

No.4	APPLICATION NO.	2017/0975/OUT
	LOCATION	Sisters Of Notre Dame Convent Lancaster Lane Parbold Wigan Lancashire WN8 7HT
	PROPOSAL	Outline - Conversion of Lancaster House SoNDdN Convent to care village including details of access, layout and scale.
	APPLICANT	Sisters Of Notre Dame De Namur
	WARD	Parbold
	PARISH	Parbold
	TARGET DATE	18th December 2017

1.0 SUMMARY

- 1.1 This is an outline application for use of the site as a care village; the development would involve the erection of 71no. flats and the conversion of Lancaster House. Details of access, layout and scale are to be considered at this stage with appearance and landscaping reserved for future consideration. The principle of development is acceptable in this location. The development would not have a significant detrimental impact on the Lancaster Lane Conservation Area or Our Lady and All Saints Church which is Grade II listed or the amenities of nearby local residents. I consider that the proposed level of car parking and access arrangement are satisfactory. A Bat Survey has been submitted and is currently under review, subject to the findings of this survey being satisfactory I consider that the application should be approved.

2.0 RECOMMENDATION: APPROVE with conditions, subject to the development having no detrimental impact on protected species.

3.0 THE SITE

- 3.1 The site comprises 2.67 hectares of land and is currently used as a convent. To the north is Tan House Lane. There is a gate lodge sited adjacent to the site on the south side of Tan House Lane which is in the ownership of Lancaster House Convent. To the east is Lancaster Lane, with Parbold Douglas C of E Academy School being on the opposite side of the road to the site entrance. The west of the site shares a boundary with houses on both Brandreth Drive and Tan House Lane.
- 3.2 Lancaster House is the former home of the Ainscough family and was constructed around the middle of the 19th Century; it has been used since 1947 by the Sisters of Notre Dame, of Everton Valley, Liverpool, and is now used as a home for retired nuns. The wider site within which Lancaster House sits includes a number of different buildings of differing eras as the care facility has developed and been added to over time. A 2/3 storey residential expansion and chapel were built in the 1980s. These form a nursing wing to the west of Lancaster House, dividing the site, with the historic landscaped grounds to the south and a parking area to the north.
- 3.3 There is a 19th Century Stable Block located to the north of Lancaster House. This is a substantial two storey stone built block with a tower which in part has been converted into residential accommodation with the remainder being in office use. Our Lady and All Saints Church is to the south of the site and was built in the grounds of Lancaster House in 1878.

4.0 THE PROPOSAL

- 4.1 The application is in outline form with access, layout and scale to be considered at this stage; appearance and landscaping will be considered at reserved matters stage.
- 4.2 The application is for use of the site as a care village. This would consist of; the conversion of Lancaster House to form reception community facilities (including dining room, treatment rooms, hairdressing salon, rehabilitation gym, lounge, library, hobbies room and guest accommodation); the demolition of the 1980s additions to Lancaster House, and; the construction 71 flats (52no. 2 bedroom flats and 19no. 1 bedroom flats). There would be 56 new build flats, 6 flats in Lancaster House, and 9 flats in the converted Coach House (stable block). There would be support staff on site 24 hours a day.
- 4.3 Access would be taken from the existing access point and there would be 32 car parking spaces provided on site.

5.0 PREVIOUS RELEVANT DECISIONS

- 5.1 None.

6.0 CONSULTEE RESPONSES

- 6.1 Lancashire Constabulary (03.10.17) – Recommend security measures.
- 6.2 Historic England (11.10.17) – No comments.
- 6.3 Lancashire Archaeological Advisory Service (31.10.17) – Recommend a condition requiring a written scheme of investigation.
- 6.4 West Lancashire Conservation Areas Advisory Panel (16.11.17) – No objection to the principle of creating a Care Village, however, the north elevation (facing onto Tan House Lane) is of concern due to its height/scale/mass. This part of the development when viewed from the Tan House Lane/Lancaster Lane junction would harm the openness of that part of the site and the character and appearance of the Conservation Area. There would be no harm to the setting of the listed Church.
- 6.5 Merseyside Environmental Advisory Service (MEAS) (22.11.17) – More information required in respect of bats. Recommend conditions in respect of breeding birds, landscaping and a Construction Environmental Management Plan. *Bat survey now submitted and under consideration.*
- 6.6 Highway Authority (23.10.17) – No objections. Recommend several planning conditions.
- 6.7 Environmental Health (23.10.17) – No objection. Recommend planning conditions in respect of lighting, plant noise, fume extraction, electric vehicle charging points and Construction Environmental Management Plan.
- 6.8 Technical Services Manager (07.11.17) – No objections subject to condition.

