

Application Number 07/2020/00443/FUL

Address Land At Cottage Gardens
Bamber Bridge

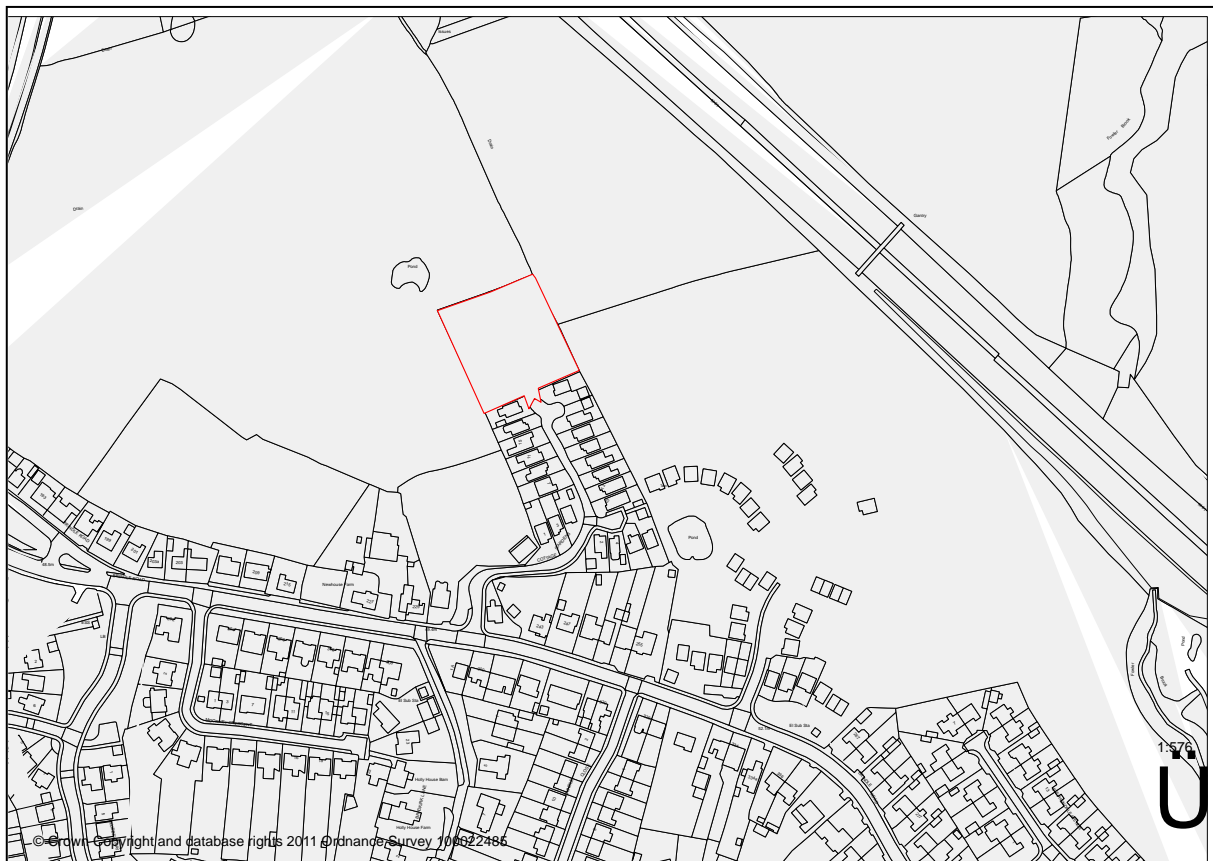
Applicant Dorbcrest Homes
The Old Carnegie Library
Ormskirk Road
Pemberton
Wigan
WN5 9DQ

Development Erection of 11 dwellings with associated works.

Officer Recommendation **Approval with conditions with the** the decision to be delegated to the Director of Planning & Property in consultation with the Chair and Vice-Chair of the Planning Committee upon the successful completion of a legal agreement to secure a financial contribution towards public open space

Officer Name **Mrs Debbie Roberts**

Date application valid 12.06.2020
Target Determination Date 11.09.2020
Extension of Time None



1. Report Summary

1.1. The application refers to a roughly 0.4ha, square parcel of land accessed off Cottage Gardens, Bamber Bridge; a relatively new, residential development off Brindle Road.

1.2. The site is bound by sporadically placed trees and a fragmented hedgerow. Some of the trees bounding the site are to be retained, but others are recommended for removal on tree health grounds. Hedgerow would also be removed. Replacements and in site landscaping have been proposed however and are considered acceptable by the Councils Arborist.

