

**ITEM 3h – 22/00213/CB3 – Erection of an archery pavilion with associated car park and new vehicle access point from Wigan Lane, following the removal of the existing building –  
Land Adjacent To Londonderry Cottage, Wigan Lane, Heath Charnock**

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

Lancashire County Council Highway Services have responded with no objection to the proposal, subject to conditions relating to the implementation of works to the highway and parking and manoeuvring areas within the site.

**The following conditions are recommended:**

No.	Condition																					
1.	<p>The proposed development must be begun not later than three years from the date of this permission.</p> <p><i>Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.</i></p>																					
2.	<p>The development hereby permitted shall be carried out in accordance with the approved plans below:</p> <table border="1" data-bbox="336 958 1289 1279"> <thead> <tr> <th data-bbox="336 958 826 992">Title</th> <th data-bbox="826 958 1050 992">Plan Ref</th> <th data-bbox="1050 958 1289 992">Received On</th> </tr> </thead> <tbody> <tr> <td data-bbox="336 992 826 1025">Proposed Building</td> <td data-bbox="826 992 1050 1025">205-076-1008</td> <td data-bbox="1050 992 1289 1025">24 February 2022</td> </tr> <tr> <td data-bbox="336 1025 826 1088">Proposed Tree Protection and Boundary Details</td> <td data-bbox="826 1025 1050 1088">205-076-1012</td> <td data-bbox="1050 1025 1289 1088">5 May 2022</td> </tr> <tr> <td data-bbox="336 1088 826 1151">Proposed Building Drainage Plan</td> <td data-bbox="826 1088 1050 1151">205-076-11-5 Rev A</td> <td data-bbox="1050 1088 1289 1151">23 March 2022</td> </tr> <tr> <td data-bbox="336 1151 826 1184">Site Location Plan</td> <td data-bbox="826 1151 1050 1184">205-076-1001</td> <td data-bbox="1050 1151 1289 1184">24 February 2022</td> </tr> <tr> <td data-bbox="336 1184 826 1247">Proposed Site Plan</td> <td data-bbox="826 1184 1050 1247">205-076-1003 Rev A</td> <td data-bbox="1050 1184 1289 1247">11 May 2022</td> </tr> <tr> <td data-bbox="336 1247 826 1279">Proposed Junction Access Design</td> <td data-bbox="826 1247 1050 1279">205-076-1010</td> <td data-bbox="1050 1247 1289 1279">24 February 2022</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	Proposed Building	205-076-1008	24 February 2022	Proposed Tree Protection and Boundary Details	205-076-1012	5 May 2022	Proposed Building Drainage Plan	205-076-11-5 Rev A	23 March 2022	Site Location Plan	205-076-1001	24 February 2022	Proposed Site Plan	205-076-1003 Rev A	11 May 2022	Proposed Junction Access Design	205-076-1010	24 February 2022
Title	Plan Ref	Received On																				
Proposed Building	205-076-1008	24 February 2022																				
Proposed Tree Protection and Boundary Details	205-076-1012	5 May 2022																				
Proposed Building Drainage Plan	205-076-11-5 Rev A	23 March 2022																				
Site Location Plan	205-076-1001	24 February 2022																				
Proposed Site Plan	205-076-1003 Rev A	11 May 2022																				
Proposed Junction Access Design	205-076-1010	24 February 2022																				
3.	<p>The external facing materials, detailed on the approved plans, shall be used and no others substituted unless alternatives are first submitted to and agreed in writing by the Local Planning Authority, when the development shall then be carried out in accordance with the alternatives approved.</p> <p><i>Reason: To ensure that the materials used are visually appropriate to the locality.</i></p>																					
4.	<p>During the construction period, all trees to be retained shall be protected in accordance with British Standard BS 5837:2012 or any subsequent amendment to the British Standards and all works will be undertaken in accordance with the details of tree protection measures received on 5th May 2022.</p> <p><i>Reason: To safeguard the trees to be retained.</i></p>																					
5.	<p>Prior to the first use of the approved building, four bird boxes shall be installed in the trees to the south and of the approved building and retained as such thereafter.</p> <p><i>Reason: To create biodiversity enhancements, in accordance with the National Planning Policy Framework.</i></p>																					

6.	<p>No works to trees and shrubs or vegetation clearance or demolition of buildings 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.</p> <p><i>Reason: All British birds nests and eggs (with certain limited exceptions) are protected by Section 1 of the Wildlife &amp; Countryside Act 1981 (as amended).</i></p>
7.	<p>Foul and surface water shall be drained on separate systems. Surface water shall be drained in accordance with the hierarchy of drainage options in national planning practice guidance. In the event of surface water discharging to public sewer, the rate of discharge shall be restricted to the lowest possible rate which shall be agreed with the statutory undertaker prior to connection to the public sewer.</p> <p><i>Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution.</i></p>
8.	<p>Prior to the first use of the approved facility, the vehicular access to the site from Shade Lane shall be closed to vehicles and only available for pedestrians and cyclists.</p> <p><i>Reason: To ensure the safe and proper access of the facility and to protect the amenity of neighbouring residents.</i></p>
9.	<p>No part of the development shall be commenced, other than site preparatory works and removal of the existing buildings, until all the highway works within the adopted highway have been constructed in accordance with a scheme that shall be submitted to and approved by the Local Planning Authority in consultation with the Highway Authority as part of a section 278 agreement, under the Highways Act 1980.</p> <p><i>Reason: In order to satisfy the Local Planning Authority and Highway Authority that the final details of the highway scheme/works are acceptable before work commences on site and to enable all construction traffic to enter and leave the premises in a safe manner without causing a hazard to other road users.</i></p>
10.	<p>The private car parking and manoeuvring areas to be marked out in accordance with the approved plans, before the use of the premises hereby permitted becomes operative dwelling and permanently maintained thereafter.</p> <p><i>Reason: To allow for the effective use of the parking areas.</i></p>