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| **Application Number** | 07/2019/3474/VAR |
| **Address** | Land OffBrindle RoadBamber BridgeLancashire |
| **Applicant** |  Bellway Homes (Manchester) Ltd |
| **Development** | Application for the variation of condition 2 (Approved plans) and 7 (Environmental Noise study) to amend the boundary treatment measures of planning permission 07/2017/2900/FUL  |
| **Officer Recommendation****Officer Name** | Approval with Conditions  Mrs Janice Crook |
| Date application valid | 17.04.2019 |
| Target Determination Date | 17.07.2019 |
| Extension of Time | 26.07.2019 |
|  |  |
| **Location Plan** |  |



1. **Report Summary**
	1. The application has been called to Planning Committee for determination by the local Ward Councillor.
	2. The application is a Section 73 Variation of Conditions application for minor material amendments to the boundary treatments within the approved residential housing development. The boundary treatments affected are within the site and are not considered to have any impact on existing residential properties. The amendments include swapping brick walls for acoustic fences, changes in the height of walls/fences and addition of trellis to some fences. There are no objections for neighbouring residents or statutory consultees and the application is recommended for approval subject to the imposition of conditions and with the decision being delegated to the Director of Planning and Property in consultation with the Chair and Vice Chair of Planning Committee following the completion of an amended Section 106 Agreement.
2. **Site and Surrounding Area**

2.1 The application site is part of a larger site allocated for residential development in the South Ribble Local Plan under Policy D1 site S. It is approximately 6.4ha in size and is bounded to the north-west by agricultural land, the remainder of the housing allocation; to the east is the M61 motorway with residential properties to the south on Bank Head Lane and to the west on Stephendale Avenue.

2.2 The site is sloped gradually descending from west to east. The area is semi-rural with the adjacent residential areas characterised by bungalows, two and three bed terraced, semi-detached and detached properties.

2.3 Part of the site included Grey Gables Farm, a former chicken farm which consisted of the farmhouse, a number of large chicken sheds and silos. These building have all now been demolished.

2.4 A Public Right of Way runs from Brindle Road and along the site’s boundary with the residential development known as Cottage Gardens.

2.5 Development has commenced on an approved residential development for 193 dwelling.

**3. Planning History**

3.1 Planning history relating to this site is 07/2017/2609/SCE for a screening opinion for residential development – EIA not required 26/09/2017

3.2 Planning application 07/2017/2900/FUL for the erection of 193 dwellings with associated parking, landscaping and public open space with access off Brindle Road following demolition of Grey Gables Farm and associated buildings was refused by planning committee but allowed on appeal on 31.08.2018

3.3 Additionally, there are two planning histories on the adjacent site, also part of the housing allocation Site S:

3.4 07/2014/0204/FUL for the erection of 283 dwellings including 30% affordable homes, associated road infrastructure, landscaping and open space following demolition of 215 Brindle Road – refused 11/12/2014

3.5 07/2017/2325/FUL for the erection of 261 dwellings including 30% affordable homes, associated road infrastructure, landscaping and open space following demolition of 215 Brindle Road - refused 16/11/2017 but allowed on appeal on 15.02.2019

**4. Proposal**

4.1 The application is for a variation of condition 2 of planning permission 07/2017/2900/FUL in respect of conditions 2 and 7.

4.2 Condition 2 required that the development be carried out in accordance with the approved plans and listed those plans by reference number:

*The development hereby permitted shall be carried out in accordance with the submitted approved plans: Site Location Plan SL01 Rev A; Proposed Site Layout PL01 Rev AF; Housetype plans 2C0075 Conrad; (No Ref) Fairhaven; 40A115 Oakwood; 3WE103 Weston; 3JA098 Japonica; 4AD108 Addingham; 3ST100 Stirling; 3CE080 Cherry; 2ST062 Studley; 3CH073 Chatsworth; 3RO077 Rochester; (No Ref) Single Detached Garage; Elevational Treatments ET01 Rev B; Hard Surfacing HS01 Rev A; Boundary Treatments BT01 Rev B; Refuse Plan RP01 Rev A; Streetscenes and Sections SS01 Rev B; 2.5m Closed Boarded Fence (Acoustic) BH/MAN/SD/FD014 Rev C; Landscape Specification LDS421 (E)-LS; Planting Plan 1 of 3 LDS421-01E; Planting Plan 2 of 3 LDS421-02E; Planting Plan 3 of 3 LDS421-03E; Site Access and Emergency Access Visibility Plan Croft Transport Solutions 1401-F01 Rev F.*

