



**REPORT FROM: PLANNING, ECONOMIC DEVELOPMENT AND  
REGULATORY SERVICES MANAGER**

**TO: POLICY AND RESOURCES COMMITTEE**

**DATE: 20<sup>th</sup> JANUARY, 2022**

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## **PLANNING APPLICATIONS**

### **PURPOSE OF REPORT**

To determine the attached planning applications.

## **REPORT TO POLICY AND RESOURCES COMMITTEE 20<sup>th</sup> JANUARY, 2022**

**Application Ref: 21/0676/REM**

**Proposal:** Reserved Matters: Erection of 14 no. dwellinghouses (Appearance, Landscaping and Layout) for Outline Permission 18/0821/RES.

**At:** Land opposite the Barn Ben Lane Barnoldswick

**On behalf of:** Simpson Homes Limited

**Date Registered:** 2 September 2021

**Expiry Date:** 2 December 2021

**Case Officer:** Kathryn Hughes

This report has been referred from West Craven Committee who were minded to refuse the proposal on both drainage and amenity grounds which cannot be substantiated and could lead to an award of costs on Appeal.

United Utilities have confirmed that as the surface water will discharge via infiltration only the foul needs to be taken into account. The peak foul flow drainage would only be 0.64l/s which is negligible. The 150mm sewer becomes a 225mm combined within a short distance and has a full bore capacity of 77l/s assuming this is at half capacity the additional foul discharge would have very little impact on the sewers in question. UU have no historic records of internal or external flooding caused by hydraulic inadequacy in the area. They conclude that there would be no detrimental impact caused by the proposed development discharging foul water to said combined sewer.

The initial scheme did have windows that overlooked the windows of neighbours on Skipton Road. Those windows have been removed and so there would be no overlooking of properties. There is otherwise garden space between the rear of each property and with the land levels being similar the relationship is a standard one.

Concerns regarding distances from the proposed dwellings to the existing properties rear extensions on Skipton Road have been addressed and subject to additional obscure glazing to the rear first floor windows these would be acceptable.

### ***Site Description and Proposal***

The application is a Reserved Matters application for appearance, landscaping and layout for the erection of fourteen dwellinghouses.

As present the site consists part of a large well maintained field mainly used for grazing sheep. The proposed site measures 0.62ha and is separated from Ben Lane by an extant scheme for four houses.

The site contains mature trees some of which have Tree Preservation Orders.

The land is immediately adjacent to, but outside of the settlement boundary of Barnoldswick and within the Open Countryside. Open fields are positioned to the rear of the site with detached dwellings to the front. Further residential properties are positioned along Skipton Road to the north.

Approval has been given for the erection of four dwellings along the frontage of the Ben Lane to the south-west.

### ***Relevant Planning History***

13/15/0546P – Outline: Erection of 4 dwellings with garages (Access, Layout and Scale) – Refused- Allowed on Appeal – 7<sup>th</sup> November, 2016.

17/0244/REM – Reserved Matters: Erection of 4 dwellings with garages (Appearance and Landscaping) – Invalid.

17/0313/REM – Reserved Matters: Erection of 4 dwellings with garages (Appearance and Landscaping) – Approved 18<sup>th</sup> August, 2017.

18/0821RES: Outline: Erection of 14 dwellings with garages, (Access, Layout and Scale) – Approved.

### ***Consultee Response***

LCC Highways – I have viewed the plans and I have the following comments to make:

#### **Layout**

The layout is to an adoptable standard. Construction specification, surface water drainage and street lighting details are conditioned on the appeal decision to be submitted at a later date.

#### **Parking**

Plot 2, 3 and 14 require the driveway in front of the garages lengthening to 6m or 5.5m if a roller shutter door is provided.

Garages should measure 3m by 6m internally to count as a parking space. Type C garages are 5.25m long and require lengthening.

All the dwellings have garages which provide secure, covered cycle parking and there is a condition on the appeal decision for all dwellings to have an EV charge point.

