

APPLICATION REPORT – 23/00257/OUTMAJ

Validation Date: 20 April 2023

Ward: Chorley East

Type of Application: Major Outline Planning

Proposal: Outline application for the erection of up to 12no. dwellings, following the demolition of the existing dwelling and outbuildings, with all matters reserved save for access.

Location: The Bungalow Hornby Road Chorley PR6 0LT

Case Officer: Daniel Power

Applicant: Mr Peter E Gilkes

Agent: Mr Peter E Gilkes

Consultation expiry: 23 October 2023

Decision due by: 22 December 2023

RECOMMENDATION

1. It is recommended that outline planning permission is granted, subject to conditions and a S106 legal agreement to secure the following:
 - £35,880 for public open space contributions
 - £49,506 for two additional secondary school places

SITE DESCRIPTION

2. The application site is located within the core settlement area of Chorley, to the south of Quarry Road. To the north and south of the site are residential properties, with the estate to the north being an allocated site that is now fully built out. On the eastern side of the site is allocated open space of Fell View Park and to the west further residential properties, and a commercial property. There is also a childrens play area to the south east of the site.
3. The site currently forms part of the garden of The Bungalow and is approximately 0.4 hectares in size. The existing bungalow is located to the northern part of site, with the remainder of the site being devoid of any other built form. The eastern boundary of the site has a number of matures trees, which are part of the open space, with the remainder of the site being largely grass with some trees and hedges.

DESCRIPTION OF PROPOSED DEVELOPMENT

4. The application seeks outline planning permission for the erection of up to 12 no. dwellinghouses, including the provision of a new access from Quarry Road, to the north western edge of the site. All other matters are reserved. The application states that the dwellings would be detached and of varying design, and an illustrative site plan has

been provided, which demonstrates one possible format in which the site could be developed.

REPRESENTATIONS

5. Six letters of objection have been received and can be summarised as follows:
 - Would devalue neighbouring properties.
 - Reduce light to rear gardens.
 - Harmful impact to neighbouring privacy
 - Would result in the loss and harmful to wildlife.
 - Would have a harmful impact to the local highway network.
 - Traffic from heavy vehicles causing potential road damage.

CONSULTATIONS

6. CIL Officers - CIL Liability is not calculated at outline application stage. However, this development will be CIL Liable on approval of the final reserved matters application (if approved).
7. Environment Agency – No comments have been received.
8. Greater Manchester Ecology Unit – No objections to the proposal, suggest conditions relating to site clearance and biodiversity enhancements.
9. Lancashire Highway Services - Does not have any objections regarding the proposed outline application for the erection of up to 12no. dwellings. LCC Highways recommends conditions relating to construction of the site access and Traffic Management Plan,
10. Strategic Housing -The number of dwellings proposed is 12 which is below the site threshold of 15 dwellings (0.5 ha or part thereof) at this location. Therefore Policy 7: Affordable and Special Needs Housing is not applicable.
11. Lead Local Flood Authority – Following additional information, LLFA have no objections subject to conditions.
12. Parish Council - No comments have been received.
13. Planning Policy (Open Space) – The proposal required a contribution towards open space of £35,880.
14. Trees - Recommend an impact assessment is undertaken if the development is to proceed and an appropriate tree protection plan and method statement are in place prior to any construction activity on site. Any trees to be removed should be replaced on a one for one basis, with species appropriate for the location.
15. Lancashire County Council (Education) - Have responded to the consultation and more detail of their response is provided later in this report. In summary, two additional secondary school places will be required as a result of this proposal, generating a required contribution from the developer of £49,506.
16. United Utilities – No objections subject to conditions.

PLANNING CONSIDERATIONS

Principle of development

17. Section 38(6) of the Planning and Compulsory Purchase Act 2004 provides that if regard is to be had to the development plan for any determination then that

determination must be made in accordance with the plan unless material considerations indicate otherwise.

