

**Application Number** 07/2022/00360/OUT

**Address** Unit 1  
Lesser Marsh House Farm  
Station Road  
Little Hoole  
Preston  
Lancashire  
PR4 5LH

**Applicant** Messrs P Mathison & T Shahasvar

**Agent**

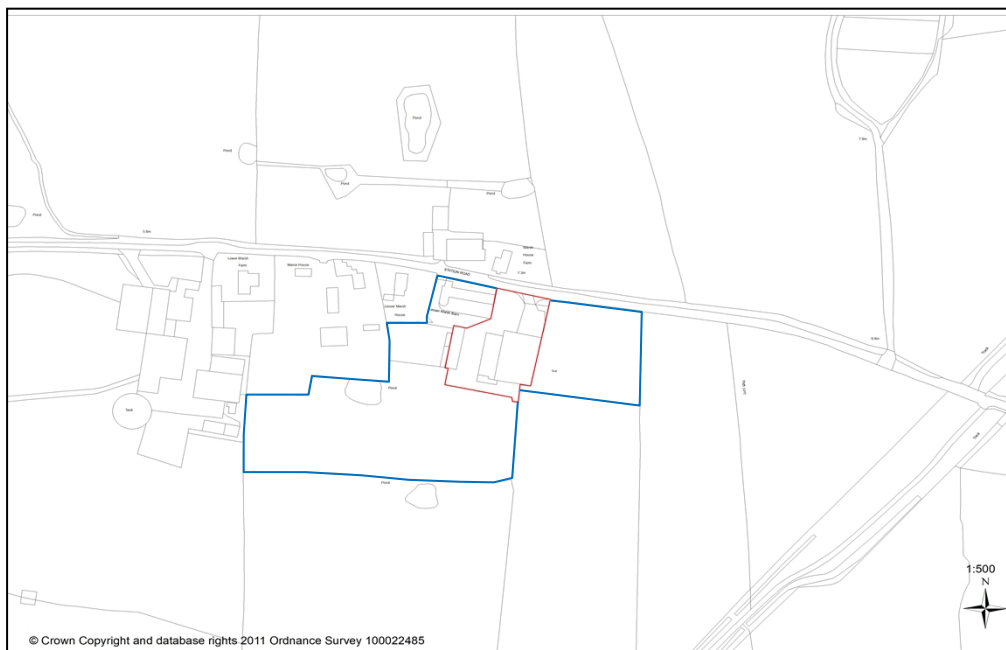
Mr Chris Betteridge

Farington House  
Stanifield Business Park  
Stanifield Lane  
Leyland  
PR25 4UA  
United Kingdom

**Development** Demolition of existing buildings and creation of two self-build plots

**Officer Recommendation** **Approve with conditions**  
**Officer Name** **Daniel Power**

Date application valid 05.05.2022  
Target Determination Date 11.07.2022  
Extension of Time 11.07.2022



## **1. Introduction**

1.1. This application is brought before Committee as an earlier scheme was determined by Members at the request of a Ward Councillor

## **2. Report Summary**

2.1. The application refers to a small commercial site located at the south-western end of Station Road, Little Hoole. Formerly agricultural buildings, the units had permission for horse box manufacture and had been in this and other commercial uses since 1998. The area is semi - rural in nature with deep tracts of open land on the eastern and southern sides, and sporadically placed residential/farming properties elsewhere. The site is designated by Policy G1 (Green Belt) of the South Ribble Local Plan.

2.2. The proposal seeks outline consent for two dwellings and associated works following demolition of the commercial buildings as detailed in full at Section 5 below.

2.3. In policy and spatial separation terms the proposal is considered compliant, and having regard to the comments of statutory bodies and the above commentary, it is recommended that the application should be approved subject to the imposition of conditions

## **3. Application Site and Surrounding Area**

3.1. The application refers to a small commercial site located at the south- western end of Station Road, Little Hoole. To the sites centre is a large, two storey height, part brick/part metal clad building. A similar single storey building is present along the western boundary and a number of metal storage containers are spread around the site. A barge is also stored towards the sites entrance on the western side. Formerly agricultural buildings the units had permission for horse box manufacture, and had been until recently in this and other commercial uses since 1998

3.2. Facing across Station Road is Marsh House Fam, whilst adjacent in the west is Lesser Marsh Barn with sporadically placed residential/farm businesses beyond. Otherwise the area is semi-rural in nature with deep tracts of open land on the eastern and southern sides.

