

Committee Report**Date: 06.02.2019**

Item Number	03
Application Number	17/01087/OUT
Proposal	Outline planning application for 2 dwellings with access off Highcross Road with all other matters reserved
Location	Rear Of Highford Court 158 Highcross Road Poulton-Le-Fylde Lancashire FY6 8DA
Applicant	Mr Tom Mercer
Correspondence Address	c/o Miss Lindsey Coane 9 Bridge Street Higher Walton Preston Lancashire PR5 4DR
Recommendation	Permit

REPORT OF THE HEAD OF PLANNING SERVICES**CASE OFFICER - Mr Rob McKillop****1.0 INTRODUCTION**

1.1 This application is before Members at the request of Councillor Berry. A site visit is recommended to enable Members to understand the proposal in its context beyond what may be understood from the plans submitted.

2.0 SITE DESCRIPTION AND LOCATION

2.1 The application site is located to the west of Highcross Road and lies to the rear of the flats at No.158 Highcross Road. The site is largely covered by trees and shrubs and is situated between The Catholic Church of English Martyrs which is to the north and residential properties situated to the south. The application site, following amendments to the site boundary, is within the settlement boundary to Poulton Le Fylde. The open land to the west is designated as Green Belt on the proposals map to the adopted Local Plan.

3.0 THE PROPOSAL

3.1 The application seeks outline approval including access for two dwellings. All other matters would be reserved for future approval. The site would be accessed via the existing vehicular access which is currently utilised by the flats at No.158 Highcross Road. The site projects in a linear arrangement to the rear of these flats and would require removal of existing shrubs and trees within the site boundary. An indicative layout plan shows two semi-detached dwellings (two storeys) placed centrally within the site with parking and turning to the front

4.0 RELEVANT PLANNING HISTORY

4.1 None.

5.0 PLANNING POLICY

5.1 ADOPTED WYRE BOROUGH LOCAL PLAN 1999 (SAVED POLICIES)

- Policy SP2 - Strategic Location for Development
- Policy SP14 - Standards of design and amenity
- Policy ENV7 - Trees on Development Sites
- Policy ENV13 - Development and Flood Risk
- Policy ENV15 - Surface Water run-off

5.2 EMERGING WYRE LOCAL PLAN

5.2.1 The Council has prepared a new Wyre Local Plan. Following public consultation on the 'Publication' draft Wyre Local Plan (2011 -2031), the Council submitted the draft Local Plan with minor amendments to the Government for examination on the 23rd January 2018. The Inspector appointed to carry out the examination held a series of hearing sessions in May into the Local Plan, which included consideration of proposed modifications submitted by the Council prior to and during the hearing sessions. The Inspector issued a Post Hearing Advice note to the Council in July which provides a clear direction on key issues arising from the examination and further main modifications that are required to make the Wyre Local Plan sound. The Council published its initial response to the Inspector's note on the 30th July 2018, which sets out how it will be making the necessary amendments required by the Inspector. The proposed Main Modifications (MM) to the 'Publication' draft Wyre Local Plan were considered by Full Council on 6th September and approved for public consultation for six weeks, commencing on the 12th September. Although the draft Local Plan as proposed to be modified does not have the full weight of an adopted Local Plan, it has reached an advanced post hearing stage in the local plan process and is supported by a comprehensive and robust evidence base. Development plan policies contained within the draft Local Plan as proposed to be amended in response to the Inspector's Post Hearing Advice will therefore be given increased weight in determining planning applications depending on the particular circumstances of the case and the extent of any unresolved issues.

5.2.2 Where policies in the new Wyre Local Plan are consistent with the 2012 NPPF, then the (revised) NPPF published in 2018 allows for increased weight to be given to them. Those development plan policies with no unresolved issues will be given significant weight and will form the starting point in determining planning applications. Alongside these, the policies in the 2018 NPPF are material considerations which should also be taken into account for the purposes of decision taking.

