

APPLICATION REPORT – 22/00792/REMAJ

Validation Date: 21 July 2022

Ward: Euxton

Type of Application: Major Reserved Matters

Proposal: Reserved matters application (appearance, landscaping, layout and scale) for a phased development comprising the erection of 18no. dwellings and associated infrastructure pursuant to outline planning permission ref: 19/00654/OUTMAJ / appeal ref: APP/D2320/W/20/3247136.

Location: Land Between Pear Tree Lane And School Lane Pear Tree Lane Euxton

Case Officer: Mr Iain Crossland

Authorising Officer:

Applicant: Mr Jon Gould

Agent: Mr Marco De Pol

Consultation expiry: 15 August 2022

Decision due by: 20 October 2022

RECOMMENDATION

It is recommended that the reserved matters of appearance, landscaping, layout and scale are approved subject to conditions.

SITE DESCRIPTION

The application site is located to the south and east of School Lane and to the east of Euxton and comprises part of a wider development site with outline consent for the erection of up to 180 dwellings. The wider site comprises five field compartments and the topography of the site is relatively flat and includes existing hedgerows and a small pond.

The western edge of the wider site is predominantly bound by properties on School Lane and The Cherries. To the north the site includes an existing tree line that is on the south side of School Lane. To the north of School Lane is a residential development site that has been recently completed and to the east, the site is bound by Pear Tree Lane and residential properties, which includes Houghton House, a Grade II listed building. The southern boundary of the site is bound by a row of mature trees and hedgerows with Valley Park to the south.

School Lane is a non-classified road and is categorised as a local access road with a 20 mph zone extending from Wigan Road to approximately 20m west of Orchard Close. To the west of this point School Lane is subject to the national speed limit of 60 mph. There are footways of variable width from Orchard Close west to Wigan Road. From Orchard Close east there are no footways and the road is of variable width with narrow single lane sections in what is essentially a lane of rural character.

The site is allocated as Safeguarded Land and contains a number of trees protected by Tree Preservation Orders both within it and along its boundaries. It is noted that the wider site now has reserved matters consent for the erection of 131no. dwellings and associated infrastructure.

DESCRIPTION OF PROPOSED DEVELOPMENT

This application seeks reserved matters consent including details of appearance, landscaping, layout and scale for a phased development comprising the erection of 18no. dwellings and associated infrastructure pursuant to outline planning permission ref: 19/00654/OUTMAJ / appeal ref: APP/D2320/W/20/3247136. This represents the self-build element of the outline planning permission that was approved on appeal, and would connect with the previously approved reserved matters consent for the erection of 131no. dwellings and associated infrastructure with access taken through that development.

REPRESENTATIONS

No comments have been received.

CONSULTATIONS

Euxton Parish Council: No comments received.

Lancashire County Council Archaeology Service: No Objection.

Environment Agency: No comments received.

Greater Manchester Ecology Unit: No objection

Waste & Contaminated Land: No comments to make.

Lancashire Highway Services: Do not have any objections

Lead Local Flood Authority: No objection

PLANNING CONSIDERATIONS

Principle of the development

The acceptability of the principle of the development has been established by the grant of outline planning permission for up to 180 dwellings including 30% affordable housing, with public open space, structural planting and landscaping, surface water flood mitigation and attenuation and vehicular access points from School Lane. This was grant on appeal in August 2020.

Impact on character and appearance of locality

The National Planning Policy Framework (the Framework) attaches considerable importance to the need to achieve good design and a high-quality built environment. It states at paragraph 112 that planning policies and decisions should respond to local character and history and seek to reinforce local distinctiveness. The importance of high-quality design is reflected in the Central Lancashire Core Strategy (policy 17) and the Chorley Local Plan (policy BNE1).

Policy 17 of the Core Strategy seeks to ensure that the design of new buildings takes into account the character and appearance of the local area, including among other things, linking in with surrounding movement patterns and not prejudicing the development of neighbouring land; and protecting existing landscape features and natural assets. The policy is considered to be consistent with the Framework and should be attributed full weight.