3.3. The eastern end of Station Road connects with the Longton Bypass and is a wide road with pavements which narrow towards the site; pavements are not present near to or approaching the site. The River Ribble lies 900m west.

3.4. The site is designated by Policy G1 (Green Belt) of the South Ribble Local Plan.

## **4. Site Context / Planning History**

4.1. There are four relevant planning applications on the history of this site:

- 07/1996/0169 - Conversion of barn and shippoon to a Single dwelling house. Approved June 1996
- 07/1997/0077 - Change of Use of Agricultural Buildings for the Manufacture, Conversion and Sale of Horse Boxes and Other Vehicles (General Industrial Use Class B2) including Enlargement of Doorway to Eaves Height and the Erection of a 2.1 Metres High Wall. Refused December 1997. Appeal lodged but decision unknown
- 07/1998/0283 - Use of agricultural buildings for the manufacture, conversion and sale of horse boxes and other vehicles. External alterations to the building including enlarged doorway and erection of 2.1 metre high wall (resubmission). Approved June 1998
- 07/2019/12530/FUL – erection of 8 dwellings following demolition of existing buildings. Refused March 2020 for the following reasons:
  - o The application site is considered to be in an unsustainable location due to the distance from the nearest shops and services, the absence of nearby public transport and the lack of connection to nearby settlements. Proposed development therefore does not represent sustainable development and does not comply with Chapter 9 (Promoting sustainable transport)- particularly paragraphs 102c, 103, 105 and 108 of the National Planning Policy Framework, Central Lancashire Core Strategy Policy 3 (Travel) and Local Plan Chapter F (Catering for sustainable travel)
  - o The proposed development would have a greater impact on the openness of the Green Belt and, as such, constitutes inappropriate development. The benefits of the scheme insufficiently outweigh the harm to that landscape. As such, the proposed development is contrary to the National Planning Policy Framework and Policy G1 of the South Ribble Local Plan
- ❑ 07/2020/00702/FUL - Demolition of existing commercial buildings and erection of 6no dwellings with associated works – Refused for the following reasons:
  - o The application site is considered to be in an unsustainable location due to the distance from the nearest shops and services, the absence of nearby public transport and the lack of connection to nearby settlements. Proposed development therefore does not represent sustainable development and does not comply with Chapter 9 (Promoting sustainable transport)- particularly paragraphs 102c, 103, 105 and 108 of the National Planning Policy Framework, Central Lancashire Core Strategy Policy 3 (Travel) and Local Plan Chapter F (Catering for sustainable travel).

## 5. **Proposal**

5.1. This application seeks outline planning permission with all matters reserved for two dwellings. An indicative plans has been submitted with the application demonstrating that two dwelling could be located on the site, albeit the submitted plan shows a relocated access.

5.2. The application proposes to demolish an existing large part-brick, part metal clad building, with an existing volume of 5,156 cubic metres. The site was previous used for business and storage purposes, but is now vacant.

## **6. Summary of Supporting Documents**

6.1. The application is accompanied by the following:

- Outline application form
- Planning Statement
- Drainage Statement
- Ecological Survey and assessment
- Location Plan
- Existing Volumes plan
- Sketch Layout plan

## **7. Representations**

7.1. Summary of Publicity

7.1.1. Nine neighbouring properties have been consulted and no comments have been received.

## **8. Summary of Responses**

8.1. South Ribble Environmental Health has no objection and requested conditions relating to dust management plan, hours of construction, piling, contaminated land and EV charging point.

8.2. Lancashire County Council Highways are of the opinion the size and nature of the proposals should have a negligible impact on highway safety and capacity. I have reviewed the Lancashire County Councils five year data base for Personal Injury Accident (PIA). The data base indicates that there have not been any recorded incidents within the vicinity of the proposed access for the last 5 years.

I note that all matters are reserved and LCC Highways requests the following requirements are included as part of any future detailed planning application: -

1. The Joint Lancashire Structure Plan and Appendix 5 from South Ribble Borough Councils Development Plan Document, recommends the following individual parking provision: -

- One-bedroom properties to have 100% parking.
- Two to three bedroom properties to have 200% parking.
- Four to five bedroom properties to have 300% parking.