18. The Development Plan comprises the adopted Central Lancashire Core Strategy (2012) and the adopted Chorley Local Plan 2012- 2026.
19. The proposal is in Chorley Town, which Core Strategy Policy 1 defines as a Key Service Centre, where growth and investment, including housing growth, should be concentrated.
20. The application site is located within the Settlement Areas of Chorley as allocated within policy V2. Policy V2 states that within the settlement areas excluded from the Green Belt, and identified on the Policies Map, there is a presumption in favour of appropriate sustainable development, subject to material planning considerations and the other Policies and Proposals within this Plan.
21. The current use of the site is as a dwellinghouse and associated garden. As such the development of the site should be considered in relation to policy HS3 of the Chorley Local Plan 2012 – 2026. This states that development within private residential gardens on sites not allocated for housing will only be permitted for:
 - a) *appropriately designed and located replacement dwellings where there is no more than one for one replacement.*
 - b) *the conversion and extension of domestic buildings.*
 - c) *Infill development on gardens. Infill is the filling of a small gap in an otherwise built-up street frontage, e.g. typically a gap which could be filled by one or possibly two houses of a type in keeping with the character of the street frontage.*
22. The application proposes to demolish the existing bungalow on the site and increase the number of dwellings, with a total of 12. The existing bungalow is unusual within the area, in that it is a single dwelling within a large garden area. While the application seeks outline consent, an indicative layout has been submitted showing that the 12 no dwellings can be located within the site that would broadly accord with the prevailing pattern of development that would reflect the density of development in the area. The proposed development does not specifically comply with criteria (b) due to the nature of what is proposed. With regards to criteria (c), the site does form a gap in the pattern of development along Quarry Road with an existing access to Hornby Road. As outlined above, the application site is unusual in that it has a large garden, with development to the north, west and south of the site, and is therefore largely enclosed by development. As such it represents an opportunity for infill development within the settlement.
23. Policy HS3 1) states that *when assessing applications for garden sites, the Council will also have regard to; Sustainability, such as access to public transport, schools, businesses and local services and facilities.* As outlined above the application site is located within the Settlement Areas of Chorley as allocated within policy V2. The site is therefore considered to be within a sustainable location with access to public transport and local amenities.
24. The application proposes up to 12 no. dwellings within an established residential area, which would reflect the density of the locality, therefore the principle of the development is considered acceptable.

Highway safety

25. 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 the residual cumulative highways impact of the development is not severe and it would not prejudice highway safety, pedestrian safety, the free flow of traffic, and would not reduce the

number of on-site parking spaces to below the standards stated in Site Allocations Policy – Parking Standards, unless there are other material considerations which justify the reduction.

26. The site would be accessed from Quarry Road, which is part adopted and the adopted highway extents are to the footway on the east side of the proposed access. The site is within a 20mph area and is street lit and has footways on both sides of the road. The highway authority has no objections to the proposed access. The illustrative site layout plan adequately demonstrates that the site could provide off street parking and vehicle manoeuvring areas in line with the parking standards set out in policy ST4 of the Chorley Local Plan 2012 – 2026 and Appendix A.
27. The proposal is considered to be acceptable in terms of highway safety having regard to policy BNE1 (d) of the Chorley Local Plan.

Impact on the character and appearance of the area

28. 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 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; and 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.
29. An illustrative site layout plan has been submitted with the application, which demonstrates 12 no. dwellings within the site, with 4 no. detached properties and the rest semi-detached. The indicated pattern shown on the submitted plan demonstrates that a development could come forward that would retain the character of the wider area. As this is an outline application, a future reserved matters application would fully consider this matter, however, the scale and pattern of development in the area provides cues as to the eventual design and layout of any development at the site.

Impact on neighbouring amenity

30. 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, where relevant to the development the proposal would not cause harm to any neighbouring property by virtue of overlooking, overshadowing, or by creating an overbearing impact; and that the proposal would not cause an unacceptable degree of noise disturbance to surrounding land uses.
31. Given this is an outline application, the impact of the proposal on neighbour amenity would be a detailed matter that could only be assessed at reserved matters stage. Any proposed scheme would need to ensure that an acceptable layout is achieved with adequate separation distances, to avoid adverse impacts on neighbouring residential amenity, and that of future occupiers. That said, given the proximity of the nearest existing dwellings to the application site, it is considered that a scheme could be designed that would avoid any unacceptable impacts with regards to residential amenity.
32. In terms of land use compatibility, the proposed residential use would be compatible with neighbouring uses.

Flood risk and drainage

33. 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 and surface water draining in the most sustainable way.

34. 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.