1.3. The proposal seeks permission to erect 11 no: detached dwellings with associated works and supplementary landscaping as detailed in full at Section 4 below. The development would be accessed from, and become an extension of Cottage Gardens; a similar scheme completed by the same developer. As such, in design terms properties would reflect the wider streetscene. Parking provision, and spatial separation to and from existing and proposed properties are also policy compliant. Access, highways safety and capacity are considered acceptable

1.4. The site forms part of a wider tract of land allocated as 'Site S' by Local Plan D1 (Allocation of housing land) which allocates land for residential development. The site was safeguarded by the 2000 Local Plan and it is now appropriate to bring the site forward for residential development. Although part of a much larger allocation the area in question completes an existing cul-de-sac and is unlikely to unacceptably compromise any future development of the larger site.

1.5. Three letters of representation have been received. Comments raised by statutory consultees have been dealt with either by amendments to the scheme or by condition

1.6. Overall, the proposal is considered compliant, and having regard to the comments of statutory bodies and the following commentary, it is recommended that the application should be approved subject to the imposition of conditions

2. Application Site and Surrounding Area

2.1. The application refers to a square piece of land (0.4ha) accessed off Cottage, Gardens; a small development of detached properties circa 1999 to the north of Brindle Road, Bamber Bridge. The site is bound on three sides by mature, and in some case protected trees and sparse hedgerow, but its centre is cleared rough ground. There are no other landscape features of obvious value on site.

2.2. The site is part of a wider tract of land allocated as 'Site S' by Local Plan D1 (Allocation of housing land) which allocates land for residential development.

2.3. North east and west of the site are areas of open land; these are within the same D1 (housing land) allocation. In the south residential properties are built in a typical cul-de-sac formation; the cul-de-sac head being proposed for connection to the estate road for this scheme.

3. Site Context / Planning History

3.1. There are nine planning applications on the history of this site which also encompasses the earlier phase of Cottage Gardens:

- 07/0975/0674 – shop and storage to rear 235 Brindle Road. Approved August 1975
- 07/1977/0684 – open sided timber storage. Approved October 1977

- 07/1979/0055 – greenhouses. Approved March 1979
- 07/1982/0048 – new greenhouse and change of use to camping trailer storage. Refused Sept 1982
- 07/1982/0532 – greenhouse. Approved Nov 1982
- 07/1984/0707 – Single dwelling. Refused Jan 1985
- 07/1995/0397 – change from garden centre to fishing pond. Approved Sept 1995
- 07/1999/0726 – Residential development of 22 dwellings. Approved May 2020

4. **Proposal**

4.1. The application proposes erection of 11 detached dwellings with associated works.

4.2. Properties are two storey, detached units in a modern style. Eight would be four bed roomed, whilst three would be three bed roomed. Parking to adopted standards is available either in a combined detached garage (plots 4 & 5), integral garaging or within the individual plots. Garden space to front and rear is similar to that of adjacent properties (6m and 10m deep approx. respectively), and design reflects that of the connecting Cottage Gardens development which was also constructed by the applicant. Access would extend the cul-de-sac of Cottage Gardens to provide a similar arrangement at the northern site boundary.

4.3. Six complementary house types are proposed with footprints ranging from 6.3m - 8.5m wide x 8.5m deep, and with gabled front/hipped or pitched roofs measuring a maximum of 8m in height. Eaves align throughout the street scene at around 4.5m. Properties would be constructed in a mix of red facing brick with contrasting window heads and cills, grey roof tiles and white windows/rainwater goods.

4.4. Supplementary landscaping would be added throughout and around the site, and whilst some trees and hedgerow are to be removed on the boundary some would also remain. 1.2m - 1.8m Beech Hedge with a post and rail fence and stock proof netting would be installed around the site boundaries and to denote individual plots within the site; offering defensible space to the rear for each dwelling.

4.5. Waste storage to the rear or side of each property has been identified. Installation of an electric vehicle charging point for each dwelling is also required; both would be secured by condition

5. **Summary of Supporting Documents**

5.1. The application is accompanied by the following:

- Arboricultural Impact Assessment (Working Woodland April 2020/Appendix 1 plan)
- Community Infrastructure Levy documentation
- Design & Access statement (Dorbcrest Homes)
- Ecological appraisal (ERAP 2020/093 April 20)
- Proposal Drawings (Dorbcrest Homes)
 - o Boundary treatments (3038/BPA)
 - o Car parking (3002-P2-CP)
 - o Garage plan (GAR001)
 - o House type plans FA001 (Fairhurst), BE001 (Beeley), NE001 (Newby), NO001 (Norwood), RE001 (Redfearn), RI001 (Ribchester), NE001 (Newby)£
 - o Landscaping plan (3038/LPC)
 - o Location plan (3002/P2-LPA)
 - o Materials (3038/9.4.20)
 - o Proposed site layout (3038/DPB)
 - o Waste storage (3038/BS)

6. Representations

6.1. Summary of Publicity

6.1.1. A site notice has been posted and forty-one neighbouring properties have been consulted. Representation has been received from three occupants of the first phase of Cottage Gardens whose comments are summarised as follows.

