

No.2	APPLICATION NO.	2019/0792/FUL
	LOCATION	Land To The North-east Of Fairstead Birch Green Skelmersdale Lancashire
	PROPOSAL	Erection of 2 x two storey blocks to provide 8 x 2 bedroom flats and 6 x 3 bedroom houses (C3 residential use class) with associated access road off Fairstead, car parking and landscaping.
	APPLICANT	Tawd Valley Developments
	WARD	Ashurst
	PARISH	Unparished - Skelmersdale
	TARGET DATE	1st November 2019

1.0 **SUMMARY**

- 1.1 This application is for the erection of 14 dwellings. The proposed design, layout and appearance is considered to be acceptable. The development will not have a detrimental impact on highway safety and adequate parking has been provided. Satisfactory interface distances have been achieved in order to protect neighbouring residential amenity. I consider the proposal complies with the relevant policies of the Local Plan and is acceptable in principle.

2.0 **RECOMMENDATION: APPROVE WITH CONDITIONS**

3.0 **THE SITE**

- 3.1 The site is situated to the north and east of Fairstead, to the south of Houghtons Road and to the west of Birch Green Road in Skelmersdale. The site is 'L' shaped and comprises of a strip of grass to the north and an open rectangular field to the west. The site is mainly flat grass with trees and shrubs with a steep embankment to the north.

4.0 **THE PROPOSAL**

- 4.1 This application seeks planning permission for 14 affordable residential units comprising of six semi-detached dwellings and eight apartments located in two, two storey blocks.
- 4.2 Parking would be provided in a combination of private and communal parking spaces. Access to the apartments will be provided off Fairstead with a new cul de sac serving the dwellings.
- 4.3 The proposal has been amended during the course of the application in that the number of communal parking spaces has been increased to 33 and the distance between the proposed and existing apartment blocks has been increased.

5.0 **PREVIOUS RELEVANT DECISIONS**

- 5.1 None

6.0 **OBSERVATIONS OF CONSULTEES**

- 6.1 LCC School Planning Team (09.08.19) – A contribution towards educational places NOT required.

- 6.2 LCC Highways (28.08.19, 11.12.19 & 10.01.20) – No Objections subject to conditions
- 6.3 United Utilities (23.08.19) – No objection subject to conditions
- 6.4 MEAS (29.08.19 & 16.09.19) - No objections subject to conditions
- 6.5 Lead Local Flood Authority (19.11.19) No Objections subject to conditions
- 6.6 Environmental Health (12/09/19) – Note the content of phase 1 report - await Phase 2 report subject to condition
- 6.7 Environmental Health (11/10/19) – No Objections subject to noise assessments

7.0 OTHER REPRESENTATIONS

- 7.1 I have received 3 letters of objection from local residents in response to the proposal. The main points of concern are summarised as follows:

Loss of parking and lack of replacement parking;
Existing parking is inadequate;
Loss of open space as designated in policy EN3;
Open space should be protected and brownfield sites developed;
Loss of wildlife such as Hedgehogs;
Statement of transport is incorrect – 1 bus every ½ hour to Concourse and only 1 bus every hour to Burscough. If we need to travel to Ormskirk, Wigan or elsewhere we have to go to the Concourse. There are no buses on a Sunday.

- 7.2 I have received 2 further letters of objection from local residents in response to the amended plans. The main points of concern are summarised as follows:

A number of existing local residents have mobility issues and have blue badges;
The reduction and relocation of parking spaces will impact on these residents. There will only be 7 spaces outside the flats to serve those with mobility issues, the relocated parking spaces are too far away;
No consideration for wildlife, there is a large community of hedgehogs which are an endangered species. This has been reported to the Hedgehog preservation society;
No consideration has been made to repair the local pathways which are a terrible state of repair.

8.0 SUPPORTING INFORMATION

Planning Statement
Design and Access Statement
Affordable Housing Statement
Ecological Survey and Assessment
Flood Risk Assessment and Drainage Strategy
Arboricultural Impact Assessment
Transport Assessment
Phase 1 preliminary risk assessment - Coal Mining Risk Assessment
Open Space Assessment

9.0 RELEVANT PLANNING POLICY

- 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.