7.0 OTHER REPRESENTATIONS

- 7.1 A total of 6 representations from neighbours have been received, these can be summarised as:

Impact on residential amenity through overlooking.

Trees should be protected.
 Materials should match those of the historic building.
 The building is too tall.
 Proposed car parking is inadequate.
 There may not be enough GP and nursing cover.
 It is a large development for a village the size of Parbold and will have an adverse impact on the character of the village and place pressure on available services.
 Although the development is for a retirement village, over time the profile could change.
 There is no evidence that a retirement village is needed in the area.
 Existing sheltered accommodation in Parbold has vacancies.
 Views of Lancaster House would be obscured.
 There should be fencing to the boundary with Brandreth Drive.
 There will be an increase in noise from the site.
 There should be measures in place to ensure that the gardens are kept in their current form.
 Existing residents shouldn't be expected to relocate.
 Free accommodation and care should be offered to existing residents.
 Wildlife should not be affected.
 The development should not protrude beyond the existing building line of Lancaster House.

- 7.2 Parbold Parish Council (12.10.17) – The car parking is inadequate which will lead to an increase in on-street parking. There should be cooperation between the developer and the local schools to try and alleviate the parking issues. There is a drainage issue in the area which the development will exacerbate. The materials to be used in the development should be sympathetic to the historic buildings. There should be no balconies overlooking Brandreth Drive

8.0 SUPPORTING INFORMATION

- 8.1 Heritage Statement
 Ecology Survey
 Crime Impact Statement
 Drainage Statement
 Flood Risk Assessment
 Design and Access Statement (including Lighting Strategy, Parking and Access Arrangements, Planning Statement and Tree Survey/ Arboricultural Implications Statement)
 Waste Management Plan

9.0 RELEVANT PLANNING POLICIES

- 9.1 The National Planning Policy Framework (NPPF) and the West Lancashire Local Plan 2012-2027 DPD provide the policy framework against which the development proposals will be assessed.
- 9.2 The north portion of the site is included within the settlement boundary of Parbold, which is classed as a Key Sustainable Village, whilst the southern section is designated as Green Infrastructure/ Recreation Space in the West Lancashire Local Plan 2012-2027 DPD. The entire site is within the Lancaster Lane Conservation Area. Lancaster House is a Locally Listed Building and the site lies adjacent to the Grade 2 Listed Our Lady and All Saints Church.

West Lancashire Local Plan 2012-2027 DPD (WLLP)

SP1 – A Sustainable Development Framework for West Lancashire
GN1 – Settlement Boundaries
GN3 - Criteria for Sustainable Development
RS1 – Residential Development
IF2 – Enhancing Sustainable Transport Choice
EN2 – Preserving and Enhancing West Lancashire’s Natural Environment
EN3 – Provision of Green Infrastructure and Open Recreation Space
EN4 – Preserving and Enhancing West Lancashire’s Cultural and Heritage Assets

SPD – Design Guide (Jan 2008)

10.0 OBSERVATIONS OF DIRECTOR OF DEVELOPMENT AND REGENERATION

Principle of Development

- 10.1 Policy SP1 of the Local Plan advocates development within rural settlements being focussed on the Key and Rural Sustainable Villages, and all new built development in the Borough taking place within settlement boundaries. Policy GN1 goes on to say that within settlement boundaries, development on brownfield land will be encouraged, subject to other relevant Local Plan policies being satisfied. The site is within the Key Sustainable Village of Parbold and as such the principle of development in this location is acceptable, subject to the proposal conforming to all other planning policies. There is no development proposed on the southern part of the site which is designated as Green Infrastructure/Open Recreation Space in the Local Plan. I consider that the principle of allowing a care village development on the site is acceptable.