35. It is recommended that the applicant implements a scheme in accordance with the surface water drainage hierarchy outlined above. United Utilities and the Local Lead Flood Authority have requested conditions relating to this matter.

Ecology and trees

36. 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.
37. The Council's ecological advisors have reviewed the submitted ecological assessments submitted in support of the application and have responded with no objection to the proposal. They have suggested a condition be attached to any grant of planning permission relating to site clearance and biodiversity enhancements.
38. The site contains some hedgerows and trees and the Tree Officer has requested a condition to be attached requiring the submission of an Arboricultural Method Statement and Tree Protection Plan in support of any future reserved matters application.
39. In light of the above, the potential ecological and arboricultural impacts of the proposal are considered acceptable, subject to conditions. The proposal is therefore considered to comply with policy BNE9 of the Chorley Local Plan (2012-2016).

Public open space

40. Policy HS4 of the Chorley Local Plan 2012 – 2026 requires public open space contributions for new dwellings to be provided in order to overcome the harm of developments being implemented without facilities being provided. In accordance with this policy the following financial contribution is required:

Amenity greenspace	= £8,400 (if private maintenance not proposed)
Equipped play area	= £1,608
Parks/Gardens	= £0
Natural/semi-natural	= £6,684
Allotments	= £0
Playing Pitches	= £19,188
Total	= £35,880

Community Infrastructure Levy

41. 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

42. The proposal is located within a Settlement Boundary and is considered to comply with policy HS3 of the Chorley Local Plan and is therefore acceptable in principle. The application seeks outline consent save for access, which is considered acceptable. The remaining matters of appearance, landscaping, layout and scale will be considered in a future reserved matters application. The application is, therefore, recommended for approval accordingly, subject to conditions.

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 proposed development must be begun not later than three years from the date of this permission.

Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the approved plans below:

Title	Plan Ref	Received On
Site Location Plan	PEG V1	21 March 2023
Sight Line Illustration		21 April 2023

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

3. For each phase, with any reserved matters application or prior to excavation of the foundations for any dwellings, samples of all external facing and roofing materials for that phase (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 approved details.

Reason: to ensure the final development is suitable to the character of the area.

4. 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.

The details of the manual to be submitted for approval shall include, as a minimum:

- a) A timetable for its implementation;
- b) Details of the maintenance, operational and access requirement for all SuDS components and connecting drainage structures;
- 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;
- 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;

- e) Details of financial management including arrangements for the replacement of major components at the end of the manufacturer's recommended design life;
- f) Details of whom to contact if pollution is seen in the system or if it is not working correctly; and
- g) Means of access for maintenance and easements.

Thereafter the drainage system shall be retained, managed, and maintained in accordance with the approved details.

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.

5. 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:

- (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). In the event of surface water discharging to the public combined sewer, the rate of discharge shall be restricted to 5 l/s;
- (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.

The approved schemes shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage

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.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution.

6. No part of the development hereby approved shall commence until a scheme for the construction of the site access has been submitted to, and approved by, the Local Planning Authority in consultation with the Highway Authority as part of a section 278 agreement, under the Highways Act 1980.

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 and to enable all construction traffic to enter and leave the premises in a safe manner without causing a hazard to other road users.

7. No part of the development hereby approved shall be occupied until the approved scheme referred to in condition @ has been constructed and completed in accordance with the approved scheme details, without prior agreement from the Local Planning Authority.

Reason In order that the traffic generated by the new development does not exacerbate unsatisfactory highway conditions in advance of the first occupancy or trading.

8. 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:-

- o The parking of vehicles of site operatives and visitors;
- o Loading and unloading of plant and materials used in the construction of the development;
- o Storage of such plant and materials;
- o Wheel washing facilities;
- o 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)
- o Measures to ensure that construction and delivery vehicles do not impede access to adjoining properties.

Reason 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.

9. 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.

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:

- 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.
- 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.

The plan shall be implemented and thereafter managed and maintained in accordance with the approved plan for the duration of construction.

Reason: 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.

10. 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.

The detailed surface water sustainable drainage strategy shall be based upon the indicative surface water sustainable drainage strategy (C1064 Rev. 1- Hamilton Technical Services - 14/09/2023) 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.