Subject to the amendments outlined above, there is no objection to the proposal.

LLFA – The Lead Local Flood Authority has no objection to the proposed development, subject to conditions relating to flood risk assessment, final sustainable drainage scheme, construction phase surface water management plan and operation and maintenance plan and verification report of constructed sustainable drainage scheme.

The applicant must obtain Land Drainage Consent from Lancashire County Council before starting any works on site. Information on the application process and relevant forms can be found at [www.lancashire.gov.uk/flooding](http://www.lancashire.gov.uk/flooding).

#### **Surface water drainage scheme:**

The surface water drainage proposals set out in the surface water and foul water drainage scheme are only preliminary and subject to change following further detailed design and investigation. The applicant is expected to provide a final surface water drainage scheme for the development once

all detailed design and investigation work has been completed. The final strategy will need to be submitted to and approved by the LPA prior to the commencement of any development and must comply with the requirements of the National Planning Policy Framework, the Planning Practice Guidance and the Defra Technical Standards for Sustainable Drainage Systems. The strategy should also be accompanied by an appropriate management and maintenance plan that details how the surface water drainage network will be managed and maintained over the lifetime of the development. The LLFA is satisfied that these details can be secured through the inclusion of the above recommended planning conditions.

The applicant is advised to take note of the requirement with regard to urban creep and to ensure that this is appropriately accounted for within the final detailed sustainable drainage scheme.

The applicant is also expected to model their surface water drainage network with a surcharged outfall, unless it can be demonstrated that a free flowing outfall is achievable.

### **Sustainable Drainage Systems:**

The LLFA encourages the applicant to maximise the use of sustainable drainage systems (SuDS) when designing the surface water drainage scheme for the development site. This is because sustainable drainage systems offer significant advantages over conventional piped drainage systems in reducing flood risk.

Sustainable drainage systems can attenuate the rate and quantity of surface water run-off from a site, and they can also absorb diffuse pollutants and promote groundwater recharge. Ponds, reed beds and seasonally flooded grasslands are also particularly attractive features within public open space. The wide variety of available sustainable drainage techniques means that virtually any development should be able to include a scheme based around these principles and provide multiple benefits, reducing costs and maintenance needs.

Some SuDS features, for example rainwater harvesting and permeable paving used on roads and driveways, must not be included as part of the hydrological calculations for the site. This is because occupants may change or remove these features in the future and this could have the potential to increase surface water runoff from the site.

Where SuDS features such as rainwater harvesting and permeable paving are included in the hydrological calculations, the local planning authority would be advised to consider the removal of permitted development rights.

### **Construction Phase including enabling works:**

It's critical that flood risk is appropriately managed during the construction phase(s) of the development. Compaction of the soil is likely to speed up the run-off rate whilst the site is cleared and the permanent drainage systems and/or attenuation systems are constructed and brought into use.

The developer should identify the flood risk associated with this phase of the development and provide details of how surface water will be managed during construction, including any mitigation. The LLFA is satisfied that these details can be secured through the inclusion of the above recommended planning conditions.

### **Ordinary Watercourse Land Drainage Consent:**

Under Section 23 of the Land Drainage Act 1991 (as amended by the Flood & Water Management Act 2010), consent must be obtained from the LLFA for works that have the potential to alter or impede the flow of an ordinary watercourse. Consent is required regardless of whether the watercourse is open or culverted, and it should not be assumed that consent will automatically

be granted even if planning permission has been obtained. Failure to obtain consent before starting works may result in enforcement action being taken. Retrospective consent cannot be issued.

The applicant is advised to contact the LLFA to discuss any watercourse alterations prior to applying for consent. Contact details for the LLFA can be found via the following link: [www.lancashire.gov.uk/flooding](http://www.lancashire.gov.uk/flooding).

