**Planning Committee Updates Sheet - 21st August 2019**

**Item 11 07/2019/2044/FUL – Land and Tomlinson Road, Leyland**

Three additional conditions are proposed, as follows:

17. Before any site activity (construction or demolition) is commenced in association with the development, barrier fencing shall be erected around all trees to be retained on the site as detailed in the Tree Protection Plan which has been agreed by the Local Planning Authority. The fencing shall be constructed and located in compliance with BS 5837 2012 - *Trees in Relation to Design, Demolition and Construction - Recommendations*.Within these fenced areas no development, vehicle manoeuvring, storage of materials or plant, removal or addition of soil may take place. This includes ground disturbance for utilities. The fencing shall not be moved in part or wholly without the written agreement of the Local Planning Authority. The fencing shall remain in place until completion of all development works and removal of site vehicles, machinery, and materials in connection with the development.

REASON: To prevent damage to trees during construction works in accordance with Policy G13 in the South Ribble Local Plan 2012-2026

18. Prior to commencement of the development hereby approved, details of the landscaping of the site including, wherever possible, Biological Enhancement Measure, have been submitted to, and approved in writing by, the Local Planning Authority.  The approved scheme shall be implemented in the first planting season following completion of the development, or first occupation/use, whichever is the soonest.

The approved scheme shall be maintained by the applicant or their successors in title thereafter for a period of 5 years to the satisfaction of the Local Planning Authority.  This maintenance shall include the replacement of any tree or shrub which is removed, becomes seriously damaged, seriously diseased or dies, by the same species or different species, and shall be agreed in writing by the Local Planning Authority.  The replacement tree or shrub must be of similar size to that originally planted.

Details submitted shall be compliant with ‘BS 5837 2012 - *Trees in Relation to Design, Demolition and Construction - Recommendations’* and shall include details of trees and hedges to be retained or removed, root protection zones, barrier fencing, and a method statement for all works in proximity to those trees or hedges to be retained during the development and construction period. Details shall also indicate the types and numbers of trees and shrubs, their distribution on site, those areas seeded, turfed, paved or hard landscaped, including details of any changes of level or landform and the types and details of all fencing and screening.

REASON: In the interests of the amenity of the area in accordance with Policy 17 in the Central Lancashire Core Strategy and Policy G8 in the South Ribble Local Plan 2012-2026

19. All noise generating or dust producing work activity shall be undertaken inside of the units hereby permitted. During such activities, all doors shall remain closed except for ingress and egress.

Reason: In the interests of the amenity of the nearby residents in accordance with Policy 17 of the

Central Lancashire Core Strategy