

No.3	APPLICATION NO.	2019/1118/FUL
	LOCATION	Land Bounded By Liverpool Road South Abbey Lane Burscough Lancashire
	PROPOSAL	Variation of Condition No's. 4, 5, 6, 12, 13, 14, 16 and 20 of planning permission 2012/1224/OUT to alter the trigger event for the submission of some technical details.
	APPLICANT	Time Token Limited
	WARD	Burscough West
	PARISH	Burscough
	TARGET DATE	30th January 2020

1.0 **REFERRAL**

- 1.1 This application was to be determined under the Council's delegation scheme; however Councillor Dereli has requested it be referred to the Committee to review concerns in relation to contamination and any concerns that the Environment Agency may have.

2.0 **SUMMARY**

- 2.1 This application seeks to vary several conditions attached to an outline consent for residential development. Varying the conditions will have the effect of amending the trigger point for the submission of some technical details, so that remediation of the land and construction of site access can proceed first. In my view the proposal complies with the relevant policies of the Local Plan and the Burscough Parish Neighbourhood Plan, and would allow for commencement of development without compromising the overall scheme.

- 3.0** **RECOMMENDATION:** **APPROVE** subject to conditions and a Deed of Variation to the s106.

4.0 **THE SITE**

- 4.1 The application site is located on the corner of Liverpool Road South and Abbey Lane, Burscough. It comprises an area of approximately 4.35 hectares and is formed by two distinct parts; a broadly level area of former landfill for inert and industrial waste (2.9 ha) to the frontage of the site; and, a pond to the rear of the site that forms 'Abbey Lane Brick Pits' Biological Heritage Site (BHS). Residential properties are located to the north of the site along Liverpool Road South and at Lordsgate Lane. Beyond the rear boundary of the site there is a Household Waste Recycling Centre along with industrial units. A former domestic landfill site is located to the east of the site. There is one vehicular access to the site from Abbey Lane on the western boundary of the site.

5.0 **THE PROPOSAL**

- 5.1 The application seeks to vary condition nos. 4, 5, 6, 12, 13, 14, 16 and 20 of planning permission 2012/1224/OUT; the conditions relate to submission of details in respect of finished floor levels, foul drainage, surface water drainage, noise attenuation, habitat management, lighting infrastructure and landscaping. At present all of these details are required to be submitted and approved prior to commencement of works on site. The developer wants to make a start on the development by constructing the approved site access junction and associated off-site highway works, which would allow access for the contamination remediation contract period and the subsequent development of housing at a later date.

5.2 Presently, the planning permission prevents a start on highway works or contamination remediation until technical information relating to drainage, lighting and other such matters have been agreed by the Council. Variation to the conditions detailed above would amend the trigger point for submission of some technical details, pushing it later into the development process, so that the remediation of the land and site access works can proceed first, ahead of any technical approval to later aspects of the development when the housing, estate roads and services would be constructed.

5.3 The amendments to the conditions are shown underlined below:

Condition 04 - Amended

No development with the exception of the proposed site access to a distance of 10 metres into the site 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.

Condition 05 – Amended

No development with the exception of the proposed site access to a distance of 10 metres into the site shall take place until details of the foul drainage scheme including any necessary infrastructure has been submitted to and approved in writing by the Local Planning Authority. The foul and surface water drainage schemes shall be drained on separate systems. No housing shall be occupied until the approved foul drainage scheme has been completed in accordance with the approved details.

Condition 06 – Amended

No development with the exception of the proposed site access to a distance of 10 metres into the site shall take place until details of a scheme for surface water drainage and means of disposal (inclusive of how the scheme shall be maintained and managed after completion and any necessary infrastructure) has been submitted to and approved in writing by the Local Planning Authority. This shall be based on:

- evidence of an assessment of site conditions;
- sustainable drainage principles; and
- the flood risk assessment prepared by Waterco Consultants dated November 2012 reference w1168-121120-FRA;

For the avoidance of doubt;

- no surface water shall connect into the public sewerage system, directly or indirectly, in accordance with the submitted planning application forms & flood risk assessment, and
- the surface water strategy will demonstrate the surface water run-off generated up to and including the 100 years critical storm event will not exceed the run-off from the undeveloped site following the corresponding rainfall event and include an allowance for climate change.

