

Planning Committee

Tuesday, 12th July 2022, 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.

Agenda No	Item
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5	Addendum
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| (Pages 3 - 28)

Gary Hall
Chief Executive

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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	12 July 2022

ADDENDUM

ITEM 3a - 21/00439/FULMAJ – Botany Bay, Canal Mill, Botany Bay, Chorley

The recommendation remains as per the original report

The following conditions are recommended, subject to further agreement with Chair and Vice Chair in relation to the final approved plans lists:

No.	Condition																											
1.	<p>The proposed development of Blocks C to J; retention and improvements to existing vehicular access into site off A674; retention of closed access into site from the south (for emergency vehicle access only); new main and secondary circulation roads; servicing and circulation yards and HGV parking; car parking; pedestrian routes; landscaping and public realm; provision and upgrading of ancillary services and infrastructure and diversion of PROW FP26 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 hereby permitted shall be carried out in accordance with the approved plans below:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Title</th> <th>Plan Ref</th> <th>Received On</th> </tr> </thead> <tbody> <tr> <td>TBC</td> <td></td> <td></td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> <p><i>Reason: For the avoidance of doubt and in the interests of proper planning.</i></p>	Title	Plan Ref	Received On	TBC																							
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3.	<p>An application for approval of the reserved matters (namely the appearance, layout, scale and landscaping for Block A (181 sqm) and Block B (484 sqm) and related access, car parking, circulation and landscaping) must be made to the Council before the expiration of three years from the date of this permission and the development of Block A and Block B and related access, car parking, circulation and landscaping hereby permitted must be begun two years from the date of approval of the last of the reserved matters to be approved.</p> <p><i>Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.</i></p>																											

<p>4.</p>	<p>The approved means of access to Block A and Block B hereby permitted shall be carried out in accordance with the following approved plans:</p> <table border="1" data-bbox="381 282 1345 571"> <thead> <tr> <th data-bbox="381 282 791 315">Title</th> <th data-bbox="791 282 1107 315">Plan Ref</th> <th data-bbox="1107 282 1345 315">Received On</th> </tr> </thead> <tbody> <tr> <td data-bbox="381 315 791 349">TBC</td> <td data-bbox="791 315 1107 349"></td> <td data-bbox="1107 315 1345 349"></td> </tr> <tr> <td data-bbox="381 349 791 383"></td> <td data-bbox="791 349 1107 383"></td> <td data-bbox="1107 349 1345 383"></td> </tr> <tr> <td data-bbox="381 383 791 416"></td> <td data-bbox="791 383 1107 416"></td> <td data-bbox="1107 383 1345 416"></td> </tr> <tr> <td data-bbox="381 416 791 450"></td> <td data-bbox="791 416 1107 450"></td> <td data-bbox="1107 416 1345 450"></td> </tr> <tr> <td data-bbox="381 450 791 483"></td> <td data-bbox="791 450 1107 483"></td> <td data-bbox="1107 450 1345 483"></td> </tr> <tr> <td data-bbox="381 483 791 517"></td> <td data-bbox="791 483 1107 517"></td> <td data-bbox="1107 483 1345 517"></td> </tr> <tr> <td data-bbox="381 517 791 551"></td> <td data-bbox="791 517 1107 551"></td> <td data-bbox="1107 517 1345 551"></td> </tr> <tr> <td data-bbox="381 551 791 571"></td> <td data-bbox="791 551 1107 571"></td> <td data-bbox="1107 551 1345 571"></td> </tr> </tbody> </table> <p><i>Reason: For the avoidance of doubt and in the interests of proper planning</i></p>	Title	Plan Ref	Received On	TBC																							
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<p>5.</p>	<p>Prior to the erection of the superstructure of any building hereby approved samples of the associated 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>6.</p>	<p>Prior to the erection of the superstructure of any 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..</i></p>																											
<p>7.</p>	<p>Prior to the commencement of each phase, other than demolition, ground works and vegetation clearance, full details of the existing and proposed ground levels and proposed finished floor levels (all relative to ground levels adjoining the site) of all buildings in that phase shall have been submitted to and approved in writing by the Local Planning Authority, notwithstanding any such details shown on previously submitted plans(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>8.</p>	<p>No goods, plant or material shall be deposited or stored in the open or displayed for sale in the open on the site.</p> <p><i>Reason: In order to protect the amenities of the area, and to maintain adequate parking areas.</i></p>																											
<p>9.</p>	<p>No development shall take place (including demolition, ground works, vegetation clearance) until a scheme for offsetting biodiversity impacts to achieve net gain shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>The proposed offsetting scheme shall:</p> <ul style="list-style-type: none"> a) be based on prevailing DEFRA guidance; b) comply with prevailing regulatory standards and policy requirements which are in force and applicable to this site; 																											

	<p>c) include details of the offset requirements of the development in accordance with the current DEFRA biodiversity metric; d) include the identification of a receptor site or sites; e) include the evidence of arrangements with the relevant landowner that secures the delivery of the offsetting scheme; f) include a management and monitoring plan (which shall include for the provision and maintenance of such offsetting measures); g) Timetable for implementation.</p> <p><i>The biodiversity offsetting measures shall be carried out in accordance with the approved scheme and timetable.</i></p>
<p>10.</p>	<p>A detailed scheme for the landscaping of the development and its surroundings shall be submitted prior to the erection of any of the superstructures of the buildings 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. 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>
<p>11.</p>	<p>No works to trees and shrubs or vegetation clearance 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 LPA.</p> <p><i>Reason: Nesting birds are a protected species.</i></p>
<p>12.</p>	<p>All works and ecological measures shall be carried out in accordance with the details contained in Construction Environmental Management Plan: Biodiversity by United Environmental Services Ltd dated 17th May 2022 (Ref UES03062/03) and submitted on 17 May 2022 unless otherwise agreed in writing with the local planning authority.</p> <p><i>Reason: To protect ecologically sensitive features during construction.</i></p>
<p>13.</p>	<p>The development hereby approved shall be carried out in full accordance with the details of on-site ecological enhancement and management and invasive species control contained in the Ecological Management Plan and Invasive Species Method Statement by United Environmental Services Ltd dated 17th May 2022 (Ref UES03062/04) and submitted on 17 May 2022 unless otherwise agreed in writing with the local planning authority.</p>