Policy BNE1 (Design Criteria for New Development) of the Chorley Local Plan 2012 -2026 stipulates that planning permission will be granted for new development, including extensions, conversions and free standing structures, provided that, among other things, the proposal does not have a significantly detrimental impact on the surrounding area by virtue of its density, siting, layout, building to plot ratio, height, scale and massing, design, orientation and use of materials;

that the layout, design and landscaping of all elements of the proposal, including any internal roads, car parking, footpaths and open spaces, are of a high quality and respect the character of the site and local area; and that the proposal would not have a detrimental impact on important natural habitats and landscape features such as historic landscapes, mature trees, hedgerows, ponds and watercourses. In some circumstances where on balance it is considered acceptable to remove one or more of these features, then mitigation measures to replace the feature/s will be required either on or off-site. The policy is considered to be consistent with the Framework and should be attributed full weight.

The surrounding housing stock to the development site comprises a mix of bungalows and generally two storey brick and rendered or stone faced buildings in a varied mixture of built forms including detached, semi-detached and terraced properties with pitched roofs and some with details such as bay windows, and porches. This provides a wide range of design types. There is a listed building at Houghton House Farmhouse to the north west corner of the site that provides a local example of high quality design. This is faced in local sandstone with a slate roof and comprises quoin detailing and is of symmetrical proportions. There is a barn conversion to the west of this, which is faced in red sandstone and has a slate roof, which also provides a local example of design quality.

When considering any development proposal, the Council must be mindful of the Framework, which at paragraph 126 states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. It also says that good design is a key aspect of sustainable development. Paragraph 130 of the Framework also states that planning policies and decisions should aim to ensure that developments (amongst other things) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development.

Chorley Council plans positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes and seeks to create well-mixed and integrated developments, which avoid segregation and have well-planned public spaces that bring people together and provide opportunities for physical activity and recreation.

The proposed layout of the development is considered to have taken into account the natural constraints of hedgerows and trees and incorporates areas of informal open space around these features. This would ensure that the proposals create an attractive environment and setting for the dwelling plots, which are arranged in an organic pattern at a relatively low density. Hedgerows would only be removed to provide access across the site.

The proposed houses reflect the house types already approved as part of the recent reserved matters application and includes for dual aspect properties on corner plots with some dwellings facing onto Pear Tree Lane, where the site shares an interface. In terms of their appearance, the proposed properties are of a simple traditional design style and include features such as bay windows and front gables, which are found in the wider area, and would help to provide interest in the streetscene. Materials would include red brick types, render, and both red and grey roof tiles. There would be incorporate in-curtilage driveways, integral and detached garages and allocated car parking spaces.

It is considered that the proposed dwellings would assimilate with the built form of existing dwellings in the area. In light of the above, the proposal would not be detrimental to the character and appearance of the locality.

It is noted that this part of the site is intended by the developer to be set aside for self-build development as required by the terms of the Unilateral Undertaking that is attached to the outline planning permission. This requires a proportion of the overall dwellings to be provided as serviced self build plots. As such it is possible that replacement house types may be proposed through separate applications for these individual plots as they are marketed for sale, and although the standard houses types proposed at this stage would be an acceptable proposition this would not preclude a deviation from these house types with very different alternatives. The

layout of the plots and scale of the proposed dwellings is, however, representative of what would be expected on this part of the site.

Overall the proposed development is considered to accord with Chorley Local Plan policy BNE1 in respect of design matters.

Impact on Heritage Assets

Chapter 16 of the Framework sets out considerations relating to conserving and enhancing the historic environment. Policy 16 of the Core Strategy and Policy BNE8 of the Chorley Local Plan 2012 -2026 deal with Heritage Assets.

The Site is located to the south of School Lane and the west of Pear Tree Lane. It benefits from an extant outline consent for development of up to 180 dwellings (LPA ref 19/00654/OUTMAJ: PINS ref. APP/D2320/W/20/3247136), with the majority of the site also benefiting from a subsequent Reserved Matters application (21/00635/REMMAJ) relating to 131 dwellings which was approved in June 2022.

The present application seeks reserved matters consent for the remaining part of the site and seeks approval of details relating to the reserved matters for a further 18 dwellings. The element of the overall site now under consideration is located to the south west of the grade II listed Houghton House Farmhouse and thus there is the potential for the development to adversely affect the setting of that designated heritage asset.