4.3 Condition 7 related to the environmental Noise study:

*Prior to the first occupation of the development hereby approved, the mitigation measures identified in the Environmental Noise Study (Ref. R1336-REP01-PB Revision E, Dated 7 February 2018) prepared by Red Acoustics shall be installed within the development and maintained at all times. The mitigation measures identified for each unit will be erected prior to occupation of that unit.*

**5. Summary of Publicity**

5.1 Neighbouring properties were notified and a site notice posted with no letters of representation being received.

**6. Summary of Consultations**

6.1 **Environmental Health** have considered the details and have no objections to the proposals.

**7. Policy Background**

7.1 The application which this application proposes to vary was considered in terms of the relevant chapters in the National Planning Policy Frames and the following Development Plan policies and was found to be compliant:

Central Lancashire Core Strategy - Policy 2: Infrastructure; Policy 3: Travel; Policy 4: Housing Delivery; Policy 5: Housing Density; Policy 7: Affordable & Special Needs Housing; Policy 17: Design of New Buildings; Policy 22: Biodiversity and Geodiversity; Policy 23: Health; Policy 25: Community Facilities; Policy 26: Crime & Community Safety; Policy 27: Sustainable Resources & New Developments; Policy 29: Water Management;

Central Lancashire Supplementary Planning Documents - Affordable Housing; Design Guide; Open Space and Playing Pitch

South Ribble Local Plan - Policy A1: Developer Contributions; Policy D1: Allocation of Housing Land; Policy F1: Parking Standards; Policy G8: Green Infrastructure and Networks; Policy G10: Green Infrastructure Provision in Residential Developments; Policy G11: Playing Pitch Provision; Policy G13: Trees, Woodlands and Development; Policy G16: Biodiversity and Nature Conservation; Policy G17: Design Criteria for New Development Planning; Policy H1: Protection of Health, Education and Other Community Services and Facilities.

7.2 The policies considered relevant to this current application are Central Lancashire Core Strategy Policy 17 and South Ribble Local Plan Policy G17

**8. Material Considerations**

8.1 The application seeks to vary condition 2 Plans and condition 7 Noise Report in order to replace some the approved boundary walls with acoustic fencing and to alter the height of some of the boundary treatments in line with the mitigation measures outlined in the noise report produced by Red Acoustics.

8.2 The applicant advises that the proposal to replace boundary walls within the site to acoustic fencing is due to supply issues

8.3 Condition 2 listed that Approved Plans and included:

PL01 Rev AF - Approved Site Layout Plan

BT01 Rev B - Approved Boundary Treatments Plan

R1336-REP01-PB Rev E - Approved Noise Report

The proposal is to replace these plans with the following:

PL01 Rev AG - Proposed Site Layout Plan

BT01 Rev C - Proposed Boundary Treatments Plan

R1336-REP01-PB Rev F - Proposed Noise Report

SD-9-05 - Plans and Elevations of Proposed Fencing

BH/MAN/SD/BWP031 - Plans and Elevations of Proposed Brick Wall with Pier

8.4 As approved the boundary treatments were as follows:

1.8m High Brick walls & Piers (FD049)

0.9m Post and Rail fencing

1.8m High Close Boarded Timber Fence with gates as required (FD001)

1.8m High Close Boarded and 300mm Timber Trellis

Knee Rail

8.5 The proposal now if for the following boundary treatments:

1.8m High Brick walls & Piers (FD049)

1.8m High Close Boarded Timber Fence with gates as required (FD001)

1.8m High Close Boarded and 300mm Timber Trellis (FD018)

Knee Rail (FD013)

2.5m Timber Board & Batten Acoustic Privacy Fence (SD-9-05)

3.0m Timber Board & Batten Acoustic Privacy Fence (SD-9-05)

2.5m High Brick Wall with piers (BWP031)

1.5m High Close Boarded and 300mm Timber Trellis (FD020)

8.6 The amended boundary treatments are not considered have any undue impact on existing residents being largely within the site itself. The common boundary with existing dwelling on Stephendale Avenue is not changing.