2. The minimum dimensions for a standard off road parking bay are 2.4m wide by 4.8m long, although the recommendations below must be considered as part of the off road parking design: -

- The private drives to have a minimum width of 3.2m where they are used for vehicular access and pedestrian access to the property. From Approved Document M (Access to and use of buildings). Clause 6.15-b and 6.17-a require flights with unobstructed widths of at least 900mm
- Where the parking bays are adjacent to walls and fences, it is recommended that the drives to have a minimum clear width of 2.6m, to provide additional room to open the doors

3. The applicant should provide accurate details of the required sight line requirement, before determining the application, ensuring the entire sight line requirement is fully over land within the applicants control and/or over the adopted highway and to fully show all works which would be required to provide the sight lines. The sight line splays will require walls, fences, trees, hedges, shrubs, ground growth, structures etc. to have a maximum height of 1.0m above the height at the centre line of the adjacent carriageway

This consent does not give approval to a connection being made to the County Council's highway drainage system.

## **9. Material Considerations**

### **9.1. Site Allocation Policy**

9.1.1. The site is designated by Policy G1 of the South Ribble Local Plan as a Green Belt site

9.1.2. In line with the National Planning Policy Framework, planning permission will not be given for the construction of new buildings which are considered inappropriate unless the proposal sits within a clearly defined range of exceptions, or the applicant can demonstrate that there are very special circumstances which clearly outweigh the harm caused to the fundamental open nature of the area. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances; when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt.

9.1.3. A number of exceptions however are prescribed by both the NPPF and G1; the most relevant of which in this case is caveat (g). Exceptions to this presumption against development are as follows:

a) buildings for agriculture and forestry;

b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;

c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;

d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;

e) limited infilling in villages;

f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and

g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:

– not have a greater impact on the openness of the Green Belt than the existing development; or

– not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

## **9.2. Development Within the Green Belt, and Character and Appearance of the Area**

9.2.1 In line with Policy G1(g) the NPPF allows for development of previously developed land where proposals will not impact upon the areas openness more than existing buildings. Previous permissions and use have established that this site does constitute previously developed land, and with this in principle acceptance in mind members must determine whether proposed dwellings would impact more on the site's openness than the existing buildings.

9.2.3. This application seeks outline consent with all matters reserved, while plans have been submitted showing two proposed detached dwellings. Existing buildings are constructed in brick and metal cladding, and the site is generally untidy; there would be therefore considerable visual detriment to the area. The cumulative volume of existing buildings is calculated – when taking into account metal storage containers and other ad-hoc structures - at around the 6000m<sup>3</sup> mark.

9.2.4. While the applications seeks outline consent with all materials reserved, given the volume of the existing building it is considered the site could be development that would have an impact upon Green Belt openness similar to that of the current site. Visually it would also be betterment to the character and appearance of the wider area by removing buildings more typically found in industrial estates than in an agricultural locale. These points should be offered considerable weight in the planning balance, but Officers are satisfied that this proposal is compliant with Policy G1(g) as detailed above.

## **9.3. Additional Policy Background**

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

### **9.3.1. National Planning Policy Framework (2021)**

- 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.
- 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)

### 9.3.2. 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 1: Locating Growth aims to concentrate growth and investment on well-located, brownfield sites within key service and urban areas of the Borough.
- 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 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.

### 9.3.3. South Ribble Local Plan

In addition to site allocation policy G1 (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
- Chapter E: Employment /Policy E2: Protection of Employment Areas aims to allocate and protect allocated employment areas
- 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 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

## 9.4. Other Material Considerations

### 9.4.1. Employment

9.4.1.1. One of the core objectives of the Core Strategy is to ensure that a sufficient range of locations are available for new job opportunities. Chapter E (Delivering Economic Prosperity) of the Local Plan echoes this sentiment by allocating and protecting lands for employment



use. These areas are however subject to a number of factors such as sustainable location, impact upon residential amenity, ease of access etc which have been thoroughly assessed through the Local Plan Examination process. Policy E2 (Protection of Employment Areas) offers scope for expansion and protection of employment sites but tables a list of allocated employment sites which have been found sound and must where possible be protected. This site is not on that list and has not at any time been designated as an allocated employment site for the purposes of the Local Development Plan.

9.4.1.2. The application site is not allocated employment area therefore, such protection must be balanced against the possible benefits of alternative use; particularly as the sites owner is free to cease trading at any time regardless of this decision and the site would be empty with potential for further dereliction. During a recent visit to the site during daytime working hours the sites gates were seen to be locked and buildings appeared empty. Noise, traffic generation and general activity associated with commercial activity however is unlikely to be dissimilar to that which might arise from the site being developed for dwellings.