The scheme shall be implemented, maintained and managed in accordance with the approved details prior to completion of the first dwelling for that phase of the development and adhered to at all times thereafter.

Condition 12 – Amended

No development with the exception of the proposed site access to a distance of 10 metres into the site shall take place until a scheme for protecting the proposed dwellings from noise from the A59 Liverpool Road and the Abbey Lane Recycling Centre has been submitted to and approved by the Local Planning Authority; and all works which form part

of the scheme shall be completed before any of the permitted dwellings are occupied and retained thereafter.

Condition 13 – Amended

No development with the exception of the proposed site access to a distance of 10 metres into the site shall take place until a management plan for Abbey Lane Brick Pits Biological Heritage Site has been submitted to and approved in writing by the Local Planning Authority. The management plan shall include details of (but not limited to) the management of the habitats for the maintenance and enhancement of biodiversity value, and shall make provision for the management of recreational impacts (e.g. restrictions on access, dealing with littering, removal of invasive and non-native species etc.) The plan shall be implemented in full and shall operate for the lifetime for the development. Adequate provision (financial contribution) will need to be secured. The plan should make provision for regular monitoring of condition (habitats, species, water quality and quantity), the results of which should be submitted to the Local Planning Authority for approval, together with any remedial mitigation measures as may be required.

Condition 14 – Amended

No lighting infrastructure shall be installed until a lighting scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall demonstrate avoidance of light pollution in and adjacent to Abbey Lane Brick Pits Biological Heritage Site and on bat commuting/foraging habitats within the development site. The approved scheme shall be implemented in full throughout the duration of the development.

Condition 16 – Amended

No development with the exception of the proposed site access to a distance of 10 metres into the site shall take place until details of replacement swallow nesting opportunities have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the approved details shall be implemented in full as an integral part of the development and maintained in accordance with the approved details.

Condition 20 – Amended

No development with the exception of the proposed site access to a distance of 10 metres into the site shall take place until a landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall demonstrate offsetting for the loss of open water habitats (ditches and seasonal pools), and for the loss of terrestrial habitats (and plant species) suitable to be used by invertebrates (including butterflies, moths, bees), nesting birds and foraging and commuting bats. The scheme shall include a high proportion of locally appropriate native species. Where non-native and ornamental species are used, these should not be in close proximity to the BHS and must not be invasive, but should be species of known value to wildlife. The scheme shall also demonstrate that habitat connectivity for small mammals and amphibians will be maintained through the development. The landscaping scheme shall show the location, branch spread, and species of all existing trees and hedges; the location, species and number of all proposed trees, shrubs and hedges; and the location of all existing and proposed grassed and hard surfaced areas. 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). Within a period of 9 months from the date when any part of the development is brought into use the approved landscaping scheme shall be carried out. 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.

6.0 PREVIOUS RELEVANT DECISIONS

- 6.1 2018/0337/NMA – Non material amendment to planning permission 2012/1224/OUT – Delete the following words from condition no.2 'plan reference proposed site layout – 12090-1 Revision F, received by the Local Planning Authority on 29th August 2013'. GRANTED 06.04.18.
- 6.2 2017/0158/ARM - Approval of Reserved Matters for the development of 110 houses and apartments, accessed from Liverpool Road South including details of appearance, landscaping, layout and scale. GRANTED 20.04.18.
- 6.3 2012/1224/OUT – Outline – Housing development including details of access from Liverpool Road South. GRANTED 13.03.14.

7.0 CONSULTEE RESPONSES

- 7.1 Environment Agency (06.12.19) – No comments.
- 7.2 Highways (11.12.19) – No objection.
- 7.3 Environmental Protection – Contamination (15.01.20 and 24.01.20) – No objection.
- 7.4 Merseyside Environmental Advisory Service (20.12.19) – No objection.