8.7 The boundary with properties on Cottage Gardens is separated by the public right of way. The boundary treatment remains as existing to the rear of the existing properties with the boundary to the rear/side of the proposed dwelling changing from a 1.8m high close boarded fence to a 1.5m high close boarded fence with trellis above and 3m high timber board and batten acoustic fence with the western end to the rear of plots 49-51. No existing dwellings are opposite this proposed 3m high fence.

8.8 As an example of some of the other changes to the boundary treatments are: plots 5 and 184 will have 1.8m high timber board and batten privacy fence replacing the approved 1.8m high brick wall; plots 118 and 137 will have 2.5m high timber board and batten acoustic privacy fence instead of the approved1.8m high brick walls.

8.9 The application also proposes the variation of condition 7 relating to the noise report. The amendments relate to the Appendices within the report and update the garden noise level plans following the changes to the boundary treatments.

8.10 The submitted plans and noise report have been considered by Environmental Health who confirm they have no objections to the changes.

**9. Conclusion**

9.1 It is officer’s view that the proposed changes are relatively minor in nature and will have no undue impact on the existing residential properties bounding the site. There are no objections from Statutory Consultees and no objections from neighbouring residents. The application is therefore recommended for approval with the decision being delegated to the Director of Planning and Property in consultation with the Chair and Vice Chair of Planning Committee following the completion of an amended Section 106 Agreement.to include this Section 73 Variation of Condition application.

**RECOMMENDATION:**

Approval with Conditions.

**RECOMMENDED CONDITIONS:**

1. The development hereby permitted must be begun not later than the expiration of two years beginning with the date of planning approval 07/2017/2900/FUL, ie 31st August 2018.

 REASON: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan SL01 Rev A; Proposed Site Layout PL01 Rev AG; Housetype plans 2C0075 Conrad, (No Ref) Fairhaven; 40A115 Oakwood, 3WE103 Weston, 3JA098 Japonica, 4AD108 Addingham, 3ST100 Stirling, 3CE080 Cherry, 2ST062 Studley, 3CH073 Chatsworth, 3RO077 Rochester, and (No Ref) Single Detached Garage; Elevational Treatments ET01 Rev B; Hard Surfacing HS01 Rev A; Boundary Treatments BT01 Rev C; Refuse Plan RP01 Rev A; Streetscenes and Sections SS01 Rev B; 2.5m Closed Boarded Fence (Acoustic) BH/MAN/SD/FD014 Rev C; Landscape Specification LDS421(E)-LS; Planting Plan 1 of 3 LDS421-01E; Planting Plan 2 of 3 LDS421-02E; Planting Plan 3 of 3 LDS421-03E; and Site Access and Emergency Access Visibility Plan Croft Transport Solutions 1401-F01 Rev F; 2500MM High Brick Wall & Piers BH/MAN/SD/BW031; Proposed Boundary Detail Timber Board & Batten Privacy Fence 1.8m – 2./5m – 3m SD-9-05; 1.5m Closed Boarded Fence with Trellis BH/MAN/SD/FD020

 REASON: For the avoidance of doubt and to ensure a satisfactory standard of development

3. The development shall be carried out in accordance with the materials details demonstrated on the Elevations Treatment Plan Dwg ET01 Rev B approved by letter dated 21 December 2018 as part of the discharge of conditions application 07/2018/8228/DIS

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

4. The development shall be carried out in accordance with the Construction Environmental Management Plan and HGV routing plan BH/MAN/ARCH/GGF/HGV approved by letter dated 21 December 2018 as part of the discharge of conditions application 07/2018/8228/DIS

 REASON: To maintain the operation of local streets and the through routes in the area during construction, particularly during peak periods and in the interests of the amenity of the nearby residents in accordance with Policy 17 in the Central Lancashire Core Strategy.