The site is located within the settlement area of Skelmersdale as designated in the West Lancashire Local Plan 2012-2027 DPD

West Lancashire Local Plan 2012-2027 DPD

SP1 - A Sustainable Development Framework for West Lancashire

GN1 - Settlement Boundaries

GN3 - Criteria for Sustainable Development

RS1 - Residential Development

RS2 - Affordable and Specialist Housing

IF2 - Enhancing Sustainable Transport Choice

IF3 - Service Accessibility and Infrastructure for Growth

IF4 - Developer Contributions

EN1 - Low Carbon Development and Energy Infrastructure

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

Supplementary Planning Advice

Supplementary Planning Document (SPD) - Design Guide (Jan 2008)

Supplementary Planning Document (SPD) - Provision of Open Space in New Residential Developments (July 2014)

West Lancashire Open Space Study (2018)

10.0 OBSERVATIONS OF THE DIRECTOR OF PLACE AND COMMUNITY

Principle of Development

- 10.1 The NPPF supports growth of areas to supply new homes in sustainable locations. Policy SP1 of the Local Plan re-iterates this approach. Policy RS1 of the Local Plan states that within the Regional Town, residential development will be permitted on brownfield sites, and on greenfield sites not protected by other policies, subject to the proposals conforming with all other planning policy. Therefore, the principle of a residential development on the site within the settlement area is acceptable subject to other relevant planning policies.

Principle of Development - Loss of Open Space

- 10.2 The site is an undeveloped open grassed area with several trees and shrubs. It is primarily designated as Green Infrastructure / Open Recreation Space in the Local Plan so Policy EN3 (Provision of Green Infrastructure and Open Recreation Space) is applicable. Criterion 2a of this policy indicates that development resulting in the loss of existing open space or sports and recreation facilities will only be permitted if one of three criteria are met, which are:

- i. The open space has been agreed by the Council as unsuitable for retention because it is underused, poor quality or poorly located;
- ii. The proposed use would be ancillary to the use of the site as open space...; or

- iii. Successful mitigation takes place and alternative improved provision is provided in the same locality.

Criterion (ii) is not relevant for this application, and so the application would need to demonstrate that one of criteria (i) and (iii) is met through the proposals.

- 10.3 The applicant has submitted an Open Space Assessment which demonstrates that there is sufficient other public open space within 400m of the application site that is accessible and either of an equivalent or better quality than the application site. Having reviewed the Open Space Assessment, I concur with the conclusion that there is adequate provision of alternative public open space in the locality. This, coupled with the generally poor quality of the application site as open space and its limited use as publicly accessible open space, would lead me to conclude that Policy EN3, part 2(a)(i) is satisfied and the application site does not need to be retained as public open space to meet local needs.

Affordable and Specialist Housing

- 10.4 The proposed development is for 100% affordable housing, the specific tenure details will be secured by a S106 agreement. The scheme is therefore compliant with Policy RS1 in the Local Plan.
- 10.5 For developments of this size Policy RS2 requires 20% of the units to be designed as accommodation for the elderly. There is no specific definition of 'elderly accommodation' and each case is considered on its own merits. In this case, whilst the dwellings themselves will not be constructed for use by the elderly without adaptation, they will be constructed to meet current Building Regulations Part M4(2) with the structure designed to ensure minimal work is required in any future adaptation that may be necessary. The scheme also provides some smaller properties. Therefore, I am satisfied that the proposed development complies with Policies RS1 and RS2 in this respect.

Siting, Layout and Design

- 10.6 The surrounding development is dense in form and properties are located closely together. The proposed apartment blocks will sit close to the northern embankment which is densely packed with trees and shrubs. A tree survey has been submitted which confirms that the trees along this embankment can be protected from the development and this is discussed in more detail later in this report. It is my view that the proposed siting and layout of the apartments and dwellings reflects the dense pattern of development in the area. The residential units would be two storey in height and there is a mix of semi-detached properties and apartments, which would be appropriate and in keeping with the surrounding area.
- 10.7 The semi-detached dwellings all benefit from rear gardens which are a minimum of 10m long which complies with the requirement set out in the SPD - Design Guide. A narrow strip of private communal garden is proposed for the apartment blocks, I am mindful that apartment blocks in the locality have shared amenity spaces and do not benefit from 'private' gardens so on balance I consider the size of the space provided for the apartments is acceptable. The proposed development would provide adequate interface distances between the dwellings.
- 10.8 The dwellings would be traditional in appearance and constructed from red/brown brick with slate grey concrete roof tiles. Six of the properties would have off-road parking to the side of the houses and the other dwellings would share the communal parking areas situated to the east and south of the site thereby ensuring that there would not be an over-

dominance of hardstanding to the frontage of the units and allows for adequate frontage landscaping to be incorporated into the scheme.