The details of the drainage strategy to be submitted for approval shall include, as a minimum;

- a) Sustainable drainage calculations for peak flow control and volume control for the:
 - i. 100% (1 in 1-year) annual exceedance probability event;
 - ii. 3.3% (1 in 30-year) annual exceedance probability event + 40% climate change allowance, with an allowance for urban creep;
 - iii. 1% (1 in 100-year) annual exceedance probability event + 45% climate change allowance, with an allowance for urban creep

Calculations must be provided for the whole site, including all existing and proposed surface water drainage systems.

b) Final sustainable drainage plans appropriately labelled to include, as a minimum:

- 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;
- ii. Sustainable drainage system layout showing all pipe and structure references, dimensions and design levels; to include all existing and proposed surface water drainage systems up to and including the final outfall;
- iii. Details of all sustainable drainage components, including landscape drawings showing topography and slope gradient as appropriate;
- iv. Drainage plan showing flood water exceedance routes in accordance with Defra Technical Standards for Sustainable Drainage Systems;
- 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;
- vi. Details of proposals to collect and mitigate surface water runoff from the development boundary;
- 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;

c) Evidence of an assessment of the existing on-site sewer to be used, to confirm that these systems are in sufficient condition and have sufficient capacity to accept surface water runoff generated from the development.

d) 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.

e) A model of the existing drainage system to demonstrate: i. Current runoff rates and volumes for the 100% (1 in 1-year), 3.3% (1 in 30-year) and 1% (1 in 100-year) annual exceedance probability events (with a 45% climate change allowance and urban creep allowance).

ii. That flooding does not occur on any part of the site for the 3.3% (1 in 30-year) annual exceedance probability event + 40% climate change

iii. That flooding does not occur in any buildings for the 1% (1 in 100-year) annual exceedance probability event + 45% climate change

The sustainable drainage strategy shall be implemented in accordance with the approved details.

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.

11. 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.

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.

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.

12. Prior to the construction/provision of any utility 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 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.

Reason: To future-proof the development.

13. For each phase, with any reserved matters application or prior to the construction of any part of any dwelling above ground level, full details of the alignment, height and appearance of all fences, walls and gates to be erected on the site (notwithstanding any such details shown on previously approved plans) for that phase shall be submitted to and approved in writing by the local planning authority. No dwelling shall be occupied until all fences, walls and gates shown on the approved details to bound its plot have been erected in conformity with the approved details. Other boundary treatments shown in the approved details shall be erected in conformity with the approved details prior to occupation of the final dwelling of the development.

Reason: To ensure the boundary treatments are appropriate.

14. For each phase, with any reserved matters application or prior to the laying of any hard landscaping (ground surfacing materials) full details of their colour, form and texture for that phase shall be submitted to and approved in writing by the local planning authority. The development shall be undertaken strictly in accordance with the approved details and shall be completed in all respects before occupation of the final dwelling in that phase.

Reason: To ensure the hard landscaping measures are appropriate.

15. Either with any reserved matters application for a phase or prior to the commencement of each phase full details of the existing and proposed ground levels and proposed dwelling 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 details shown on previously submitted plans(s). The development shall be carried out strictly in conformity with the approved details.

Reason: To ensure the final development is not harmful to the character of the area or residential amenity

16. 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.

The proposed offsetting scheme shall be based upon the submitted Biodiversity Net Gain Assessment, dated August 2022 and produced by ERAP Ltd, and shall:

- 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.

The biodiversity offsetting measures shall be carried out in accordance with the approved scheme and timetable.

Reason: To deliver biodiversity net gain and compensate for the loss anticipated at this site as a result of the proposed development.

17. No works to trees or shrubs shall occur between the 1st March and 31st August in any year unless a detailed bird nest survey by a suitably experienced ecologist has been carried out immediately prior to clearance and written confirmation provided that no active bird nests are present which has been agreed in writing by the Local Planning Authority.

Reason: Wild birds and their eggs are protected under Part 1 of the Wildlife and Countryside Act 1981, which makes it illegal to kill or injure a bird and destroy its eggs or its nest whilst it is in use of being built.

18. Prior to the commencement of development or as part of any reserved matters application, an Arboricultural Method Statement and Tree Protection Plan shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be undertaken in strict accordance with the approved details.

Reason: To minimise any negative impact on the hedgerows and trees within and near the site that are to be retained.