5. During the site preparation and construction of the development, no machinery, plant or powered tools shall be operated, no process carried out and no deliveries taken at or dispatched from the site outside the following times:

0800 hours to 1800 hours on Mondays to Fridays; and

0830 hours to 1300 hours on Saturdays.

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 of the Central Lancashire Core Strategy and Policy G17 of the South Ribble Local Plan 2012-2026

6. The development shall be carried out in accordance with the Remediation report by Coopers, reference 6482bprs approved by letter dated 21 December 2018 as part of the discharge of conditions application 07/2018/8228/DIS.

If, during the course of development, any contamination is found which has not been previously identified, work shall be suspended and additional measures for its remediation shall be submitted to and approved in writing by the local planning authority.

All remedial works shall be implemented in accordance with the approved Remediation Strategy.

On completion of the development/remedial works a written confirmation in the form of a verification report shall be submitted to the local planning authority to confirm that all works have been completed in accordance with the approved Remediation Strategy. The development hereby permitted shall not be occupied until the verification report has been approved in writing by the local planning authority.

 REASON: To ensure that the remediation strategy 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.

7. Prior to the first occupation of the development hereby permitted, the mitigation measures identified in the Environmental Noise Study (Ref. R1336-REP01-PB Revision F, dated 27 March 2019) prepared by Red Acoustics shall be installed and retained thereafter. The mitigation measures identified for each dwelling shall be erected prior to occupation of that dwelling.

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

8. Prior to the first occupation of the development hereby permitted, a maintenance plan detailing how acoustic mitigation measures not linked to individual plots will be maintained for the duration of the development shall be submitted to and approved in writing by the local planning authority. The acoustic mitigation measures shall thereafter be maintained in accordance with the approved maintenance plan.

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

9. The development shall be carried out in accordance with the Invasive Weed Management Plan by Knotweed Eradication dated September 2018, approved by letter dated 21 December 2018 as part of the discharge of conditions application 07/2018/8228/DIS. The recommendations and actions described the approved report must be implemented in full.

 REASON: To prevent the spread of invasive species through development works in accordance with Policy 22 of the Central Lancashire Core Strategy and Policy G16 of the South Ribble Local Plan 2012-2026.

10. Prior to first occupation of each dwelling within the development hereby permitted an Electric Vehicle Recharge point shall be provided to serve that dwelling. This shall consist of, as a minimum, a 13 amp electrical socket located externally or in the garage in such a position that a 3 metre cable will reach the designated car parking space(s). A switch shall be provided internally to allow the power to be turned off by the resident(s) which if located externally shall be fitted with a weatherproof cover.

 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. Prior to the first occupation of any of the development hereby permitted, a full Travel Plan shall be submitted to and approved in writing by the local planning authority. Where the local planning authority agrees a timetable for implementation of the full Travel Plan, the elements shall be implemented in accordance with the approved timetable unless otherwise agreed in writing with the local planning authority. .

 REASON: To promote and provide access to sustainable transport options in accordance with Policy 3 in the Central Lancashire Core Strategy.

12. No development (with the exception of demolition, site preparation and remediation works) shall commence until details of the design, based on sustainable drainage principles, and implementation of an appropriate surface water sustainable drainage scheme have been submitted to and approved in writing by the local planning authority.

Those details shall include, as a minimum:

(a) Information about the lifetime of the development, design storm period and intensity (1 in 1, 1 in 2, 1 in 30 & 1 in 100 year + allowance for climate change in accordance with the Environment Agency advice ‘Flood risk assessments: climate change allowances'), discharge rates and volumes (both pre and post development), temporary storage facilities, the methods employed to delay and control surface water discharged from the site, and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters, including watercourses, and details of floor levels in AOD;

(b) the implementation of Avie Consulting Ltd Brindle Road, Bamber Bridge Flood Risk Assessment and Drainage Strategy Statement No P2427 revision 03 dated September 2017 with a variable discharge rate between 36.7 l/s and 54.7 l/s achieved by the use of a single vortex flow control outfall;

(c) flood water exceedance routes;

(d) a timetable for implementation, including phasing as applicable;

(e) evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltrations rates; and

(f) details of water quality controls, where applicable.