	<p><i>Reason: Due to the presence of invasive plant species and to ensure on-site ecological enhancements.</i></p>
<p>14.</p>	<p>Prior to any site clearance or soil stripping an Arboricultural Method Statement shall be submitted to and agreed in writing with the Local Planning Authority. This shall include details for the protection of all trees to be retained and details how construction works will be carried out within any Root Protection Areas of retained trees. The development shall only be carried out in accordance with the approved Arboricultural Method Statement. No construction materials, spoil, rubbish, vehicles or equipment shall be stored or tipped within the Root Protection Areas.</p> <p>Reason: To safeguard the trees to be retained.</p>
<p>15.</p>	<p>Prior to each phase of development approved by this planning permission, other than demolition, ground works and vegetation clearance, no development shall commence until a remediation strategy to deal with the risks associated with contamination of the site in respect of the development hereby permitted, has been submitted to, and approved in writing by, the local planning authority. This strategy will include the following components:</p> <ol style="list-style-type: none"> 1. A preliminary risk assessment which has identified: <ul style="list-style-type: none"> • all previous uses • potential contaminants associated with those uses • a conceptual model of the site indicating sources, pathways and receptors • potentially unacceptable risks arising from contamination at the site 2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off-site. 3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken. 4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. <p>Any changes to these components require the written consent of the local planning authority. The scheme shall be implemented as approved.</p> <p>Reasons</p> <ol style="list-style-type: none"> 1. To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution in line with paragraph 170 of the National Planning Policy Framework. 2. To prevent deterioration of a water quality element to a lower status class in the underlying aquifer.
<p>16.</p>	<p>No development shall commence, other than demolition, ground works and vegetation clearance, until an Employment and Skills Plan that is tailored to the development and will set out the employment skills opportunities for the construction phase of the development has been submitted to and approved by the council as Local Planning Authority (unless otherwise agreed in writing by the council). The development shall be carried out in accordance with the Employment and Skills Plan (in the interests of delivering local employment and skills training opportunities in accordance with Core Strategy Policy 15: Skills and Economic Inclusion).</p>

	<p><i>Reason: In the interests of delivering local employment and skills training opportunities as per the Central Lancashire Core Strategy Policy 15: Skills and Economic Inclusion and the Central Lancashire Employment Skills Supplementary Planning Document September 2017. No Employment and Skills Plan was submitted with the application.</i></p>
<p>17.</p>	<p>The development permitted by this planning permission shall be carried out in accordance with the principles set out within the site-specific flood risk assessment and surface water drainage strategy (March 2022, Ref: 2945FRA, Integra Consulting Ltd).</p> <p>The measures shall be fully implemented prior to the first use of the development 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>Reason: To ensure satisfactory sustainable drainage facilities are provided to serve the site in accordance with the Paragraphs 167 and 169 of the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems.</p>
<p>18.</p>	<p>No development shall commence in any phase, other than demolition, ground works and vegetation clearance, 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. The detailed surface water sustainable drainage strategy shall be based upon the site specific flood risk assessment and indicative surface water sustainable drainage strategy 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. No surface water shall be allowed to discharge to the public foul sewer(s), directly or indirectly.</p> <p>The details of the drainage strategy to be submitted for approval shall include, as a minimum;</p> <ul style="list-style-type: none"> a) Sustainable drainage calculations for peak flow control and volume control (1 in 1, 1 in 30 and 1 in 100 year + 40% climate change event), with allowance for urban creep. b) Final sustainable drainage plans appropriately labelled to include, as a minimum: <ul style="list-style-type: none"> i. Site plan showing areas contributing to the drainage network, including surface water flows from outside the curtilage as necessary; ii. Sustainable drainage system layout showing all pipe and structure references, dimensions, design levels; iii. Details of all sustainable drainage components, including landscape drawings showing topography and slope gradient as appropriate; iv. Drainage plan showing flood water exceedance routes in accordance with Defra Technical Standards for Sustainable Drainage Systems; v. Finished Floor Levels (FFL) in AOD with adjacent ground levels for all sides of each building and connecting cover levels to confirm minimum 150 mm+ difference for FFL; vi. Details of proposals to collect and mitigate surface water runoff from the development boundary; vii. Measures taken to manage the quality of the surface water runoff to prevent pollution, protect groundwater and surface waters, and delivers suitably clean water to sustainable drainage components; c) 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 BRE 365. d) Evidence of an assessment of the existing on-site culverted watercourse to be

	<p>used as a discharge point to confirm that it is in sufficient condition and capacity to accept surface water runoff generated from the development. If this is not possible, evidence of a surcharged outfall applied to the sustainable drainage calculations will be required.</p> <p>The sustainable drainage strategy shall be implemented in accordance with the approved details.</p> <p>Reason: To ensure satisfactory sustainable drainage facilities are provided to serve the site in accordance with the Paragraphs 167 and 169 of the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems.</p>
<p>19.</p>	<p>No development shall commence, other than demolition, ground works and vegetation clearance, until a Construction Surface Water Management Plan, detailing how surface water and stormwater will be managed on the site during construction, including demolition and site clearance operations, has been submitted to and approved in writing by the local planning authority.</p> <p>The details of the plan to be submitted for approval shall include for each phase, as a minimum:</p> <ul style="list-style-type: none"> a) Measures taken to ensure surface water flows are retained on-site during the construction phase(s), including temporary drainage systems, and, if surface water flows are to be discharged, they are done so at a restricted rate that must not exceed the equivalent greenfield runoff rate from the site. 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>The plan shall be implemented and thereafter managed and maintained in accordance with the approved plan for the duration of construction.</p> <p>Reasons: 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 during any construction phase in accordance with Paragraph 167 of the National Planning Policy Framework.</p>
<p>20.</p>	<p>The commencement of use of the development shall not be permitted until a site specific Operation and Maintenance Manual 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 in writing by the Local Planning Authority.</p> <p>The details of the manual to be submitted for approval shall include, as a minimum:</p> <ul style="list-style-type: none"> a) A timetable for its implementation; b) Details of SuDS components and connecting drainage structures, including watercourses and their ownership, and maintenance, operational and access requirement for each component; c) Pro-forma to allow the recording of each inspection and maintenance activity, as well as allowing any faults to be recorded and actions taken to rectify issues; d) The arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme in perpetuity; e) Details of financial management including arrangements for the replacement of major components at the end of the manufacturer's recommended design life; f) Details of whom to contact if pollution is seen in the system or if it is not working correctly; and g) Means of access for maintenance and easements.