The proposed pre-commencement condition(s) allows for the principle of development to be granted and detailed drainage designs to be conditioned for approval via a discharge of condition application which could be more favourable to developers in terms of less delay and less financial outlay early in the process. Non-acceptance of the pre-commencement condition could lead the LLFA to object to the principle of development until all residual risk issues are safely managed.

Yorkshire Water – No observations UU will comment on drainage proposals.

United Utilities – Drainage should accord with NPF and NPPG and drain on separate systems for foul and surface water in the most sustainable way.

Lancashire Fire & Rescue – Access needs to comply with Building Regs Document B, Part B5.

PBC Environmental Health – request conditions on contamination and construction method statement.

PBC Environment Officer – Tree protection required and more information on proposed landscaping scheme.

Barnoldswick Town Council – Are the developers installing electric charging points to the properties? Could the footpath to the south of the site be extended to ensure highway safety for children walking to school?

## ***Public Response***

Site notice posted and nearest neighbours notified by letter. One response received querying the proposed distances from the existing properties to the new houses proposed.

## ***Officer Comments***

The principle of residential development on this site has been established by the appeal which was allowed for access and scale being approved. Therefore the only issues for consideration here are appearance, layout and landscaping.

The main issues to consider in assessing this application are impact on amenity, design and materials, impact on protected trees and landscaping and parking provision within the site.

The starting point for consideration of any planning application is the development plan. Policies which are up to date and which conform to the provisions of the National Planning Policy Framework must be given full weight in the decision making process. Other material considerations may then be set against the Local plan policies so far as they are relevant.

## **Policy**

National Planning Policy Framework

The National Planning Policy Framework (NPPF) does not change the statutory status of the development plan as the starting point for decision making. In this case, for the purposes of section 38(6) of the TCPA 2004, the development plan comprises Pendle's Local Plan Part 1: Core Strategy.

### Local Plan Part 1: Core Strategy

ENV1 addresses issues such as biodiversity, the protection of designated landscapes and impacts on open space.

ENV2 states that all new development should seek to deliver the highest possible standards of design, in form and sustainability, and be designed to meet future demands whilst enhancing and conserving heritage assets.

The following saved Replacement Pendle Local Plan policies also apply:

Policy 14 'Trees, Woodland and Hedgerows' recognises the importance and amenity function of trees, woodlands and hedgerows and will protect them.

Policy 16 'Landscaping in New Development' requires all development proposals which involve new build or rebuild to include a scheme of landscaping sympathetic to the site's character and vicinity.

Policy 31 'Parking' which is a saved Policy within the Replacement Pendle Local Plan requires that new developments provide parking in line with the levels set out in Appendix 1 of the RPLP.

### **Principle of Development**

The site is located outside of a settlement boundary. Outline planning permission was granted on appeal and therefore the principal of the development including access and scale has been established.

### **Impact on Amenity**

In terms of land levels the finished floor levels would be approximately 1m higher than the existing land levels at 156, 155 and 154 as the ground slopes from the south west.

The proposed layout shows that the proposed dwellings can achieve distances of between 24 and 26m from the rear elevation to the rear of existing properties on Skipton Road. A distance of approximately 15.6m would be retained between Plot 1 and the approved dwellings units 2 and 3 on the recently approved adjacent site to the south west given that these properties would have rear habitable rooms and that Plot 1 would be a blank gable the distance between these properties is acceptable.

The rear elevations of the properties on Skipton Road numbers 1 and 2 'The Elms' would be at a distance of approximately 40m from the site at an oblique angle there is existing vegetation and 2m stone wall along the rear boundary.

No.'s 154 and 156 have existing rear extensions which will fall within 21m of the rear elevation of plots 10 and 11 and therefore these plots have been amended to have bathrooms windows at the first floor rear elevation and bedrooms windows to the sides. This will remove any issues with overlooking. These windows will need to be obscured glazed and this can be controlled by an appropriate condition.

Plot 14 has been amended in order to allow sufficient room to park a vehicle to the front of the garage and this has resulted in the garage being set further back into the plot near to No's 150 and 152 to the rear. This does not result in any further impact on these properties.

