

**ITEM 3c - 23/00402/FULMAJ – Land To The East Of Sumner House, Dole Lane, Chorley**

**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.  <i>Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.</i></p>																																													
2.	<p>The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <table border="1" data-bbox="336 707 1318 1341"> <thead> <tr> <th data-bbox="336 707 730 741">Title</th> <th data-bbox="730 707 1023 741">Drawing Reference</th> <th data-bbox="1023 707 1318 741">Received date</th> </tr> </thead> <tbody> <tr> <td data-bbox="336 741 730 775">Location Plan</td> <td data-bbox="730 741 1023 775">0349-al(05)001-P1</td> <td data-bbox="1023 741 1318 775">05 May 2023</td> </tr> <tr> <td data-bbox="336 775 730 808">Site Plan</td> <td data-bbox="730 775 1023 808">0349-al(05)007-P1</td> <td data-bbox="1023 775 1318 808">05 May 2023</td> </tr> <tr> <td data-bbox="336 808 730 842">Proposed Ground Floor Plan</td> <td data-bbox="730 808 1023 842">0349-al(05)010-P2</td> <td data-bbox="1023 808 1318 842">30 June 2023</td> </tr> <tr> <td data-bbox="336 842 730 875">Proposed Landscape Plan</td> <td data-bbox="730 842 1023 875">0349-al(05)090-P2</td> <td data-bbox="1023 842 1318 875">30 June 2023</td> </tr> <tr> <td data-bbox="336 875 730 909">Proposed Levels 1-2 Plan</td> <td data-bbox="730 875 1023 909">0349-al(05)011-P1</td> <td data-bbox="1023 875 1318 909">05 May 2023</td> </tr> <tr> <td data-bbox="336 909 730 943">Proposed Level 3 Plan</td> <td data-bbox="730 909 1023 943">0349-al(05)013-P1</td> <td data-bbox="1023 909 1318 943">05 May 2023</td> </tr> <tr> <td data-bbox="336 943 730 976">Proposed Level 4 Plan</td> <td data-bbox="730 943 1023 976">0349-al(05)014-P1</td> <td data-bbox="1023 943 1318 976">05 May 2023</td> </tr> <tr> <td data-bbox="336 976 730 1010">Proposed Roof Plan</td> <td data-bbox="730 976 1023 1010">0349-al(05)015-P1</td> <td data-bbox="1023 976 1318 1010">05 May 2023</td> </tr> <tr> <td data-bbox="336 1010 730 1066">Proposed Elevation: St Thomas's Road</td> <td data-bbox="730 1010 1023 1066">0349-al(05)120-P1</td> <td data-bbox="1023 1010 1318 1066">05 May 2023</td> </tr> <tr> <td data-bbox="336 1066 730 1122">Proposed Elevation: Dole Street</td> <td data-bbox="730 1066 1023 1122">0349-al(05)021-P1</td> <td data-bbox="1023 1066 1318 1122">05 May 2023</td> </tr> <tr> <td data-bbox="336 1122 730 1178">Proposed Elevation: Foundry Street</td> <td data-bbox="730 1122 1023 1178">0349-al(05)022-P1</td> <td data-bbox="1023 1122 1318 1178">05 May 2023</td> </tr> <tr> <td data-bbox="336 1178 730 1234">Proposed Elevation: Side Elevation to Sumner House</td> <td data-bbox="730 1178 1023 1234">0349-al(05)023-P1</td> <td data-bbox="1023 1178 1318 1234">05 May 2023</td> </tr> <tr> <td data-bbox="336 1234 730 1267">Proposed Section A-A</td> <td data-bbox="730 1234 1023 1267">0349-al(05)030-P1</td> <td data-bbox="1023 1234 1318 1267">05 May 2023</td> </tr> <tr> <td data-bbox="336 1267 730 1323">Proposed Elevation Fragment: St Thomas's Road</td> <td data-bbox="730 1267 1023 1323">0349-al(05)050-P1</td> <td data-bbox="1023 1267 1318 1323">05 May 2023</td> </tr> </tbody> </table> <p><i>Reason: For the avoidance of doubt and in the interests of proper planning.</i></p>	Title	Drawing Reference	Received date	Location Plan	0349-al(05)001-P1	05 May 2023	Site Plan	0349-al(05)007-P1	05 May 2023	Proposed Ground Floor Plan	0349-al(05)010-P2	30 June 2023	Proposed Landscape Plan	0349-al(05)090-P2	30 June 2023	Proposed Levels 1-2 Plan	0349-al(05)011-P1	05 May 2023	Proposed Level 3 Plan	0349-al(05)013-P1	05 May 2023	Proposed Level 4 Plan	0349-al(05)014-P1	05 May 2023	Proposed Roof Plan	0349-al(05)015-P1	05 May 2023	Proposed Elevation: St Thomas's Road	0349-al(05)120-P1	05 May 2023	Proposed Elevation: Dole Street	0349-al(05)021-P1	05 May 2023	Proposed Elevation: Foundry Street	0349-al(05)022-P1	05 May 2023	Proposed Elevation: Side Elevation to Sumner House	0349-al(05)023-P1	05 May 2023	Proposed Section A-A	0349-al(05)030-P1	05 May 2023	Proposed Elevation Fragment: St Thomas's Road	0349-al(05)050-P1	05 May 2023
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3.	<p>Notwithstanding the approved plans, the development hereby approved shall be carried out in accordance with the 'Action Plan' set out in the Residential Noise Assessment (Project Reference No: NP-009191) prepared by Nova Acoustics, and the associated systems and specification shall be retained thereafter.  <i>Reason: To ensure adequate amenity to the occupiers of the dwellings.</i></p>																																													
4.	<p>The cycle and bin stores identified on plan reference 0356 al(05)010-P2 shall be provided prior to the first occupation of the development hereby approved and shall be retained thereafter and kept freely available for the storage of cycles and bins at all times and shall not be used for any other purpose.  <i>Reason: To ensure adequate provision is made and maintained for the parking of cycles and storage of bins in the interests of sustainable transport and visual amenity.</i></p>																																													
5.	<p>Prior to the development of the superstructure of the building hereby approved samples of all external facing and roofing materials (notwithstanding any details shown on previously submitted plan(s) and specification) shall be submitted to and</p>																																													

