

---

**ITEM 3d - 22/01070/FUL – Peewit Farm, Moor Road, Anglezarke****The recommendation remains as per the original report**

The following consultee responses have been received:

**LCC Highways** have made the following comments:

LCC Highways does not have any objections regarding the proposed erection of three dwellinghouses following demolition of existing workshop and storage buildings and are of the opinion that the proposed development will not have a significant impact on highway safety, capacity or amenity in the immediate vicinity of the site.

LCC Highways carried out an assessment of the collision history within the immediate vicinity of the proposed development on 1st December 2022. This assessment was performed using Crashmap and LCC's internal mapping system "Mapzone".

Only one recorded collision was found within the vicinity of the proposed development with the following details:

- Single Vehicle, 1 injured (Slight)

From the review of the collision history, it is LCC Highways opinion that the development will not have a negative impact on highways within the immediate vicinity. As a result, no mitigation measures are requested.

**The following conditions:**

No.	Condition																					
1.	<p>The proposed development must be begun not later than three years from the date of this permission.</p> <p>Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.</p>																					
2.	<p>The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <table border="1"><thead><tr><th>Title</th><th>Drawing Reference</th><th>Received date</th></tr></thead><tbody><tr><td>Location plan</td><td>N/A</td><td>10 October 2022</td></tr><tr><td>Proposed Site Plan</td><td>N/A</td><td>15 November 2022</td></tr><tr><td>House Type 2 (elevations)</td><td>N/A</td><td>11 October 2022</td></tr><tr><td>House Type 1 (elevations)</td><td>N/A</td><td>11 October 2022</td></tr><tr><td>House Type 2 (floor plans)</td><td>N/A</td><td>11 October 2022</td></tr><tr><td>House Type 1 (ground floor plan)</td><td>N/A</td><td>11 October 2022</td></tr></tbody></table> <p>Reason: For the avoidance of doubt and in the interests of proper planning</p>	Title	Drawing Reference	Received date	Location plan	N/A	10 October 2022	Proposed Site Plan	N/A	15 November 2022	House Type 2 (elevations)	N/A	11 October 2022	House Type 1 (elevations)	N/A	11 October 2022	House Type 2 (floor plans)	N/A	11 October 2022	House Type 1 (ground floor plan)	N/A	11 October 2022
Title	Drawing Reference	Received date																				
Location plan	N/A	10 October 2022																				
Proposed Site Plan	N/A	15 November 2022																				
House Type 2 (elevations)	N/A	11 October 2022																				
House Type 1 (elevations)	N/A	11 October 2022																				
House Type 2 (floor plans)	N/A	11 October 2022																				
House Type 1 (ground floor plan)	N/A	11 October 2022																				
3.	<p>Prior to the commencement of development, other than demolition and enabling works, samples of all external facing and roofing materials (notwithstanding any details shown on previously submitted plan(s) and specification) shall be submitted to and approved in writing by the Local Planning Authority. All works shall be undertaken strictly in accordance with the details as approved.</p> <p>Reason: To ensure that the materials used are visually appropriate to the locality.</p>																					
4.	<p>Prior to the construction of the superstructure of any of the dwellings hereby</p>																					

	<p>permitted full details of the alignment, height and appearance of all fences and walls and gates to be erected (notwithstanding any such detail shown on previously submitted plan(s)) shall have been submitted to and approved in writing by the Local Planning Authority. 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>Reason: To ensure a visually satisfactory form of development and to provide reasonable standards of privacy to residents.</p>
5.	<p>Before the development hereby permitted is first commenced, other than enabling works, full details of existing and proposed ground levels 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.</p> <p>Reason: To protect the appearance of the locality and in the interests of the amenities of local residents.</p>
6.	<p>A scheme for the landscaping of the development and its surroundings shall be submitted prior to the construction of the superstructure of any of the dwellings hereby permitted. These details shall include all existing trees and hedgerows on the land; detail any to be retained, together with measures for their protection in the course of development; indicate the types and numbers of trees and shrubs to be planted, their distribution on site, those areas to be seeded, paved or hard landscaped; and detail bat box provision, any changes of ground level or landform, proposed finished levels, means of enclosure, minor artefacts and structures. Landscaping proposals should comprise only native plant communities appropriate to the natural area.</p> <p>All hard and soft landscape works shall be carried out in accordance with the approved details within the first planting and seeding seasons following the occupation of any buildings or the completion of the development, whichever is the sooner, 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>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.</p>
7.	<p>No removal of or works to any hedgerows, trees or shrubs or works to or demolition of buildings or structures that may be used by breeding birds shall take place during the main bird breeding season 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority.</p> <p>Reason: Nesting birds are a protected species.</p>
8.	<p>Prior to the commencement of development, other than demolition and enabling works, a tree protection plan and arboricultural method statement shall be submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken strictly in accordance with the details as</p>