#### **9.4.2. Design**

9.4.2.1. Local Plan Policy G17 (Design of New Buildings) and Core Strategy Policy 17 (Design) both require development to relate well to neighbouring buildings and locality in terms of size, scale, orientation and intensity. It also requires that proposals reflect local character, do not cause harm to neighbouring properties by leading to overlooking, loss of privacy or have an overbearing effect. This application seeks outline consent with all matters reserved, therefore this matter will be sully considered at reserved matter stage. It is considered the site could be developed that reflects the local character, do not cause harm to neighbouring properties by leading to overlooking, loss of privacy or have an overbearing effect. The proposal therefore accords with policy G17.

9.4.2.2. Core Strategy Policy 6 (Housing Quality) seeks to improve the quality of housing by facilitating the greater provision of housing to a higher standard of construction. Policy 27 (Sustainable Resources and New Development) also seeks to ensure sustainable resources are incorporated into new development through a number of measures, including meeting Level 4 of the Code for Sustainable Homes. Conditions are recommended to any approval granted which will ensure achievement of these standards. Provision of an electric vehicle charging point to each property would also be secured by condition.

#### **9.4.3. Relationship To Neighbours**

9.4.3.1. The South Ribble Residential Design SPD requires that all habitable room facing windows shall be at least 21m apart, whilst any window facing a blank gable or wall shall enjoy 13m spatial separation.

9.4.3.2. The only properties outside of the site which might be affected are Marsh House Farm (facing) and Lesser Marsh Barn (adjacent west).

9.4.3.3. This application seeks outline consent with all other matters reserved, therefore a full assessment will be made at reserved matters stage. However, given the size of the site and the number of dwelling proposed, it is considered two dwellings could be located on the site without resulting in significant harm to neighbouring amenity.

#### **9.4.4. Drainage and Flood Management**

9.4.4.1 Core Strategy Policy 29(e) (Water Management) seeks to improve water quality and flood management in areas such as Little Hoole. 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. The site is already developed with a large building and hardstanding, which the proposal would replace, and subject to condition could ensure surface and foul water is managed.

#### **9.4.5. Sustainable Development**

9.4.5.1. Having regard to the NPPF Para 11 presumption in favour of sustainable development as described above, the site has been assessed on the basis of the range of services that the occupants of six family sized homes would require, and which should be easily accessible.

9.4.5.2. Sustainable Housing Supply - Paragraph 78 of the NPPF (2021) states that in rural areas planning should support housing development which reflects local needs, and opportunities to bring forward rural exception sites 'that provide affordable housing to meet identified local need... some market housing on these sites would help to facilitate this'. Para 78 goes on to say that 'in rural areas, housing should be located where it will enhance or maintain the vitality of a rural community; especially where this supports local services' whilst Para 79 states that 'planning decisions should avoid the development of isolated homes in the countryside unless the development would re-use redundant or disused buildings and enhance its immediate setting'

9.4.5.3. The proposed development does not include, but is not required to offer any affordable housing, is not an allocated housing site, has not been identified as one which reflects local needs and does not support or enhance the vitality of a rural community. Similarly, it does not re-use existing buildings and in terms of rural development, sustainable transport or access to services is particularly lacking (see below).

9.4.5.4. Access - The NPPF is clear that new development should support, and be supported by opportunities for sustainable transport modes including walking, cycling and public transport, and that development should be focussed on locations which are or could be made sustainable. This reflects the sentiments of Core Strategy Policy 3 which seeks to improve opportunities for cycling, public transport and pedestrian facilities, and attaches great importance to highways and pedestrian safety.

9.4.5.5. The site is distant from the range of community facilities expected for a residential development of this size. In addition, since the last refusal the Council has received details of two applications which were refused on sustainable location/development grounds and which at appeal were allowed.

## **9.5. Planning Balance**

9.5.1. There are a number of conflicting arguments associated with this application, and as such both negative and positive aspects of redevelopment are summarised below. Due weight may then be applied by the members to the pros and cons in the decision-making process to determine whether material considerations dictate that the proposal should be approved.