- ☒ No need for development when approval has been granted at Bellway and Persimmon sites – existing houses should be sold before any more are allowed
- ☒ Developer is *'trying to jump on the bandwagon and hope that their application will simply just be waved through'*
- ☒ Disruption and highways safety during construction
- ☒ Increased traffic
- ☒ Respondent bought house as it was a small development – this scheme will override that
- ☒ Bus routes are always being cut so this development would be car dependant
- ☒ Existing issues with construction traffic from the Bellway/Persimmon sites
- ☒ If approved Cottage Gardens should be gated so that only those with permission can enter
- ☒ One resident requests drainage information. The applicant has confirmed that these are in progress and as is standard practice requests that a pre-commencement condition be imposed if permission is granted

6.1.2. *Officer Comment:* This proposal is not an opportunistic attempt to follow on the heels of other developments in the area. The site forms part of a much larger allocation of land which was safeguarded pre-2000 for housing led development and released in the current plan for the same purpose. At no point was Cottage Gardens intended to be a small stand-alone scheme. LCC Highways have assessed the scheme in terms of highways capacity, safety and amenity and subject to a number of conditions are satisfied. Officers are confident that this relatively small phase of development can be carefully managed during construction in much the same way as the first phase.

7. Summary of Responses

7.1. **Lancashire County Council Highways** notes that levels of parking are acceptable, and that there have been no incidents within the vicinity of the site in the past five years. The existing adopted highway up to the proposed site access is acceptable to serve a development of this size and nature. Minor amendments have been requested however which are now acceptable to LCC subject to conditions

7.2. **Ecology** - The applicant's ecological assessment found no notable species or habitats on site and sought no further survey. Surveys also discounted the presence of Great Crested Newts as a material consideration. The Council's Ecologist has no objection on nature conservation grounds subject to precautionary conditions, and conditions to require additional bat and bird roosting opportunities and an invasive species management plan. There were some concerns about proposed boundary treatments, but the applicant has amended plans to show a 1.2-1.8m Beech hedge beside a 1.2m post and rail fence with temporary stock proof mesh. This is now acceptable to the ecologist

7.3. **Lancashire Fire & Rescue** offer generic comments relating to access which have been considered by LCC Highways and would be implemented where relevant during construction by Building Control.

7.4. **Lancashire County Council Education** confirm that an education contribution is not required at this stage in regard to this development.

7.5. **Lead Local Flood Authority** - drainage proposals have not been provided and the LLFA has no objection subject to conditions

7.6. **South Ribble Arborist** – the site is surrounded by two rows of Poplar trees (northern and western boundaries). A fragmented hawthorn hedge bounds the eastern side where four Oak trees are present. All of the Poplars and three of the Oaks are protected by Tree Preservation Order and have the potential to be affected by development. Three Oaks (side boundaries) are worthy of retention and will offer some degree of screening. Poplars conversely are located within seasonally waterlogged ground and are at increasing risk of total root failure in high winds. The tree survey notes that *'these are unsuitable for being close to buildings... and should be removed since they impact both the site and the adjacent housing development. A further suppressed oak tree which is within one of the groups of poplars should also be removed'* The surveyor also notes that *'misplaced enthusiasm for the retention of inappropriate trees can create as many problems as poor tree management'*. Fragmented hedgerow along the eastern boundary is also to be removed. Replacement in the form of small stature trees is recommended where growing space allows, and protection of retained trees.

The Councils Arborist initially stated that *'the proposed removal of the row of Poplar trees and single Oak which are protected under TPO 2014/7 is in breach of the Local Plan Policy G13, and that proposed mitigation planting of 6 no: trees is also none compliant*. A revised landscaping scheme has been submitted however and subject to conditions is now acceptable

7.7. **South Ribble Environmental Health** has no objection and requests construction management, hours of operation, contaminated land and charge point conditions.

7.8. **South Ribble Housing** has no comment to make but notes that the site is allocated for residential development as part of the wider Site S and that affordable units are only required for sites of 15 properties or more.

7.9. **United Utilities** have no objections subject to sustainable drainage in line with the NPPF hierarchy.

8. **Material Considerations**

8.1. Site Allocation Policy

8.1.1. The site forms part of a wider tract of land allocated as 'Site S' by Local Plan D1 (Allocation of housing land) which allocates land for residential development. Policy D1 states that the site was safeguarded for development in the 2000 Local Plan but that it is now considered appropriate to bring the site forward for residential development as a result of its location close to the urban area, and the contribution the site can make to local and community infrastructure through CIL. Although part of a much larger allocation the fairly contained site in question lies to the end of, and seeks to extend in a similar form an existing cul-de-sac. It is therefore not considered that the proposal would unacceptably compromise any future development of the larger site, and in terms of Policy D1 the proposal which contributes towards the Councils housing supply is considered compliant.