Heritage Impacts

- 10.2 The site lies within the Lancaster Lane Conservation Area. Lancaster House is a Locally Listed Building and the site lies adjacent to the Grade 2 Listed Our Lady and All Saints Church.
- 10.3 The principle statutory duty under the Planning (Listed Buildings and Conservation Areas) Act 1990 is to preserve the special character of heritage assets, including their setting. Local Planning Authorities (LPA's) should, in coming to decisions, refer to the principle act in its decisions and/or assessments, which requires for;

Conservation areas – Section 72(1)

That special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Listed Buildings - Section 66(1)

That the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

- 10.4 Decision makers should consider the impacts on the character and appearance of a conservation area (which includes its setting) separately and take into account the fact that development proposals need to satisfy both aspects (to preserve or enhance) to be acceptable.
- 10.5 The NPPF states that, in determining planning applications LPAs should take account of:
- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

The positive contribution that heritage assets can make to sustainable communities; and
The desirability of new development making a positive contribution to local character and distinctiveness.

- 10.6 Paragraph 132 of the NPPF goes on to say that the significance of a heritage asset needs to be given weight to the asset's conservation. The more important the asset, the greater the weight be provided to its significance. Paragraph 134 requires that where a proposal leads to less than substantial harm to a designated asset (including its setting), this harm should be weighed against the benefits of the proposal including securing its optimum viable use.
- 10.7 Policy EN4 of the Local Plan advocates a presumption in favour of the conservation of designated heritage assets. Development will not be permitted that adversely affects listed buildings, a Scheduled Ancient Monument, a conservation area, historic park or garden or archaeological remains, and part 2(ii) of the policy states that development affecting the historic environment should seek to preserve or enhance the heritage asset and any features of special interest.
- 10.8 The scheme will retain the key historic buildings within the site – Lancaster House, including the attached 'cottage' and the stable block. The remaining 20th Century buildings (including the Nursing Wing and Chapel) which have low significance in terms of their contribution to the overall heritage value of the site will be demolished as part of the redevelopment.
- 10.9 In the wider context the Lancaster Court site benefits from an extensive area of mature trees, gardens and landscaping, glimpsed from the streetscene over the 2m stone boundary wall which runs along the perimeter of the site along Lancaster Lane and Tan House Lane. The Conservation Area Appraisal describes the character of this section of Lancaster Lane thus: 'The area retains a rural feel, enhanced by mature fields and the areas of open farmland which run alongside parts of Lancaster Lane'. There is significant screening provided by vegetation along the northern and eastern boundary and the site represents a transition from the surrounding rural landscape to the beginning of the settlement of Parbold.
- 10.10 From a conservation point of view it is the northern part of the site, and therefore the northern elevation of the new development, which is the most sensitive. The current buildings within the site are a mix of two and three storey blocks, dictated by the changes in land levels across the site. The proposed new residential blocks would be mainly three storey but with the impact of this third storey reduced by setting it in from the front elevation and the incorporation of terraces. Their size and location will clearly mark them out as a new feature of the streetscape along Tanhouse Lane, which is typically formed of large Edwardian and mid-20th Century properties, with some infill of smaller bungalows. The street scene is therefore domestic in scale, which is an important consideration for any proposed new development along this stretch of the Conservation Area.
- 10.11 Although appearance is to be considered as a reserved matter, indicative elevations have been submitted with the application. These indicative elevations show that there has been some attempt in the design and layout of the scheme to break up the massing of development along the northern boundary. This includes a regressed staircase element located in the middle of the northern block. I would welcome some further separation of this block along the northern boundary to bring it more in line with the typical massing and grain of development along Tanhouse Lane, this could be by way of more architectural detailing to create more separation. As the proposal is in outline form with details of appearance to be considered at reserved matters stage, this is something that can be addressed at a later date.