The principal statutory duty under the Planning (Listed Building and Conservation Areas) Act 1990 is to preserve the special character of heritage assets, including their setting. LPA's should, in coming to decisions, consider the principal Act, which states under Listed Buildings - Section 66(1) the following;

In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

The Framework at P194 notes that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.

In determining planning applications LPA's should take account of:

- a. The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.
- b. The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c. The desirability of new development making a positive contribution to local character and distinctiveness.

P.199 states that when considering the impact of proposals on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be applied. This is irrespective of whether any harm is identified as being substantial, total loss or less than substantial harm to its significance.

It must be considered in making an assessment that the site already benefits from an extant outline consent for development of up to 180 dwellings (LPA ref 19/00654/OUTMAJ: PINS ref. APP/D2320/W/20/3247136), with the majority of the site also benefiting from a subsequent Reserved Matters application (21/00635/REMMAJ) relating to 131 dwellings.

Notwithstanding the above, the heritage issue to consider is the potential effect upon the setting (and by extension significance) of Houghton House Farmhouse as a designated heritage asset.

The asset is a late 17th century farmhouse, which derives its significance from its simple yet symmetrical principal elevation to its west frontage incorporating simple classically inspired

details and proportionality, its historic use as a farmhouse and its wider historical association with its wider context. Whilst historically its open and agricultural setting would have contributed greatly to the significance, historic and more recent development (and approvals) to its north, south and west have drawn it into the wider settlement of Euxton meaning that now its setting is extremely compromised and thus setting makes an extremely limited contribution to its overall setting.

The proposals are situated some distance to the south and south west of the asset and further away from the asset than plot 1, the design and siting of which was already approved under application 21/00635/REMMAJ, which will already have had an effect upon the setting of the asset.

In relation to the existing proposals, whilst very limited details are provided within the application documents they are separated from the asset by its domestic curtilage and the retention of an existing hedge. The design, layout and materiality of the dwellings proposed broadly reflect what has already been approved, both in outline and in the subsequent reserved matters application. Regardless it is considered preferable that Units 9 and 10, which are closest to the asset, should utilise a grey rather than red roof finish to achieve better aesthetic relationships to the asset. This has been agreed and reflected on the materials layout plan.

The landscaping and fencing plans submitted are the same as submitted previously as part of the larger application which gained approval earlier in the year. As with previous assessments on 21/00635/REMMAJ it is noted that the Inspector in - his Appeal decision considered the issue of setting.

In P.78 he stated that "despite forming part of the setting for Houghton House farmhouse it is common ground between the council and the appellant that the appeal site only makes a minor contribution to the significance of the listed building" and went on to say "the heritage statement submitted with the application proposes mitigation in the form of an area of open space in the north of the site, landscaping to the site boundary with Houghton House farmhouse and setting back development from the north-eastern edge of the site. These measures would reduce the harm, but not avoid it".

Para 79 — "Nevertheless, given the minor contribution of the appeal site to the significance of the heritage asset, the proposals would amount to less than substantial harm to the heritage significance of Houghton House Farmhouse."

He concluded that with mitigation (landscaping etc.) the harm to the setting would be at the lower end of the spectrum of less than substantial harm. In this context, taking note of the location and detail of the development and its relationship to the heritage asset (also considering comments made on the previous applications) it is considered that a low level of less than substantial harm will be caused to the setting (and thus by extension) the significance of the designated heritage asset.

As noted above the principal of development of the site is already established via application 19/00654/OUTMAJ/PINS ref. APP/D2320/W/20/3247136, whilst the detail and design of dwellings within similar vicinity of the asset, and engaging with its principal elevation, has also been established via application 21 /00635/REMMAJ.

Regardless it is still considered that this phase of the development and in particular the siting of Plots 9 and 10 in particular, because of the close proximity to the listed building, will cause some impact on the immediate setting.

P.202 of the NPPF requires that a balanced judgement be taken having regard to the scale of harm or loss and the significance of the heritage asset. As with the other applications, including the outline application determined by a Planning Inspector the Local Planning Authority must weigh this low level of harm against the evidenced public benefits of the scheme in its decision.