5.2.3 The following policies contained within the draft Local Plan are of most relevance:

- SP1 - Development Strategy
- SP2 - Sustainable Development
- CDMP1 - Environmental Protection
- CDMP2 - Flood Risk & Surface Water Management
- CDMP3 - Design
- CDMP6 - Accessibility & Transport

5.2.4 The draft Local Plan is prepared on the basis of the comprehensive housing evidence. This includes the Strategic Housing Market Assessment (including the 2017 Addendum 3) which confirms that the figure of 479 dwellings remains a robust and appropriate objectively assessed need (OAN) figure. However the evidence supporting the Local Plan shows that the full OAN cannot be delivered. In making the necessary amendments as required by the Inspector in his Post Hearing Advice note, the local planning authority has determined in its initial response (published 30th July 2018) to the Inspector's report that a Local Plan housing requirement of 9,285 dwellings or 464 dwellings per annum would be a robust and deliverable figure within the context of constraints in the borough. Against this figure, the 5 year land supply including 20% buffer, is calculated as 5.19 years. This reflects the most up-to-date housing supply position based on the 31 March 2018 figures. The local plan and specifically the examination has reached an advanced stage and significant weight should be attributed to this position which demonstrates a 5 year land supply; therefore the relevant policies for determining planning applications (in both the Adopted Local Plan and the Emerging Local Plan) are not considered to be out of date with respect to restricting land supply.

5.3 NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

5.3.1 The National Planning Policy Framework (NPPF) was published by the Government on the 24th July 2018. It sets out the planning policies for England and how these should be applied in the determination of planning applications and the preparation of development plans. At the heart of the NPPF is a presumption in favour of sustainable development (paragraph 11). For decision-taking, this means: approving development proposals that accord with an up-to-date development plan without delay; or where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, granting permission unless :

- i) the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposal; or
- ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

5.3.2 The NPPF (paragraph 73) sets out that where the adopted strategic policies i.e. the Local plan is more than five years old, the local planning authority should calculate their five year housing supply against their local housing need. The NPPF is supported by a local housing need methodology note that sets out how local planning authorities should calculate their local need. For Wyre, the current Local Plan was adopted in 1999 and in accordance with the NPPF, is considered out of date in relation to calculation for housing land supply. The standard local housing methodology for Wyre indicates a minimum annual local housing need of 281 dwellings. The transitional arrangements in the local housing need methodology note also mean that only a 5% buffer is applied, this is due to over delivery against the household projections over the last three years. In calculating a five year housing supply, the local housing need of 281 dwellings set against the NPPF new definition of 'deliverable' and providing a 5% buffer, the Councils current five year housing supply exceeds 11 years. The position is set out in the Councils published position statement, dated 20th September 2018. This reflects the most up-to date housing supply position based on the 31 March 2018 figures.

5.3.3 Under the housing requirement in the emerging local plan that has reached an advanced stage and under the NPPF standard local housing methodology that currently applies in the absence of an adopted Local plan that is no more than five years old, the Council has a five year housing land supply. Therefore it is the Council's view that the tilted balance in favour of sustainable development (as set out in paragraph 11 of the revised NPPF) is not triggered for the purpose of deciding this application.

5.3.4 The following sections / policies set out within the NPPF are relevant to the determination of this application:

- Chapter 2 - Achieving sustainable development
- Chapter 4 - Decision-making
- Chapter 5 - Delivering a sufficient supply of homes
- Chapter 6 - Building a strong, competitive economy
- Chapter 8 - Promoting healthy and safe communities
- Chapter 9 - Promoting sustainable transport
- Chapter 12 - Achieving well-designed places
- Chapter 15 - Conserving and enhancing the natural environment

5.4 OTHER RELEVANT GUIDANCE

Supplementary Planning Document 4 - Housing Layouts
National Planning Practice Guidance (NPPG)

6.0 CONSULTATION RESPONSES

6.1 LANCASHIRE COUNTY COUNCIL (HIGHWAYS)

6.1.1 Original response (25/07/2018) objects to the scheme however following amendments, a revised response (16/01/2019) raises no objections subject to further consideration at reserved matters stage of safety measures, provision of a turning head and adequate parking provision. Further response (24/01/19) advises on pedestrian refuge and access width requirements.