- 10.9 The proposed layout offers a legible scheme with a clear route for vehicle and pedestrian movement. The layout has been designed to ensure there would be dwellings fronting onto Fairstead to ensure that the proposed development integrates with the existing environment in order to avoid a layout which is overtly inward looking and thereby meeting a key policy aim.

Trees

- 10.10 There are a number of trees in and around the site. The flats will be located close to the steep embankment to the north and existing mature trees (known as G11). An Arboricultural Method Statement (AMS) has been submitted which confirms that the development requires the removal of 10 individual trees, 4 groups and parts of 4 further groups of trees within the boundary of the site. The group of trees along the northern embankment is considered to be an important group of trees which screen the site from the main road and the AMS report confirms they will be retained. A couple of low grade trees within it will be removed for Arboricultural management reasons. A number of low grade trees will be removed to the south to allow for the development and garden space. I have sought the advice of the Council's Tree and Landscape Officer who has no objections to the proposal as the majority of the trees to be removed are low grade as confirmed within the AMS report. In order to minimise the risk to the important group of trees along the northern embankment, the AMS proposes tree protection measures including protective fencing to be erected during construction, supervised hand excavations within the Root Protection Area (RPA) of T10 and T29 to ensure the roots are not damaged through construction activity and a cellular confinement system for the hardstanding for car parking proposed within the RPA of G11 and T29. These measures are considered to be acceptable.
- 10.11 A detailed landscaping scheme has been submitted which provides suitable mitigation for the loss of trees and includes elements of native tree and shrub planting and is acceptable from both a landscaping and an ecological perspective.

Impact on Residential Amenity

- 10.12 The spacing between the dwellings reflects that of the surrounding residential development. In terms of the relationships between the proposed properties and the surrounding residential development, I am satisfied that the proposed layout, in general, accommodates the required interface distances. Where this is not the case, the windows on existing properties serve non-habitable rooms.
- 10.13 Having regard to the density of the surrounding development I consider that, in this particular case, the overall layout and interface distances are sufficient to ensure that there would be no undue impact of the proposed development from overlooking, overshadowing and creation of poor outlook. Overall, the proposed development would satisfy the requirements of Policy GN3 in respect of neighbouring amenity.
- 10.14 In terms of the amenity of the proposed residents in close proximity to Houghtons Road, Environmental Health have been consulted and have requested a noise impact assessment be carried out to assess the noise from adjacent roads, and a scheme for any appropriate mitigation be provided. This can be secured via planning condition.

Highways

- 10.15 The apartments will be accessed off Fairstead and a new road is proposed to serve six of the dwellings to the east. In terms of car parking Policy IF2 and Appendix F in the Local Plan provide details of parking requirements. For the proposed 2/3 bed dwellings, 2 car parking spaces are required per unit which equates to 28 spaces. The layout provides 100% parking provision (12 spaces) for the six semi-detached dwellings. Each of the apartments will have at least 1 parking space which equates 8 spaces (50% provision) with two visitor spaces provided for the proposed apartments. Therefore there is an under provision of 6 parking spaces.
- 10.16 The existing communal parking area has 23 parking spaces and some of these spaces will be relocated to the west of the site to accommodate the development which ensures none of these spaces are lost.
- 10.17 The applicant acknowledges the deficit in parking provision for the apartments according to the Council's standards and justifies this on the basis that affordable housing tenants generally exhibit low levels of car ownership and therefore require less car parking. I also acknowledge that there is good pedestrian/cycle and public transport options in the immediate area. On this basis I considered that the proposed car parking provision for the apartments to be acceptable for this type of development, in this location. I am therefore satisfied that suitable parking can be provided within the site in accordance with policy IF2.
- 10.18 I note the objections received from existing residents regarding the relocation of car parking spaces away from their properties and the implication this has due to their mobility issues, however the existing car parking arrangement is on a communal basis and no spaces are allocated for specific residents (nor are any existing spaces allocated for disabled parking). Furthermore, 7 car parking spaces have been retained adjacent to the existing properties.
- 10.19 I have consulted the Highway Authority who have raised no objections to the proposal. I am satisfied that the development would not result in the loss of any existing parking spaces in the locality and the development would not result in a significant impact on highway safety or parking within the local area.