The conclusions of the Inspector's findings remain, and it is considered that the public benefits of the development outweigh the less than substantial harm to the significance of the nearby grade II listed heritage asset.

Therefore, the proposal would meet the objectives of the Framework set out at Chapter 16 and would accord with Policy EN8 of the Local Plan and Policy 16 of the Central Lancashire Core Strategy.

Impact on Neighbour amenity

Policy BNE1 of the Chorley Local Plan 2012 - 2026 states that new development must not cause harm to any neighbouring property by virtue of overlooking, overshadowing, or by creating an overbearing impact.

The proposed dwellings would be set within a part of the site some distance from the dwellings on School Lane and closer to the more sparsely populated Pear Tree Lane. Plot 9 would be the nearest dwelling to the existing property at Houghton House Farm. It would have a blank side elevation facing the garden area at this property and would have no windows overlooking the garden. The scale of the garden and distance to the dwelling is such that there would be no undue impact in relation to light or outlook. Ladymac is further distanced from the site and is largely screen by existing buildings. As such there would be a satisfactory relationship and would not be any detrimental impacts on existing neighbouring occupiers by virtue of overlooking, overshadowing or overbearing impact.

The proposed dwellings have been designed in such a way so as to be compatible with each other without creating any amenity impacts with adjacent plots. There would be an adequate degree of screening around the plots and sufficient private amenity space for future occupiers to carry out day-to-day domestic activities.

In light of the above, it is considered that the proposal would be acceptable in terms of amenity impacts and accords with Policy BNE1 in this regard.

Impact on Highway safety

The proposed access to the site would be through the previously approved internal estate road that would link up with School Lane, which has already been determined to be acceptable by the approval of the outline planning permission, which sought detailed consent for access.

Parking spaces are proposed to serve the development by way of garages and driveway parking spaces. LCC Highways do not raise any objections in relation to the car parking proposed, although did raise some concerns in relation to parking space dimensions, which have since been addressed through slight amendments to the layout. It is considered that the parking provision is now acceptable and accords with the Council's parking standards set out at policy ST4 of the Chorley Local Plan 2012 - 2026.

The Inspector considered the highway and traffic impacts of the proposed development at the outline application stage which he considered had been robustly assessed. He considered that subject to the implementation of various proposed highway improvements, the cumulative impact of the development on the road network would not be severe, and that the measures would improve the safety of School Lane and Pear Tree Lane for pedestrians, cyclists and drivers.

Affordable housing

This parcel of the site does not include for any affordable housing. The previously approved reserved matters application included for provision of affordable housing, which accorded with the requirements of the outline permission and Core Strategy Policy 7. It provides for a total of 45 affordable units, being 30% of 149 dwellings, which accounted for the 18 future self-build housing plots that are now proposed as part of this application. The affordable housing for the wider site has therefore been agreed and the current proposal would not prejudice the agreed

provision and is not required to make provision. The proposal in relation to affordable housing is, therefore, considered to be acceptable.

Impact on Ecological interests

Policy BNE9 (Biodiversity and Nature Conservation) of the Chorley Local Plan 2012 – 2026 stipulates that Biodiversity and Ecological Network resources will be protected, conserved, restored and enhanced; and that priority will be given to, among other things, protecting, safeguarding and enhancing habitats for European, nationally and locally important species.

The application site consists of agricultural grassland with trees (some of which are protected) and hedgerows both within and to the site boundaries. As previously noted, the important trees are to be retained as are hedgerows except for sections that need to be removed to provide access through the site. The tree protection measures and arboricultural method statement accord with the requirements of condition no. 9 of the outline permission and are considered acceptable and subject to them being adhered to, retained trees would be appropriately protected.

The Council's appointed ecologists at Greater Manchester Ecological Unit (GMEU) consider that the assessment of the previously approved reserved matters consent adequately covers the scope of this component site. The recommendations of a Reasonable Avoidance Measures for Amphibians submitted with the outline planning permission must be implemented in full, and is required by condition no.7 of the outline permission. The control of lighting on the site is required by condition no. 6 of the outline permission.