8.0 OTHER REPRESENTATIONS

- 8.1 None received.

9.0 SUPPORTING INFORMATION

- 9.1 Covering letter.

10.0 RELEVANT PLANNING POLICIES

- 10.1 The National Planning Policy Framework (NPPF) and the West Lancashire Local Plan 2012-2027 DPD and the Burscough Parish Neighbourhood Plan (2017-2027) provide the policy framework against which the development proposals will be assessed.
- 10.2 The site is located within the settlement boundary with the frontage of the site being located within the Key Service Centre of Burscough, part of the rear of the site is allocated as green infrastructure/open recreation space and a nature conservation area, 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
EN2 – Preserving and Enhancing West Lancashire's Natural Environment
EN3 – Provision of Green Infrastructure and Open Recreation Space

Burscough Parish Neighbourhood Plan

BPI1 – Development and Infrastructure

11.0 OBSERVATIONS OF CORPORATE DIRECTOR OF PLACE AND COMMUNITY

- 11.1 The principle of allowing a residential use on the site has been established in the granting of outline consent and reserved matters (application refs: 2012/1224/OUT and 2017/0158/ARM), and therefore these matters will not be revisited as part of the assessment of this application. The main issues to consider in the assessment of this application are; the acceptability of allowing highway access to be installed in advance of submission of technical details; any impact on contamination/remediation of the site; potential impact on ecology and biodiversity as a result of allowing construction of the site access road in advance of submission of some material relating to ecology; and, potential impact on drainage of the site.

Highways

- 11.2 There are highway related conditions attached to the original outline consent, none of which are proposed to be varied as a result of this application. The proposed access to the development would be taken from Liverpool Road South; this along with the impact from increased traffic as a result of the proposed development was agreed under the outline planning permission. The Highway Authority have considered the acceptability of allowing the access to be constructed as the first phase of the development and consider it a suitable approach. They have advised that construction of the access will require a section 278 agreement of the 1980 Highways Act; this is required prior to the implementation of the site access, and is currently being pursued by the developer.
- 11.3 I am satisfied that the implementation of the proposed access as an early phase of the development would be acceptable.

Contamination

- 11.4 There are no plans to amend conditions which relate to contamination. However, given that the site is contaminated, the Council's Environmental Protection Department and the Environment Agency have been consulted on the proposals. The Environment Agency have advised that they have no comments to make in respect of contamination.
- 11.5 The Council's Contaminated Land Officer has confirmed that the site is contaminated and requires submission of a suitable Remediation Strategy. Condition 11 attached to the outline consent requires submission and approval of this Remediation Strategy prior to commencement of any works on site, such works include the installation of the site access. I am therefore satisfied that the site can be suitably remediated prior to the commencement of development, and that the proposed alteration of conditions as part of this planning application will not affect developer obligations in respect contaminated land.

Ecology

- 11.6 Conditions 13, 14, 16 and 20 relate to ecology matters, and require the submission of a management plan for the Abbey Lane Brick Pits Biological Heritage Site, submission of a lighting scheme to demonstrate avoidance of light pollution on bat commuting/foraging habitats within the development site, submission of details of replacement swallow nesting opportunities and submission of an appropriate landscaping scheme.

- 11.7 The Council's Ecology advisors, MEAS have considered whether or not the installation of the site access to a distance of 10m into the site prior to the submission of details relating to the Biological Heritage Site, replacement swallow nesting opportunities and a landscaping scheme would have a detrimental impact on biodiversity, and have concluded that this information is suitable to be considered at a later date and that installation of the site access in advance of submission of this information would not have a detrimental impact on the biodiversity value of the wider site, in accordance with Policy EN2 of the Local Plan.
- 11.8 The application also proposes that lighting details be submitted prior to the installation of lighting on the site, rather than details being submitted prior to commencement of any development. This condition is imposed to protect bat commuting and foraging habitats within the site and the submission of details in advance of lighting installation is considered acceptable.
- 11.9 I am satisfied that the proposed amendments to conditions 13, 14, 16, and 20 are acceptable and would not have a detrimental impact on the biodiversity of the site in accordance with Policy EN2 of the Local Plan.

