

**ITEM 3c - 21/01166/FUL - Demolition of an existing dwelling with detached garage, and construction of 1no. self-build eco-home – The Croft Lower Simpson Fold, Blackburn Road, Higher Wheelton**

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

**The following conditions are recommended:**

1. The proposed development must be begun not later than three years from the date of this permission.

*Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.*

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

Title	Plan Ref	Received On
Location Plan	01	29 September 2021
Proposed Site Plan	06 Rev.C	14 February 2022
Proposed Ground Floor Plan	07 Rev.D	20 January 2022
Proposed Floor Plans	08 Rev.B	20 January 2022
Proposed Elevations (Sheet 1)	09 Rev.B	20 January 2022
Proposed Elevations (Sheet 2)	10 Rev.B	20 January 2022
Proposed Landscape and Boundaries	12 Rev.B	20 January 2022
General Arrangements	516-PL01 Rev 3	2 February 2022
Hardworks Layout	516-PL02 Rev 3	2 February 2022
Softworks Layout	516-PL03 Rev 3	2 February 2022

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

3. No development shall take place, including any works of demolition, until a Construction Management Plan 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:

- i. the parking of vehicles of site operatives, visitors and deliveries
- ii. hours of operation (including deliveries) during construction
- iii. loading and unloading of plant and materials
- iv. storage of plant and materials used in constructing the development
- v. details of the erection and maintenance of any security hoarding including decorative displays and facilities for public viewing, where appropriate
- vi. wheel washing facilities to be made available on site for the duration of any demolition and construction works
- vii. measures to control the emission of dust, dirt and noise during construction
- viii. a scheme for recycling/disposing of waste resulting from demolition and construction works

*Reason: To ensure satisfactory details in the interests of the amenities of the nearby residents.*

4. Construction of the dwelling hereby permitted shall not be commenced until all existing buildings identified for demolition on the site are demolished in full and all resultant materials removed from the site.

*Reason: The demolition of the existing buildings is necessary to make the development acceptable in the Green Belt as an exception to inappropriate development in the Green Belt as listed in paragraph 149 (g) of the National Planning Policy Framework and also in accordance with Chorley Local Plan 2012 - 2026 policy BNE5.*

5. All planting, seeding or turfing comprised in the approved details of landscaping as shown on drawing number 516-PL-03-Rev 3 shall be carried out in the first planting and seeding seasons

following the occupation of the dwelling or the completion of the development, whichever is the earlier, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

*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.*

6. Prior to the commencement of any demolition works being undertaken to the dwelling, the bat mitigation scheme set out in section 5.3 of the ERAP Ecology Survey Report (March 2022), shall be fully implemented. The bat boxes that are installed under this scheme shall be retained thereafter.

*Reason: In the interests of nature consideration as bats, a protected species, were found to be present in the dwelling.*

7. No demolition of any building 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 that appropriate measures in place to protect nesting bird interests on site. Written confirmation of such shall be submitted to the Local Planning Authority.

*Reason: All British birds nests and eggs (with certain limited exceptions) are protected by Section 1 of the Wildlife & Countryside Act 1981 (as amended).*

8. Notwithstanding the details submitted in the Arboricultural Impact Assessment Revision B (February 2022) a revised detailed Arboricultural Impact Assessment shall be submitted to and approved in writing prior to the commencement of any development. This shall include a sequence of works, site monitoring schedule and a revised a scheme of tree protection fencing to protect the south western and south eastern side of trees/shrubs in G1 and the existing hedgerows H1 and H2, shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented in accordance with the approved details prior to any works (including demolition) commencing and be retained for the duration of the site works.

*Reason: To safeguard the health and appearance of the trees being retained.*

9. Before the development hereby permitted is first commenced full details of existing and proposed ground levels across the site 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.

*Reason: To protect the appearance of the locality and in the interests of the amenities of local residents.*

10. Prior to their installation, full details of the bin and cycle storage hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be installed prior to the first occupation of the dwelling and retained as such thereafter.

*Reason: Such details have not been submitted as part of the application and are necessary to safeguard the appearance of the development in the locality.*

11. All new dwellings are required to achieve a minimum Dwelling Emission Rate of 19% above 2013 Building Regulations.

*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.*

12. Prior to the commencement of the development details shall be submitted to and approved in writing by the Local Planning Authority demonstrating that the dwelling will meet the required Dwelling Emission Rate. The development thereafter shall be completed in accordance with the approved details.

*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.*

13. The dwelling hereby approved shall not be occupied until a SAP assessment (Standard Assessment Procedure), or other alternative proof of compliance (which has been previously agreed in writing by the Local Planning Authority) such as an Energy Performance Certificate, has been submitted to and approved in writing by the Local Planning Authority demonstrating that the dwelling has achieved the required Dwelling Emission Rate.

*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.*

14. Prior to commencement of the construction of the dwellinghouse hereby permitted, full details of external facing and roofing materials shall be submitted to and approved in writing by the Local Planning Authority, The development shall be carried out in accordance with the approved details.

*Reason: To In the interests of the appearance of the development and to ensure that the materials used are visually appropriate to the locality.*