- 10.12 In terms of the architectural detailing shown in the indicative elevations, the proposed blocks incorporate features such as a gabled roofline. The Heritage Statement submitted also describes the use of framed feature windows and plinths and string course details. The elevations appear to be mainly finished with render. There is some use of a rendered finish to some of the properties along Tan House Lane, but this is not a dominant material. I would therefore suggest the incorporation of another material such as brick within some of the elevations in order to tie in with the surrounding materials palette; this is something that can be addressed at reserved matters when appearance is to be considered.
- 10.13 In relation to the Listed Church, the issue is whether the proposal would preserve the character (including its setting) of the building. The Church is a significant landmark in the area which can be glimpsed through the generous tree cover when travelling along Lancaster Lane, but its spire can also be clearly viewed from across the fields around the southern end of Parbold due to its location on higher ground partway up the rise of Parbold Hill. However, given the separation distance (occupied by landscaped grounds) between the proposed development which would be to the rear of Lancaster House and the Listed Church set within its churchyard, I do not believe that the proposed development would be seen within the same context as the church. Therefore, in my view, the proposals would not impact upon its setting.
- 10.14 The principle of the conversion of the original buildings into apartments and the continuation of their use is acceptable in heritage terms. The detailed design of the buildings will be considered at reserved matters stage but I consider that the scale and layout of the development is acceptable. Lancashire Archaeological Advisory Service has been consulted and as there is potential for below-ground remains a condition for a watching brief is recommended. The duty imposed by s.66(1) and S.72 of the P(LBCA) Act 1990 has been given considerable weight in the assessment of this application. In this instance the proposed development would not harm the setting of the listed buildings or the character or appearance of the Lancaster Lane Conservation Area. As such the proposal meets the statutory test and conforms to the planning guidance contained in the NPPF, Policy EN4 of the Local Plan and the Design Guide.

Residential Amenity

- 10.15 There are residential dwellings on Tan House Lane and Brandreth Drive (to the west of the site). The part of the development that would be closest to dwellings on Brandreth Drive (no. 97 and The Spires) would sit largely on the footprint of the existing building that is to be demolished, and would be set off the boundary by approximately 13m. At the point which would be closest to the residential boundary it would be smaller in scale than the existing building at approximately 6m high (compared to the existing building which is approximately 7m high), rising to approximately 11m which would be the highest point of the first floor of the new building. The first floor would be set in from the main elevation of the new building and as such would be approximately 26m from the residential boundary. In terms of potential impact on residents of Brandreth Drive I consider that the separation distances are sufficient to ensure that there would be no undue impact on residential amenity. There would be a separation distance of over 20m between the northern part of the new building and properties on the opposite side of Tan House Lane, this coupled with the screening provided by trees on the boundary ensures that residential amenity would be protected.
- 10.16 Concern has been raised about the increase in noise and activity on the site. The site is currently used for residential purposes and I do not consider that the introduction of a care village on the site would increase noise and disturbance to a level that would warrant refusal of the application.

- 10.17 I consider that the proposed development would not have an undue impact on residential amenity in accordance with Policy GN3 of the Local Plan.

Trees

- 10.18 A Tree Survey has been submitted with the application which identifies that some trees would be removed to make way for the development. The loss of these trees would not lead to any significant loss to the arboreal, verdant nature of the Conservation Area.
- 10.19 The proposed building would be close to several trees on the northern boundary which offer some screening to the site; some of the trees along this boundary have low vigour and have been in decline for many years. This group of trees would benefit from management which would include selective removal and replanting. This could be considered at reserved matters stage as part of the landscaping proposals and any tree protection measures will be subject to a planning condition.
- 10.20 The proposed building on the western elevation is close to several trees and whilst none have been identified for removal they may be subject to future pruning pressure as a result of constraints associated with shading, light obstruction and views. However, in respect of proximity to trees, the location of the proposed building would be on the footprint of the existing building, which also provides living accommodation, and as such the situation in respect of trees would not be made worse by the proposed development, in accordance with Policy EN2 of the Local Plan.

