversely impact on existing or proposed ecological or geomorphic condition of water bodies.</p>
<p>20.</p>	<p>No building on any phase (or within an agreed implementation schedule) of the development hereby permitted shall be occupied until a Verification Report and Operation and Maintenance Plan for the lifetime of the development, pertaining to the surface water drainage system and prepared by a suitably competent person, has been submitted to and approved by the Local Planning Authority.</p> <p>The Verification Report must demonstrate that the sustainable drainage system has been constructed as per the agreed scheme (or detail any minor variations), and contain information and evidence (including photographs) of details and locations (including national grid reference) of inlets, outlets and control structures; landscape plans; full as built drawings; information pertinent to the installation of those items identified on the critical drainage assets drawing; and, the submission of an final 'operation and maintenance manual' for the sustainable drainage scheme as constructed.</p> <p>Details of appropriate operational, maintenance and access requirements for each sustainable drainage component are to be provided, with reference to published guidance, through an appropriate Operation and Maintenance Plan for the lifetime of the development as constructed. This shall include arrangements for adoption by an appropriate public body or statutory undertaker, and/or management and maintenance by a Management Company and any means of access for maintenance and easements, where applicable. Thereafter the drainage system shall be retained, managed and maintained in accordance with the approved details.</p>

	<p><i>Reason: To ensure that flood risks from development to the future users of the land and neighbouring land are minimised, together with those risks to controlled waters, property and ecological systems, and to ensure that the development as constructed is compliant with and subsequently maintained pursuant to the requirements of Paragraph 165 of the National Planning Policy Framework.</i></p>
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**ITEM 3g- 20/00954/OUT – Roecroft Farmhouse, Ulnes Walton Lane, Ulnes Walton, Leyland, PR26 8LT**

**The application has been withdrawn by the applicant’s agent.**

**ITEM 3j - 21/00839/FUL – Cuerden Valley Park, Shady Lane, Cuerden**

**The recommendation remains as per the original report**

The following consultee responses have been received:

**Clayton-le-Woods Parish Council:** Have lodged the following objections:-

This community asset is renowned for its natural beauty and Cuerden Valley Park Trust themselves call it a ‘650 acre green oasis’.

This land should be safeguarded and protected from any encroaching development in line with the core strategic objective set out in chapter 7 of our local plan (protect and enhance the built and natural environment so it remains a place with room to breathe) and our policy BNE 1, E. The proposal should not adversely affect the character of a listed building and/or the character of a conservation area and/or any heritage asset including locally important areas. F).

The proposal would have a detrimental impact on important natural habitats and landscape features such as historic landscapes, mature trees, hedgerows, ponds and watercourses).