In terms of the proposed landscaping details, extensive hedgerow, tree and other planting is proposed, and a management plan has been approved as part of the previous reserved matters permission to secure the phasing and future care of the landscaping measures in compliance with the requirements of condition no.5 of the outline permission which related to a Landscape Retention, Creation and Management Plan. All of the landscaping details could be secured by planning condition.

The proposal is considered to comply with policy BNE9 of the Local Plan and is acceptable in terms of impacts upon nature conservation and trees.

Flood risk and drainage

The application site is not located in an area that is at risk of flooding from pluvial or fluvial sources, according to Environment Agency mapping data. In accordance with the Framework and the National Planning Practice Guidance (NPPG), the site should be drained on a separate system with foul water draining to the public sewer and surface water draining in the most sustainable way.

The NPPG clearly outlines the hierarchy to be investigated by the developer when considering a surface water drainage strategy. As such the developer should consider the following drainage options in the following order of priority:

1. into the ground (infiltration);
2. to a surface water body;
3. to a surface water sewer, highway drain, or another drainage system;
4. to a combined sewer.

When determining the outline application appeal the Inspector discussed flood risk. He considered that the proposal would not increase flooding elsewhere as it would incorporate a number of measures to ensure surface water run-off was managed. These included a sustainable drainage system (SuDS) with an attenuation basin in the south-west corner of site, the use of culverts under School Lane on the northern part of the site, and setting development levels across the site (as also required by condition no.11 of the outline permission which the applicant has provided details of, so that flows would be contained within the existing ditch systems and pond.

The application is supported by a Drainage Design Statement to satisfy the requirements of condition no.16 of the outline permission that has assessed the ground conditions of the site as

being unsuitable for ground infiltration of surface water. It is, therefore, proposed to discharge surface water to an existing watercourse (Rushton's Brook) that runs along the southern boundary of the site.

The rate of discharge would be attenuated with the provision of a SuDS basin located in the southwest of the site. An oversized underground piped system would be provided in the site access roads with a flow control upstream of the basin. A further flow control would be provided on the outlet from the SuDS basin to restrict the flows to the proposed discharge rates.

It is considered that the drainage proposals would be acceptable, and it is noted that the Lead Local Flood Authority have not raised objections to the proposals.

Community Infrastructure Levy

The Chorley CIL Infrastructure Charging Schedule provides a specific amount for development. The CIL Charging Schedule was adopted on 16 July 2013 and charging commenced on 1 September 2013. The proposed development would be a chargeable development and the charge is subject to indexation in accordance with the Council's Charging Schedule.

CONCLUSION

The submitted details of reserved matters are considered to be acceptable and the application is recommended for approval, subject to conditions.

RELEVANT HISTORY OF THE SITE

Ref: 16/00489/OUTMAJ **Decision:** REFOPP **Decision Date:** 8 December 2016

Description: Outline planning permission for up to 165 dwellings (30% affordable), planting and landscaping, informal open space, children's play area, surface water attenuation, 2 vehicular access points from School Lane and associated ancillary works. All matters to be reserved with the exception of the main site access

Ref: 19/00654/OUTMAJ **Decision:** REFOPP **Decision Date:** 13 November 2019

Description: Outline planning application for the erection of up to 180 dwellings including 30% affordable housing, with public open space, structural planting and landscaping, surface water flood mitigation and attenuation and vehicular access points from School Lane. All matters reserved except for means of vehicular access

Ref: 21/00635/REMMAJ **Decision:** PERRES **Decision Date:** 17 June 2022

Description: Reserved matters application (appearance, landscaping, layout, and scale) for the erection of 131no. dwellings and associated infrastructure pursuant to outline planning permission ref: 19/00654/OUTMAJ / appeal ref: APP/D2320/W/20/3247136

Ref: 22/00113/DIS **Decision:** PDE **Decision Date:**

Description: Application to discharge condition no. 26 (construction of the site accesses and the off-site works of highway improvement) of planning permission ref: 19/00654/OUTMAJ / appeal ref: APP/D2320/W/20/3247136 (Outline planning application for the erection of up to 180 dwellings including 30% affordable housing, with public open space, structural planting and landscaping, surface water flood mitigation and attenuation and vehicular access points from School Lane. All matters reserved except for means of vehicular access)