	<p>approved in writing by the Local Planning Authority. All works shall be undertaken strictly in accordance with the details as approved.</p> <p><i>Reason: To ensure that the materials used are visually appropriate to the locality.</i></p>
6.	<p>Prior to the commencement of development a Construction Traffic Management Plan (CTMP) shall be submitted to and approved in writing by the Local Planning Authority (in conjunction with the highway authority). The CTMP to include the following provisions:-</p> <ul style="list-style-type: none"> <li>a) The parking of vehicles of site operatives and visitors;</li> <li>b) Loading and unloading of plant and materials used in the construction of the development;</li> <li>c) Storage of such plant and materials;</li> <li>d) Wheel washing and road sweeping facilities, including details of how, when and where the facilities are to be used;</li> <li>e) 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>f) Routes to be used by vehicles carrying plant and materials to and from the site;</li> <li>g) Measures to ensure that construction and delivery vehicles do not impede access to adjoining properties.</li> <li>h) Construction hours of operation.</li> </ul> <p><i>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.</i></p>
7.	<p>Prior to any above ground development a scheme for the off-site works of highway improvement shall have been submitted to and approved by the Local Planning Authority in consultation with the Highway Authority.</p> <p><i>Reason: 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.</i></p>
8.	<p>No part of the development hereby approved shall be occupied until the approved scheme for the off-site works of highway improvement has been constructed and completed in accordance with the scheme details.</p> <p><i>Reason: In order that the traffic generated by the development does not exacerbate unsatisfactory highway conditions in advance of the completion of the highway scheme/works.</i></p>
9.	<p>No development shall commence in any phase until a detailed, final surface water sustainable drainage strategy for the site has been submitted to, and approved in writing by, the Local Planning Authority.</p> <p>The detailed surface water sustainable drainage strategy shall be based upon the site specific flood risk assessment and indicative surface water sustainable drainage strategy (3013 P03, Civic Engineers, 14th August 2023) submitted and sustainable drainage principles and requirements set out in the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems. No surface water shall be allowed to discharge to the public foul sewer(s), directly or indirectly, and shall not exceed 2l/s, as detailed with the submitted site-specific flood risk assessment and indicative surface water sustainable drainage strategy (3013 P03, Civic Engineers, 14th August 2023).</p> <p>The details of the drainage strategy to be submitted for approval shall include, as a minimum;</p>