Therefore this development would not have any undue impacts on these properties.

The Design Principles SPD advises that a minimum distance of 12m should be provided between principle windows and side elevations and 21m between principle windows which face each other.

Whilst the proposed scheme would not achieve these distances with regards to the single storey rear extensions at 156 and 158 Skipton Road and the relationship with plots 11 and 12. The ground floor impact can be mitigated by appropriate boundary fencing at a minimum of 1.8m high whilst amended plans propose to change the first floor layout and elevations to remove the rear bedrooms windows to prevent any potential privacy issues. This is acceptable.

Policy ENV2 states that all new development should seek to deliver the highest possible standards of design, in form and sustainability, and be designed to meet future demands whilst enhancing and conserving heritage assets. In this case each property would have sufficient curtilage with minimum garden lengths of 14m to the countryside edge and 6m to the rear of Skipton Road (Plot 14 has a shallow rear garden of only 6m but has 8m width the side) therefore the layout provides sufficient private areas although no public open space are proposed. The existing stone boundary walls to the eastern boundary will be retained and appropriate boundary treatments can be achieved on the western boundary to the rear of properties on Skipton Road.

The initial scheme did have windows that overlooked the windows of neighbours. Those windows have been removed and so there would be no overlooking of properties. There is otherwise garden space between the rear of each property and with the land levels being similar the relationship is a standard one.

Concerns regarding distances from the proposed dwellings to the existing properties rear extensions on Skipton Road have been addressed and subject to additional obscure glazing to the rear first floor windows these would be acceptable.

## **Design and Materials**

Both the NPPF and Policy ENV2 of the Local Plan Part 1 relates to good design.

The housing type would have a mix of dwelling types with three 5 bed and three 4 bed detached, four 4 bed semi-detached and four 3 bed semi-detached.

All the plots have a minimum of 2 parking spaces on the driveway as well as garages.

In terms of materials the dwellinghouses and garages would be finished in random reclaimed stone and grey artificial stone roofs, window and doors would be timber effect in a heritage colour and rainwater goods in black aluminium gutters and black upvc downpipes.

Samples of materials can be controlled by an appropriate condition.

Bin stores to accommodate 2 bins are also proposed to each plot.

The details submitted are therefore acceptable and compliant with both Local and National requirements.

## **Impact on Protected Trees and Landscaping**

There are mature trees adjacent and on the site. It is important to ensure that these trees are protected and retained whilst the development is under construction. The protective fencing shown on the submitted layout plan is not acceptable and therefore the agent has been requested to increase the proposed root protection areas for the protective fencing to be erected prior to any development on the site. In particular plots 2, 3, 4, 5 and 6 have built elements within the root protection area as well as foundations/elevations up to the protective fencing which would affect the trees now and in the future.

The route of the drainage shown is outside of the application site and lies within the root protection area of the protected trees T3 and T4 covered under TPO No. 10, 2008. The agent has been requested to address this issue.

Plans showing sections of retaining walls relating to the drainage system have been submitted but it is not clear where these would be. The agent has been requested to address this.

A landscaping scheme has been submitted which is acceptable subject to details of the maintenance and management being submitted and appropriate boundary treatments.

## **Parking Provision**

The development would raise no significant concerns in terms of parking. Some slight amendments have been made to address this.

The dimensions for some of the parking spaces and garages are less than those acceptable. Manual for street indicate 6m x 3m and 6m x 6m, internal dimensions. Parking spaces should be a minimum of 5.5m x 2.4m or 6m in length in front of the garages.

Amended plans have been submitted which provide sufficient parking spaces within the site therefore the scheme accords with policy 31.

## **Drainage**

An appropriate drainage condition was attached by the Inspector when the appeal was allowed requiring further details to be submitted at RM stage. This has been done.