Ref: 22/00239/DIS **Decision:** PDE **Decision Date:**

Description: Application to discharge condition no. 17 (surface water regulation system and means of disposal) of planning permission ref: 19/00654/OUTMAJ / appeal ref: APP/D2320/W/20/3247136 (Outline planning application for the erection of up to 180 dwellings including 30% affordable housing, with public open space, structural planting and landscaping, surface water flood mitigation and attenuation and vehicular access points from School Lane. All matters reserved except for means of vehicular access)

Ref: 22/00240/DIS **Decision:** PCO **Decision Date:**

Description: Application to discharge conditions nos.18 (engineering, drainage and constructional details for adopted roads) and 22 (construction management plan) of planning permission ref: 19/00654/OUTMAJ / appeal ref: APP/D2320/W/20/3247136 (Outline planning application for the erection of up to 180 dwellings including 30% affordable housing, with public open space, structural planting and landscaping, surface water flood mitigation and attenuation and vehicular access points from School Lane. All matters reserved except for means of vehicular access)

Ref: 22/00568/DIS **Decision:** PCO **Decision Date:**

Description: Application to discharge conditions nos. 19 (estate road phasing plan), no. 20 (management and maintenance of streets, open spaces and areas not to be adopted), no. 21 (residential travel plan), no. 23 (super-fast broadband) and no. 24 (employment and skills plan) of planning permission ref:19/00654/OUTMAJ / appeal ref: APP/D2320/W/20/3247136 (Outline planning application for the erection of up to 180 dwellings including 30% affordable housing, with public open space, structural planting and landscaping, surface water flood mitigation and attenuation and vehicular access points from School Lane. All matters reserved except for means of vehicular access)

RELEVANT POLICIES: In accordance with s.38 (6) Planning and Compulsory Purchase Act (2004), the application is to be determined in accordance with the development plan (the Central Lancashire Core Strategy, the Adopted Chorley Local Plan 2012-2026 and adopted Supplementary Planning Guidance), unless material considerations indicate otherwise. Consideration of the proposal has had regard to guidance contained within the National Planning Policy Framework (the Framework) and the development plan. The specific policies/guidance considerations are contained within the body of the report.

Suggested Conditions

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 (Plots 7-24)	R107/1000-2	21 July 2022
Planning Layout (Plots 7-24)	R107/1-2 Rev. A	24 August 2022
Coloured Layout (Plots 7-24)	R107/1-2 Rev. A	24 August 2022
Fencing Layout (Plots 7-24)	R107/2-2 Rev. A	24 August 2022
Materials Layout (Plots 7-24)	R107/3-2 Rev. B	28 September 2022
External Surfaces Layout (PL 7-24)	R107/4-2 Rev. A	24 August 2022
Interface Distance Plan (Plots 7-24)	R107/6-2 Rev. A	24 August 2022
Phasing Plan (Plots 7-24)	R107/1005	05 August 2022
1.8m High Close Boarded Timber Fence	SD.1A	21 July 2022
Knee Rail Fence Detail	SD.23B	21 July 2022
1.8m High Screen Wall	SD.46A	21 July 2022
Landscape Proposals – Self Build Plots	6543.06	21 July 2022
Bowes House Type	HT104/P/11E	21 July 2022
Reynold House Type	HT130/P/110D	21 July 2022

Reynold House Type	HT130/P/114B	21 July 2022
Bonington House Type	HT147/P/110-11	21 July 2022
Bonington House Type	HT147/P/112-12A	21 July 2022
Holbrook House Type	HT162/P/115A	21 July 2022
Brantwood II House Type – with bay	HT167/P/4A	21 July 2022
Bressingham - Detached	HT182/P/10	21 July 2022
Adlington	HT187/P/1A	21 July 2022
Single Detached Garage	P/SG/1C	21 July 2022

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. 107/3-2 Rev.B) received on 28.09.2022, 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 (ref. 6543.06) shall be carried out in the first planting and seeding season following the completion of the development, 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: 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 February 2021) received 21.07.2022.

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 21.07.2022.

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