

## RECOMMENDED PLANNING CONDITIONS

<b>Planning Inspectorate Reference:</b>	APP/T2350/W/19/3242364
<b>LPA Application Reference:</b>	3/2018/1105
<b>NGR:</b>	SD 361561 437175

1. Application(s) for approval of all of the outstanding reserved matters related to the consent hereby approved must be made not later than the expiration of three years beginning with the date of this permission and the development must be begun not later than whichever is the later of the following dates.
  - (a) The expiration of three years from the date of this permission; or
  - (b) 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.
2. Detailed plans indicating the design and external appearance of the buildings, landscape and boundary treatment, parking and manoeuvring arrangements of vehicles, including a contoured site plan showing existing features, the proposed slab floor level and road level (called the reserved matters) shall be submitted to and approved by the Local Planning Authority before development commences. The development shall be carried out in accordance with the approved details.
3. The details in respect of the submission of any reserved matters shall be in substantial accordance with the Design Statement (Job No. 5296) and the following approved drawings:

Location Plan 5296-E00  
Existing Site Plan 5296-E01
4. No more than 21 dwellings shall be developed within the application site edged red on the submitted Location Plan 5296-E00
5. The submission of reserved matters relating to layout shall be accompanied by a further detailed acoustic survey. For the avoidance of doubt the survey shall determine the internal noise levels within habitable rooms and at the boundaries of any residential dwellings and provide suggested adequate mitigation measures where necessary from adjacent/nearby sources of noise disturbance.

The agreed mitigation measures shall be implemented within the development prior to first occupation of any of the dwellings hereby approved.
4. The actions, methods & timing details included in the mitigation notes attached to the Bat Survey (ref. 5296) dated 22 October 2018 shall be adhered to and in the event that any bats are found or disturbed during any part of the development, work shall cease until further advice has been sought from a licensed ecologist.
5. As part of any reserved matters application and prior to the commencement of any site works including delivery of building materials and excavations for foundations or services, details of the provisions to be made for building dependent species of

conservation concern, artificial bird nesting boxes and artificial bat roosting sites have been submitted to, and approved in writing by the Local Planning Authority.

For the avoidance of doubt the details shall be submitted on a building dependent bird/bat species site plan and include details of the numbers [there shall be at least 1 nest brick/bat tile per dwelling] across the development as a whole on north or east facing elevations. The details shall also identify the actual wall and roof elevations into which the above provisions shall be incorporated.

The artificial bird/bat boxes shall be incorporated into those individual units during the construction of those individual units identified on the submitted plan and be made available for use before each such building is occupied and thereafter retained. The development shall be carried out in strict accordance with the approved details.

6. As part of any reserved matters application and prior to the commencement of any site works including delivery of building materials and excavations for foundations or services, a detailed arboricultural assessment/tree constraints plan shall indicate how the existing trees have informed the detailed layout that has been submitted for reserved matters approval.
7. Applications for the approval of reserved matters shall be accompanied by full details of the landscaping of the site, including wherever possible the retention of existing trees taking into account the recommendation/conclusions of the Bat Survey (ref. 5296) and Ecological Appraisal (ref. 4014). The scheme shall reflect the landscape character of the area and therefore indicate on a detailed planting schedule appropriate species, types and density as well as their distribution on site.

The approved landscaping scheme shall be implemented in the first planting season following occupation or use of the development, whether in whole or part and shall be maintained thereafter for a period of not less than 10 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted.

8. The reserved matters application(s) shall include details of a landscape management plan, including long-term design objectives, management responsibilities and maintenance schedules for all landscape areas (other than small, privately owned, domestic gardens). The landscape management plan shall be carried out in accordance with the approved details
9. The biodiversity mitigation measures as detailed in the Ecological Appraisal (ref. 4014) dated September 2018 [Sections 7.1 – 7.8.2] shall be implemented in accordance with the recommendations and any specified time table. The development shall subsequently be implemented entirely in accordance with the approved details. Thereafter, the mitigation measures shall be permanently maintained and retained in accordance with the approved details.
10. Notwithstanding the submitted details, no development, including any site preparation, demolition, scrub/hedgerow clearance or tree works/removal shall commence or be undertaken on site until details of site/street lighting has been submitted and approved in writing by the Local Planning Authority.
11. For the avoidance of doubt the submitted details shall demonstrate that there will be no artificial illumination (above existing levels) of retained and created habitats such as boundary trees, bat roosts, bat foraging and commuting habitat, or ponds. The

principles of relevant guidance should be followed (e.g. the Bat Conservation Trust and Institution of Lighting Engineers guidance Bats and Lighting in the UK, 2009). The development shall be carried out in strict accordance with the approved details.

12. The drainage for the development hereby approved, shall be carried out in accordance with principles set out in the submitted Flood Risk & Drainage Impact Assessment Report (ref.BEK-17303-1-RebB) dated November 2018.

No surface water will be permitted to drain directly or indirectly into the public sewer and any variation to the discharge of foul shall be agreed in writing by the Local Planning Authority prior to the commencement of the development.

13. As part of any reserved matters application and prior to the commencement of any development the following details shall be submitted to, and approved in writing by, the local planning authority, in consultation with the Lead Local Flood Authority.
  - a) Information about the lifetime of the development, design storm period and intensity 1 in 30 & 1 in 100 year + allowance for climate change see EA 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 drainage strategy should demonstrate that the surface water run-off must not exceed the pre-development greenfield runoff rate. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.
  - c) Flood water exceedance routes, both on and off site;
  - 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;
  - f) Details of water quality controls, where applicable.
  - g) Details of an appropriate management and maintenance plan for the surface water drainage system for the lifetime of the development.

The scheme shall be fully implemented and subsequently maintained, in accordance with the timing/phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

14. No part of the development hereby approved shall commence until a scheme for the construction of the site access and the off-site works of highway improvement (as denoted on Proposed Access Drawing Drwg No. H2683-01 Rev.B) has been submitted to, and approved by, the Local Planning Authority in consultation with the Highway Authority as part of a section 278 agreement, under the Highways Act 1980.

The site access and new estate road for the approved development shall be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base course level up to the turning head prior to the commencement of the construction of any dwellinghouse and no part of the development shall be occupied until the site access and the off-site works of highway improvement have been constructed and completed in accordance with the scheme details.

15. For the full period of construction, facilities shall be available on site for the cleaning of the wheels of vehicles leaving the site and 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.
16. Each dwelling shall be provided with an electric vehicle charging point which shall be installed in a suitable location to enable electric vehicles to be charged. The charging point be installed and made operational prior to the first occupation of the relevant dwelling.
17. No development shall be commenced until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved 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 has been established.
18. No development shall be commenced until full engineering, drainage, street lighting and constructional details of the streets proposed for adoption have been submitted to and approved in writing by the Local Planning Authority. The development shall, thereafter, be constructed in accordance with the approved details.
19. 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 statement shall provide for:
  - i) The parking of vehicles of site operatives and visitors
  - ii) The loading and unloading of plant and materials
  - iii) The storage of plant and materials used in constructing the development
  - iv) The erection and maintenance of security hoarding
  - v) Measures to control the emission of dust and dirt during construction
  - vi) A scheme for recycling/disposing of waste resulting from demolition and construction works
  - vii) Details of working hours
  - viii) Routing of delivery vehicles to/from site

The approved statement shall be adhered to throughout the construction period.