8.2. Additional Policy Background

Additional policy of marked relevance to this proposal is as follows:

National Planning Policy Framework (2019)

☐ The NPPF at Para 11: provides a presumption in favour of sustainable development, supporting sustainable economic growth to deliver amongst other things homes. In particular, the following chapters of the NPPF are also relevant:

☐ Chapter 5: Delivering a Sufficient Supply of Homes - in line with Governments objective to boost the supply of homes, in a sustainable and appropriate way, and in relevant locations. The Councils Affordable Housing SPD and Central Lancashire Policy 7 threshold requiring affordable housing of schemes over 15 units only in urban areas is also relevant here

☐ Chapter 11: Making effective use of land – *‘Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Policies should set out a clear strategy ... in a way that makes as much use as possible of previously-developed or ‘brownfield’ land’*

☐ Chapter 12: Achieving Well Designed Places attaches great importance to the design of the built environment.

☐ Chapter 15: Conserving and Enhancing the Natural Environment – when determining planning applications, Local Planning Authorities should aim to conserve and enhance biodiversity as reflected by Core Strategy Policy 22 (Bio and Geo diversity)

Central Lancashire Core Strategy

☐ Policy MP states that the Council will take a positive approach reflecting the NPPF presumption in favour of sustainable development, and in accordance with the Local Plan unless material considerations indicate otherwise.

☐ Policy 3: Travel – reducing the need to travel, and providing alternatives to travel by car

☐ Policies 4 - 5: Housing Delivery & Density provide for, and manage the delivery of new housing, with development densities in keeping with local areas, and which will have no detrimental impact on the amenity, character, appearance, distinctiveness and environmental quality of the area.

☐ Policies 6: Housing Quality and 27: Sustainable Resources and New Development both aim to improve the quality of housing by facilitating higher standards of construction, greater accessibility and ensuring that sustainable resources are incorporated into new development.

☐ Policy 7: Affordable and special needs housing – this policy provides for adequate provision of affordable housing relevant to a site’s type and location.

☐ Policy 17: Design of New Buildings requires new development to take account of the character and appearance of the local area.

☐ Policy 22: Biodiversity & Geodiversity aims to conserve, protect and seek opportunities to enhance and manage the biological and geological assets of the area

☐ Policy 29: Water Management improves water quality and flood management by appraising, managing and reducing flood risk and drainage in all new development.

South Ribble Local Plan

In addition to Local Plan policy D1 (above), the following are also pertinent:

☐ Policy A1: Developer Contributions – new development is expected to contribute towards mitigation of impact upon infrastructure, services and the environment, by way of Section 106 agreement and/or CIL contribution

☐ Policy F1: Parking Standards requires all development proposals to provide car parking and servicing space in accordance with parking standards adopted by the Council.

☐ Policy G11: Playing Pitch Provision requires all development resulting in a net gain of five dwellings or more to provide Green Infrastructure and a contribution towards playing pitches to meet recreational needs of the development in accordance with adopted standards.

☐ Policy G13: Trees, Woodlands and Development – permission will not be granted where development adversely impacts upon protected trees or woodland. G13 includes a presumption to retain trees and woodland, but where loss of protected trees is unavoidable replacement trees must be planted on site on a two for one replacement basis.

☐ Policy G16 –Biodiversity and Nature Conservation protects, conserves and enhances the natural environment at a level commensurate with the site's importance and the contribution it makes to wider ecological networks.

☐ Policy G17: Design Criteria for New Development considers design in general terms, and impact of the development upon highways safety, the extended locale and the natural environment.

☐ Chapter J: Tackling Climate Change looks to reduce energy use and carbon dioxide emissions in new developments; encouraging the use of renewable energy sources.

South Ribble Residential Design SPD echoes Policy G17 in considering design, but in a more prescribed manner.

Central Lancashire Open Space and Playing Pitch SPD sets out the standards for provision of on and off site public open space and playing pitch provision

8.3. Relationship to Neighbouring Properties

8.3.1. The South Ribble Residential Design SPD at Para DG03 states that habitable room windows shall not face any blank gable or wall at less than 13m, and that directly facing habitable room windows facing the same in another dwelling shall have a minimum of 21m spatial separation.

8.3.2. Interrelationships between proposed properties have been assessed and are considered acceptable. Loss of privacy, overlooking or general amenity is unlikely to occur to the occupants of these properties.

8.3.3. With regards to properties outside of the site there are only two proximate dwellings – no's 19 and 24 Cottage Gardens. Proposed and existing gable walls would face with landing windows opposite bathrooms in both cases. No 19 has an extension to the rear, but this would sit partially alongside the proposed gable of Plot 1 with around 2m extending beyond

the proposed rear elevation. As such loss of amenity to these neighbours is also not felt likely.