Ecology

- 10.20 An Ecological Assessment has been submitted with the application and Merseyside Environmental Advisory Service (MEAS) have advised that the conclusions are satisfactory. Whilst no roosting bats were identified, two dead trees within group G9 are classified as having a low bat roost potential. The soft-felling of these trees will be required as a precautionary measure and this can be secured by condition. The Ecological Assessment also recommends that integrated bat bricks and/or bat roosting boxes are installed either into the proposed new buildings or are erected upon retained trees in order to mitigate potential bat roosting opportunities. This can be secured by planning condition.
- 10.21 The habitats on site are suitable for terrestrial mammals (such as badger and hedgehog) and MEAS recommend that a condition is attached to ensure reasonable measures are taken during construction to protect these and other species.

Drainage

- 10.22 In terms of the principle of development relating to flood risk, the application site lies within Flood Zone 1, the least susceptible to flood risk. A Flood Risk Assessment and Drainage

Statement has been submitted which confirms that the foul water from the dwellings is to be connected to the existing main sewers. The applicant has not identified the final discharge location for surface water from the development site, the Lead Local Flood Authority (LLFA) have been consulted and expect that an investigation of the hierarchy of drainage options in the National Planning Practice Guidance will be undertaken, including infiltration testing. The High-Level FRA & Drainage Strategy submitted with this planning application identifies QBAR rate (3.3 l/s for all events up to and including 1in100 + climate change) as the appropriate final discharge rate for this site. The LLFA agrees this should be the rate used for surface water drainage design. This can be secured by planning condition requesting a full drainage scheme along with the long term maintenance plan.

Planning Obligations

- 10.23 The development of this site will be subject to a S106 Agreement requiring the details of affordable housing provision.

Summary

- 10.24 In summary, it is considered that the principle of residential development at this site is acceptable. I am satisfied that there will be no significant detrimental impact upon the character of the area, amenity of neighbouring properties, biodiversity, trees or highway safety. The development is considered to be compliant with relevant planning policies and accords with the NPPF and relevant policies of the Local Plan.

11.0 RECOMMENDATION

- 11.1 That the decision to grant planning permission be delegated to the Director Of Place And Community in consultation with the Chairman or Vice Chairman of the Planning Committee subject to the applicant entering into a planning obligation under S106 of the Town and Country Planning Act 1990 to require:

The terms and conditions of the affordable housing;

- 11.2 That any planning permission granted by the Director Of Place And Community pursuant to recommendation 11.1 above be subject to the following conditions:

Condition(s)

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. The development hereby approved shall be carried out in accordance with details shown on the following plans:
Plan reference Site Location Plan 0001 Rev A received by the Local Planning Authority on 1st August 2019
Plan reference Existing Site Layout 0002 Rev B received by the Local Planning Authority on 11th November 2019
Plan reference Site Layout Plan 0004 Rev E, Proposed Roof Plan 0005 Rev F, Elevations 0341 Rev C, Elevations 0326 Rev I, Plans 0340 Rev C Plans 0325 Rev I, General Arrangement 01 P03, Hard Landscape 02 P03 and Soft Landscape 03 P03 received by the Local Planning Authority on 20th December 2019
Reason: For the avoidance of doubt and to ensure compliance with the provisions of Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.

3. Notwithstanding any description of materials in the application, no above ground construction works shall take place until samples and / or full specification of materials to be used externally on the building(s) have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials and should be reflective of those within the surrounding area, unless otherwise agreed in writing by the Local Planning Authority.

The development shall be carried out only in accordance with the agreed schedule of materials and method of construction.

Reason: 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. No development on the construction phase shall commence until details of the design of the surface water drainage system, based on sustainable drainage principles, have been submitted to and approved in writing by the Local Planning Authority. Those details should include:

a) A drainage strategy confirming the proposed means of surface water disposal together with a SuDS management and maintenance plan, if applicable;

b) Evidence of the existing site topography to include any existing surface water flow routes, drains, sewers and watercourses in a readable 3D Autocad .drawing format;

c) Evidence of site investigation, test results to confirm soil infiltrations rates and calculations to indicate existing SW runoff rates and volumes;

d) Demonstration that SW run-off will not exceed pre-development run-off rates and volumes and, for formerly developed land, that the requisite reduction in runoff will be achieved;

e) Demonstration that existing natural land drainage water (e.g. spring water, ground water or surface runoff) from surrounding areas that enters the site is managed in such a way to have no material impact by leaving the site in terms of nuisance (e.g. exacerbation of existing flooding) or damage;

