
ITEM 3b – 21/00635/REMAJ – Land between Pear Tree Lane and School Lane Euxton

The recommendation remains as per the original report

The following conditions are suggested:

1. The Development shall only be carried out in accordance with the approved plans, except as may otherwise be specifically required by any other condition of the outline planning permission or this approval of reserved matters.

Reason: To define the permission and in the interests of the proper development of the site.

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

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

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

Title	Plan Ref	Received On
Location Plan	R107/1000	24 June 2021
Topographical Survey	S12-378-1E	24 June 2021
Planning Layout	R107/1F	9 May 2022
Planning Layout (A0)	R107/1-1C	9 May 2022
Coloured Layout	R107/1F	9 May 2022
Fencing Layout	R107/2E	9 May 2022
Materials Schedule	R107/3E	9 May 2022
External Surfaces Layout	R107/4E	9 May 2022
Interface Distance Plan	R107/6E	9 May 2022
Affordable Housing Distribution Plan	R107/7F	9 May 2022
Bat & Bird Box Plan	R107/8E	9 May 2022
POS Plan	R107/1002D	9 May 2022
Phasing Plan – Landscape & LEAP	R107/1004A	9 May 2022
1.8m High Close Boarded Timber Fence	SD.1A	24 June 2021
900mm Post & Rail Fence	SD.21	24 June 2021
Knee Rail Fence Detail	SD.23B	24 June 2021
1.8m High Screen Wall	SD.46A	24 June 2021
Swept Path Analysis	3352-SP02 H	16 May 2022
Landscape Proposals - 1 of 4	6543.01 J	16 May 2022
Landscape Proposals - 2 of 4	6543.02 J	16 May 2022
Landscape Proposals - 3 of 4	6543.03 K	16 May 2022
Landscape Proposals - 4 of 4	6543.04 J	16 May 2022
Landscape Proposal - LEAP	6543.05 G	16 May 2022
S38 Street Lighting Design – Sheet 1 of 2	SHD494 R5	16 May 2022
S38 Street Lighting Design – Sheet 2 of 2	SHD494 R5	16 May 2022
Bowes House Type	HT104/P/11D	24 June 2021
Bowes House Type	HT104/P/12D	24 June 2021
Burlington Walk in bay (affordable)	HT105/P/120C	24 June 2021
Waddington House Type (affordable)	HT117(A)/P/116A	24 June 2021
Reynold House Type	HT130/P/110D	6 January 2022
Reynold House Type	HT130/P/114A	6 January 2022
Hatton House Type	HT139/P/115B	24 June 2021
Hatton House Type	HT139/P/119A	24 June 2021
Wallingford House Type	HT140/P/105	6 January 2022
Regency House Type	HT142/P/01A	24 June 2021
Belgrave House Type	HT146/P/116B	24 June 2021
Bonington House Type	HT147/P/110-11	24 June 2021

Bonington House Type	HT147/P/112-12A	24 June 2021
Lowry House Type	HT164/P/5	24 June 2021
Lowry House Type	HT164/P/6	24 June 2021
Lowry House Type	HT164/P/9	24 June 2021
Lowry House Type	HT164/P/10	13 January 2022
Gladstone House Type (Opp)	HT165/P/6	24 June 2021
Gladstone House Type (Opp)	HT165/P/7	24 June 2021
Gladstone – 3 Block Plans – with Pediment	HT165/P/3/V3-1	24 June 2021
Gladstone – 3 Block Elevations – with Pediment	HT165/P/3/V4-2	24 June 2021
Brantwood II House Type – with bay	HT167/P/4A	24 June 2021
Kingswood House Type	HT174/P/1	24 June 2021
Kingswood House Type	HT174/P/2	24 June 2021
Tabley House Type	HT185/P/1	24 June 2021
Arley House Type	HT186/P/1A	24 June 2021
Double Detached Garage	P/DG/1B	6 January 2022
Single Detached Garage	P/SG/1B	24 June 2021

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

4. The external facing materials, detailed on the approved Materials Layout plan (ref. 107/3 Rev.D) received on 01.04.2022, shall be used and no others substituted unless alternatives are first submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the materials used are visually appropriate to the locality.

5. All planting, seeding or turfing identified on approved Landscape Proposal (Sheet 1 of 4, - Sheet 4 of 4 inclusive) plans (refs. 6543.01 Rev.I to 6543.04 Rev.I inclusive) shall be carried out in the relevant planting season as shown on the Phasing Plan - Landscape & LEAP (ref:R107/1004) received on 03.05.2022 unless otherwise agreed in writing by the Local Planning Authority 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. All works shall be undertaken in strict accordance with the approved plans and the Landscape Management Plan (Revision F), received 01.04.2022.

Reason: In the interest of the appearance of the locality and for the avoidance of doubt.

6. The approved development shall be undertaken in strict accordance with the submitted Arboricultural Impact Assessment, (Ref: P.1426.21 Rev. E 30th March 2022) received 06.04.2022, unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure the trees proposed for retention are adequately protected during construction work and for the avoidance of doubt.

7. The approved development shall be carried out in strict accordance with the submitted Drainage Design Statement, (Ref: 30460/SRG) received on 03.05.2022, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the proper drainage of the site and for the avoidance of doubt.

8. The approved development shall be carried out in strict accordance with the submitted Reasonable Avoidance Measures for Amphibians (Ref: 6956 - Report version 2) received on 24.06.2021, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure amphibians are not adversely affected and for the avoidance of doubt.

9. The approved development shall be carried out in strict accordance with the submitted Bat & Bird Box Plan (Ref: R107/8 Rev.D) received on 06.01.2022, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure biodiversity improvements on the site and for the avoidance of doubt.

10. The approved development shall be carried out in strict accordance with the submitted Lighting Sensitivity and Bats Report (Ref: 6956 Report Version 1) received on 06.01.2022, and the S38 Street Lighting Design Sheet 1 of 2 and Sheet 2 of 2 Plans (Refs: SHD494-R4) received 06.04.2022, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure bats are not adversely affected and for the avoidance of doubt.

11. Prior to the installation of any close boarded fencing on the site a scheme for hedgehog highways and their implementation across the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in full and in accordance with the approved details.

Reason: To ensure hedgehogs are not adversely affected.

12. The approved development shall be carried out in strict accordance with the conclusions and recommendations set out in section 12 of the submitted RSK Phase 2 Geo-Environmental Site Investigation (Ref: 322753-R1 (01)), received 24.06.2021, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development is carried out in a safe manner.

13. Notwithstanding the details on any submitted plans, prior to installation of any equipment details of the equipment for the LEAP shall be submitted to and approved in writing by the Local Planning Authority, and shall include a flat seat swing and a toddler seat swing on the City 2 Bay Swing unit. The LEAP shall be implemented in strict accordance with the Phasing Plan - Landscape & LEAP (ref: R107/1004 Rev.A) received on 09.05.2022, and the equipment shall be installed in accordance with the approved details

Reason: To ensure that the LEAP provides an appropriate range of equipment and is implemented in a timely manner and for the avoidance of doubt.