**The following conditions have been amended (*include reason*):**

No.	Condition												
1.	<p>The proposed development must be begun not later than three years from the date of this permission.</p> <p><i>Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.</i></p>												
2.	<p>The development shall be carried out in accordance with the following plans:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Title</th> <th>Drawing Reference</th> <th>Received date</th> </tr> </thead> <tbody> <tr> <td>Cuerden Valley Easement Location Plan</td> <td>PEG Rev.E</td> <td>08 July 2021</td> </tr> <tr> <td>Tree Mitigation Plan</td> <td>001 Rev.A</td> <td>25 October 2021</td> </tr> <tr> <td>Appendix 5 Tree Protection amended 10/21</td> <td>Sht-4 of Total 8</td> <td>02 November 2021</td> </tr> </tbody> </table>	Title	Drawing Reference	Received date	Cuerden Valley Easement Location Plan	PEG Rev.E	08 July 2021	Tree Mitigation Plan	001 Rev.A	25 October 2021	Appendix 5 Tree Protection amended 10/21	Sht-4 of Total 8	02 November 2021
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	<p><i>Reason: For the avoidance of doubt and in the interests of proper planning.</i></p>
3.	<p>No works to trees or hedgerows shall occur or building works commence between the 1st March and 31st August 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><i>Reason: Nesting birds are a protected species.</i></p>
4.	<p>Prior to any trees works or felling associated with the development hereby approved a bat roost survey shall be supplied to and agreed in writing by the Local Planning Authority. Any necessary mitigation or method statement shall be adhered to thereafter and implemented in full unless otherwise agreed in writing by the Local Planning Authority.</p> <p><i>Reason: Due to the presence of bats within the vicinity of the site and potential for roosts in trees to change over time.</i></p>
5.	<p>No development shall take place (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP: biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following:</p> <ul style="list-style-type: none"> <li>a) Risk assessment of potentially damaging construction activities.</li> <li>b) Identification of "biodiversity protection zones".</li> <li>c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).</li> <li>d) The location and timing of sensitive works to avoid harm to biodiversity features.</li> <li>e) The times during construction when specialist ecologists need to be present on site to oversee works.</li> <li>f) Responsible persons and lines of communication.</li> <li>g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.</li> <li>h) Use of protective fences, exclusion barriers and warning signs.</li> </ul> <p>The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.</p> <p><i>Reason: To protect against harm to bats and great crested newts.</i></p>
6.	<p>Prior to any earthworks being carried out a method statement detailing eradication and/or control and/or avoidance measures for Himalayan balsam shall be supplied to and agreed in writing by the Local Planning Authority. The agreed method statement shall be adhered to thereafter and implemented in full unless otherwise agreed in writing by the Local Planning Authority.</p> <p><i>Reason: Due to the presence of invasive plant species.</i></p>
7.	<p>Prior to the commencement of the development, a method statement setting out Reasonable Avoidance Measures (RAMS) in relation to amphibians, throughout the course of the development hereby approved shall be submitted and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in full accordance with the approved (RAMS).</p> <p><i>Reason: Due to the potential for disturbance of great crested newts.</i></p>

8.	<p>The development hereby approved shall be carried out in accordance with the details contained in the Appendix 5 Tree Protection amended 10/21 (Ref. Sht-4 of Total 8) and the Arboricultural Implication Assessment (AIA) and Method Statement (ref. EMB0317 / 4588/amndment) received 02 November 2021. All remaining trees must be fully safeguarded in accordance with BS5837.2012 for the duration of the site works unless agreed in writing with the Local Planning Authority.</p> <p><i>Reason: To safeguard the trees to be retained.</i></p>
9.	<p>All planting comprised in the approved Tree Mitigation Plan (Ref.001 Rev.A) received 25 October 2021 shall be carried out in the first planting and seeding seasons following 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><i>Reason: In the interest of the appearance of the locality and to mitigate tree loss.</i></p>
10.	<p>A scheme for the restoration of the site and its surroundings shall be submitted prior to the commencement of the development. This shall detail any changes of ground level or landform, proposed finished levels, means of enclosure, and any minor structures in addition to the final landscaping measures including any planting or turfing. All restoration and landscaping works shall be carried out in accordance with the approved details on completion of the development.</p> <p><i>Reason: To ensure the satisfactory restoration of the site as part of the engineering operations is carried out to mitigate the impact of the development and it's impact on the appearance of the area.</i></p>
11.	<p>Prior to the commencement of the development hereby approved details of any rebuilding and repair works to the stone wall adjacent to the east side of Shady Lane shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in full accordance with the approved details.</p> <p><i>Reason: To ensure that the character of the lane is maintained.</i></p>
12.	<p>Prior to any works to the outfall onto the River Lostock a water vole survey to include 100m centred on the final location and working area of the outfall shall be submitted to and agreed in writing by the Local Planning Authority. Any necessary mitigation or method statement shall be adhered to thereafter and implemented in full unless otherwise agreed in writing by the Local Planning Authority.</p> <p><i>Reason: Due to the potential for water vole in the vicinity of the drainage outfall onto the River Lostock.</i></p>