6.2 GREATER MANCHESTER ECOLOGICAL UNIT (GMEU)

6.2.1 No objections subject to conditions and biodiversity enhancements.

6.3 UNTIED UTILITIES

6.3.1 No objections subject to conditions.

6.4 WYRE COUNCIL - HEAD OF ENVIRONMENTAL HEALTH AND COMMUNITIY SAFETY (AMENITY)

6.4.1 No comments provided.

6.5 WYRE COUNCIL - HEAD OF ENVIRONMENTAL HEALTH AND COMMUNITIY SAFETY (CONTAMINATION)

6.5.1 No objections subject to conditions.

6.6 WYRE COUNCIL - SERVICE DIRECTOR PEOPLE & PLACES (TREE OFFICER)

6.6.1 No objections subject to conditions.

7.0 REPRESENTATIONS

7.1 One letter submitted on behalf of the occupiers of flats at Highford Court and four additional objections have been received from members of the public. The points of objection are summarised as follows:

- The existing/proposed driveway would be too narrow and unfeasible for larger vehicles including emergency services;
- The proposed access/turning arrangements and narrow pedestrian access will restrict access, including wheelchair access, and be dangerous/difficult for existing residents;
- Some windows to the flats open onto the driveway and this presents a safety risk passers-by;
- The proposals could devalue nearby properties;
- The application is erroneous insofar as there is no road to the site rather a private access driveway serving the existing flats, and the ownership certificate is also disputed with reference to freehold ownership of land included for access to the site;
- A previous application from 1978 was refused and asserted that the development of this site would constitute undesirable back land development - a view which remains relevant;
- The driveway surface is cracked/worn with an unknown foundation and is unsuitable for construction vehicles and there would be risk to the block of flats and boundary treatments;
- Additional use of the drive would pose risk to water pipes running along the existing driveway and new utilities could destabilise the existing building;
- The increased use of the site access would present dangers to pedestrians and other road users, especially given proximity to a school and shops;
- The application would result in disturbance to neighbouring properties through increased use of the driveway/site access.

8.0 CONTACT WITH APPLICANT/AGENT

8.1 The applicant's agent has submitted several amendments to the scheme to address officer concerns. Some negotiation on various aspects of the scheme has taken place between the case officer and agent, resulting in alterations to the site boundary, a reduction in number of units and updated access/turning arrangements.

9.0 ISSUES

9.1 The main planning issues are:

- Principle of development and Policy compliance
- Visual impact / design / impact on the streetscene
- Impact on residential amenity
- Impact on highway / parking
- Flood risk/drainage
- Ecology / trees
- Contamination

Principle of development and Policy compliance

9.2 In accordance with the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004, the starting point for the determination of this application is the Development Plan. The Local Planning Authority is able to demonstrate a 5 year land supply, and therefore the relevant policies for determining planning applications (in both the adopted Local Plan and the draft Local Plan) are not considered to be out of date with respect to restricting land supply. Furthermore they are considered to be consistent with the NPPF. Development Plan policies will therefore be the starting point in determining planning applications, and therefore the proposed development does not require consideration against Paragraph 11 of the NPPF.

9.3 The site is within the established settlement boundary of Poulton where residential development is acceptable in principle. It benefits from a range of local services with good access to public transport and walking and cycling routes. The site is therefore socially sustainable. In terms of environmental matters, the site comprises a presently undeveloped area with some trees and shrubs. In the context of the surrounding area, development of this site is considered to represent a relatively minor scale loss of greenfield land overall and given the close proximity to existing built development, it is deemed not to result in any significant harmful environmental impacts. There would be a small economic benefit to the proposed development, principally within the local building trade.