The scheme shall be implemented in accordance with the approved details prior to the first occupation of any of the permitted 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.

 REASON: To ensure that the proposed development can be adequately drained and to ensure that there is no flood risk on or off the site resulting from the proposed development in accordance with Policy 29 in the Central Lancashire Core Strategy.

13. Prior to the first occupation of any of the development hereby permitted, a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to and approved in writing by the local planning authority. The sustainable drainage management and maintenance plan shall include, as a minimum:

(a) Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a Management Company; and

(b) arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.

The development shall subsequently be completed, maintained and managed in accordance with the approved plan.

REASON: To ensure that appropriate and sufficient funding and maintenance mechanisms are put in place for the lifetime of the development, to reduce the flood risk to the development as a result of inadequate maintenance and to identify the responsible organisation/body/company/undertaker for the sustainable drainage system, in accordance with Policy 29 in the Central Lancashire Core Strategy

14. Prior to first occupation of each dwelling within the development hereby permitted, the sustainable drainage scheme serving that dwelling shall be completed in accordance with details that shall have been submitted to and approved in writing by the local planning authority. The sustainable drainage scheme shall be managed and maintained thereafter in accordance with the sustainable drainage management and maintenance plan approved under Condition 13.

REASONS: To ensure that the drainage for the proposed development can be adequately maintained and to ensure that there is no flood risk on or off the site resulting from the proposed development or resulting from inadequate the maintenance of the sustainable drainage system, in accordance with Policy 29 in the Central Lancashire Core Strategy.

15. The temporary sales area, access and parking arrangements hereby permitted and shown on Drawing No. 15-081 SA01 Rev E shall be removed from the site within 5 years of the date of the show house first being brought into use and the land forming the temporary access completed as shown on drawing Ref 15-081 PL01 Rev AF within 3 months of its removal.

 REASON: For the avoidance of doubt.

16. The development hereby approved shall be carried out in accordance with the RAMS 17 Version 04 dated 5 November 2018 approved by letter dated 21 December 2018 as part of the discharge of conditions application 07/2018/8228/DIS. Piling activities shall be limited to between the hours of 0800 and 1800 on Mondays to Fridays and 0830 and 1300 on Saturdays, with no activities permitted on Sundays and Bank Holidays.

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

17. Prior to the first occupation of the development hereby permitted, a scheme detailing the treatment of the existing Public Right of Way through the site shall be submitted to and approved in writing by the local planning authority. The scheme shall include details of the proposed surfacing materials, boundary treatments and lighting. The scheme shall be implemented in accordance with the approved details.

 REASON: In the interests of reducing the potential for crime and protecting residential amenity in accordance with Policy 26 in the Central Lancashire Core Strategy

18. The development hereby permitted shall be carried out in accordance with the Landscape and Ecological Management Plan prepared by TEP and dated October approved by letter dated 21 December 2018 as part of the discharge of conditions application 07/2018/8228/DIS. The approved recommendations and actions described this report must be implemented in full during the course of the development and post-development.

 REASON: In the interest of biodiversity and nature conservation in accordance with Policy G16 of the South Ribble Local Plan 2012-2026.

19. Prior to the first occupation of the development hereby permitted, a scheme for controlling vehicular access to the site via the emergency access from Brindle Road shall be submitted to and approved in writing by the local planning authority. The emergency access shall thereafter be operated in accordance with the approved scheme.

 REASON: For the avoidance of doubt and to ensure highway safety.

20. All trees shall be planted in accordance with BS 8545 2014 and prior to the commencement of the development hereby permitted protective fencing identified within the development (Drawing No P.828.17.03 Rev A) shall be erected in accordance with BS5837 2012 and shall remain in-situ throughout the development. An inspection programme of the protective fencing shall be established and recorded as part of the overall site monitoring. Permission for access into the Root Protection Areas (RPAs) shall be agreed in writing with the local authority prior to entry. No machinery, tools and equipment shall be stored within the RPA of any trees on site.

