



**PLANNING COMMITTEE:
22 APRIL 2021**

Report of: Corporate Director of Place and Community

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SUBJECT: LATE INFORMATION

1.0 INTRODUCTION

The information below has been received since compilation of your Agenda. The following also includes suggested adjustments to the recommendations further to the receipt of late plans and/or information.

2.0 ITEM 7 – PLANNING APPLICATIONS

**REPORT NO.1 – LAND TO THE REAR OF 25 BROOKFIELD LANE,
AUGHTON – 2020/0938/FUL**

OTHER CORRESPONDENCE

The Council has received a further neighbour representation raising an additional concern that the proposal would have a negative impact upon the Conservation Area.

The Council has also received an amended Biodiversity Enhancement Plan from Tyrer Ecological Consultants Ltd on 16th April 2021. This has been submitted because the original ecology report received as part of the application provided recommendations for the site clearance phase. Following a site visit by officers, it became apparent that the site has already been cleared and the ecological recommendations in the original report can no longer be carried out. Therefore, the applicant appointed Tyrer Ecological Consultants to create a Biodiversity Enhancement Plan for the site to be included with the planning application, as a means of recreating areas favourable for biodiversity in the area to mitigate/compensate for that lost during the site clearance. The information includes a revised landscaping plan.

OBSERVATIONS OF CORPORATE DIRECTOR OF PLACE AND COMMUNITY

I am satisfied that the proposed development will not have a detrimental impact on the character of appearance of the Holt Green Conservation Area.

In terms of ecology, I am of the view that subject to the implementation of the revised landscaping scheme, there will be no net loss of biodiversity on the site.

To take account of the revised landscaping plan and ecology report, amendments to conditions 2, 12 and 14 are recommended as follows:

Condition 2

The development hereby approved shall be carried out in accordance with details shown on the following plans:

Elevation plans for plot 1 ref 1646/02 A;

Elevation plans for plot 2 ref 1646/03 A;

Received by the Local Planning Authority on 24/03/21

Landscape Plan 1646/06 A received by the Local Planning Authority on 19/04/2021

Street scene plans ref 1646/04;

Site location plan reference 1646/05

Received by the Local Planning Authority on 05/10/20; and

Phase 2 Foul and Surface Water Drainage Philosophy ref D3078-L-02 by PSA Design dated 08/01/21

Received by the Local Planning Department on 03/02/20; and

West Coast Geometrics Land and measured building Surveyors rev A; site plan as proposed 1646/01A received by the Local Planning Authority on 11/03/21.

Condition 12

All hard and soft landscape works shall be carried out in accordance with the approved details shown on plan 1646/06 A received by the Local Planning Authority on 19/04/21. 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.

Condition 14

The development shall be implemented in accordance with the Bio Diversity Enhancement Plan prepared by Tyrer Ecological Consultants Ltd and deposited with the Local Planning Authority on 19/04/21.