	<p>Thereafter the drainage system shall be retained, managed, and maintained in accordance with the approved details.</p> <p>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 sustainable drainage system is subsequently maintained pursuant to the requirements of Paragraph 169 of the National Planning Policy Framework.</p>
21.	<p>The commencement of use of the development shall not be permitted until a site specific verification report, pertaining to the surface water sustainable drainage system, and prepared by a suitably competent person, has been submitted to and approved in writing by the Local Planning Authority.</p> <p>The verification report must, as a minimum, demonstrate that the surface water sustainable drainage system has been constructed in accordance with the approved drawing(s) (or detail any minor variations) and is fit for purpose. The report shall contain information and evidence, including photographs, of details and locations (including national grid references) of critical drainage infrastructure (including inlets, outlets, and control structures) and full as-built drawings. The scheme shall thereafter be maintained in perpetuity.</p> <p>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 the requirements of Paragraphs 167 and 169 of the National Planning Policy Framework.</p>
22.	<p>Notwithstanding the plans hereby approved, details of the proposed eastern boundary treatment (including foundations, height, specification and materials) and landscape buffer zone shall first have been submitted to and agreed in writing by the Local Planning Authority. The details shall include cross sections clearly showing the relationship between the canal corridor, boundary fencing, existing hedge, proposed depth of the landscaping buffer and access road. The details shall be carried out in full accordance with the agreed details.</p> <p>Reason: To ensure that the external appearance of the development is satisfactory. The boundaries adjacent to waterside developments should provide an attractive façade and poor design can affect how the waterway is perceived.</p>
23.	<p>No development (including any site clearance) shall take place within 15m of the edge of the canal until a Risk Assessment and Method Statement (RAMS) outlining all works to be carried out adjacent to the canal has been submitted to and approved in writing by the Local Planning Authority. The details shall demonstrate how the buildings, landscaping, level changes, access roads, boundary fencing, paths and supporting infrastructure would be carried out whilst protecting the structural integrity of the canal. The details shall also include accurate cross sections showing the works relative to the canal corridor. In addition to this demonstrate how any additional loads from the permanent or any temporary works, plant and machinery or storage of materials would not harm the structural integrity of the canal infrastructure. The details shall also set out how any proposed earthmoving and excavation works required in connection with the development activities would be carried out and managed to protect the canal and its users. The development shall be carried out in strict accordance with the agreed details.</p> <p>Reason: Excavation, earth removal and construction works have the potential to adversely impact on the integrity of the waterway infrastructure.</p>
24.	<p>No development shall take place until the applicant, or their agent or successors in</p>

	<p>title, has secured the implementation of a programme of archaeological work. 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. The programme of archaeological work shall comprise two elements:</p> <p>i) The creation of a photographic record of the buildings at Canal Mill. This work should be carried out by an appropriately qualified and experienced professional contractor to the standards and guidance set out in 'Understanding Historic Buildings' (Historic England 2016).</p> <p>ii) The archaeological strip, map and recording of the sites of the ancillary mill buildings at Canal Mill.</p> <p>This work should be carried out by an appropriately qualified and experienced professional archaeological contractor to the standards and guidance set out by the Chartered Institute for Archaeologists (www.archaeologists.net). The development shall be carried out in accordance with these agreed details.</p> <p>Reason: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the site.</p>
<p>25.</p>	<p>Prior to the commencement of development, other than demolition, ground works and vegetation clearance, a scheme for the phasing of the development and triggers for the delivery and completion of all individual traffic mitigation measures, shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Local Highway Authority and National Highways. The development shall be implemented wholly in accordance with the submitted and approved phasing plan unless otherwise agreed in writing with the Local Planning Authority.</p> <p>Reason: To ensure that both the local and strategic highway networks continue to fulfil their purpose whilst, maintaining the safety for all users and to secure the proper development of the site in an orderly manner.</p>
<p>26.</p>	<p>No phase of the development hereby approved shall be commenced, other than demolition, ground works and vegetation clearance, until the full design details of the traffic mitigation schemes relevant to that phase, as identified in the approved phasing strategy, have been submitted to and approved in writing by the Local Planning Authority in consultation with Lancashire County Council and National Highways, unless otherwise agreed in writing with the Local Planning Authority</p> <p>The details to be submitted for each of the individual traffic mitigation measures shall include:</p> <p><u>M61 Junction 8</u></p> <ul style="list-style-type: none"> - Signal optimisation (MOVA) is required with review as part of the s278 works and also at agreed trigger points - Queue detectors on links - Modernisation and performance upgrade of signal equipment and controller - Technology to link associated signals both upstream and down stream - CCTV to monitor operation <p><u>A674 Blackburn Rd / B6228 Blackburn Rd Signal Controlled Junction and B6229 Corridor</u></p> <ul style="list-style-type: none"> - LCC highways require for signal (MOVA optimisation) review to address impacts to best manage the future network with review at agreed trigger points (in line with development phasing) and white lining scheme (including Moss Lane junction) - Scheme of measures to be delivered on this alternative route on the B5228 Blackburn Road / Blackburn Brow corridor to address impacts to best manage the future network. The scheme expected to include the following: <ul style="list-style-type: none"> • Speed review along length (currently 40mph) • Review and update existing TRO's

- Road marking review and refresh in vicinity of Great Knowley
- Speed Indicator Device (SPID) on the approach from the north
- Gateway on approach to Great Knowley from north including white lining, roundells and possible carriageway narrowing (links to road marking review)
- Nearest bus stops to the PROW to be upgraded to quality bus (and shelter to be provided in the northbound direction towards Blackburn)

A674 Blackburn Road / B6229 Moss Lane priority junction

Provision of a simple scheme of measures to be delivered on this alternative route on the B5229 Moss Lane corridor to address impacts to best manage the future network. The scheme expected to include the following:

- Review of signing onto the corridor with its 7.5t weight restriction.
- Consider influencing driver behaviours by changing the carriageway treatment on the B6229 at either end such as:
 - road marking including bar markings, or narrowing's
 - different surface colour at junctions,
 - raised tables.