f) Design calculations using relevant storm periods and intensities (e.g. 1 in 30 and 1 in 100 year + agreed allowance for climate change), runoff discharge rates and volumes (both pre and post development), facilities for temporary storage, the methods employed to delay and control SW 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 metres AOD;

g) Evidence that flood flows will be effectively managed within the site during the lifetime of the development including the construction period, will have no material impact by leaving the site in terms of nuisance or damage, or increase watercourse flows during periods of river flooding;

h) In addition to the normal printed input/output files supporting calculations for existing discharge rates (if applicable) and drainage proposals are to be submitted in an electronic format suitable for use in MicroDrainage software (e.g. mdx file format). Any flow control details should be modelled using the Depth/ Flow Relationship for the Control Type for MicroDrainage version 2015 or earlier;

i) Existing and proposed 3D level data submitted in a suitable format i.e. CSV or Autocad .drawing; and

j) Existing and proposed catchment areas in a suitable format i.e. Autocad drawing.

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

Before any dwelling is occupied / the building is first brought into use, a validation report (that demonstrates that the drainage scheme has been carried out in accordance with the approved plan) must be submitted to the Local Planning Authority.

The approved drainage system shall be retained, managed and maintained in accordance with the approved details at all times for the duration of the development.

Reason: These details are required prior to the commencement of development to ensure adequate drainage for the proposed development and to ensure that there is no flood risk on- or off-the site resulting from the proposed development and to ensure that the development complies with the provisions of Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.

5. Foul and surface water shall be drained on separate systems.

Reason: To secure proper drainage and to manage the risk of flooding and pollution and to ensure that the development complies with the provisions of Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.

6. All hard and soft landscape works shall be carried out in accordance with the approved details shown on plan reference UG_139_LAN_HL_DRW_02 Rev P03 and UG_139_LAN_HL_DRW_03 Rev P03. The works shall be carried out before any part of the development is occupied or in accordance with a programme to be agreed in writing with the Local Planning Authority prior to any development commencing. Any trees / shrubs which are removed, die, become severely damaged or diseased within 7 years of their planting shall be replaced in the next planting season with trees / shrubs of similar size and species to those originally required to be planted unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure that the site is satisfactorily landscaped having regard to the character of the area and the nature of the proposed development and to comply with Policy GN3 in the West Lancashire Local Plan 2012-2027 Development Plan Document

7. The development hereby permitted shall be implemented in accordance with the submitted Arboricultural Impact Assessment received on 20th December 2019 unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the proper protection of trees has been carried out in the interests of visual amenity and to comply with Policies GN3 and EN2 in the West Lancashire Local Plan 2012-2027 Development Plan Document

8. No development shall commence until an Ecological Management Plan (EMP) has been submitted to and approved in writing by the Local Planning Authority. The EMP shall propose measures to mitigate environmental biodiversity effects during the construction phases of the proposed development.

With regard to ecology the EMP should include:

Reasonable Avoidance Measures for protected and notable species (including common toad, hedgehog, badger, brown hare and breeding birds);

Soft-felling methodology for trees with low bat roost potential

Details of construction phase lighting, designed so to avoid light spillage into retained woodland habitats.

Details of mitigation measures for bats and breeding birds such as bat and bird boxes

The development shall be implemented in accordance with the approved details.

Reason: These details are required prior to the commencement of development to as the proposed development may result in the loss of ecological habitat and as such precautions are required during the construction phase in order to comply with the provisions of Policies GN3 & EN2 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.

9. No development above slab level shall be carried out until a scheme for the protection of the proposed dwellings and gardens from noise from Houghtons Road and Birch Green Road has been submitted to and approved in writing by the Local Planning Authority. Works which form part of the approved scheme shall be completed for each affected dwelling before that dwelling is first occupied and permanently retained thereafter. The assessment shall demonstrate that the following standards are met at and within the proposed development: LAeq 50 dB 16 hours - gardens and outside living areas; LAeq 35 dB 16 hours - indoors daytime; LAeq 30 dB 8 hours - indoors night-time (23.00-07.00); LAFmax 45 dB 8 hours - indoors night-time (23.00-07.00); LAFmax 45 dB 4 hours - indoors evening (19.00-23.00). The evening standard LAFmax will only apply were the

existing evening LAFmax significantly exceeds the LAeq and the maximum levels reached are regular in occurrence, for example several times per hour.