Highways

- 10.21 The site is currently in operation as a care facility and so there is a relatively high level of staff working at the site (10 full time employees and 92 part time employees, with approximately 48 members of staff on site at any one time), however, if the site is to be redeveloped as a care village it is anticipated that there would be 17 members of staff for the day to day operation of the facility and for the provision of personal care as and when required. The Transport Statement that has been submitted with the application states that the existing site is expected to generate 314 two-way trips over a 12 hour daily period (07:00 – 19:00), with 12 trips during the AM peak hour, and between 27 and 37 trips across the PM peak period. The proposed development is anticipated to generate 226 two-way trips over an equivalent 12 hour period, with an increase from the existing situation in the AM peak hour (up to 15 two-way trips) and a decrease across the PM peak period. Therefore, overall there would be a reduction in the amount of vehicular movements to and from the site.
- 10.22 In terms of parking on the site, the proposed scheme shows 32no. car parking spaces on the site; there are currently 61no. car parking spaces. Given that staffing levels would be reduced compared to staff numbers that are currently present on site at any one time (reduced to 17 members of staff on site compared to 48 members of staff), whilst some residents would own their own car and therefore require onsite parking the Highway Authority has confirmed that the level of car parking to be provided is acceptable and in accordance with Policy IF2 of the Local Plan. Given the reduced level of parking on the site, a condition will be imposed to ensure that the site is used as an extra care facility.
- 10.23 The current access onto Lancaster Lane is approximately 4.3m wide and used by vehicles and pedestrians. The County Surveyor has requested the existing access be widened to facilitate two-way vehicular movements, however, the access is existing and currently

provides an access to 61no. car park spaces on site. There have been no reported accidents in the vicinity of the access point and given that there would be a significant reduction in car parking on site I do not consider that a widened access is necessary for the redevelopment. Furthermore, although the development would consist of some communal facilities owners would occupy their own flats and have access to their own catering facilities etc. and may not be reliant on the level of care provision that is required by some existing residents of the convent, and for this reason I would anticipate that there would be a reduction in vehicular movements from delivery vehicles and staff vehicles than that which currently exists.

- 10.24 I consider that the proposed level of car parking and access arrangements are acceptable and in accordance with Policy IF2 of the Local Plan.

Drainage

- 10.25 The planning application form advises that foul sewage will be disposed of via the main sewer, with surface water being disposed of via a sustainable drainage system and use of soakaways.
- 10.26 The site is within Flood Zone 1 and therefore has a low probability of flooding. A Drainage/Flood Risk Assessment has been submitted with the application. It is proposed that the development will use the existing drainage from the site, all new surfaces will be permeable (there will be a reduction in impermeable area on the site) and subject to infiltration testing soakaway areas in the grounds or other appropriate methods will be used to prevent surface water runoff from the site. Appropriate planning conditions are recommended to secure the submission of detailed drainage proposals.

Ecology

- 10.27 Ecology surveys have been submitted to support the application. These surveys identify that built features and vegetation on the site may provide nesting opportunities for breeding birds and for this reason tree felling, scrub clearance, hedgerow removal, vegetation management, ground clearance and/or building works should be avoided during the bird nesting season. This can be secured by planning condition.
- 10.28 As part of the ecological survey a bat roost potential survey of buildings and trees on the site was undertaken, and further to this a desktop study was submitted. This study identified the presence of a Natterer's bat roost within the loft space of Lancaster House. Therefore, bat emergence dusk/dawn surveys were required to be carried out and this has now been undertaken and the resulting report submitted to the Council. This has been forwarded to the Council's Ecological Advisors for review.
- 10.29 As ecology, with particular reference to bats is now the only outstanding matter, the application is recommended for approval subject to MEAS being satisfied that there would be no detrimental impact on roosting bats as a result of the development, and securing any potential avoidance/mitigation measures that may be deemed necessary by imposition of planning conditions.

11.0 CONCLUSION

- 11.1 The proposed development is acceptable in principle. The scheme will not be harmful to heritage assets, highway safety or residential amenity. It is therefore recommended that planning permission be granted subject to confirmation of no detrimental impact on bat populations.

12.0 RECOMMENDATION

- 12.1 That the decision to grant planning permission be delegated to the Director of Development of Planning and Regeneration in consultation with the Chairman or Vice Chairman of the Planning Committee subject to confirmation that the submitted Bat Survey is satisfactory and subject to the following conditions and any additional conditions being added in respect of bats.

Conditions

1. Application for approval of reserved matters 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 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. Details of the reserved matters set out below shall be submitted to the local planning authority for approval within 3 years from the date of this permission:
 - i) external appearance
 - ii) landscapingApproval of all reserved matters shall be obtained from the local planning authority in writing prior to commencement of development.
3. No construction work shall take place until full details and samples of the external brickwork and roofing materials have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
4. Foul and surface water shall be drained on separate systems.
5. No development hereby permitted shall be occupied until the sustainable drainage scheme for the site has been completed in accordance with the submitted details. The sustainable drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.
6. 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.