8.4. Design, Character & Appearance

8.4.1. Local Plan Policy G17 (Design Criteria for new development) seeks to ensure new development relates well to neighbouring buildings and the extended locality, that layout, design and landscaping of all elements of the proposal are of a high quality; providing interesting visual environments which respect local character, reflect local distinctiveness, and offer appropriate levels of parking and servicing space in line with Policy F1 (Parking Standards) of the same document. Core Strategy Policy 17 (Design of New Buildings) effectively mirrors these criteria.

8.4.2. Properties have been designed to reflect the style, size and layout of the adjacent dwellings which were also completed by the applicant. The type of properties proposed by the applicant would fit in well and would not in design terms be detrimental to the street scene. Density amounts to a low 27 per hectare with gardens and amenity space which reflect those in nearby streets. Overall the proposal accords to the remit of Policies 17 and G17

8.5. Highways Considerations, Suitability of Access and Parking Arrangements

8.5.1. The proposal and accompanying documentation have been reviewed by LCC Highways whose comments are noted at Para 7.1 above. Access and sight lines are acceptable.

8.5.2. Appropriate parking for each plot has been provided

8.6. Natural Environment, Ecology and Ground Conditions

8.6.1. *Ecology/Trees* – Neither site contains any protected species, or habitats of national or local importance. Some trees are to be retained and environmental mitigation secured by condition. The Councils Arborist and Ecologists are comfortable with that approach.

8.6.2. *Drainage and Flood Management* - Core Strategy Policy 29(e) (Water Management) seeks to improve water quality and flood management in areas such as Bamber Bridge. The site sits within Flood Zone 1 - areas of least probability flooding, and as the proposed development does not exceed one hectare a Flood Risk Assessment was not required. Drainage proposals have not been provided but would be required prior to development by condition if approved. United Utilities and LLFA are happy with this arrangement subject to pre-commencement conditions.

8.7. Construction Standards

8.7.1 One of the objectives of modern construction is to reduce energy use and carbon dioxide emissions in new developments; encouraging the use of renewable energy sources whilst improving the quality of housing by facilitating higher standards of construction. Should permission be granted, conditions to ensure appropriate construction standards are considered necessary

8.8. Developer Contributions

8.8.1. Local Plan Policy A1 (Developer Contributions) expects most new development to contribute towards mitigation against impact on infrastructure, services and the environment. Contributions would be secured where appropriate through planning obligations (Section 106 agreement) and/or Community Infrastructure Levy.

a) *Community Infrastructure Levy* - CIL is payable on most new developments at the current rate of £65 x 1.427 – in this case £142,286.17 (1534m²). Liability has been claimed and a schedule of four instalments has been agreed should permission be granted.

b) *Affordable Housing* – Central Lancashire Core Strategy Policy 7 (Affordable and Special Needs Housing) requires provision of affordable and special needs housing on all sites of 15 properties or more. On that basis affordable housing is not required on this site. This has been confirmed by the Councils Strategic Housing Officer.

c) *Public Open Space* - The NPPF states that ‘*access to high quality open space makes an important contribution to the health and wellbeing of communities*. The Central Lancashire Open Space & Playing Pitch Strategy (2012) also provides an assessment of the quantity, quality and accessibility of open space in Central Lancashire. As such, all new residential development resulting in a net gain of 5 dwellings must provide sufficient green infrastructure to meet the recreational needs of the development in accordance with specific but flexible standards. Where POS cannot be provided on a restricted site such as this a contribution towards off site provision must be provided. A calculation for this site shows that a figure of £20,306 is payable to be used towards play areas at Bracken Close, natural amenity space at Furtherfield and playing pitches at Worden Park. This would be secured by legal agreement should members be minded to approve the application.

8.9. Sustainable Location

8.9.1. There are six primary schools and two secondary schools within 1 mile of the site which is closely located to Brindle Road and a number of bus stops with services to the wider area. Tardy Gate local retail centre is 0.7 miles away and there are 4 doctors and 4 dentists within 1.5 miles; none of which would be compromised by a development of this size. From a sustainable location perspective, the application is considered acceptable.

9. **Conclusion**

9.1 The site is a small tract of land allocated by adopted policy for housing development. Proposed dwellings and access relate well to adjacent properties and have been assessed by the Councils statutory consultees as acceptable. Subject to conditions there would be no loss of environmental diversity, spatial separation is appropriate and overall the scheme presents a well-balanced extension to an existing cul-de-sac. The proposal is therefore considered policy compliant and is recommended for approval. If Members are minded to approve the application it is recommended that the decision be delegated to the Director of Planning and Housing in consultation with the Chair and Vice-Chair of the Planning Committee upon the successful completion of a legal agreement to secure a financial contribution towards public open space.