A674 Blackburn Road / Proposed Commercial / Site Access roundabout

- Details of Modified kerblines to maintain lane discipline for circulating HGV's having regard to wingmirrors, (whole roundabout to satisfy standards) as per Drawing TPMA1498-109 Rev C.
- Details of Extended 2 lane flare from the southwest (M61) to form a 2 lane approach for a distance that can accommodate a minimum 2 HGV's (in each lane) i.e. circa 40m. (This phase is a lesser requirement for the 2 lane flare than the previous retail application, its need/delivery will be based on future modelling and observations).

A674 Blackburn Road between M61 J8 and the site

A scheme to ensure parking does not take place on this section of road and

A6 / A674 signalised roundabout (Hartwood Hall roundabout)

- Technology to link associated signals both upstream and down stream
- Signal equipment to be updated and controller
- Queue detectors on Maple Gove, Drumhead Road and 'Keep Clear' road marking on Millennium Way A674
- Queue detector on Hazel Grove
- Signal optimisation / MOVA update (and further reviews in line with changes whether to flow or infrastructure)
- Traffic signs and road markings review
- Bus priority review
- Emergency service hurry call (Fire service and Hospital)
- CCTV to monitor operation

A6 / Euxton Lane signalised roundabout (Hospital roundabout)

- Technology to link associated signals both upstream and down stream
- Signal optimisation / MOVA review and update (and further reviews in line with changes whether to flow or infrastructure)
- Signal equipment review and updated including controller
- Review Queue detector locations and make necessary changes
- Traffic signs and road markings review including TRO's, make necessary changes
- Bus priority review
- Emergency service hurry call (Fire service and Hospital)
- CCTV to monitor operation
- Widening – on the southbound approach from the north
- Traffic island to separate straight on from right turning traffic (north to

	<p>south & west)</p> <ul style="list-style-type: none"> • Re-profile the central island to facilitate movement • Signal optimisation / MOVA further review(s) in line with other changes • Final MOVA review and optimisation on substantial completion of development build <p><u>Euxton Lane / Hospital Access signal controlled junction</u></p> <ul style="list-style-type: none"> • Technology to link associated signals both upstream and down stream • Signal optimisation / MOVA review <p><u>New Strawberry Fields Signalised junction on Euxton Lane</u></p> <ul style="list-style-type: none"> • Technology to link associated signals both upstream and down stream <p><u>Other Measures and sustainability provision</u></p> <ul style="list-style-type: none"> • Signing and road marking review and update • Bus priority review • TRO review • Upgrading of bus provision on Blackburn Road • Foot/cycle way provision on A674 between the employment access and M61 J8 including removing of verge, crash barrier changes <p>Reason: In the interests of safety and sustainable transport.</p>
<p>27.</p>	<p>The approved traffic mitigation measures shall be delivered in accordance with the approved phasing strategy, trigger points and details.</p> <p>Reason: To ensure that both the local and strategic highway networks continue to fulfil their purposes whilst maintaining the safety for all users and in the interests of safety and sustainable transport.</p>
<p>28.</p>	<p>The operation of the M61 Junction 8, post implementation of the improvement scheme, if this occurs before other mitigation measures, shall be monitored with particular regard to queue interaction with the adjacent local road network and queue lengths on slip roads throughout the period of monitoring on the local road network to inform the need and scope for intervention.</p> <p>Reason: to ensure the safe operation of the Strategic Road Network.</p>
<p>29.</p>	<p>No part of the development hereby approved shall be commenced, other than demolition, ground works and vegetation clearance, until the full design details of the traffic mitigation schemes at M61 Junction 8 and the A6 / A674 Hartwood junction, as shown in outline in Curtins drawing reference TPMA1498-108 Revision B, Curtins drawing reference TPMA1498-111 Revision B and WSP drawing reference 70046945 Revision P01, have been submitted to and approved in writing by the local planning authority in consultation with National Highways and Lancashire County Council.</p> <p>The details to be submitted shall include:</p> <ul style="list-style-type: none"> - Final details of how the schemes interface with the existing highway alignment. - Full carriageway surfacing and carriageway marking details. - Full construction details. - Confirmation of compliance with current departmental standards (as set out in the Design Manual for Roads and Bridges) and policies (or approved relaxations/departures from standards). - An independent Stage 1 & Stage 2 Road Safety Audit carried out in accordance with current departmental standards and current advice notes. - A walking, cycling and horse-riding assessment in accordance with GG142 of the Design manual for Roads and Bridges.

	<p>No part of the development hereby approved shall be occupied until the approved traffic mitigation schemes have been constructed and completed in accordance with the approved details.</p> <p>Reason: to ensure the safe operation of the Strategic Road Network.</p>
<p>30.</p>	<p>No development shall take place, other than demolition, ground works and vegetation clearance, until:</p> <p>(a) A plan showing the alignment and elevational treatment of a close-boarded fence of not less than two metres in height to be erected along the northern boundary of the development site (or at least one metre from any part of the existing motorway fence where the boundary lies within one metre of this) has been submitted to and agreed in writing by the local planning authority in consultation with National Highways; and</p> <p>(b) The fence approved by part (a) of this condition has been erected in accordance with the agreed details.</p> <p>Thereafter, the fence shall remain in situ and only be repaired or replaced in accordance with the requirements of this condition.</p> <p>Reason: To protect highway land from construction activities and to prevent any access between the site and strategic road network for safety reasons. This needs to be a pre-commencement condition as it deals with safeguards associated with both the construction phase and use of the development.</p>
<p>31.</p>	<p>Prior to the commencement of any development hereby approved, other than demolition, ground works and vegetation clearance, a CCTV drainage survey of the drainage culvert passing under the M61 motorway into which the surface water arising from the development is to outfall into (including upstream connections) shall be undertaken in accordance with the requirements of CS551 of the design manual for Roads and Bridges and the results shared with National Highways.</p> <p>Reason: To ensure that the condition of the motorway culvert is recorded prior to the start of start of construction operations and to verify that it is fulfilling the purpose for which it was designed to operate.</p>
<p>32.</p>	<p>No part of the development hereby approved shall be brought into use unless and until a CCTV drainage survey of the drainage culvert passing under the M61 motorway into which the surface water arising from the development is to outfall into (including upstream connections) to be agreed with National Highways) has been undertaken in accordance with the requirements of CS551 'Drainage Surveys' of the Design Manual for Roads and Bridges, the results of the CCTV drainage survey shared with National Highways and any damage to the motorway drainage culvert and upstream connection(s) noted from the CCTV drainage survey by National Highways in comparison with the CCTV drainage survey undertaken in Condition 8 rectified by the site owner to the satisfaction of National Highways in accordance with appropriate standards.</p> <p>Reason: To ensure that the condition of the motorway culvert is recorded after completion of site construction works and to verify that it continues to fulfil the purpose for which it was designed to operate and has not been damaged as a result of the development construction operations.</p>
<p>33.</p>	<p>No development shall commence, other than demolition, ground works and vegetation clearance, unless and until full constructional details of the building foundations, earthworks and retaining structures to be utilised have been agreed with National Highways in consultation with the local planning authority in accordance with standard CD622 'Managing Geotechnical Risk' and any relevant</p>

