

20/0550/REM - Land To The West Of Birtwistle Court, Kelbrook Road, Barnoldswick

Landscaping

Revised landscaping and site plans have been submitted showing additional planting on the western boundary of the site, which is an improvement. It has been requested that the boundary treatment and landscape maintenance details be agreed by condition, which will be added.

Materials

It has been requested that Condition 3 with regards to the submission of external material samples be amended to be prior to the commencement of above ground works, to allow for some beneath ground works to commence. There are no objections raised to this request and as such the condition will be amended accordingly.

Drainage and Trees

With regards to maintenance and access to surface water discharge points and the culvert diversion route, it has been confirmed that there is an agreement between the current landowner and the applicant for access to the proposed drainage connections. This will form part of the final land transfer agreement if permission is granted. This is sufficient justification to satisfy that access to the drainage proposed will be achievable.

Following the submission of a Arboricultural Impact Assessment and Method Statement, PBC Environment Officer has subsequently raised concerns regarding the location of a diverted clay pipe to be installed under the track on the eastern boundary of the site, and a land drain proposed in the rear gardens of Plot 5-8 along the eastern boundary of the site. Both these installations would run either side of the trees on the eastern boundary of the site and intersect the RPA's of them. This provides a high likelihood of the trees becoming unstable and at risk of dying. As such, the proposed location of the pipes is unacceptable, due to the impacts the construction and installation would have on the roots of the trees.

Therefore, the recommendation for this application is to be changed to **Delegate Grant Consent**, subject to the submission of an amended satisfactory drainage plan which would not have significant detrimental impacts on the existing trees on the eastern boundary of the site. This is also subject to the application of any additional conditions that would be necessary as a result.

Amended conditions are as follows:

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

1001 RevE, 1012 RevB, Site survey Rev A, 20008-L1, 1009, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1010, 1011 and 1000.

Reason: For the avoidance of doubt and in the interests of proper planning.

3. Prior to the commencement of above ground works samples of the external facing materials to be used in the construction of the development and the hard landscaping hereby permitted (notwithstanding any details shown on previously submitted plans and specification) shall have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in strict accordance with the approved details.

Reason: To ensure the external materials and finish of the development is appropriate for the setting and character of the area.

11. Prior to the commencement of above ground works full details of all boundary treatment and a schedule of landscape maintenance for a minimum period of five years, including details of the arrangements for its implementation have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure the appropriate landscape design and maintenance, in the interests of the visual amenity of the area.

The recommendation has been changed to **DELEGATE GRANT CONSENT.**