The application seeks to discharge surface water through soakaways. There would therefore be no discharge of surface water. Foul effluent would be discharged to the main sewer. The discharge would be 75ml/s and United Utilities have not objected to this. At the request of Committee we went back to UU to query capacity. They have responded came indicating that the sewer ran at about half capacity and that the addition from the site was "negligible". With the statutory undertake agreeing to connection to the public system and the view of the system having capacity for a negligible discharge there is no evidence to suggest there is a problem with capacity.

Clarity has been sought from the agent over the drainage scheme and route outside of the red edge and within the root protection area of the off-site trees to the north east. Sections of retaining walls have been submitted as part of the suite of plans for the drainage scheme. Additional information has been received from the agent which is acceptable.



United Utilities have confirmed that as the surface water will discharge via infiltration only the foul needs to be taken into account. The peak foul flow drainage would only be 0.64l/s which is negligible. The 150mm sewer becomes a 225mm combined within a short distance and has a full bore capacity of 77l/s assuming this is at half capacity the additional foul discharge would have very little impact on the sewers in question. UU have no historic records of internal or external flooding caused by hydraulic inadequacy in the area. They conclude that there would be no detrimental impact caused by the proposed development discharging foul water to said combined sewer.

Subject to the four additional conditions requested by the Lead Local Flood Authority then the proposed drainage scheme would be acceptable and would not lead to flooding on the site or increase the risk of flooding off site.

## **Summary**

The layout, design and materials of the proposed development are now acceptable and sufficient parking can be accommodated within the site. A revised landscaping scheme has been submitted and the drainage scheme is acceptable subject to conditions and therefore the proposal accords with policies ENV2, LIV5 of the Pendle Local Plan Part 1: Core Strategy and policies 14, 16 and 31 of the Replacement Pendle Local Plan.

## ***Reason for Decision***

Section 38 of the Planning and Compulsory Purchase Act 2004 requires that applications be determined in accordance with the development plan unless material considerations indicate otherwise. The proposed development accords with the Local Plan and National Planning Policy Framework. The development therefore complies with the development plan. There is a positive presumption in favour of approving the development and there are no material reasons to object to the application.

## ***RECOMMENDATION: Approve***

Subject to the following conditions:

1. This notice constitutes an approval of matters reserved under Condition 1 of Planning Permission 18/0821/RES and does not by itself constitute a planning permission.

**Reason:** The application relates to matters reserved by Planning Permission 18/0821/RES.

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

975\_12, 975\_13A, 975\_14A, 975\_15, 975\_16, 975\_17, 975\_18, 975\_19A, 975\_20, 975\_21 (excluding plots 11 & 12), 975\_22 (excluding plots 11 & 12), 975\_23, 975\_24, 975\_27, 975\_28 and GL1675 01.

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

3. Notwithstanding any details on the approved plans, forms or supporting documents, within two weeks of the commencement of development samples of all the external materials to be used in the construction of the roofs, walls, boundary/retaining walls and paving together with samples of the colour and finish of windows and doors of the development hereby approved,

together with details of proposals for the reuse of existing materials, shall have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved materials and details.

**Reason:** To ensure a satisfactory form of development in the interest of visual amenity of the area.

4. The window openings shall be set back from the external face of the wall. Unless otherwise agreed in writing by the Local Planning Authority, the depth of reveal shall be at least 75mm.

**Reason:** To ensure a satisfactory appearance to the development in the interest of visual amenity.

5. The first floor bathroom windows in the rear elevations of plots 10, 11 and 12 hereby permitted shall at all times be glazed only with obscure glass to at least level 4 obscurity. Any replacement glazing shall be of an equal degree of obscurity and the windows shall be hung in such a way as to prevent the effect of obscure glazing being negated by way of opening. No further first floor openings shall at any time be placed in the upper floors of the rear elevation of either dwelling.