	<p>structures subject to Technical Approval from National Highways in accordance with the requirements of standard CG300 'Technical Approval of Highway Structures' of the Design Manual for Roads and Bridges.</p> <p>Reason: in the interests of maintaining the safety and integrity of the M61 motorway.</p>
34.	<p>No development shall commence, other than demolition, ground works and vegetation clearance, unless and until a system for vibration monitoring in connection with the construction of building foundations and earthworks associated with this development and which accords with the requirements of BS5228 Part 2 (or any successor National Highways Planning Response (NHPR 21-09) September 2021 standard) has been submitted to and agreed in writing with the Local Planning Authority in consultation with National Highways and thereafter implemented on site for the duration of building foundation, construction and earthworks operations.</p> <p>Reason: To ensure that the integrity of the asset for which National highways is responsible motorway is protected for the duration of site construction works.</p>
35.	<p>No development hereby approved shall commence, other than demolition, ground works and vegetation clearance, unless and until an assessment of the site boundary with the M61 motorway has been undertaken by the applicant in relation to the completed development under the Roads Restraint Risk Assessment process and the findings submitted to and agreed in writing with the Local Planning Authority in consultation with National Highways; thereafter any resulting safety barrier work requirement on the M61 motorway agreed with National Highways and implemented at the applicant's expense in accordance with CD377 'Requirements for Road Restraint Systems'. of the Design Manual for Roads and Bridges.</p> <p>Reason: In the interests of safety.</p>
36.	<p>Prior to the commencement of the development hereby approved, other than demolition, ground works and vegetation clearance, a sustainable surface water drainage scheme in accordance with the principles shown within drawings reference 31913-SUT-ZZ-XX-DR-C-621-0001 P03 and 31913-SUT-ZZ-XX-DR-C-610-0001 shall be submitted to and approved in writing by the Local Planning Authority in consultation with National Highways.</p> <p>Reason: in the interests of maintaining the safety and integrity of the M61 motorway.</p>
37.	<p>No drainage from the proposed development hereby approved shall connect into the motorway drainage system, nor shall any drainage from these sites run-off onto the M61 motorway.</p> <p>Reason: In the interests of safety and maintaining the integrity of the M61 motorway.</p>
38.	<p>No development hereby approved shall commence, other than demolition, ground works and vegetation clearance, until a detailed construction plan working method statement relating to site development earthworks and drainage alongside the motorway has been submitted to and accepted by National Highways in consultation with the Local Planning Authority.</p> <p>Reason: In the interests of safety and maintaining the integrity of the M61 motorway.</p>
39.	<p>No phase of development shall take place, until a Construction Management Plan</p>

	<p>for that 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> <ol style="list-style-type: none"> 1. vehicle routing and the parking of vehicles of site operatives and visitors; 2. hours of operation (including deliveries) during construction; 3. loading and unloading of plant and materials; 4. storage of plant and materials used in constructing the development; 5. siting of cabins, site compounds and material storage area; 6. the erection of security hoarding where appropriate; 7. wheel washing facilities that shall be available on site for the cleaning of the wheels of vehicles leaving the site and such equipment shall be used as necessary to prevent mud and stones being carried onto the highway. Coordinating with the highway authority under adverse weather conditions (rain, snow or icy); 8. measures to mechanically sweep the roads adjacent to the site as required during the full construction period; 9. measures to control the emission of dust and dirt during construction; 10. a scheme for recycling/disposing of waste resulting from demolition and construction works; and 11. Measures to protect all watercourses within and adjacent to the site during the construction phase and to prevent building materials or surface water run-off entering the watercourses. <p>Reason: In the interests of highway safety at all times of year, to protect the amenities of the nearby residents and to ensure that existing watercourses are protected during the construction phase.</p>
<p>40.</p>	<p>Full details of the provision of electric charging points to serve a particular phase of the development shall be submitted to and approved by the Local Planning Authority and the charging points installed and operational before the occupation of the building/s within that phase. The submitted details shall also include details of conduit to be installed at the time of construction to allow the installation of further charging points in the future. The parking bay shall be appropriately marked to ensure sole use by electric vehicles and adequate charging infrastructure with associated cabling provided for the designated parking bay. The charging point shall be located so that a 3m cable will readily reach the vehicle to be charged when parked in the designated parking bay. The charging points shall be retained and maintained thereafter.</p> <p>Reason: To enable and encourage the use of alternative fuel use for transport purposes in accordance with Policy 3 of the Central Lancashire Core Strategy.</p>
<p>41.</p>	<p>Full construction details of the diverted Public Right of Way (PRoW) 9-2-FP 26 shall be submitted to the Local Planning Authority and approved in writing prior to any footpath diversion works commencing. Such details shall ensure that the footpath is fit for purpose, attractive to users and remains so when development is in operation and that it can be used by all, in all-weather conditions and all times of year. The footpath shall be been constructed in accordance with the approved details prior to</p> <p>Reason: to ensure pedestrian access is maintained and support sustainable transport.</p>
<p>42.</p>	<p>Prior to the first occupation of any phase of the development hereby permitted, a Full Travel Plan for that phase shall be submitted to, and approved in writing by, the Local Planning Authority. The Travel Plan to include</p> <ul style="list-style-type: none"> • Contact details of a named Travel Plan Co-ordinator • Results from travel survey • Details of existing cycling, pedestrian and public transport infrastructure • Details of the provision of cycle parking • Objectives