Drainage

- 11.10 Condition 5 requires details of foul drainage to be approved prior to commencement of development, and condition 6 requires submission and implementation of a suitable scheme for surface water drainage on site. I am satisfied that the installation of the site access in advance of the submission of this information would not preclude the overall implementation of a suitable drainage scheme on the wider site.

Planning Obligations

- 11.11 The previous outline consent was granted subject to a s106 legal agreement to secure; terms and conditions of the affordable houses; management of public open space; viability assessment; obligations in respect of biodiversity; and, a financial contribution towards the Linear Park or transportation improvements. A Deed of Variation to the s106 legal agreement is required to ensure that any planning obligations required as part of granting the outline consent, are carried forward to this application if approved.

CONCLUSION

- 11.12 Presently, the outline planning permission prevents a start on site until technical information relating to drainage, lighting and other such issues have been agreed by the Local Planning Authority. I am satisfied that by varying the specified conditions to allow a later date for submission of details, which would be further along the development process is acceptable and would not have wider implications for the satisfactory delivery of the overall scheme.

12.0 RECOMMENDATION

- 12.1 That the decision to grant planning permission be delegated to the Corporate Director of Place and Community subject to a Deed of Variation under the Town and Country Planning Act 1990 being entered into to secure the provision of:

A viable level of affordable housing;

A Management Scheme for the use and long term maintenance of the BHS as on-site Public Open Space;

Any necessary biodiversity mitigation/compensation;

Payment of a commuted sum for sustainable transport measures/improvements in the locality in the form of a linear park. In the event that the linear park is not provided within a period of 7 years, the funding shall be used for enhancement and provision of open space within the vicinity of the site.

- 12.2 That any planning permission granted by the Corporate Director of Place and Community be pursuant to the recommendation made in paragraph 12.1 be subject to the following conditions:

Condition(s)

1. The development must be begun not later than 20th April 2020.
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 Location Plan - 12090-03 received by the Local Planning Authority on 29th August 2013.
Plan reference Proposed Site Access - 0195-07 Rev A received by the Local Planning Authority on 5th June 2013.
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. No development shall take place on the site until approval of reserved matters namely the layout, scale and appearance of the buildings and landscaping of the site.
Reason: The application is in outline and the matters referred to in the Condition are reserved for subsequent approval by the Local Planning Authority.
4. No development with the exception of the proposed site access to a distance of 10 metres into the site 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.
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.
5. No development with the exception of the proposed site access to a distance of 10 metres into the site shall take place until details of the foul drainage scheme including any necessary infrastructure has been submitted to and approved in writing by the Local Planning Authority. The foul and surface water drainage schemes shall be drained on separate systems. No housing shall be occupied until the approved foul drainage scheme has been completed in accordance with the approved details.
Reason: To ensure that the site is properly drained in the interest of local amenity and that the development, therefore, complies with the provisions of Policies GN3 & IF3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.
6. No development with the exception of the proposed site access to a distance of 10 metres into the site shall take place until details of a scheme for surface water drainage and means of disposal (inclusive of how the scheme shall be maintained and managed after completion and any necessary infrastructure) has been submitted to and approved in writing by the Local Planning Authority. This shall be based on:
 - evidence of an assessment of site conditions;
 - sustainable drainage principles; and
 - the flood risk assessment prepared by Waterco Consultants dated November 2012 reference w1168-121120-FRA;

For the avoidance of doubt;

- no surface water shall connect into the public sewerage system, directly or indirectly, in accordance with the submitted planning application forms & flood risk assessment, and
- the surface water strategy will demonstrate the surface water run-off generated up to and including the 100 years critical storm event will not exceed the run-off from the undeveloped site following the corresponding rainfall event and include an allowance for climate change.

The scheme shall be implemented, maintained and managed in accordance with the approved details prior to completion of the first dwelling for that phase of the development and adhered to at all times thereafter.

