

ITEM 3c - 23/00564/FUL – Land Opposite Hampton Grove, 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>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" data-bbox="336 741 1319 1245"> <thead> <tr> <th data-bbox="336 741 730 775">Title</th> <th data-bbox="730 741 1019 775">Drawing Reference</th> <th data-bbox="1019 741 1319 775">Received date</th> </tr> </thead> <tbody> <tr> <td data-bbox="336 775 730 808">Location Plan</td> <td data-bbox="730 775 1019 808">1416-PL01A</td> <td data-bbox="1019 775 1319 808">03 July 2023</td> </tr> <tr> <td data-bbox="336 808 730 842">Proposed Site Layout</td> <td data-bbox="730 808 1019 842">1416-PL03E</td> <td data-bbox="1019 808 1319 842">27 July 2023</td> </tr> <tr> <td data-bbox="336 842 730 875">Proposed Sight Lines</td> <td data-bbox="730 842 1019 875">1416-PL05</td> <td data-bbox="1019 842 1319 875">27 July 2023</td> </tr> <tr> <td data-bbox="336 875 730 931">Proposed Floor Plans and Elevations House Plots 3 + 4</td> <td data-bbox="730 875 1019 931">2377 - 001</td> <td data-bbox="1019 875 1319 931">03 July 2023</td> </tr> <tr> <td data-bbox="336 931 730 987">Proposed Floor Plans and Elevations House Plots 1 + 2</td> <td data-bbox="730 931 1019 987">2377 - 001</td> <td data-bbox="1019 931 1319 987">28 September 2023</td> </tr> <tr> <td data-bbox="336 987 730 1088">Proposed Floor Plans and Elevations House Plots 3 + 4 Handed</td> <td data-bbox="730 987 1019 1088">2377 – 001-Handed</td> <td data-bbox="1019 987 1319 1088">02 October 2023</td> </tr> <tr> <td data-bbox="336 1088 730 1178">Proposed Floor Plans and Elevations House Plots 1 + 2 Handed</td> <td data-bbox="730 1088 1019 1178">2377 – 001-Handed</td> <td data-bbox="1019 1088 1319 1178">02 October 2023</td> </tr> <tr> <td data-bbox="336 1178 730 1245">Proposed Floor Plans and Elevations</td> <td data-bbox="730 1178 1019 1245">2377 - 001</td> <td data-bbox="1019 1178 1319 1245">27 July 2023</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	1416-PL01A	03 July 2023	Proposed Site Layout	1416-PL03E	27 July 2023	Proposed Sight Lines	1416-PL05	27 July 2023	Proposed Floor Plans and Elevations House Plots 3 + 4	2377 - 001	03 July 2023	Proposed Floor Plans and Elevations House Plots 1 + 2	2377 - 001	28 September 2023	Proposed Floor Plans and Elevations House Plots 3 + 4 Handed	2377 – 001-Handed	02 October 2023	Proposed Floor Plans and Elevations House Plots 1 + 2 Handed	2377 – 001-Handed	02 October 2023	Proposed Floor Plans and Elevations	2377 - 001	27 July 2023
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3.	<p>Prior to the construction of the superstructure of any of the dwellings hereby permitted, 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 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>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</p>																											

	<p>may otherwise be agreed in writing with the Local Planning Authority before any development is first commenced.</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 biodiversity enhancement measures to include bird boxes 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 bird and 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, 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"> (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; (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); (iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD; (iv) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and (v) Foul and surface water shall drain on separate systems. <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 manage the risk of flooding and pollution.</p>
9.	<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>
10.	<p>The new estate road/access between the site and Wigan Road shall be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base course level before any development takes place within the site.</p> <p>Reasons: To ensure that satisfactory access is provided to the site before the development hereby permitted becomes operative.</p>
11.	<p>Prior to the commencement of construction of any of the dwellings hereby permitted the visibility splays identified on Drawing No 1416-PL05 shall have been provided. The land within these splays shall be adopted as part of the adopted highway and constructed as footway.</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>
12.	<p>The existing access shall be physically and permanently closed and the existing verge/footway and kerbing of the vehicular crossing shall be reinstated in accordance with the Lancashire County Council Specification for Construction of Estate Roads (concurrent with the formation of the new access) prior to the occupation of any dwelling hereby approved.</p> <p>Reasons: To limit the number of access points and to maintain the proper construction of the highway.</p>
13.	<p>Prior to the commencement of construction of any of the dwellings hereby permitted a scheme for the construction of the site access and the off-site works of highway improvement shall be submitted to, and approved in writing 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>Reasons: 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.</p>
14.	<p>No part of the development hereby approved shall be occupied until the approved scheme for the construction of the site access and the off-site works of highway improvement has been constructed and completed in accordance with the approved scheme details.</p>

	<p>Reasons: In order that the traffic generated by the new development does not exacerbate unsatisfactory highway conditions in advance of the first occupancy or trading.</p>
15.	<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 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) <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>