	<ul style="list-style-type: none"> • SMART Targets for non-car modes of travel, taking into account the baseline data from the survey • Action plan of measures to be introduced, and appropriate funding • Details of arrangements for monitoring and review of the Travel Plan for a period of at least 5 years • Surveys to capture any employees that park on street. • Mechanism and penalties/consequences to both employee and business for those that choose to park on the public highway. <p>The approved plan(s) will be audited and updated at intervals as approved and the approved plan(s) be carried out. All elements of the Full Travel Plan shall continue to be implemented at all times thereafter for a minimum of 5 years after completion of the development.</p> <p>Reason: To ensure that the development provides sustainable transport options.</p>
43.	<p>Prior to the commencement of development, other than demolition, ground works and vegetation clearance, details of pedestrian crossing provision, a right turn storage pocket and access on approach to Block A along the spine road shall submitted to and an approved in writing by the Local Planning Authority. The approved details shall be implemented prior to the first occupation of Block A.</p> <p>Reason: In the interests of highway safety.</p>
44.	<p>Covered cycle storage facilities shall be provided in accordance with a scheme to be submitted to the Local Planning Authority prior to the first occupation of each unit hereby approved. The approved cycle storage facilities shall be provided before that unit is first occupied and shall be permanently maintained thereafter.</p> <p>Reason: To allow for the effective use of the parking areas the promotion of sustainable forms of transport and aid social inclusion.</p>
45.	<p>The private car parking provision for each building shall be marked out in accordance with the approved plans, before the use of that building hereby permitted first becomes operative, and permanently maintained thereafter.</p> <p>Reason: To allow for the effective use of the parking areas.</p>
46.	<p>Prior to the occupation of any building hereby approved the roundabout junction access on the A674 shall be modified and improved as set out in Drawing TPMA1498-109 Rev C (provided to LCC Highways via email on 28th Feb 2022). The proposed improvement to the roundabout includes an overrun area, with which two simultaneous movements of HGVs can be accommodated.</p> <p>Reason: To satisfy lane discipline for all vehicles including HGV's to and from the proposed development in the interests of highway safety.</p>
47.	<p>The emergency access to the south of the site from Blackburn Brow shall be kept clear and made available at all times.</p> <p>Reason: It is critical that the route for emergency vehicles from the south from the adopted highway through the site is kept clear at all times.</p>
48.	<p>The existing access to Blackburn Brow to the south of the site shall be maintained for non-motorised users, other than required to facilitate named phases of construction, and a scheme of access improvements for pedestrian and cycle provision to provide non-vehicular connectivity between the site and Blackburn Brow shall be submitted to the Local Planning Authority and approved in writing prior to the commencement of development. The approved scheme shall be implemented in full prior to the occupation of any building hereby approved.</p>

	Reason: To ensure that the development provides sustainable transport options.
49.	The building identified as Block A hereby approved shall be used for Class E(b) uses and for hot food takeaway purposes and for no other purpose of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order). Reason: To define the development and to protect the amenity of neighbouring occupiers.
50.	The building identified as Block B hereby approved shall be used for Class E use purposes and for no other purpose of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order). Reason: To define the development and to protect the amenity of neighbouring occupiers.
51.	The buildings identified as Blocks C to J hereby approved shall be used for Class B2, B8 and E(g) use purposes and for no other purpose of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order). Reason: To define the development and to protect the amenity of neighbouring occupiers.

The original report has been amended as follows:

ITEM 3b - 22/00266/FUL – 122 Chapel Lane, Coppull

The recommendation remains as per the original report

(1)No. further letters of objection have been received setting out the following issues:
Demolition has already commenced
Residents objections are being overlooked.
This will be an extremely bad decision if consent is granted

The following conditions are recommended:

No.	Condition						
1.	The proposed development must be begun not later than three years from the date of this permission. <i>Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.</i>						
2.	The development shall be carried out in accordance with the following plans: <table border="1" style="width: 100%; margin-top: 10px;"> <thead> <tr> <th>Title</th> <th>Drawing Reference</th> <th>Received date</th> </tr> </thead> <tbody> <tr> <td>Proposed 4 New Dwellings</td> <td>0.02 A</td> <td>07 June 2022</td> </tr> </tbody> </table>	Title	Drawing Reference	Received date	Proposed 4 New Dwellings	0.02 A	07 June 2022
Title	Drawing Reference	Received date					
Proposed 4 New Dwellings	0.02 A	07 June 2022					

	<i>Reason: For the avoidance of doubt and in the interests of proper planning.</i>
3.	<p>Prior to the commencement of development, other than demolition, details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage schemes must include:</p> <ul style="list-style-type: none"> (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 in accordance with BRE365; (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); (iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD; (iv) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and (v) Foul and surface water shall drain on separate systems. <p>The approved schemes 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>Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.</p> <p><i>Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution.</i></p>
4.	<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>
5.	<p>Prior to the erection of the superstructure of the dwellings hereby approved, full details of the alignment, height and appearance of all retaining structures, 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>
6.	<p>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.</p> <p><i>Reason: To protect the appearance of the locality and in the interests of the amenities of local residents.</i></p>
7.	<p>A scheme for the landscaping of the development and its surroundings shall be submitted prior to the commencement of the development, other than demolition.</p>

	<p>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. 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>Reason: To ensure that a satisfactory landscaping scheme for the development is carried out to mitigate the impact of the development and secure a high quality design.</p>
<p>8.</p>	<p>A scheme of Biodiversity Enhancement Measures shall be submitted to and approved in writing by the Local Planning Authority, prior to the erection of the superstructures of any dwelling hereby permitted. The approved scheme shall be implemented prior to first occupation of the development (or in accordance with a phasing plan which shall first be agreed in writing with the local planning authority) and shall be retained thereafter.</p> <p>Reason: In the interests of providing biodiversity enhancements.</p>
<p>9.</p>	<p>The 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>
<p>10.</p>	<p>Prior to the erection of the superstructures of the 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>
<p>11.</p>	<p>Prior to the commencement of development, other than demolition, a Traffic Management Plan (TMA) shall be submitted to and approved in writing by the</p>

	<p>Local Planning Authority (in conjunction with the highway authority). The TMA shall include and specify the provisions to be made for the following:-</p> <ul style="list-style-type: none"> • The parking of vehicles of site operatives and visitors; • Loading and unloading of plant and materials used in the construction of the development; • Storage of such plant and materials; • Wheel washing facilities; • Hours of operation (including deliveries) during construction • 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) • Routes to be used by vehicles carrying plant and materials to and from the site; • Measures to ensure that construction and delivery vehicles do not impede access to adjoining properties. <p>Reasons: 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.</p>
12.	<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>Reason: In the interests of highway safety and to prevent flooding.</p>

ITEM 3c - 21/01329/FUL – Wise Marys Farm, 263 Hoghton Lane, Hoghton

The recommendation remains as per the original report

The following consultee responses have been received:

LCC Highways have made the following comments:

No objection subject to conditions.