RECOMMENDATION:

Approval with conditions, and that the decision be delegated to the Director of Planning & Housing in consultation with the Chair and Vice-Chair of the Planning Committee upon the successful completion of a legal agreement

RECOMMENDED CONDITIONS:

1. The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this permission.
REASON: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2. No work shall be commenced until satisfactory details of the colour and texture of the facing and roofing materials to be used have been submitted to and approved by 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

3. The development hereby permitted shall be carried out in accordance with the following approved plans and suite of documents:

- o Arboricultural Impact Assessment (Working Woodland April 2020/Appendix 1 plan)
- o Community Infrastructure Levy documentation
- o Design & Access statement (Dorbcrest Homes)
- o Ecological appraisal (ERAP 2020/093 April 20)
- o Proposal Drawings (Dorbcrest Homes)
- o Boundary treatments (3038/BPA)
- o Car parking (3002-P2-CP)
- o Garage plan (GAR001)
- o House type plans FA001 (Fairhurst), BE001 (Beeley), NE001 (Newby), NO001 (Norwood), RE001 (Redfearn), RI001 (Ribchester), NE001 (Newby)£
- o Landscaping plan (3038/LPC)
- o Location plan (3002/P2-LPA)
- o Materials (3038/9.4.20)
- o Proposed site layout (3038/DPB)
- o Waste storage (3038/BS)

REASON: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with Policy 17 of the Central Lancashire Core Strategy and Local Plan 2012-2026 Policy G17

4. Prior to the commencement of any works on site, the following information shall be submitted to the Local Planning Authority (LPA) for approval in writing:

(a) A full desk study which assesses the risk of the potential for on-site contamination and ground gases and migration of both on and off-site contamination and ground gases, in line with BS10175:2011 +A1:2013.

(b) If the desk study identifies potential contamination and/or ground gases, a detailed site investigation shall be carried out to address the nature, degree and distribution of contamination and/or ground gases and shall include an identification and assessment of the risk to receptors as defined under the Environmental Protection Act 1990, Part 2A, focusing primarily on risks to human health and controlled waters. The investigation shall also address the implications of the health and safety of site workers, of nearby occupied buildings, on services and landscaping schemes, and on wider environmental receptors including ecological systems and property.

The sampling and analytical strategy shall be submitted to and be approved in writing by the LPA prior to the start of the site investigation survey.

(c) A remediation statement, detailing the recommendations and remedial measures to be implemented within the site.

(d) 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 confirm before work commences on site that proposed development will not cause pollution of ground and surface waters both on and off site, in accordance with Policy 17 in the Central Lancashire Core Strategy and Policy G14 in the South Ribble Local Plan 2012-2026

5. Prior to the importation of any subsoil and/or topsoil material into the proposed development site, a Desk Study shall be undertaken to assess the suitability of the proposed material to ensure it shall not pose a risk to human health as defined under Part IIA of the Environmental Protection Act 1990. The soil material shall be sampled and analysed by a Competent Person. The details of the sampling regime and analysis shall be submitted to and agreed in writing by the Local Planning Authority prior to the work taking place.

A Verification Report which contains details of sampling methodologies and analysis results and which demonstrates the material does not pose a risk to human health shall be submitted to the Local Planning Authority for approval in writing.

REASON: To confirm before work commences on site that imported sub and/or topsoil will be protective of human health and the environment, and in the interests of residential amenity in accordance with Policy 17 in the Central Lancashire Core Strategy and Policy G14 in the South Ribble Local Plan 2012-2026

6. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- a) parking of vehicles of site operatives and visitors
- b) loading and unloading of plant and materials
- c) storage of plant and materials used in constructing the development
- d) location of site compound
- e) measures to control the emission of noise during construction
- f) details of external lighting to be used during construction
- g) a scheme for recycling/disposing of waste resulting from demolition and construction works
- h) anticipated delivery times

REASON: To ensure before development commences that construction methods will safeguard the amenities of neighbouring properties in accordance with Policy 17 of the Central Lancashire Core Strategy and Local Plan 2012-2026 Policy G17

7. For the full period of construction, facilities shall be available on-site for the cleaning of the wheels of vehicles leaving the site. Such equipment shall be used as necessary to prevent mud and stones being carried onto the highway. The roads adjacent to the site shall be mechanically swept as required during the full construction period.

REASON: In the interests of highway safety and other highway users in accordance with Policy G17 in the South Ribble Local Plan 2012-2026

8. Prior to the commencement of any works on site a Dust Management Plan shall be submitted, for written approval, to the local planning authority. The Dust Management Plan shall identify all areas of the site and site operations where dust may be generated and further identify control measures to ensure dust and soil does not travel beyond the site boundary. The Dust Management Plan shall consist of a suitable risk assessment in line with national guidance.

Once agreed the identified control measures shall be implemented and maintained throughout the duration of the site preparation and construction phase of the development.