	<p>a) Sustainable drainage calculations for peak flow control and volume control for the:</p> <ul style="list-style-type: none"> <li>i. 100% (1 in 1-year) annual exceedance probability event;</li> <li>ii. 3.3% (1 in 30-year) annual exceedance probability event + 40% climate change allowance, with an allowance for urban creep;</li> <li>iii. 1% (1 in 100-year) annual exceedance probability event + 45% climate change allowance, with an allowance for urban creep</li> </ul> <p>b) Final sustainable drainage plans appropriately labelled to include, as a minimum:</p> <ul style="list-style-type: none"> <li>i. Site plan showing all permeable and impermeable areas that contribute to the drainage network either directly or indirectly, including surface water flows from outside the curtilage as necessary;</li> <li>ii. Sustainable drainage system layout showing all pipe and structure references, dimensions and design levels;</li> <li>iii. Details of all sustainable drainage components, including landscape drawings showing topography and slope gradient as appropriate;</li> <li>iv. Drainage plan showing flood water exceedance routes in accordance with Defra Technical Standards for Sustainable Drainage Systems;</li> <li>v. Finished Floor Levels (FFL) in AOD with adjacent ground levels for all sides of each building and connecting cover levels to confirm minimum 150 mm+ difference for FFL;</li> <li>vi. Details of proposals to collect and mitigate surface water runoff from the development boundary;</li> <li>vii. Measures taken to manage the quality of the surface water runoff to prevent pollution, protect groundwater and surface waters, and delivers suitably clean water to sustainable drainage components</li> </ul> <p>c) Evidence that a free-flowing outfall can be achieved. If this is not possible, evidence of a surcharged outfall applied to the sustainable drainage calculations will be required. The sustainable drainage strategy shall be implemented in accordance with the approved details.</p> <p>Reason: To ensure satisfactory sustainable drainage facilities are provided to serve the site in accordance with the Paragraphs 167 and 169 of the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems.</p>
10.	<p>No development shall commence, other than demolition, until details of an appropriate management and maintenance plan for the sustainable drainage system for the lifetime of the development have been submitted which, as a minimum, shall include:</p> <ul style="list-style-type: none"> <li>a) The arrangements for adoption by an appropriate public body or statutory undertaker, management and maintenance by Management Company</li> <li>b) Arrangements concerning appropriate funding mechanisms for its on-going maintenance of all elements of the sustainable drainage system (including mechanical components) and will include elements such as: <ul style="list-style-type: none"> <li>i. on-going inspections relating to performance and asset condition assessments</li> <li>ii. operation costs for regular maintenance, remedial works and irregular maintenance caused by less sustainable limited life assets or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime;</li> </ul> </li> <li>c) Means of access for maintenance and easements where applicable.</li> </ul> <p>The plan shall be implemented in accordance with the approved details prior to first occupation of any of the approved dwellings, or completion of the</p>

	<p>development, whichever is the sooner. Thereafter the sustainable drainage system shall be managed and maintained in accordance with the approved details.</p> <p>Reasons</p> <ol style="list-style-type: none"> <li>1. To ensure that appropriate and sufficient funding and maintenance mechanisms are put in place for the lifetime of the development</li> <li>2. To reduce the flood risk to the development as a result of inadequate maintenance</li> <li>3. To identify the responsible organisation/body/company/undertaker for the sustainable drainage system.</li> </ol>
11.	<p>No development shall commence until a Construction Surface Water Management Plan, detailing how surface water and stormwater will be managed on the site during construction, including demolition and site clearance operations, has been submitted to and approved in writing by the Local Planning Authority.</p> <p>The details of the plan to be submitted for approval shall include method statements, scaled and dimensioned plans and drawings detailing surface water management proposals to include for each phase, as a minimum:</p> <ol style="list-style-type: none"> <li>a) Measures taken to ensure surface water flows are retained on-site during the construction phase(s), including temporary drainage systems, and, if surface water flows are to be discharged, they are done so at a restricted rate that must not exceed the equivalent runoff rate from the site prior to redevelopment.</li> <li>b) Measures taken to prevent siltation and pollutants from the site entering any receiving groundwater and/or surface waters, including watercourses, with reference to published guidance.</li> </ol> <p>The plan shall be implemented and thereafter managed and maintained in accordance with the approved plan for the duration of construction.</p> <p>Reasons: To ensure the development is served by satisfactory arrangements for the disposal of surface water during each construction phase(s) so it does not pose an undue surface water flood risk on-site or elsewhere during any construction phase in accordance with Paragraph 167 of the National Planning Policy Framework.</p>
12.	<p>The occupation of the development shall not be permitted until a site-specific Operation and Maintenance Manual for the lifetime of the development, pertaining to the surface water drainage system and prepared by a suitably competent person, has been submitted to and approved in writing by the Local Planning Authority.</p> <p>The details of the manual to be submitted for approval shall include, as a minimum:</p> <ol style="list-style-type: none"> <li>a) A timetable for its implementation;</li> <li>b) Details of the maintenance, operational and access requirement for all SuDS components and connecting drainage structures;</li> <li>c) Pro-forma to allow the recording of each inspection and maintenance activity, as well as allowing any faults to be recorded and actions taken to rectify issues;</li> <li>d) The arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme in perpetuity;</li> <li>e) Details of financial management including arrangements for the replacement of major components at the end of the manufacturer's recommended design life;</li> <li>f) Details of whom to contact if pollution is seen in the system or if it is not working correctly; and</li> <li>g) Means of access for maintenance and easements.</li> </ol> <p>Thereafter the drainage system shall be retained, managed, and maintained in accordance with the approved details.</p>