9.4 It is noted that the application originally proposed development within the area to the west of the site designated as Green Belt, but this has since been amended to ensure no development would take place on Green Belt land. In conclusion, the proposal is considered to represent a sustainable form of development and the proposal would accord with the relevant policies in the adopted and emerging Local Plans in terms of its principle. Other material impacts will be discussed in the report below.

Visual impact / design / impact on the streetscene

9.5 Given the back land position of the site, the proposed dwellings would not feature in views within the street scene along Highcross Road. Scale, layout, appearance and landscaping relating to the proposed dwellings form the reserved matters to be assessed under a subsequent application, however the indicative plan shows the proposed dwellings would be set more than 30m to the west of the block of flats (No.158). The dwellings in the vicinity differ in their appearance and whilst most properties front towards a highway, it is deemed that the rear position would not appear out of keeping with the general character of development in the wider area, and there is sufficient space to accommodate two dwellings with adequate space of parking, turning and suitably sized gardens.

9.6 There is an established hedgerow to the southern boundary although full details of proposed new boundary treatments and landscaping features are to be secured at reserved matters stage which would further reduce the visual impact of the development in views from within the surrounding area. Overall, the application is considered acceptable in design terms. The application would accord with Policy SP14 of the adopted Wyre Local Plan and Policy CDMP3 of the emerging Wyre Local Plan and the design guidance set out in the NPPF.

Impact on residential amenity

9.7 Four letters and one combined letter have been received in objection to the proposals. The most likely affected neighbours would be the occupiers of Highfield Court flats to the east of the site and No.160 Highcross Road to the south.

9.8 In terms of the impact on the occupiers of Highfield Court, the indicative site plan shows the proposed dwellings would be more than 30m to the west of this block of flats. Whilst this layout is indicative and full layout details would be agreed via a reserved matters application, it is considered that the proposed development could be accommodated within the site without any significant overbearing, overshadowing or overlooking of the flats.

9.9 In terms of impact on No.160, this neighbouring bungalow is set to the south east of the application site. The indicative plans shows that the proposed dwellings would be adjacent to the rear curtilage of No.160. This neighbouring property benefits from a generously sized rear garden and the indicative plan shows the proposed dwellings would be set approximate 5m away from the shared boundary. It is deemed that this arrangement would not give rise to any significant overshadowing or overbearing impacts to the rear garden of No.160, or the dwellinghouse itself. In terms of overlooking, it is noted that there is an established hedgerow along the shared boundary offering some screening. The indicative layout show the southernmost dwelling would be approximately 20m from the nearest part (rear wall) to No.160. Whilst the Council's Design Guide indicates a distance of 21m is required between facing front/rear elevations, it is considered that this could potentially be achieved through a suitably designed reserved matters application. In terms of any overlooking, any first floor windows in the east elevation of the proposed dwellings would not look directly towards No.160 given the staggered/offset relationship. Although some outlook towards the rear of No.160 could be gained, it is considered that the separation distance as shown on the indicative plan and oblique angle would avoid any significantly detrimental overshadowing impacts, and further consideration and mitigation could be given to the layout and use of obscure glazing at reserved matters stage to protect the amenity of the occupiers of No.160.

9.10 It is noted that concerns were raised about the proposed access via the existing driveway which also serves as a means of access to the flats. Given that only two dwellings are proposed, it is considered that any additional noise from vehicle movements is not likely to represent a significant increase, particularly when considered this driveway operates as the existing vehicular access to the garages to the rear of the flats.

9.11 In terms of other comments raised, the applicant advises that the tenants of the flats have right of access over the existing driveway and other areas. The ownership certificate submitted with the application indicates the applicant owns the land within the application site boundary and any dispute regarding ownership of this land would not represent reason to refuse the application. The matter of devaluation of nearby properties would not represent a material planning consideration. Objections relating to access/highway safety will be considered in the highway safety section of this report below.

