The update relates to the conditions being revised for the application and reworded to reflect previously approved details. Further:

**Item 10:**

A further condition has been added to 07/2020/0051/VAR to ensure that Plots 9-12 are not covered by this approval.

**Proposed Revised Conditions**

**Item 10 07/2020/00051/VAR**

1. The development hereby approved shall be carried out in accordance with the following approved plans and documents:

 Drawing No. 159-PL-101 Section 73 Application Proposed Site Plan

 Drawing No 159-Pl-11 Rev H entitled " Proposed Landscaping Plan"

 Drawing No 159-PL-04 Rev A entitled "Type 1, House Plans, Elevation, and Materials"

 Drawing No 159-PL-05 Rev A entitled "Type 2 House Plans Elevations and Materials"

 Drawing No 159-PL-06 Rev A entitled "Type 3 House Plans Elevations and Materials"

 Drawing No 159-PL-07 Rev A entitled "Type 4 House Plans Elevations and Materials"

 Drawing No 159-PL-12 Rev A entitled "Type 4 Terrace House Plans Elevations and Materials

 Phase 1 Preliminary Risk Assessment Report Ref: LG28888 Rev 0 dated June 2017.

 Flood Risk Assessment (Ref No.18-B-12035/Edward Street/Rev A dated 30 April 2018).

 Habitat Bat Survey and Report

 Tree Survey and Arboricultural Assessment.

 REASON: To ensure a satisfactory form of Development

2. Each dwelling is required to achieve a minimum Dwelling Emission Rate of 19% above 2013 Building Regulations.

 REASON: Policy 27 of the Adopted Central Lancashire Core Strategy requires new dwellings to be built to Code for Sustainable Homes Level 4 however following the Deregulation Bill 2015 receiving Royal Ascent it is no longer possible to set conditions with requirements above a Code Level 4 equivalent. However, as Policy 27 is an adopted Policy it is still possible to secure energy efficiency reduction as

 part of new residential schemes in the interests of minimising the environmental impact of the development.

3. No dwelling hereby approved shall be occupied until a SAP assessment (Standard Assessment Procedure), or other alternative proof of compliance (which has been previously agreed in writing by the Local Planning Authority) such as an Energy Performance Certificate, has been submitted to and approved in writing by the Local Planning Authority demonstrating that the dwelling has achieved the required

 Dwelling Emission Rate.

 REASON: Policy 27 of the Adopted Central Lancashire Core Strategy requires new dwellings to be built to Code for Sustainable Homes Level 4 however following the Deregulation Bill 2015 receiving Royal Ascent it is no longer possible to set conditions with requirements above a Code Level 4 equivalent. However, as Policy 27 is an adopted Policy it is still possible to secure energy efficiency reductions as part of new residential schemes in the interests of minimising the environmental impact of the development.

4. The landscaping details approved under 07/2018/7717/DIS are set out in the documents "Tree Survey Schedule dated 9 November 2017, Drawing No 003 entitled Tree Protect Plan Drawing Number 159-PL-11 Rev H entitled Proposed Landscaping Plan. The approved landscaping details 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

5. The materials for the development shall be carried out in accordance with those approved under 07/2018/7717/DIS namely: Bricks Ibstock Alderly Russt Blend 2978 and roof Marley Edgemore Grey Concrete interlocking tiles unless otherwise agreed in writing with the Local Planning Authority.

 REASON: To ensure the satisfactory detailed appearance of the development in accordance with Policy 17 in the Central Lancashire Core Strategy and Policy G17 in the South Ribble Local Plan 2012-2026

6. The Affordable Housing Statement by Progress received on the 19 December 2018 shall be implemented in full and the affordable housing shall be retained in accordance with the approved scheme.

 Reason: To ensure that the proposed development complies with Policy 7 of the Central Lancashire Core Strategy.

7. The details approved under 07/2018/7717/DIS for the levels as set out on Drawing No B.12035/1 entitled" Site Levels" shall be implemented in full.

 REASON: To ensure the satisfactory appearance and drainage of the site and to accord Policy 17 of the Core Strategy

8. The drainage for the development approved under 07/2018/7717/DIS shall be carried out in accordance with principles set out in the submitted Flood Risk Assessment (Ref. No. 18-B-12035/Edward Street/Rev A Dated 30 April 2018. The development shall be completed in accordance with the approved plans.

 Reason: To ensure a satisfactory form of development.

9. The materials for the car park have been approved under 07/2019/0673/DIS Drawing No 159-PL-Rev E entitled Proposed Landscape Plan and shall be implemented in full. These areas shall not be used for any purpose other than the parking of vehicles. These areas shall not be used for any purpose other than the parking of vehicles.

 REASON: To ensure the provision and retention of adequate on site parking facilities and to accord with Policy G17 of the South Ribble Local Plan.

10. Prior to the first occupation of the dwellings, an electric vehicle charging point shall be provided which shall be retained for that purpose thereafter.

 Electric vehicle recharge points shall be provided to every property, prior to occupation. This shall consist of as a minimum a 13 amp electrical socket located externally (or in the garage if available) in such a position that a 3 metre cable will reach the designated ing spaces. A switch shall be provided internally to allow the power to be turned off by the residents.