Reason: To ensure that the site is properly drained in the interest of local amenity and that the development, therefore, complies with the provisions of Policies GN3 & IF3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.

7. Prior to commencement of any part of the development hereby approved, including site clearance, ground preparation, or drainage works, a facility shall be provided by which the wheels of all vehicles leaving the site can be cleaned. The wheels of all vehicles leaving the site during all stages of implementation shall be cleaned so that they do not carry any mud, soil, grit or other such materials onto the public highway.

Reason: To avoid the possibility of the public highway being affected by the deposit of mud and/or loose materials thus creating a potential hazard for road users 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.

8. Before the access is used for vehicular purposes the visibility splays measuring 4.5 metres by 90 metres in both directions shall be provided, measured along the centre line of the proposed new road from the continuation of the nearer edge of the existing carriageway of Liverpool Road South, to the satisfaction of the Local Planning Authority. The land within these splays shall be maintained thereafter, free from obstructions such as walls, fences, trees, hedges, shrubs, ground growth or other structures within the splays in excess of 1.0 metre in height above the height at the centre line of the adjacent carriageway.

Reason: To ensure adequate visibility for the drivers of vehicles entering and leaving the site 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.

9. The details contained within the Residential Travel Plan Framework (Issue 3) by Croft Transport Solutions dated November 2012 shall be implemented in full upon occupation of the first dwelling.

Reason: To reduce car travel to and from the site in and to promote a sustainable transport having regard to Policy GN3 and IF2 in the West Lancashire Local Plan 2012-2027 Development Plan Document.

10. 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 has been submitted to and approved in writing by the Local Planning Authority.

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 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.

11. Prior to the submission of any reserved matters planning application, further ground investigations shall be undertaken as referred to in paragraphs 11.15 and 11.16 of the Nicholls Colton Geotechnical Ground Gas Report dated July 2012. Where the investigations confirm the presence of contamination likely to cause harm to receptors, whether human or otherwise, a remediation scheme shall be devised that will result in the contamination being dealt with so as to remove the risk to receptors and make the site suitable for its intended use. The remediation scheme shall be submitted to and approved in writing by the Local Planning Authority before development on the site commences. The remediation report shall be followed by a validation report sufficient to prove the remediation has been effective. This should also be submitted to and approved in writing

by the Local Planning Authority For the remainder of the site not referred to in paragraphs 11.15-11.17 of the above report, the recommended measures contained in paragraph 11.19 shall be implemented in full.

Reason: To ensure that the development is adequately protected against the migration of landfill gas and so complies with the provisions of Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.

12. No development with the exception of the proposed site access to a distance of 10 metres into the site shall take place until a scheme for protecting the proposed dwellings from noise from the A59 Liverpool Road and the Abbey Lane Recycling Centre has been submitted to and approved by the Local Planning Authority; and all works which form part of the scheme shall be completed before any of the permitted dwellings are occupied and retained thereafter.

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.

13. No lighting infrastructure shall be installed until a lighting scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall demonstrate avoidance of light pollution in and adjacent to Abbey Lane Brick Pits Biological Heritage Site and on bat commuting/foraging habitats within the development site. The approved scheme shall be implemented in full throughout the duration of the development.

Reason: To safeguard protected species and so ensure that the development complies with the provisions of Policy EN2 in the West Lancashire Local Plan 2012-2027 Development Plan Document.

14. No development with the exception of the proposed site access to a distance of 10 metres into the site shall take place until a management plan for Abbey Lane Brick Pits Biological Heritage Site has been submitted to and approved in writing by the Local Planning Authority. The management plan shall include details of (but not limited to) the management of the habitats for the maintenance and enhancement of biodiversity value, and shall make provision for the management of recreational impacts (e.g. restrictions on access, dealing with littering, removal of invasive and non-native species etc.) The plan shall be implemented in full and shall operate for the lifetime for the development. Adequate provision (financial contribution) will need to be secured. The plan should make provision for regular monitoring of condition (habitats, species, water quality and quantity), the results of which should be submitted to the Local Planning Authority for approval, together with any remedial mitigation measures as may be required.