9.12 Overall, it is deemed that two dwellings of a two storey nature could be accommodated on the site without significantly impacting on the amenity of neighbouring residents. No unacceptable impacts on residential amenity have been identified and the proposals would accord with Policy SP14 of the adopted Wyre Local Plan and Policy CDMP3 of the emerging Wyre Local Plan.

Impact on highway / parking

9.13 The existing access leading from the west side of Highcross Road, which currently serves the flats at No.158, would be utilised for access to the proposed development. Given two additional dwellings are proposed, it is deemed that this would not result in a significant intensification of the use of this access onto Highcross Road. LCC Highways have been consulted and have no objections to the proposal, although have provided comments on other aspects relevant to this scheme. These include reference to appropriate parking and turning being provided within the site and a pedestrian refuge being installed alongside the flats to allow for safe passage for pedestrians and residents, particularly given there is a door to one of the flats along the driveway. Given the site constraints it is necessary to consider these matters at this stage rather than defer to a future reserved matters application.

9.14 In regard of the pedestrian refuge, following discussions with the applicant, an amended access/layout plan has been submitted which includes a proposed pedestrian refuge along the south facing elevation of the flat building. It is noted that the existing arrangement does not include any pedestrian refuge to the driveway and could result in some pedestrian/vehicle conflict, particularly outside the door to flat 4. Whilst the driveway currently serves the rear parking and garages to the flats, although the development would result in additional vehicle movements, it is considered that creation of a pedestrian refuge, such as a bollard, would improve pedestrian safety along the driveway. Whilst the vehicular access would narrow adjacent to the pedestrian refuge, it is considered that this would still allow access for larger vehicles and emergency services as confirmed by LCC Highways.

9.15 The submitted indicative access/layout plans include an area for turning to be set aside adjacent to the existing garages and this would also maintain access to the existing garages. This area would not be for parking and the plans demonstrate that there would be sufficient space for parking for each dwelling within the application site to the west of the turning area. Full details of layout would be secured at reserved matters stage, although conditions would be attached to ensure appropriate access, driveway and turning arrangements are secured under this current application.

9.16 In reference to other concerns, it is noted that any existing windows in the south elevation of the flats would open to the existing driveway and the proposals would not affect or worsen this current arrangement. LCC Highways have no objections to the proposed development and overall, the application is considered to be acceptable in relation to highway safety.

Flood risk/drainage

9.17 The application site lies within Flood Zone 1 and is at very low risk of surface water flooding and river/sea flooding according to the Environment Agency's Flood Maps. It is therefore unnecessary to apply the sequential and exceptions test. United Utilities has confirmed that there are no objections subject to foul and surface water draining on separate systems. Given the nature of the development it is considered unlikely to result in any unacceptable flooding issues. A condition would be attached to ensure acceptable drainage details are agreed prior to development and overall, it is considered that the application would have an acceptable impact on flooding and drainage.

Ecology / trees

9.18 The site has been unmanaged for some time and is presently overgrown with brambles and some young trees. It is not designated for its nature conservation value and is not close to any designated sites. Greater Manchester Ecology Unit (GMEU) has viewed the application details and comment that the site has low potential to support protected species although may offer some foraging opportunity for bats. GMEU has confirmed that the site's habitats are not of substantive nature conservation value, but will support local wildlife, including small mammals and nesting birds. On this basis, GMEU has no objections, although recommended conditions if permission is granted. These conditions relate to vegetation clearance, retention of the southern boundary hedgerow and biodiversity enhancements. Overall, subject to suitably worded conditions, the application is deemed to have an acceptable impact on ecology.