Details of the design, based on sustainable drainage principles, and implementation of an appropriate surface water sustainable drainage scheme. Those details shall include, as a minimum:

 - a) Evidence of an assessment of the site conditions to include any existing surface water flow routes, drains, sewers and watercourses, site investigation and test results to confirm infiltration rates;
 - b) Demonstration that surface water run-off will not exceed or, for formerly developed land, will reduce pre-development run-off rates and volumes. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed;
 - c) Information about the lifetime of the development, design storm period and intensity (1 in 30 & 1 in 100 year +30% allowance for climate change), 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;
 - d) Evidence that flood flows resulting from rainfall up to and including a 1 in 100 year (including a +30% allowance for climate change) rainfall event will be managed within the site at designated temporary storage locations unless it can be shown to have no material impact by leaving the site in terms of nuisance or damage, or increase river flows during periods of river flooding;

e) Evidence that the design of the site ensures that, so far as is reasonably practicable, flows resulting from rainfall in excess of a 1 in 100 year rainfall events are managed in exceedance routes that minimise the risks to people and property.

The scheme shall be implemented in accordance with the approved details prior to first occupation of any of the approved dwellings, or completion of the development, whichever is the sooner.

7. No development shall commence until details of an appropriate management and maintenance plan for the sustainable drainage system for the lifetime of the development have been submitted which, as a minimum, shall include:
 - a) The arrangements for adoption by an appropriate public body or statutory undertaker, management and maintenance by a Residents' Management Company
 - b) Arrangements concerning appropriate funding mechanisms for its on-going maintenance of all elements of the sustainable drainage system (including mechanical components) and will include elements such as:
 - i. on-going inspections relating to performance and asset condition assessments
 - ii. operation costs for regular maintenance, remedial works and irregular maintenance caused by less sustainable limited life assets or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime;
 - c) Means of access for maintenance and easements where applicable.The plan shall be implemented in accordance with the approved details prior to first occupation of any of the approved dwellings, or completion of the development, whichever is the sooner.
8. No development shall take place until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological work. This must be carried out in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority.
9. Before the development hereby permitted commences a scheme detailing the proposed lighting to be installed on the site shall be submitted to and approved in writing by the local planning authority. All external lighting shall be installed and maintained in accordance with the agreed scheme.
10. Prior to construction a scheme shall be submitted to and approved by the Local Planning Authority that demonstrates that the level of noise from fixed plant shall achieve satisfactory internal noise levels in all flats, as determined by the Local Planning Authority.
11. Before the development hereby permitted commences, a scheme for the installation of equipment to control the emission of fumes and odour from the restaurant kitchen premises shall be submitted to and approved in writing by the local planning authority and the approved scheme shall be implemented. All equipment installed as part of the scheme shall thereafter be operated and maintained in accordance with the manufacturer's instructions.
12. Prior to implementation of the car park a scheme for electric vehicle charging shall be submitted to and approved in writing by the Local Planning Authority and the approved scheme shall be provided on site in a timetable to be agreed in writing.
13. For the full period of construction/demolition, 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.
14. No construction shall take place until full details of the finished levels of all parts of the site, including the floor levels of all buildings, have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with those details.
15. The development shall not be occupied until the associated car parking spaces and manoeuvring areas are provided in accordance with the approved plan. Thereafter the spaces shall be kept clear for the parking and turning of vehicles.
16. Within 9 months from the date when any part of the development hereby approved is first brought into use the approved landscaping scheme shall be carried out. All trees and

shrubs planted shall comply with BS. 3936 (Specification of Nursery Stock) and shall be planted in accordance with BS. 4428 (General Landscape Operations). All planting shall be maintained and dead or dying material shall be replaced for a period of seven years from the agreed date of planting.

