
ITEM 3c - 22/00692/FULMAJ – Cuerden Farm, Wigan Road, Clayton-Le-Woods

The recommendation remains as per the original report

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 parking and/or garaging and associated manoeuvring facilities for each dwelling shown on the plans hereby approved shall be surfaced or paved, drained and marked out and made available in accordance with the approved plan prior to the occupation of the dwelling(s) they serve.</p> <p><i>Reason: To ensure provision of adequate off-street parking facilities within the site.</i></p>
3.	<p>The detached or integral garages of the properties hereby permitted shall be kept freely available for the parking of cars and shall not be converted to living accommodation (notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) or any order amending or revoking and re-enacting that order), unless the properties benefit from off road parking as follows:</p> <ul style="list-style-type: none">-Three bed properties - two off-road parking spaces within the curtilage;-Four or five bed properties - three off-road parking spaces within the curtilage. <p><i>Reason: To ensure adequate garaging/off street parking provision is made/maintained and thereby avoid hazards caused by on-street parking.</i></p>
4.	<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>
5.	<p>The development hereby approved shall be carried out in accordance with the details contained in the approved Tree Removal Plan (Drawing No. UG_1440_ARB_TRP_01 Rev. 02), Tree Works Schedule (Drawing No. UG_1440_ARB_TWS_01 Rev. 00), Tree Protection Plan (Drawing No. UG_1440_ARB_TPP_01 Rev. 02) and the Tree Protection Index (Drawing No. UG_1440_ARB_TPI_01 Rev. 00) received 19 June 2022. All remaining trees must be fully safeguarded in accordance with BS5837.2012 for the duration of the site works unless agreed in writing with the Local Planning Authority.</p> <p><i>Reason: To protect habitat for roosting bats and safeguard the trees to be retained.</i></p>
6.	<p>No tree felling, vegetation clearance works, or other works that may affect nesting birds shall take place between 1st March and 31st August inclusive, unless surveys by a competent ecologist show that nesting birds would not be affected.</p> <p><i>Reason: Nesting birds are a protected species.</i></p>
7.	<p>Prior to the commencement of the development, method statement setting out Reasonable Avoidance Measures (RAMS) in relation to mammals including</p>

	<p>hedgehog and badger and amphibians throughout the course of the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in full accordance with the approved RAMS.</p> <p>Reason: Due to the potential for disturbance of mammals and amphibians.</p>
8.	<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; 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><i>The biodiversity offsetting measures shall be carried out in accordance with the approved scheme and timetable.</i></p>
9.	<p>Prior to the erection of the superstructures of the dwellings hereby approved details of a replacement hedgerow adjacent to the A49 shall be submitted to and approved in writing by the Local Planning Authority hereby approved shall be submitted to and approved in writing by the Local Planning Authority. All plant species shall be native. The planting of the hedgerow shall be carried out in the first planting season following the occupation of any buildings or the completion of the development, whichever is the earlier, and any 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: In the interest of the appearance of the locality and biodiversity of the site.</p>
10.	<p>Prior to the erection of the superstructures of the dwellings hereby approved a bird and bat box strategy and permeability scheme for mammals such as hedgehog shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in full accordance with the approved strategy and scheme.</p> <p>Reason: Due to the potential for disturbance of mammals and birds and to support on site biodiversity.</p>
11.	<p>All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of any buildings 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.</p> <p><i>Reason: In the interest of the appearance of the locality.</i></p>
12.	<p>The external facing materials, detailed on the approved plans, shall be used and no</p>

	<p>others substituted, unless otherwise agreed to in writing by the Local Planning Authority.</p> <p><i>Reason: To ensure that the materials used are visually appropriate to the locality.</i></p>
13.	<p>No dwelling shall 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>

14.

The development hereby permitted shall be carried out in accordance with the following approved plans:

Title	Drawing Reference	Received date
Location Plan	LP-02	19 June 2022
Detailed Site Layout	DSL-01 Ref. F	05 September 2022
General Arrangement Plan	UG_1440_LAN_GA_DRW_01 Rev. P03	19 June 2022
Soft Landscape Plan	UG_1440_LAN_SL_DRW_03 Rev. P03	19 June 2022
Hard Landscape Plan	UG_1440_LAN_HL_DRW_02 Rev. P03	19 June 2022
Boundary Treatment Layout	BTL-01 Rev. G	05 September 2022
Hit and Miss Fencing	F-SD0930	05 September 2022
Affordable Homes Layout	AHL-01 Rev. F	05 September 2022
Waste Management Layout	WML-01 Rev. E	05 September 2022
Materials Layout	ML-01 Rev. F	05 September 2022
Tavy-Weaver Elevation	NS_TW3_M.4	05 September 2022
Tavy-Weaver Floor Plans	NS_TW3_M.4	05 September 2022
Main Drainage Schematic	RED735-001 Rev. B	19 June 2022
Proposed Highways Layout Materials Plan	RED735-202 Rev. A	19 June 2022
Proposed External Works	RED735-011 Rev. C	19 June 2022
Proposed External Works	RED735-012 Rev. C	19 June 2022
Cambridge 901	EF_CAMB_DM.9	19 June 2022
Cambridge 902	EF_CAMB_DM.9	19 June 2022
Cambridge 903	EF_CAMB_DM.9	19 June 2022
Cambridge 904	EF_CAMB_DM.9	19 June 2022
Chester 901	EF_CHTR_DM.1	19 June 2022
Chester 902	EF_CHTR_DM.1	19 June 2022
Dart Five Block 901	EF_DD5_M-3	19 June 2022
Dart Five Block 902	EF_DD5_M-3	19 June 2022
Hampstead 901	EF_HAMP_DM.1	19 June 2022
Hampstead 902	EF_HAMP_DM.1	19 June 2022
Hampstead 903	EF_HAMP_DM.1	19 June 2022
Harrogate 901	EF_HARR_DM.9	19 June 2022
Harrogate 902	EF_HARR_DM.9	19 June 2022
Henley 901	EF_HENL_DM.6	19 June 2022
Henley 902	EF_HENL_DM.6	19 June 2022
Ledsham 901	EF_LEDH_DM.1	19 June 2022
Ledsham 902	EF_LEDH_DM.1	19 June 2022
Ledsham 903	EF_LEDH_DM.1	19 June 2022
Marlow 901	EF_MARO_DM.3	19 June 2022
Oxford 901	EF_OXFO_DM.5	19 June 2022
Oxford 902	EF_OXFO_DM.5	19 June 2022
Oxford 903	EF_OXFO_DM.5	19 June 2022
Oxford 904	EF_OXFO_DM.5	19 June 2022
Oxford Lifestyle 901	EF_OXFOQ_DM.5	19 June 2022
Oxford Lifestyle 902	EF_OXFOQ_DM.5	19 June 2022
Shaftesbury 901	EF_SHAF_DM.8	19 June 2022

Tavy & Weaver (4 Block) 901	NS_TW3_M.4	19 June 2022
Tavy & Weaver (4 Block) 902	NS_TW3_M.4	19 June 2022
Tavy Six Block 901	EF_TT3_M-4	19 June 2022
Tavy Six Block 902	EF_TT3_M-4	19 June 2022
Garage	EF_GAR_DGD1	19 June 2022
Garage	EF_GAR_SGS2	19 June 2022

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

15.	Prior to the construction/provision of any services, a strategy to facilitate super-fast broadband for future occupants of the site shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall seek to ensure that upon occupation of a dwelling, either a landline or ducting to facilitate the provision of a
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	<p>super-fast broadband service to that dwelling from a site-wide network, is in place and provided as part of the initial highway works within the site boundary only.</p> <p><i>Reason: To ensure a sustainable form of development.</i></p>
16.	<p>The development shall not commence 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>
17.	<p>The development hereby approved shall be carried out in accordance with the Noise Mitigation Scheme contained within the Hepworth Acoustics Noise Impact Assessment (Report No: P22-023-R01v2) received 19 June 2022, and the mitigation measure shall have been implemented prior to the first occupation of the dwellings identified within the report.</p> <p><i>Reason: To protect the amenity of future occupiers.</i></p>
18.	<p>No development shall take place until the applicant, or their agent or successors in 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 an archaeological watching brief and any further phases of work deemed necessary by the results of the watching brief.</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><i>Reason: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the site.</i></p>
19.	<p>Prior to the commencement of development a Traffic Management Plan (TMP) shall be submitted to and approved in writing by the Local Planning Authority (in conjunction with the local highway authority). The TMP 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; • 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.

	<ul style="list-style-type: none"> Hours of on site operation. <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>
20.	<p>The car parking area and manoeuvring area the development shall be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least sub base before any development takes place within the site.</p> <p>Reasons: To ensure that provision is made for the storage of materials and contracting staff.</p>
21.	<p>Prior to the first occupation of the development hereby permitted, a Travel Plan shall be submitted to, and approved in writing by, the Local Planning Authority in consultation with the Local Highway Authority. The Travel Plan shall be implemented within the timescale set out in the approved plan and will be audited and updated at intervals not greater than 18 months to ensure that the approved Plan is carried out.</p> <p>Reasons: To promote and provide access to sustainable transport options.</p>
22.	<p>Prior to the construction of the superstructure of any of the dwellings hereby approved a scheme for the construction and control of the emergency access shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full and maintained thereafter.</p> <p>Reason: In the interests of ensuring effective use of the emergency access and to prevent obstruction.</p>