9.19 Although there are trees and shrubs within the site that would be removed, it is considered that their removal would not have any significant visual/amenity impact. The Council's Tree Officer has reviewed the scheme and has confirmed their agreement with the submitted tree survey. A condition is requested that the construction is undertaken in accordance with the submitted details/tree protection plan and on this basis, the development is considered to have an acceptable impact on trees. Full details of landscaping would be assessed at reserved matters stage.

Contamination

9.20 Conditions would be attached to any permission granted for a desktop study to be submitted for approval by the local planning authority in relation to potential land contamination including remediation measures if necessary as well as gas protection measures. On this basis it is deemed that the proposals would have an acceptable impact in relation to land contamination.

10.0 CONCLUSION

10.1 The principle of development is acceptable and no unacceptable impacts have been identified. The development would accord with the relevant national and local planning policies. Subject to conditions, it is therefore recommended that the application is permitted.

11.0 HUMAN RIGHTS ACT IMPLICATIONS

11.1 ARTICLE 8 - Right to respect the private and family life has been considered in coming to this recommendation.

11.2 ARTICLE 1 of the First Protocol Protection of Property has been considered in coming to this recommendation.

12.0 RECOMMENDATION

12.1 Grant outline planning permission subject to conditions.

Recommendation: Permit

Conditions: -

1. In the case of any reserved matter, namely access, appearance, landscaping, layout and scale of the dwellings, an application for approval must be

made before the expiration of three years beginning with the date of this permission; and that the development hereby permitted shall be begun not later than:

- the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: This condition is required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development shall be carried out, except where modified by the conditions to this permission, in accordance with the Planning Application received by the Local Planning Authority on 01/06/2018, including the following plans:

- Location Plan (revised) Drg No.02 (Scale 1:500)
- Site access and turning details as shown on (revised) Proposed Plan Drg No.03 (Scale 1:200)

Reason: For the avoidance of doubt and so the Local Planning Authority can be satisfied as to the details.

3. Prior to first occupation of the dwellings hereby approved, details of the pedestrian refuge adjacent to the access door on the west elevation of the Highfield Court building shall be submitted to and approved in writing by the local planning authority and the refuge shall be provided in accordance with the approved details.

Reason: In the interests of highway safety and to provide for safe passage of pedestrians along the driveway.

4. Prior to the submission of the first reserved matters application relating to layout, or simultaneously with that first reserved matters application, a drainage scheme, which shall detail measures for the attenuation and the disposal of foul and surface waters, together with details of existing and proposed ground and finished floor levels to achieve the drainage scheme and any flood risk mitigation deemed necessary, shall be submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme shall be in accordance with the hierarchy of drainage options outlined in the National Planning Practice Guidance and the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015), or any subsequent replacement national guidance / standards, with evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltrations rates to be submitted. For the avoidance of doubt, surface water must drain separate from the foul and unless otherwise agreed in writing by the Local Planning Authority, no surface water shall discharge to the public sewerage system either directly or indirectly.

Each reserved matter relating to layout should demonstrate compliance with the agreed drainage scheme.

No part of the development shall be occupied or brought into first use until the drainage works and levels have been completed in accordance with the approved scheme. Thereafter the agreed scheme shall be retained, managed and maintained in accordance with the approved details.

Reason: To promote sustainable development using appropriate drainage systems, ensure a safe form of development that poses no unacceptable risk of pollution to water resources or human health, to prevent an undue increase in surface water run-off to reduce the risk of flooding and in the interests of visual and residential amenity in accordance with Policies SP14 and ENV15 of the Adopted Wyre Borough Local Plan (July 1999) and the National Planning Policy Framework. The condition is required to be approved prior to commencement of development to ensure that full details are provided, that have not been forthcoming with the application, to ensure a suitable form of drainage is provided in that specific area taking into consideration land conditions and proximity to existing services and to ensure that any proposed raising of levels can be assessed and that a coherent approach is taken with regard to the design of drainage and housing layout.