Reason: To safeguard local residents from noise and disturbance, and to comply with Policy GN3 in the West Lancashire Local Plan 2012-2027 Development Plan Document

10. No development above slab level shall be carried out until a scheme for the provision of electric vehicle charging points throughout the development and timetable for implementation has been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until the associated electric vehicle charging points has been installed in accordance with the agreed details.

Reason: In the interests of sustainability and air quality in accordance with Policy GN3 in the West Lancashire Local Plan 2012-2027 Development Plan Document.

11. Notwithstanding the submitted Phase 1 Preliminary Risk Assessment Report no development approved by this permission shall be commenced until

a. A further site investigation, including relevant soil, soil gas, surface and groundwater sampling, shall be carried out by a suitably qualified and accredited consultant/contractor in accordance with current guidance and best practice. The identity of the person shall be notified to and be approved by the Local Planning Authority prior to the site investigations commencing. This further site investigation should more clearly identify the types and levels of contaminants present on site

b. The report detailing all investigative works and sampling on site, together with the results of analysis, risk assessment to any receptors and a proposed remediation strategy shall be submitted to and approved in writing by the Local Planning Authority prior to any remediation works taking place. The Local Authority must have approved such remedial works as required prior to any remediation commencing on site. The works shall be of such a nature as to render harmless any identified contamination given the proposed end-use of the site and surrounding environment including any controlled waters.

c. Any approved remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance in accordance with a detail to be first agreed in writing by the Local Planning Authority. A suitably qualified person as first agreed in writing by the Local Planning Authority shall be present on site to supervise investigation and remediation works when such works are taking place. If during the works contamination is encountered which has not previously been identified then the Local Planning Authority shall be notified immediately and all works shall cease pending the submission of additional information on the nature of the contamination and proposals as to how the contamination shall be fully dealt with and an appropriate remediation scheme shall be agreed in writing with the Local Planning Authority and carried in accordance with agreed timescales.

d. Prior to the first occupation of the building on site a closure and validation report shall be submitted to and approved in writing by the Local Planning Authority.

The closure and validation report shall include details of the proposed remediation works and quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology. Details of any post-remedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from the site.

Reason: These details are required prior to the commencement of development to prevent harm to public health, to prevent pollution of the water environment and to comply with the provisions of Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.

12. The development hereby approved shall not be occupied until all the highway works including the replacement car parking has been constructed in accordance with the approved plans.

Reason: To safeguard the safety and interests of the users of the highway and to ensure that the development complies with the provisions of Policy GN3 and IF2 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document

13. Prior to any part of the development hereby permitted taking place a scheme showing the areas for a site compound including the areas for the parking of vehicles of site operatives and visitors. The loading and unloading of plant and materials used in the construction of the development and the storage of such plant and materials shall be submitted to and approved in writing by the local planning authority. All works which form part of the approved scheme shall be implemented while any demolition/construction works are in operation.

Reason: To safeguard the amenities of occupants of existing dwellings located in the vicinity of the application site and highway safety to comply with the provisions of Policy GN3 in the West Lancashire Local Plan 2012-2027 Development Plan Document.

14. The parking bays marked as PR-01 - PR-16 shall be provided, constructed and surfaced in accordance with plan reference P1_S04_DR_0004 Rev E prior to the removal of the existing parking bays.

Reason: To ensure that adequate on site vehicle parking/manoeuvring facilities are provided in the interests of highway safety and amenity, and to comply with the provisions of Policy GN3 and IF2 in the West Lancashire Local Plan 2012-2027 Development Plan Document

Note(s)

1. Before any construction works begins on site the area of existing adopted highway within the area of plots 1, 2, 3 and 4 is to be stopped-up under section 247 of the Town and Country Planning Act.
2. The applicant is advised that the new highway works including the new site access and replacement parking will need to be constructed under a section 278 agreement of the 1980 Highways Act. The Highway Authority hereby reserves the right to provide the highway works within the highway associated with this proposal. Provision of the highway works includes design, procurement of the work by contract and supervision of the works. The applicant is advised to contact the Environment Directorate before works begin on site. Further information and advice can be found at www.lancashire.gov.uk and search for "278 agreement".
3. A lighting column and telegraph pole will need to be relocated at the applicant's expense to facilitate the proposed replacement parking spaces for the existing residents to the West of Plots 1 and 2.

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
RS2 - Affordable and Specialist Housing
IF2 - Enhancing Sustainable Transport Choice
IF3 - Service Accessibility and Infrastructure for Growth
IF4 - Developer Contributions
EN1 - Low Carbon Development and Energy Infrastructure
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.