17. No development shall take place until a Method Statement detailing measures to be taken during construction to protect the health of the existing trees has been submitted to and approved in writing by the Local Planning Authority. The measures contained in the approved Method Statement shall be fully implemented during construction.
18. Tree felling, scrub clearance, hedgerow removal, vegetation management, ground clearance and/or building works shall be avoided during the period 1st March to 31st August inclusive. If it is necessary to undertake works during the bird breeding season then all buildings, trees, scrub and hedgerows are to be checked first by an appropriately experienced ecologist to ensure no breeding birds are present. If present, details of how they will be protected would be required.
19. Prior to development a Construction Environmental Management Plan (CEMP) shall be submitted to and agreed in writing by the Local Planning Authority. The CEMP shall provide details to manage and mitigate the main environmental effects during the construction phase of the proposed development. The CEMP should include details in respect of ecological mitigation, construction and demolition waste management, pollution prevention and soil resource management.
20. Prior to occupation, a scheme to indicate how the development is to be maintained as an extra care facility should be submitted to and agreed in writing by the Local Planning Authority. This scheme should set out the occupancy criteria for the individual units of accommodation to ensure that the units are maintained for the provision of an extra care facility in perpetuity. Thereafter the facility shall be occupied in accordance with the approved scheme.

Reasons

1. Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990.
2. The application is in outline and the matters referred to in the Condition are reserved for subsequent approval by the Local Planning Authority.
3. To ensure that the external appearance of the building(s) is satisfactory and that the development therefore complies with the provisions of Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.
4. To secure proper drainage and to manage the risk of flooding and pollution.
5. To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site and to reduce the risk of flooding to the proposed development, elsewhere and to future users.
6. To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site and to reduce the risk of flooding to the proposed development, elsewhere and to future users.
7. 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.
8. To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the site.
9. To safeguard the amenity of adjacent properties and the area generally and so comply with the provisions of Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.
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11. To safeguard the amenity of adjacent properties and the area generally and so comply with the provisions of Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.
12. In the interests of sustainability in accordance with Local Plan policy IF2.
13. To prevent stones and mud being carried onto the public highway to the detriment of road safety.
14. To safeguard the amenity of adjacent properties and the area generally and so comply with the provisions of policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.
15. To allow for the effective use of parking areas and to ensure that the development complies with the provisions of Policies GN3 & IF2 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.
16. To assimilate the proposed development into its surroundings and to ensure that the development complies with the provisions of Policy EN2 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.
17. To protect the trees and shrubs and thereby retain the character of the site and the area and to ensure that the development complies with the provisions of Policies GN3 & EN2 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.
18. To safeguard a protected species and so ensure that the development complies with the provisions of Policy EN2 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.
19. To safeguard a protected species and so ensure that the development complies with the provisions of Policy EN2 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.
20. To ensure that the development complies with the provisions of Policy GN3 in the adopted West Lancashire Local Plan 2012-27 Development Plan Document and that the parking facilities are commensurate with the use of the site, in the interests of highway safety.

Notes

1. The programme of archaeological work should comprise the following:
 - i) The creation of a record of the buildings to level 2-3 as set out in Understanding Historic Buildings (Historic England 2016). This work should be carried out by an appropriately qualified and experienced professional contractor to the standards and guidance of the Chartered Institute for Archaeologists.
 - ii) A formal watching brief during groundworks, followed by such subsequent work as required to investigate and record any remains encountered. This work should be carried out by an appropriately qualified and experienced professional archaeological contractor to the standards and guidance set out by the Chartered Institute for Archaeologists.

Lists of suitable contractors are available on the following websites:

Chartered Institute for Archaeologists (CIFA) <http://www.archaeologists.net/>
British Archaeological Jobs and Resources (BAJR) <http://www.bajr.org/>

Reason for Approval

1. The Local Planning Authority has considered the proposed development in the context of the Development Plan including, in particular, the following Policy/Policies in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document:

SP1 - A Sustainable Development Framework for West Lancashire
GN1 - Settlement Boundaries
GN3 - Criteria for Sustainable Development
RS1 - Residential Development

IF2 - Enhancing Sustainable Transport Choice

EN2 - Preserving and Enhancing West Lancashire's Natural Environment

EN3 - Provision of Green Infrastructure and Open Recreation Space

EN4 - Preserving and Enhancing West Lancashire's Cultural and Heritage Assets

together with Supplementary Planning Guidance and all relevant material considerations. The Local Planning Authority considers that the proposal complies with the relevant Policy criteria and is acceptable in the context of all relevant material considerations as set out in the Officer's Report. This report can be viewed or a copy provided on request to the Local Planning Authority.