	<p>Reason: To ensure that surface water flood risks from development to the future users of the land and neighbouring land are minimised, together with those risks to controlled waters, property, and ecological systems, and to ensure that the sustainable drainage system is subsequently maintained pursuant to the requirements of Paragraph 169 of the National Planning Policy Framework.</p>
13.	<p>The occupation of the development shall not be permitted until a site-specific verification report, pertaining to the surface water sustainable drainage system, and prepared by a suitably competent person, has been submitted to and approved in writing by the Local Planning Authority.</p> <p>The verification report must, as a minimum, demonstrate that the surface water sustainable drainage system has been constructed in accordance with the approved drawing(s) (or detail any minor variations) and is fit for purpose. The report shall contain information and evidence, including photographs, of details and locations (including national grid references) of critical drainage infrastructure (including inlets, outlets, and control structures) and full as-built drawings. The scheme shall thereafter be maintained in perpetuity.</p> <p>Reason: To ensure that surface water flood risks from development to the future users of the land and neighbouring land are minimised, together with those risks to controlled waters, property, and ecological systems, and to ensure that the development as constructed is compliant with the requirements of Paragraphs 167 and 169 of the National Planning Policy Framework.</p>
14.	<p>The parking and associated manoeuvring and access facilities 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 any of the dwellings hereby approved; such parking facilities shall thereafter be permanently retained for that purpose (notwithstanding the Town and Country Planning (General Permitted Development) (England) Order 2015).</p> <p>Reason: To ensure provision of adequate off-street parking facilities within the site.</p>
15.	<p>No above ground development shall commence until;</p> <p>a) a scheme of intrusive site investigations has been carried out on site to establish the risks posed to the development by past coal mining activity, and;</p> <p>b) any remediation works and/or mitigation measures to address land instability arising from coal mining legacy, as may be necessary, have been implemented on site in full in order to ensure that the site is made safe and stable for the development proposed.</p> <p>The intrusive site investigations and remedial works shall be carried out in accordance with authoritative UK guidance.</p> <p>Reason: to ensure the site is suitable for the proposed end-use.</p>
16.	<p>Prior to the first occupation of the development hereby approved, or it being taken into beneficial use, a signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made, safe and stable for the approved development shall be submitted to the Local Planning Authority for approval in writing. This document shall confirm the methods and findings of the intrusive site investigations and the completion of any remedial works and/or mitigation necessary to address the risks posed by past coal mining activity.</p> <p>Reason: to ensure the site is suitable for the proposed end-use.</p>
17.	<p>Notwithstanding the approved plans a scheme for the landscaping of the development and its surroundings shall be submitted prior to any above ground development. These details shall include the types and numbers of trees and</p>

	<p>shrubs to be planted, their distribution on site, those areas to be seeded, paved or hard landscaped; and detail 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>
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 investigation and recording. 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. A report setting out the findings of the programme of archaeological investigation and recording shall be provided to the Local Planning Authority prior to the first occupation of the development.</p> <p>Reason: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the site.</p>