5. Prior to the commencement of development a desk study to investigate and produce an assessment of the risk of the potential for on-site contamination shall be undertaken and submitted to and approved in writing by the Local Planning Authority. If the desk study identifies potential contamination, a detailed site investigation shall be carried out in accordance with a written methodology, which shall first have been submitted to and approved in writing by the Local Planning Authority. If remediation measures are then considered necessary, a scheme for decontamination of the site shall be submitted to, and approved by, the Local Planning Authority in writing and the approved scheme implemented prior to the development of the site. Any changes to the approved scheme must be approved in writing by the Local Planning Authority prior to any works being undertaken.

Reason: The development is for a sensitive end use and insufficient information has been submitted with the application as to the potential contamination risks of the site. The potential for contamination must therefore be addressed in order to safeguard the development in accordance with Policy SP14 of the Adopted Wyre Borough Local Plan (July 1999).

6. No development shall commence until suitable gas protection measures for the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. The measures shall include as a minimum: ventilation of confined spaces within the building, a ground slab of suitable construction, a low permeability gas membrane, minimum (ideally none) penetration of the ground slab by services, and passive ventilation to the underside of the building. The development shall be carried out in accordance with the approved scheme and thereafter be maintained and retained. Alternatively, prior to the commencement of development, a gas monitoring programme and risk assessment of the results shall be undertaken to demonstrate that the above protection measures are not required. The results shall be submitted to and approved in writing by the Local Planning Authority. Any gas monitoring programme must be carried out over a period of at least three months and include at least three readings where the atmospheric pressure is below 1000mb. Gas flow rates must also be provided.

Reason: The footprint of the proposed development is within the immediate vicinity of an area of infilled ground. The nature of the fill is unknown. Works are therefore required in the interests of public safety and in accordance with Policy SP14 of the Adopted Wyre Borough Local Plan (July 1999).

7. Prior to the commencement of development a Landscape and Habitat Creation and Management Scheme, including a timetable for implementation, shall be submitted to and approved in writing by the Local Planning Authority. The Scheme

shall identify the opportunities for biodiversity enhancement on site including (but not limited to):

- Native tree/ hedge/ shrub boundary planting
- Bat bricks and/or tubes within the new development
- Bird Boxes
- Bat Boxes

The Landscape and Habitat Creation and Management Scheme shall be carried out in accordance with the approved details.

Reason: Such a scheme was not submitted with the application but is necessary to secure opportunities for the enhancement of the nature conservation value of the site in the interests of ecology and biodiversity in accordance with the Wildlife and Countryside Act 1981 and section 15 of the National Planning Policy Framework.

8. No tree felling, tree works or works to hedgerows shall take place during the optimum period for bird nesting (March to August inclusive) unless a report, undertaken by a suitably qualified person immediately prior to any clearance, has been submitted to and approved in writing by the Local Planning Authority, demonstrating that nesting / breeding birds have been shown to be absent.

Reason: To protect and prevent unnecessary disturbance of nesting birds in accordance with the provisions of the Wildlife and Countryside Act 1981 and section 15 of the National Planning Policy Framework (March 2012).

9. The development hereby approved shall be undertaken in accordance with the recommendations made in Part 4 of the Arboricultural Impact Assessment with Tree Protection Measures by Godwins Arboricultural Limited (Issued 2nd May 2018), received by the local planning authority on 1st June 2018, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of visual amenity and to ensure appropriate tree protection measures in accordance with Policies SP14 and ENV7 of the Adopted Wyre Borough Local Plan (July 1999).

10. The development hereby approved shall not be first occupied until an electric vehicle recharging point has been provided for the dwelling to which it relates and the electric vehicle recharging point shall be maintained and retained for that purpose thereafter.

Reason: To ensure the provision of appropriate on-site mitigation to compensate for the impact on air quality caused by the development in the surrounding area in accordance with Saved Policy SP14 of the Wyre Borough Local Plan, Policy CDMP6 of the Emerging Wyre Local Plan, and the National Planning Policy Framework.