	<p>approved.</p> <p>Reason: The site is adjacent to an ancient woodland that is a biological heritage site.</p>
9.	<p>Prior to the commencement of development, other than demolition, details of the means of ensuring the water main that is laid within the site boundary is protected from damage as a result of the development shall have been submitted to and approved in writing by the Local Planning Authority. The details shall include a survey that identifies the exact location of the water main, the potential impacts on the water main from construction activities (including the construction compound), the impacts post completion of the development on the water main infrastructure that crosses the site and identify mitigation measures, including a timetable for implementation, to protect and prevent any damage to the water main both during construction and post completion of the development. The details shall include a pre-construction condition survey. Any mitigation measures shall be implemented in full prior to commencement of development in accordance with the approved details and timetable and shall be retained thereafter for the lifetime of the development.</p> <p>Reason: In the interest of public health and to ensure protection of the public water supply.</p>
10.	<p>Prior to the commencement of development, other than demolition and enabling works, a Wastewater Drainage design for the Development must be submitted to, and approved in writing by, the Local Planning Authority. Prior to occupation of the development (hereby permitted) wastewater drainage shall be completed in accordance with the agreed design and subject to receipt of an Environmental Permit, or consent of the Environment Agency.</p> <p>Reason: To manage the risk of pollution to the underlying aquifer, abstracted for drinking water supply and to promote sustainable development.</p>
11.	<p>Prior to the commencement of development, other than demolition and enabling works, details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage schemes must include:</p> <ul style="list-style-type: none"> <li>(i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365;</li> <li>(ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations);</li> <li>(iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;</li> <li>(iv) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and</li> <li>(v) Foul and surface water shall drain on separate systems.</li> <li>(vi) Evidence of that any foul and surface water drainage systems mitigate the risk of pollution to groundwater for the lifetime of the development.</li> </ul> <p>The approved schemes shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards.</p> <p>Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.</p> <p>Reason: To promote sustainable development, secure proper drainage and to</p>

	manage the risk of flooding and pollution.
12.	<p>Notwithstanding the details shown on the submitted plans, the proposed driveway/hardsurfacing to the front of the property shall be constructed using permeable materials on a permeable base, or provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the boundaries of the property (rather than to the highway), unless otherwise agreed to in writing by the Local Planning Authority.</p> <p>Reason: In the interests of highway safety and to prevent flooding.</p>
13.	<p>Any gates and associated posts erected at the vehicular access to the parcel of land to the west side of Moor Road shall be positioned at least 5 metres behind the nearside edge of the carriageway and any gates shall open away from the highway.</p> <p>Reason: To permit vehicles to pull clear of the carriageway when entering the site and to ensure the adopted highway is not obstructed.</p>
14.	<p>The private car parking and manoeuvring areas shall be marked out in accordance with the approved plans prior to the first occupation of the associated dwellings hereby approved and shall be permanently maintained thereafter.</p> <p>Reason: To allow for the effective use of the parking areas.</p>
15.	<p>The existing vehicular access to the southern end of the parcel of land to the west side of Moor Road shall be permanently closed off to vehicles prior to the first occupation of any dwelling on the parcel of land to the west side of Moor Road hereby approved.</p> <p>Reason: to ensure the adopted highway is not obstructed and in the interests of highway safety.</p>
16.	<p>Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 there shall not at any time in connection with the development hereby permitted be erected or planted or allowed to remain upon the land hereinafter defined any, fence, hedge, tree, shrub or other device over 1m above road level on the boundary with the adopted highway.</p> <p>Reasons: To ensure adequate visibility at the street junction or site access in the interest of highway safety in accordance with Quality of Development Policy and Transport Policy in the Local Plan.</p>
17.	<p>No development shall take place, including any works of demolition, until a Traffic Management Plan (TMP) has been submitted to and approved in writing by the Local Planning Authority (in conjunction with the highway authority). The TMP shall include and specify the provisions to be made for the following:-</p> <ul style="list-style-type: none"> <li>• The parking of vehicles of site operatives and visitors;</li> <li>• Loading and unloading of plant and materials used in the construction of the development;</li> <li>• Storage of such plant and materials;</li> <li>• Wheel washing facilities;</li> <li>• 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)</li> <li>• Routes to be used by vehicles carrying plant and materials to and from the site;</li> <li>• Measures to ensure that construction and delivery vehicles do not impede access to adjoining properties.</li> </ul>

	<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>
18.	<p>The buildings on the site identified on the Existing Site Plan submitted 11 October 2022 shall have been demolished and all resultant materials removed from the site prior to the erection of the superstructures of any dwelling hereby approved.</p> <p>Reason: To protect the openness of the Green Belt.</p>