**Reason:** To protect the privacy of the occupants of the adjacent dwellings.

6. Notwithstanding the provisions of Article 3 and parts 1 and 2 of the second Schedule of the Town & Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no development as specified in Classes A, B & C of Part 1 and Class A of Part 2 of Schedule 2 of that Order shall be carried out without express planning permission first being obtained from the Local Planning Authority.

#### Part 1

A) no extensions shall be erected

B+C) no alterations to the roof of the building shall be carried out

#### Part 2

A) Erection of gates, wall, fences.

**Reason:** To enable the Local Planning Authority to control any future development on the site and safeguard the character and amenity of the area and impacts on neighbouring properties and in order to ensure the protected trees on the site are not adversely affected.

7. The car parking areas shall be surfaced or paved in accordance with a scheme to be approved by the Local Planning Authority and the car parking spaces and manoeuvring areas marked out in accordance with the approved plan, before the dwellinghouses are occupied.

**Reason:** To allow for the effective use of the parking areas.

8. Notwithstanding the provisions of the Town and Country Planning (General Development Procedure) Order 1995 and the Town and Country Planning (General Permitted Development) Order 2015, or any subsequent Orders or statutory provision re-enacting the provisions of these Orders, all garages shown on the approved plan shall be retained as such and shall not be used

for any other purpose other than for the storage of motor vehicles without the prior written approval of the Local Planning Authority

**Reason:** In order to ensure that sufficient off-street parking can be accommodated within the site.

9. Notwithstanding the submitted plans no ground clearance, demolition, changes of level or development or development-related work shall commence until protective fencing, in full accordance with BS 5837 : 2012 has been erected around each tree/tree group or hedge to be preserved on the site or on immediately adjoining land, and no work shall be carried out on the site until the written approval of the Local Planning Authority has been issued confirming that the protective fencing is erected in accordance with this condition. Within the areas so fenced, the existing ground level shall be neither raised nor lowered. Roots with a diameter of more than 25 millimetres shall be left unsevered. There shall be no construction work, development or development-related activity of any description, including the deposit of spoil or the storage of materials within the fenced areas. The protective fencing shall thereafter be maintained during the period of construction.

All works involving excavation of soil, including foundations and the laying of services, within the recommended distance calculated under the BS 5837 (2012) of the trees to be retained on the site, shall be dug by hand and in accordance with a scheme of works which has been submitted to and approved by the Local Planning Authority, prior to the commencement of works.

**Reason:** To prevent trees or hedgerows on site from being damaged during building works.

10. The submitted landscaping scheme shall be implemented in its entire approved form within the first planting season following the substantial completion of the development. Any tree or other planting that is lost, felled, removed, uprooted, dead, dying or diseased, or is substantially damaged within a period of five years thereafter shall be replaced with a specimen of similar species and size, during the first available planting season following the date of loss or damage.

**Reason:** In the interests of visual amenity.

11. Notwithstanding the submitted plans prior to any above ground works details of all proposed boundary treatments with supporting elevations and construction details with dry stone wall or hedges to the open countryside shall be submitted to, and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details and thereafter retained unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** In order to avoid potential overlooking and protect the privacy of the adjacent properties.

12. The development permitted by this planning permission shall be carried out in accordance with the principles set out within the submitted flood risk assessment and outline drainage strategy

The measures shall be fully implemented prior to first occupation of any dwelling and in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed in writing by the Local Planning Authority.

**Reason:** To ensure satisfactory sustainable drainage facilities are provided to serve the site in accordance with the Paragraphs 163 and 165 of the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems

13. No development shall commence until a final, detailed surface water sustainable drainage scheme has been submitted to, and approved in writing by, the local planning authority.