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

21. The development hereby approved shall be carried out in accordance with the Common Toad Reasonable Avoidance Measures Method Statement prepared by TEP and dated Oct 2018 approved by letter dated 21 December 2018 as part of the discharge of conditions application 07/2018/8228/DIS. The recommendations and actions described this report must be implemented in full.

 REASON: To ensure the protection of scheduled species protected by the Wildlife and Countryside Act 1981 in accordance with Policy 22 of the Central Lancashire Core Strategy and Policy G16 of the South Ribble Local Plan 2012-2026

22. No tree felling, vegetation clearance works, demolition work or other works that may affect nesting birds shall 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 by the local planning authority.

 REASON: To protect habitats of wildlife in accordance with Policy 22 of the Central Lancashire Core Strategy and Policy G16 in the South Ribble Local Plan 2012-2026.

23. The approved landscaping scheme (Drawing No LDS421-01E, LDS421-02E, LDS421-03E and Landscape Specification LDS421(E)-LS) shall be implemented in the first planting season following completion of the development and shall be maintained thereafter for a period of not less than 5 years, in compliance with BS 5837 2012 - Trees in Relation to Design, Demolition and Construction - Recommendations. The maintenance shall include the watering, weeding, mulching and adjustment and removal of stakes and support systems, and the replacement of any tree or shrub which is removed, becomes seriously damaged, seriously diseased or dies by the same species of a similar size to that originally planted.

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.

24. The development hereby approved shall be carried out in accordance with the Written Scheme of Investigation by LP Archaeology LP3042C-WSI-v1.4 dated November 2018 approved by letter dated 21 December 2018 as part of the discharge of conditions application 07/2018/8228/DIS.

 REASON: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the site.

25. The energy efficiency and renewable energy measures detailed in the submitted Energy Report (Dated February 2018) prepared by JSP Sustainability Ltd shall be installed in each dwelling prior to the first occupation of that dwelling.

 REASON: To secure energy efficiency reduction in the interests of minimising the environmental impact of the development in accordance with Policy 27 of the Central Lancashire Core Strategy.

26. No part of the development hereby permitted (with the exception of demolition, site preparation and remediation works) shall commence until a scheme for the construction of all site access, emergency access and the off-site works of highway improvement has been submitted to and approved in writing by the local planning authority.

The highway works shall be constructed in accordance with the approved scheme prior to the first occupation of any part of the development hereby permitted.

The highway improvement works shall include:

(a) New Site Access from Brindle Road – the provision of a new residential estate road access junction point from Brindle Road, together with an emergency access point (as shown on plan Ref 1401-F01 Rev F).

(b) Bus stop improvements – the improvement of the existing east and west bound bus stops closest to the site entrance to Quality Bus Standard.

(c) Enhanced Heavy Goods Vehicle Weight Restrictions – the erection of 2 new advanced weight restriction signs at the junction of Kellet Lane and Tramway Lane.

(d) Pedestrian crossings – the provision of an uncontrolled pedestrian crossing on Brindle Road.

REASON: In order to satisfy the Local Planning Authority and the Highway Authority that the final details of the highway scheme/works are acceptable before work commences on site.

27. No part of the development hereby permitted (with the exception of demolition, site preparation and remediation works) shall commence until the approved access from Brindle Road (shown on plan Ref 1401-F01 Rev F) has been constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base course level.

 REASON: To ensure that satisfactory access is provided to the site before the development hereby permitted becomes operative.

28. No hedges, trees or shrubs planted within the visibility splays for the development hereby permitted shall have a height of over 1 metre above the adjacent carriageway level at any time.

 REASON: To ensure adequate visibility splays are maintained at all time.

29. The development hereby permitted shall not be occupied until details of the arrangements for future management and maintenance of the streets within the development have been submitted to and approved in writing by the local planning authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an agreement has been entered into under Section 38 of the Highways Act 1980 or a private management and maintenance company established.

 REASON: To ensure future management and maintenance of the proposed streets is secured.

**RELEVANT POLICY**

**Central Lancashire Core Strategy Policy 17: Design of New Buildings**

**South Ribble Local Plan Policy G17: Design Criteria for New Development**