The following conditions are recommended:

No.	Condition												
13.	<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>												
14.	<p>The development shall be carried out in accordance with the following plans:</p> <table border="1" data-bbox="363 1883 1351 2033"> <thead> <tr> <th data-bbox="363 1883 791 1944">Title</th> <th data-bbox="791 1883 1054 1944">Drawing Reference</th> <th data-bbox="1054 1883 1351 1944">Received date</th> </tr> </thead> <tbody> <tr> <td data-bbox="363 1944 791 1975">Location Plan</td> <td data-bbox="791 1944 1054 1975">21012-LP</td> <td data-bbox="1054 1944 1351 1975">10 November 2021</td> </tr> <tr> <td data-bbox="363 1975 791 2007">Proposed Site Plan</td> <td data-bbox="791 1975 1054 2007">21012 - 301 - B</td> <td data-bbox="1054 1975 1351 2007">15 March 2022</td> </tr> <tr> <td data-bbox="363 2007 791 2033">Proposed Site Plan</td> <td data-bbox="791 2007 1054 2033">21012 - 302 - B</td> <td data-bbox="1054 2007 1351 2033">15 March 2022</td> </tr> </tbody> </table>	Title	Drawing Reference	Received date	Location Plan	21012-LP	10 November 2021	Proposed Site Plan	21012 - 301 - B	15 March 2022	Proposed Site Plan	21012 - 302 - B	15 March 2022
Title	Drawing Reference	Received date											
Location Plan	21012-LP	10 November 2021											
Proposed Site Plan	21012 - 301 - B	15 March 2022											
Proposed Site Plan	21012 - 302 - B	15 March 2022											

	Proposed Site Plan	21012 - 300 - E	15 March 2022
	Proposed House Type	21012 - 310 - B	10 February 2022
	<i>Reason: For the avoidance of doubt and in the interests of proper planning.</i>		
15.	<p>No development shall commence, other than demolition, 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>Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution.</p>		
16.	<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>		
17.	<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>Reason: To ensure a visually satisfactory form of development and to provide reasonable standards of privacy to residents.</p>		
18.	<p>Before the development hereby permitted is first commenced, other than demolition, 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>Reason: To protect the appearance of the locality and in the interests of the amenities of local residents.</p>		
19.	<p>No works to or removal of trees, hedgerows or shrubs 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</p>		

	<p>immediately prior to clearance and written confirmation provided that no active bird nests are present which has been agreed in writing by the LPA.</p> <p><i>Reason: Nesting birds are a protected species.</i></p>
<p>20.</p>	<p>Prior to the first occupation of any dwelling hereby approved, a "lighting design strategy for biodiversity" for areas to be lit shall be submitted to and approved in writing by the local planning authority. The strategy shall:</p> <ul style="list-style-type: none"> a) identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places. <p>All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.</p> <p><i>Reason: Due to the presence of foraging bats in the locality.</i></p>
<p>21.</p>	<p>A scheme for the landscaping of the development and its surroundings shall be submitted prior to the commencement of the development, other than demolition. 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. 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>
<p>22.</p>	<p>A scheme of Biodiversity Enhancement Measures shall be submitted to and approved in writing by the Local Planning Authority, prior to the erection of the superstructures of any dwelling hereby permitted. The approved scheme shall be implemented prior to first occupation of the development (or in accordance with a phasing plan which shall first be agreed in writing with the local planning authority) and shall be retained thereafter.</p> <p><i>Reason: In the interests of providing biodiversity enhancements.</i></p>
<p>23.</p>	<p>The dwellings hereby approved are required to achieve a minimum Dwelling</p>

	<p>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>
<p>24.</p>	<p>Prior to the erection of the superstructures of the 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>
<p>25.</p>	<p>The dwellings at plots 1 and 4 hereby approved shall not be occupied until the privacy screens identified on the Proposed Site Plan drawing (ref. 21012 - 302 – B) have been installed. Privacy screens of this type and positioning shall be retained at all times thereafter.</p> <p>Reason: To protect the amenity of neighbouring residential occupiers.</p>
<p>26.</p>	<p>No works shall take place until the applicant, or their agent or successors in title, have secured the implementation of a programme of archaeological building recording. The programme of archaeological recording shall comprise the creation of a record of the historic buildings to Historic England level 3. This work should be carried out by an appropriately qualified and experienced professional archaeological contractor to the standards and guidance set out in Understanding Historic Buildings (Historic England 2016). Upon completion of the programme of building recording and analysis a report shall be submitted to the Local Planning Authority.</p> <p>Reason: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the site.</p>
<p>27.</p>	<p>No part of the development hereby approved shall commence until the visibility splays shown on drawing 21012-300-E has been provided. The land within these splays shall be maintained thereafter, free from obstructions such as walls, fences, trees, hedges, shrubs, ground growth or other structures.</p> <p>Reason: To ensure adequate visibility at the site access in the interest of highway safety.</p>
<p>28.</p>	<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 in consultation with the Highway Authority.</p> <p>Reason: 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>

<p>29.</p>	<p>No part of the development hereby approved shall be occupied until the approved scheme for the construction of the site access has been constructed and completed in accordance with the approved scheme details.</p> <p>Reasons: I order that the traffic generated by the development does not exacerbate unsatisfactory highway conditions in advance of the completion of the highway scheme/works.</p>
<p>30.</p>	<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"> • The parking of vehicles of site operatives and visitors; • Loading and unloading of plant and materials used in the construction of the development; • Storage of such plant and materials; • Wheel washing facilities; • Hours of operation (including deliveries) during construction • 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) • Routes to be used by vehicles carrying plant and materials to and from the site; • Measures to ensure that construction and delivery vehicles do not impede access to adjoining properties. <p>Reasons: 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.</p>
<p>31.</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>Reason: In the interests of highway safety and to prevent flooding.</p>

ITEM 3d - 21/00232/OUT – Land West Of 1 The Owls, Blue Stone Lane

The recommendation remains as per the original report

The following consultee responses have been received:

LCC Highways have made the following comments:

No objection subject to conditions.