## **9.6. Material Considerations In Favour of Development Include:**

9.6.1. In favour of the proposal is delivery of additional dwellings towards the Council's five-year housing supply and with appropriate spatial separation and access. It is evident that the site is previously developed land and that subject to further detailed assessment at reserved matters application, no greater impact upon Green Belt openness the proposal would be policy compliant. Openness in this context has been assessed and is that this could be similar to that which already exists, but coupled with the proposal's improved appearance the scheme would offer visual betterment to the street scene. The existing lawful use of the site would result in large vans and/or HGV's, the proposed development would therefore result in a reduction in traffic movements to the site. Furthermore, parking would remain contained within the site – there would be no additional impact upon the highway beyond. Similarly, noise from commercial uses is likely to equate to or be more impactful than that arising from residential living. Proposed drainage measures - including installation of water attenuation tanks - are likely to assist with, rather than be of detriment to water management in the wider locale

## **9.7. Material Considerations Against Development include**

9.7.1. The site is not an allocated employment area with little policy protection for employment use, and this must be given weight. It is also unclear as to whether the property is now closed permanently. As a Green Belt site development is generally unacceptable, but as the site has already been developed and loss of 'green' has already occurred this argument is limited. Station Road is easily accessible, but roads narrow towards the site access and pavements to and from Little Hoole are lost around halfway down Station Road.

## **10. RECOMMENDATION**

10.1. Although finely balanced, having regard to the above commentary and material considerations both for and against development, it is felt that in Green Belt terms harm caused to the Green Belt and surrounding areas is evenly balanced by the benefits realised by the proposed development. Officers are confident that the scheme is Green Belt policy compliant. Its location however and the erection of an estate style development in a less accessible location is questionable

10.2. On balance, and having regard to the above commentary it is recommended that this proposal should be approved subject to the imposition of conditions.

## **RECOMMENDATION:**

Approved subject to conditions

## **RECOMMENDED CONDITIONS:**

1. No development shall commence until approval of the details of the Access, Appearance, Landscaping, Layout and Scale hereinafter called "the reserved matters", has been obtained from the Local Planning Authority in writing. An application for the approval of the reserved matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of this permission.
2. An application for approval of reserved matters must be made no longer than the expiration of three years beginning with the date of this permission and the development must be commenced not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.  
REASON: Required to be pursuant to section 92 of the Town and Country Planning Act 1990
3. The development, hereby permitted, shall be carried out in accordance with the submitted approved plans Dwg 18-086 -LP01 REV A  
REASON: For the avoidance of doubt and to ensure a satisfactory standard of development
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 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.

5. As part of the submission of the reserved matter, 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, 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).
  - (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; and
  - (v) Foul and surface water shall drain on separate systems within the site.
- Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution.
6. As part of the Reserved Matters submission, details of the landscaping of the site including, wherever possible, the retention of existing trees and hedges 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
7. Prior to occupation of the dwellings hereby approved, electric vehicle recharge points shall be provided to every property. This shall consist of as a minimum a 7Kwh electrical socket located externally (or in the garage if available) in such a position that a 3 metre cable will reach the designated car parking 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.
8. Prior to the commencement of any works on site, details of all piling activities shall be submitted to the local planning authority together with all mitigation measures to be taken. Piling activities shall be limited to 09:30-17:00 Monday to Friday with no activity Saturday, Sunday or nationally recognised Bank Holidays.

Mitigation measures may include and are not limited to

- I. The use of low impact piling, auger piling
- II. Boundary vibration and noise monitoring

III. Informing neighbouring properties on the times and duration of piling activities.

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

9. 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.

10. 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.

11. 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.

NOTE TO APPLICANT: A currently accepted risk assessment methodology includes that contained within the IAQM 'Guidance on the assessment of dust from demolition and construction' or the Major of London 'The control of dust and emissions from construction and demolition'

## **RELEVANT POLICY**

<b>NPPF</b>	<b>National Planning Policy Framework</b>
<b>3</b>	<b>Travel (Core Strategy Policy)</b>
<b>POLG7</b>	<b>Green Infrastructure Existing Provision</b>
<b>POLG12</b>	<b>Green Corridors/Green Wedges</b>
<b>POLG13</b>	<b>Trees, Woodlands and Development</b>
<b>POLG16</b>	<b>Biodiversity and Nature Conservation</b>
<b>POLG17</b>	<b>Design Criteria for New Development</b>
<b>RES</b>	<b>Residential Extensions Supplementary Planning Document</b>
<b>SPD3</b>	<b>Rural Development (Supplementary Planning Documents)</b>

**Note:**

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