Reason: In the interests of the amenity of the nearby residents in accordance with Policy 17 of the Central Lancashire Core Strategy and the NPPF

9. Prior to commencement of works on site details of all piling activity shall be submitted to the local planning authority together with all mitigation measures to be taken. Piling activities shall be limited to between 09:30 - 17:00.
REASON: To safeguard the amenities of neighbouring properties in accordance with Policy 17 of the Central Lancashire Core Strategy and G17 of the South Ribble Local Plan
10. All new dwellings are required to achieve a minimum Dwelling Emission Rate of 19% above 2013 Building Regulations. Prior to the commencement of the development details shall be submitted to and approved in writing by the Local Planning Authority demonstrating that each dwelling will meet the required Dwelling Emission Rate. The development thereafter shall be completed in accordance with the approved details.
REASON: Policy 27 of the 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 Assent it is no longer possible to set conditions with requirements above a Code Level 4 equivalent. 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. This needs to be provided prior to the commencement so it can be assured that the design meets the required dwelling emission rate
11. 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 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 Assent it is no longer possible to set conditions with requirements above a Code Level 4 equivalent. 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.
12. No machinery shall be operated, no process carried out and no deliveries taken at or dispatched from the site during construction, demolition or clearance of the site outside the following times:
0800 hrs to 1800 hrs Monday to Friday
0800 hrs to 1400 hrs Saturday
No activities shall take place on Sundays, Bank or Public Holidays.
REASON: To safeguard the living conditions of nearby residents particularly with regard to the effects of noise in accordance with Policy 17 in the Central Lancashire Core Strategy
13. That any tree or hedgerow felling, vegetation clearance works, demolition work or other works that may affect nesting birds shall not take place during the nesting season, normally between March and August, unless the absence of nesting birds has been confirmed by further surveys or inspections and written approval has been given from the Local Planning Authority.
REASON: To protect habitats of wildlife in accordance with Policy 22 of the Central Lancashire Core Strategy.

14. Should the development not have commenced within two years the date of this permission, a re-survey be carried out to establish whether bats or barn owls are present at the site shall be undertaken by a suitably qualified person or organisation. In the event of the survey confirming the presence of bats or barn owls details of measures, including timing, for the protection or relocation of the species shall be submitted to and agreed in writing by the Local Planning Authority and the agreed measures implemented.
REASON: To ensure the protection of schedule species protected by the Wildlife and Countryside Act 1981 and so as to ensure work is carried out in accordance with Policy 22 in the Central Lancashire Core Strategy and Policy G16 in the South Ribble Local Plan 2012-2026
15. 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 approved plan 3038/LPC. 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
16. Prior to the commencement of development, a detailed method statement for the removal or long-term management /eradication of invasive plants - particularly Variegated Yellow Archangel and Hollyberry Cotoneaster, as identified under the Wildlife and Countryside Act 1981 shall be submitted to and approved in writing by the Local Planning Authority. The method statement shall include proposed measures to prevent the spread of invasive plants during any operations such as mowing, strimming or soil movement. It shall also contain measures to ensure that any soils brought to the site are free of the seeds / root / stem of any invasive plant covered under the Wildlife and Countryside Act 1981. Development shall proceed in accordance with the approved method statement.
REASON: The spread of invasive plants is prohibited under the Wildlife and Countryside Act 1981. Without measures to prevent spread as a result of the development there would be the risk of an offence being committed and avoidable harm to the environment recurs
17. The approved landscaping scheme shall be implemented in the first planting season following completion of the development or first occupation/use, whichever is the soonest, and shall be maintained thereafter for a period of not less than 5 years to the satisfaction of the Local Planning Authority, in compliance with BS 5837 2012 - Trees in Relation to Design, Demolition and Construction - Recommendations. This maintenance shall include the watering, weeding, mulching and adjustment and removal of stakes and support systems, and shall include the replacement of any tree or shrub which is removed, becomes seriously damaged, seriously diseased or dies by the same species. Replacement trees as identified on approved plan 3038/LPC shall be 10-12 standards.
REASON: In the interests of the amenity of the area in accordance with Policy 17 in the Central Lancashire Core Strategy, Policy G13 and Policy G17 in the South Ribble Local Plan 2012-2026