 Reason: To enable and encourage the use of alternative fuel use for transport purposes in accordance with Policy 3 of the Central Lancashire Core Strategy.

11. The Dust Management Plan dated the 9 May 2018 approved under 07/2018/7717/DIS shall be implemented in full.

 REASON: In the interests of the amenity of the nearby residents and to be in accordance with Policy 17 in the Central Lancashire Core Strategy

12. The details submitted in the Remedial Works Ref: 28888LG Issue C under 07/2018/7717/DIS shall be implemented in full. On completion of the development/remedial works, the developer shall submit written confirmation, in the form of a verification report, to the LPA, that all works were completed in accordance with the agreed Remediation Statement.

 Any works identified in these reports shall be undertaken when required with all remedial works implemented by the developer prior to occupation of the first and subsequent dwellings.

 REASON: To ensure that:

 - the site investigation and remediation strategy will not cause pollution of ground and surface waters both on and off site, and

 - the site cannot be capable of being determined as contaminated land under Part 2A of the Environmental Protection Act 1990,

 in accordance with:

 - Policy 17 of the Central Lancashire Development Plan,

 - the National Planning Policy Framework.

13. During the site preparation and construction of the development no machinery, plant or powered tools shall be operated outside the hours of 08:00 to 18:00 Monday to Friday 09:00 - 13:00 on Saturdays. No construction shall take place at anytime on Sundays or nationally recognised Bank Holidays.

 Reason: To safeguard the amenities of neighbouring properties in accordance with Policy 17 of the Central Lancashire Core Strategy and the NPPF.

14. No deliveries of construction materials or removal of construction waste shall be undertaken outside the hours of 09:00 - 17:00 Monday to Friday. No deliveries or removal of waste shall be carried out at weekends or nationally recognised Bank Holidays.

 Reason: To safeguard the amenities of neighbouring properties in accordance with Policy 17 of the Central Lancashire Core Strategy and NPPF.

15. The secure cycle details set out in the Supporting Statement dated 11 October 2019 approved under 07/2019/0673/DIS shall be implemented in full and retained thereafter.

 Reason: To enable and encourage the use of alternative fuel use for transport purposes in accordance with Policy 3 of the Central Lancashire Core Strategy.

16. The submitted document entitled Edward Street, Layout Drawing Traffic Plan Fire Plan and the statement dated 9 May 2018 approved under 07/2018/7717/DIS shall be implemented in full.

 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.

17. The offsite highway works approved under 07/2019/0673/DIS shall be implemented in full.

 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.

18. No part of the development hereby approved shall be occupied until the approved scheme referred to in Condition 17 has been constructed and completed in accordance with the scheme details.

 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.

19. The existing access in the sites South East corner shall be physically and permanently closed and the existing 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 accesses) before te4h occupation of the first dwelling.

 Reasons: To limit the number of access points and to maintain the proper construction of the highway.

20. The sustainable drainage scheme approved under 07/2018/7717/DIS shall be implemented in accordance with the following details:

 Carley Daines & Partners Edward Street, Bamber Bridge Foul & Surface Water Long

 Sections drawing no.18.B.12035/21

 Carley Daines & Partners Edward Street, Bamber Bridge Adopted Drainage Layout

 drawing no.18.B.12035/22 A

 Carley Daines & Partners Edward Street, Bamber Bridge Adopted Drainage Details

 Surface Water (1 of 3) drawing no.18.B.12035/23

 Carley Daines & Partners Edward Street, Bamber Bridge Adopted Drainage Details

 Surface Water (2 of 3) drawing no.18.B.12035/24

 Carley Daines & Partners Edward Street, Bamber Bridge Adopted Drainage Details

 Surface Water (3 of 3) drawing no.18. B.12035/25

 Micro Drainage Calculations ref. NETWORK.14.05.18. EDWARD dated 1st November 2018.

 Sutcliffe Mainway Court, Edward Street, Bamber Bridge Phase II Interpretive Ground Assessment ref.28888LG dated September 2017.

 The scheme shall be implemented in accordance with the approved details prior to first occupation of any of the approved dwellings, or completion of the development, whichever is the sooner. Thereafter the drainage system shall be retained, managed and maintained in accordance with the approved details.

 Reasons

 1. To ensure that the proposed development can be adequately drained.

 2. To ensure that there is no flood risk on or off the site resulting from the proposed development

21. No development hereby permitted shall be occupied until the sustainable drainage scheme for the site has been completed in accordance with the approved details submitted under 07/2018/7717/DIS and 07/2019/0673/DIS including:

 Carley Daines & Partners application to United Utilities for a Section 104 Adoption of Sewers ref. CRC/cc/18-B-12035 dated 1st November 2018

 Drawing Number 18.B 12035/20 R

 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 development, whichever is the sooner. Thereafter the sustainable drainage system shall be managed and maintained in accordance with the approved details.

 Reasons

 1. To ensure that appropriate and sufficient funding and maintenance mechanisms are put in place for the lifetime of the development

 2. To reduce the flood risk to the development as a result of inadequate maintenance

 3. To identify the responsible organisation/body/company/undertaker for the sustainable drainage system.

22 This permission relates to Plots 1-8 and Plots 13 -17 only.

REASON To ensure a satisfactory form of development and that plots 9-12 are not covered by this approval.