The following conditions are recommended:

No.	Condition
1.	An application for approval of the reserved matters (namely the appearance, scale and landscaping of the site) must be made to the Council before the expiration of

	<p>three years from the date of this permission and the development hereby permitted must be begun two years from the date of approval of the last of the reserved matters to be approved.</p> <p>Reason: This condition is required to be imposed by the provisions of Article 3 (1) of the Town and Country Planning (General Development Procedure) Order 1995 and Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.</p>						
<p>2.</p>	<p>The development shall be limited to a single bungalow and shall be carried out in accordance with the following plans:</p> <table border="1" data-bbox="368 562 1302 748"> <thead> <tr> <th data-bbox="368 562 751 622">Title</th> <th data-bbox="751 562 1023 622">Drawing Reference</th> <th data-bbox="1023 562 1302 622">Received date</th> </tr> </thead> <tbody> <tr> <td data-bbox="368 622 751 748">Location plan, block plan and site plan</td> <td data-bbox="751 622 1023 748">21.011.01.c</td> <td data-bbox="1023 622 1302 748">06 June 2022</td> </tr> </tbody> </table> <p>Reason: For the avoidance of doubt and in the interests of proper planning</p>	Title	Drawing Reference	Received date	Location plan, block plan and site plan	21.011.01.c	06 June 2022
Title	Drawing Reference	Received date					
Location plan, block plan and site plan	21.011.01.c	06 June 2022					
<p>3.</p>	<p>As part of the first application for reserved matters or prior to the commencement of the development the following details shall be submitted to and approved in writing by the Local Planning Authority:</p> <ul style="list-style-type: none"> a) Details of the colour, form and texture of all external facing materials to the proposed dwelling b) Details of the colour, form and texture of all hard ground- surfacing materials. c) Location, design and materials of all fences, walls and other boundary treatments. d) The finished floor level of the proposed dwelling and any detached garages <p>The development thereafter shall be completed in accordance with the approved details. Prior to the first occupation of the dwelling hereby permitted all fences and walls shown in the approved details to bound its plot shall have been erected in conformity with the approved details.</p> <p>Reason: In the interests of the visual amenities and character of the area and to provide reasonable standards of privacy to residents</p>						
<p>4.</p>	<p>Prior to the construction of the superstructure of the dwelling hereby permitted or with any reserved matter application, details shall be submitted to and approved in writing by the Local Planning Authority demonstrating that each dwelling will achieve a minimum Dwelling Emission Rate of 19% above 2013 Building Regulations. The development thereafter shall be completed in accordance with the approved details.</p> <p>Reason: Policy 27 of the Adopted Central Lancashire Core Strategy requires new dwellings to be built to Code for Sustainable Homes Level 4 however following the Deregulation Bill 2015 receiving Royal 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.</p>						
<p>5.</p>	<p>The dwelling hereby approved shall be occupied until a SAP assessment (Standard Assessment Procedure), or other alternative proof of compliance (which has been previously agreed in writing by the Local Planning Authority) such as an</p>						

	<p>Energy Performance Certificate, has been submitted to and approved in writing by the Local Planning Authority demonstrating that the dwelling has achieved the required Dwelling Emission Rate.</p> <p>Reason: Policy 27 of the Adopted Central Lancashire Core Strategy requires new dwellings to be built to Code for Sustainable Homes Level 4 however following the Deregulation Bill 2015 receiving Royal 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.</p>
<p>6.</p>	<p>As part of the submission of the first reserved matters application, details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage schemes must include:</p> <ul style="list-style-type: none"> (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, the potential for infiltration of surface water in accordance with BRE365; (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). (iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD; (iv) Incorporate mitigation measures to manage the risk of sewer surcharge; and (v) Foul and surface water shall drain on separate systems within the site. <p>The approved schemes shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards and no surface water shall discharge to the public sewer either directly or indirectly.</p> <p>Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.</p> <p>Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution.</p>
<p>7.</p>	<p>That part of the access extending from the highway boundary for a minimum distance of 5m into the site shall be appropriately paved in tarmacadam, concrete, block pavements, or other approved materials.</p> <p>Reason: To prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to other road users.</p>
<p>8.</p>	<p>Prior to the commencement of development or with any reserved matter application 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"> a) The parking of vehicles of site operatives and visitors; b) Loading and unloading of plant and materials used in the construction of the development; c) Storage of such plant and materials; 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; 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)

	<p>f) Routes to be used by vehicles carrying plant and materials to and from the site; g) Measures to ensure that construction and delivery vehicles do not impede access to adjoining properties.</p> <p>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.</p>
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ITEM 3j- 22/00414/FUL – Land opposite 37 Preston Road Coppull

The recommendation remains as per the original report.

The following conditions are suggested:

1. The development hereby permitted shall be carried out in accordance with the approved plans below:

Title	Plan Ref	Received On
Plan showing location and site plan		5 May 2022
Plan titled Existing Stable Block	Revision A	8 April 2022

Reason: For the avoidance of doubt and in the interests of proper planning

2. Within one month of the date of this permission, full details of the containment, storage and disposal of manure shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the manure shall be contained, stored and disposed in accordance with the approved details.

Reason: In the interests of pollution prevention.

3. If the use of the stables hereby permitted ceases for a period of one year within 10 years from the date of this permission, they shall be removed from the land and the land shall be restored to its former condition.

Reason: In accordance with the Rural Development Supplementary Planning Document and to avoid the proliferation of buildings in the Green Belt for which there is not a continuing need.

4. The stables hereby permitted shall be used for the stabling of horses and storage of associated equipment and feed only and, in particular, shall not be used for any business or commercial use.

Reason: To define the permission as a commercial livery would warrant further assessment in respect of highways considerations and neighbour amenity.

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