18. Prior to first occupation of each dwelling hereby approved, one Electric Vehicle Recharge point shall be provided to that dwelling. This shall be retained and maintained 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
19. Prior to the commencement of the development hereby approved a scheme for the disposal of foul water shall be submitted to and approved in writing by the Local Planning Authority. Foul shall be drained on a separate system. This scheme, which shall be maintained and managed in accordance with the approved details, shall be implemented during construction and no building shall be occupied until the approved scheme has been completed to serve that building
REASON: In order to satisfy the Local Planning Authority that the final details of proposed foul water drainage are acceptable before work commences on site, for avoidance of doubt and to safeguard local watercourses and avoid pollution of the water environment in accordance with Policy 29 in the Central Lancashire Core Strategy
20. Prior to commencement of any development, a surface water drainage scheme and means of disposal, based on sustainable drainage principles with evidence of an assessment of the site conditions (inclusive of how the scheme shall be managed after completion) shall be submitted to and approved in writing by the Local Planning Authority.
The surface water drainage scheme must be restricted to existing run off rates and unless otherwise agreed in writing by the Local Planning Authority, no surface water shall discharge to the public sewer system either directly or indirectly.
The development shall be completed, maintained and managed in accordance with the approved details.
REASON: In order to satisfy the Local Planning Authority that the final details of proposed surface water drainage are acceptable before work commences on site, for the avoidance of doubt and to protect the living conditions of future occupants of the site in accordance with Policy 29 in the Central Lancashire Core Strategy
21. Prior to first occupation of each dwelling hereby approved, waste storage facilities to the rear of that dwelling shall be provided in line with approved drawing 3038/BS (Dorbcrest). The approved facility shall be retained thereafter unless otherwise agreed in writing with the Local Planning Authority.
REASON: To safeguard the character and visual appearance of the area and to safeguard the living conditions of any nearby residents particularly with regard to odours and/or disturbance in accordance with Policy 27 in the Central Lancashire Core Strategy and Policy G17 in the South Ribble Local Plan 2012-2026
22. Prior to first occupation of each dwelling, the approved parking spaces for that dwelling as identified on drawing 3002-P2-CP (Dorbcrest) shall be drained and surfaced with a material to be agreed by the Local Planning Authority. These areas shall be retained at all times thereafter and 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 in the interests of residential amenity and highway safety as required by Policy F1 and Policy G17 in the South Ribble Local Plan 2012-2026
23. Notwithstanding the provisions of the Town and Country (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order), the garages hereby approved shall be retained solely for the housing of private motor vehicles or storage associated with the main dwelling. In particular it

shall not be used for any other domestic, trade or business purposes without the express permission of the Local Planning Authority.

REASON: To safeguard residential amenity and to provide satisfactory off-street parking facilities in accordance with Policy 17 of the Central Lancashire Core Strategy and Policy G17 in the South Ribble Local Plan 2012-2026

24. Notwithstanding the provisions of The Town and Country Planning (Development Management Procedure) (England) Order 2015 and the Town and Country Planning (General Permitted Development) (England) Order 2015, or any subsequent Orders or statutory provision re-enacting the provisions of these Orders, all garages shown on the approved plan shall be maintained as such and shall not be converted to or used for living accommodation without the prior written approval of the Local Planning Authority in consultation with the Highway Authority.

REASON: To safeguard residential amenity and to provide satisfactory off-street parking facilities in accordance with Policy 17 of the Central Lancashire Core Strategy and Policy G17 in the South Ribble Local Plan 2012-2026

25. The screen fencing/boundary treatments shown on the approved plans shall be erected prior to the first occupation of each dwelling hereby approved and retained thereafter unless otherwise agreed in writing with the local planning authority.

REASON: To ensure the provision and retention of adequate screening in the interest of amenity and to accord with Policy 17 of the Central Lancashire Core Strategy and Policy G17 in the South Ribble Local Plan 2012-2026

26. 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 an appropriate legal agreement, under the Highways Act 1980. 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.

27. No part of the development hereby approved shall be occupied until the approved scheme referred to in Condition 26 (as of this document) has been constructed and completed in accordance with the approved scheme details, without prior agreement from the Local Planning Authority. 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.

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 and to be in accordance with Policy G17 in the South Ribble Local Plan 2012-2026.

RELEVANT POLICY

NPPF National Planning Policy Framework

Central Lancashire Core Strategy

- 1 Locating Growth
- 3 Travel
- 4 Housing Delivery
- 5 Housing Density
- 6 Housing Quality
- 7 Affordable and Special Needs Housing
- 17 Design of New Buildings
- 22 Biodiversity and Geodiversity
- 27 Sustainable Resources and New Developments
- 29 Water Management

South Ribble Local Plan 2012-2026

- A1 Policy A1 Developer Contributions
- D1 Allocations of housing land
- F1 Car Parking
- G1 Green Belt
- G13 Trees, Woodlands and Development
- G16 Biodiversity and Nature Conservation
- G17 Design Criteria for New Development

Residential Extensions Supplementary Planning Document

Open Space and Playing pitch

Affordable Housing (Supplementary Planning Documents)

Note:

Other application Informative

1. Attention is drawn to the condition(s) attached to this planning permission. In order to discharge these conditions an Application for Approval of Details Reserved by Condition form must be submitted, together with details required by each condition imposed. The fee for such an application is £116. The forms can be found on South Ribble Borough Council's website www.southribble.gov.uk
2. The applicant is advised that under the terms of the Wildlife and Countryside Act 1981, and Countryside and Rights of Way Act 2000, it is an offence to disturb nesting birds, roosting birds or other protected species. The work hereby granted does not override the statutory protection afforded to these species and you are advised to seek expert advice if you suspect that any aspect of the development would disturb any protected species
3. For the avoidance of doubt and to ensure compliance with conditions please pass a copy of this decision to all future occupants of the properties hereby approved.