Reason: To safeguard protected species and so ensure that the development complies with the provisions of Policy EN2 in the West Lancashire Local Plan 2012-2027 Development Plan Document.

15. No development shall take place until surveys are undertaken in relation to the population size, migration routes and habitat usage of common toads. The survey shall inform a method statement for the conservation of the common toads and their habitat.

The survey and method statement shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the approved details shall be implemented in full as an integral part of the development and maintained in accordance with the approved details.

Reason: To safeguard protected species and so ensure that the development complies with the provisions of Policy EN2 in the West Lancashire Local Plan 2012-2027 Development Plan Document.

16. No development with the exception of the proposed site access to a distance of 10 metres into the site shall take place until details of replacement swallow nesting opportunities have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the approved details shall be implemented in full as an integral part of the development and maintained in accordance with the approved details.

Reason: To safeguard protected species and so ensure that the development complies with the provisions of Policy EN2 in the West Lancashire Local Plan 2012-2027 Development Plan Document.

17. No development shall take place until a method statement for the conservation of Mare's-tail found in the western ditch has been submitted to and agreed in writing by the Local Planning Authority. Thereafter, the approved details shall be implemented in full as an integral part of the development and maintained in accordance with the approved details.
Reason: To safeguard protected species and so ensure that the development complies with the provisions of Policy EN2 in the West Lancashire Local Plan 2012-2027 Development Plan Document.
18. No development shall take place until a scheme and timetable for the eradication of plant species listed under Schedule 9 of the Wildlife and Countryside Act 1981 has been submitted to and approved in writing by the Local Planning Authority. The scheme and timetable shall be implemented in full before any development takes place on the site and a validation report confirming the remediation treatment has been carried out by a suitably qualified operator and that the site is free from Schedule 9 species, has been submitted to and approved in writing by the Local Planning Authority.
Reason: In the interests of biodiversity conservation and to comply with Policies GN3 & EN2 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document
19. Tree felling, vegetation clearance works, demolition work or other works that may affect nesting birds shall be avoided between March and August inclusive, unless the absence of nesting birds by further surveys or inspections.
Reason: To safeguard protected species and so ensure that the development complies with the provisions of Policy EN2 in the West Lancashire Local Plan 2012-2027 Development Plan Document.
20. No development with the exception of the proposed site access to a distance of 10 metres into the site shall take place until a landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall demonstrate offsetting for the loss of open water habitats (ditches and seasonal pools), and for the loss of terrestrial habitats (and plant species) suitable to be used by invertebrates (including butterflies, moths, bees), nesting birds and foraging and commuting bats. The scheme shall include a high proportion of locally appropriate native species. Where non-native and ornamental species are used, these should not be in close proximity to the BHS and must not be invasive, but should be species of known value to wildlife. The scheme shall also demonstrate that habitat connectivity for small mammals and amphibians will be maintained through the development. The landscaping scheme shall show the location, branch spread, and species of all existing trees and hedges; the location, species and number of all proposed trees, shrubs and hedges; and the location of all existing and proposed grassed and hard surfaced areas. 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). Within a period of 9 months from the date when any part of the development is brought into use the approved landscaping scheme shall be carried out. 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.
Reason: To safeguard protected species and their habitats and to ensure the development maintains or enhances the biodiversity value of the site and so ensure that the development complies with the provisions of Policy EN2 in the West Lancashire Local Plan 2012-2027 Development Plan Document.
21. The existing trees to be retained on the site shall be protected with stout fencing constructed to BS5837:2012, to contain the branch spread of the trees. Such fencing shall remain and be adequately maintained for the duration of the development operations. Within this fencing no development operations may take place including the storage or dumping of materials or plant, the lighting of fires, the siting of temporary huts or the raising or lowering of ground levels. All dead or damaged existing trees specified for retention shall be replaced with trees of such size and species approved in writing by the Local Planning Authority.

Reason: 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.

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
EN2 - Preserving and Enhancing West Lancashire's Natural Environment
EN3 - Provision of Green Infrastructure and Open Recreation Space
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.