The sustainable drainage scheme shall be based upon the submitted flood risk assessment and sustainable drainage principles set out in the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems. No surface water shall be allowed to discharge to the public foul sewer(s), either directly or indirectly. The detailed sustainable drainage scheme shall include, as a minimum:

- a) Final sustainable drainage plans, appropriately labelled to include:
  - i. A final surface water drainage layout plan showing all pipe and structure references, dimensions and design levels.
  - ii. A plan identifying the areas contributing to the surface water drainage network, including surface water flows from outside the curtilage as necessary.
  - iii. Details of all sustainable drainage components, including landscape drawings showing topography and slope gradient as appropriate.
  - iv. Flood water exceedance routes in accordance with Defra Technical Standards for Sustainable Drainage Systems.
  - v. Finished Floor Levels (FFL) in AOD with adjacent ground levels for all sides of each building.
  - vi. Details of proposals to collect and mitigate surface water runoff from the development boundary.
  - vii. Measures taken to manage the quality of the surface water runoff to prevent pollution, protect groundwater and surface waters, and deliver suitably clean water to sustainable drainage components.
- b) A full set of sustainable drainage flow calculations for the surface water drainage network. The calculations must show the full network design criteria, pipeline schedules and simulation outputs for the 1 in 1 year, 1 in 30 year and 1 in 100 year return period, plus an additional allowance for climate change.  
Surface water run-off must not exceed the pre development green field run off rate.

The scheme shall be implemented in accordance with the approved details prior to first occupation of any of the approved dwellings.

**Reason:** To ensure satisfactory sustainable drainage facilities are provided to serve the site in accordance with the Paragraphs 163 and 165 of the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems.

14. No development shall commence until details of how surface water and pollution prevention will be managed during each construction phase have been submitted to and approved in writing by the local planning authority. Those details shall include, as a minimum:

- a) Measures taken to ensure surface water flows are retained on-site during construction phase(s) and, if surface water flows are to be discharged they are done so at a restricted rate to be agreed with the Lancashire County Council LLFA.
- b) Measures taken to prevent siltation and pollutants from the site into any receiving groundwater and/or surface waters, including watercourses, with reference to published guidance

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

**Reasons:** To ensure the development is served by satisfactory arrangements for the disposal of surface water during each construction phase(s) so it does not pose an undue flood risk on site or elsewhere and to ensure that any pollution arising from the development as a result of the construction works does not adversely impact on existing or proposed ecological or geomorphic condition of water bodies.

15. No building hereby permitted shall be occupied until a Verification Report and Operation and Maintenance Plan for the lifetime of the development, pertaining to the surface water drainage system and prepared by a suitably competent person, has been submitted to and approved by the Local Planning Authority.

The Verification Report must demonstrate that the sustainable drainage system has been constructed as per the agreed scheme (or detail any minor variations), and contain information and evidence (including photographs) of details and locations (including national grid reference) of inlets, outlets and control structures; landscape plans; full as built drawings; information pertinent to the installation of those items identified on the critical drainage assets drawing; and, the submission of an final 'operation and maintenance manual' for the sustainable drainage scheme as constructed.

Details of appropriate operational, maintenance and access requirements for each sustainable drainage component are to be provided, with reference to published guidance, through an appropriate Operation and Maintenance Plan for the lifetime of the development as constructed. This shall include arrangements for adoption by an appropriate public body or statutory undertaker, and/or management and maintenance by a Management Company and any means of access for maintenance and easements, where applicable. Thereafter the drainage system shall be retained, managed and maintained in accordance with the approved details.

**Reason:** To ensure that flood risks from development to the future users of the land and neighbouring land are minimised, together with those risks to controlled waters, property and ecological systems, and to ensure that the development as constructed is compliant with and subsequently maintained pursuant to the requirements of Paragraph 165 of the National Planning Policy Framework.

**Informative 1 (ordinary watercourse land drainage consent):**

For the avoidance of doubt, this response does not grant the applicant permission to connect to the ordinary watercourse(s) and, once planning permission has been obtained, it does not mean that land drainage consent will be given.

The applicant must obtain Land Drainage Consent from Lancashire County Council before starting any works on site. Information on the application process and relevant forms can be found at [www.lancashire.gov.uk/flooding](http://www.lancashire.gov.uk/flooding).