

# GA



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## Discharge of Conditions

**Client:** Mr S HINDE

**Site:** TAYLOR'S FARM LONG LANE SCORTON

PRESTON PR3 1DB

**Date:** JAN 2024

## CONDITIONS TO BE DISCHARGED –

### Condition 4

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, and validation of the approved measures shall be submitted to, and approved by, the Local Planning Authority in writing on completion of the works. 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 CDMP1 of the Wyre Local Plan (2011-31).

- **See Desk Study Report from Martin Environmental Solutions**

### Condition 5

Prior to the commencement of development, a drainage scheme, which shall detail measures for the attenuation and the disposal of foul waters, shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, foul water must drain separate from the existing surface water drainage unless otherwise agreed in writing by the Local Planning Authority, no surface water shall discharge to the public sewerage system either directly or indirectly.

No part of the development shall be occupied or brought into first use until the drainage works 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 in the interests of residential amenity in accordance with policies CDMP2 and CDMP3 of the Wyre Local Plan (2011-31) 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 that a coherent approach is taken with regard to the design of drainage..

- **See Drainage Report from DART**

## Condition 6

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 and shrub planting
- Hedgerow planting
- Bolstering of existing hedgerows
- 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, Policy CDMP4 of the Wyre Local Plan (2011-31) and section 15 of the National Planning Policy Framework.

- See Drawing GA3180-LHM-01

## Condition 12

Prior to the commencement of development, hereby approved, a Public Right of Way Management Plan relating to Footpath FP-02-19-027 shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include, management responsibilities and maintenance plan and measures to ensure safe passing places for users of the Footpath along with details of a new relocated PROW sign at the new access. The Management Plan shall be implemented in accordance with the approved details during the lifetime of the development.

Reason: To ensure the long term management and maintenance of the PROW within the site in the interests of safety and suitable access in accordance with Policy CDMP6 of the Wyre Local Plan (2011-31).

- See Drawing GA3180-COND12-01

## Condition 13

Prior to the first use of the development, hereby approved, a scheme showing the areas of parking and turning for vehicles, including deliveries, shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be brought into use until the agreed parking / turning area(s) scheme has been laid out, surfaced and drained. The parking / turning area(s) shall thereafter be retained and maintained and not used for any purpose other than for the parking and manoeuvring of vehicles without express planning consent from the local planning authority first being obtained.

Reason: To ensure that adequate off road parking is provided and retained to serve the development in the interests of highway safety and in accordance with the provisions of Policy CDMP6 of the Wyre Local Plan (2011-31).

- See Drawing GA3180-COND13-01

### Condition 14

No demolition, ground works, site / vegetation clearance or construction shall commence until the Local Planning Authority has been provided in writing with either:

- a license issued by Natural England pursuant to Regulation 39 of the Conservation of Habitats and Species Regulations 2010 in respect of the likely harm to Bats as a result of the demolition / development authorising the specified activity / development go ahead: or
- a statement in writing from the relevant licensing body to the effect that it does not consider that the specified development will require a license.

Reason: In the interests of protecting wildlife and biodiversity and to comply with the provisions of the Wildlife & Countryside Act 1981 and Section 15 of the National Planning Policy Framework.

- See Bat report

### Condition 19

An electric vehicle recharging (EVCP) scheme shall be submitted for the development unless it is demonstrated that such provision of EVCP is not practical or due to other identified site constraints. No unit shall be occupied until the electric vehicle recharging point has been provided for the development, and such 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 Policy CDMP6 of the Wyre Local Plan (2011-31).

- See Drawing GA3180-19-01

### Condition 20

Prior to first use of the development, hereby approved, a scheme for the provision of visitor information packs highlighting the sensitivity of Bowland Fells (a European protected nature conservation site) to recreational disturbance shall be submitted to and agreed in writing by the Local Planning Authority. The scheme details shall include the content of the visitor information packs which must explain the conservation value of Bowland Fells, the potential impacts that can arise from holiday use and explain the responsible behaviours that would be required from visitors to avoid undue ecological impact, as well as a methodology for the distribution of the packs to future visitors as far as is reasonably practicable. The approved information packs shall subsequently be made available to future visitors in line with the approved methodology.

Reason: In order to safeguard biodiversity from the recreational disturbance effects of residential development in close proximity to Bowland Fells, in accordance with the provisions of Policy CDMP4 of the Wyre Local Plan 2011-31.

- See Drawing GA3180-COND20-01

## Condition 21

Prior to the installation of any external lighting associated with the development hereby approved, a scheme for the provision of external lighting together with an Artificial Lighting Assessment (including design, size and illuminance) shall be submitted to and approved in writing by the Local Planning Authority. The lighting shall be installed and operated in accordance with the approved scheme details, which shall be maintained and retained thereafter.

Reason: To ensure a satisfactory impact to the adjacent SPA and SSSI in accordance with Policy CDMP4 of the Wyre Local Plan (2011-31).

- See Drawing GA3180- COND21-01

## CLIENT IS AWARE OF CONDITONS

### Condition 1

The development must be begun before the expiration of three years beginning with the date of this permission.

Reason: This condition is required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- Client is aware of the condition

### Condition 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 17.04.2023 including the following plans/documents:

Site Location Plan: Drawing No. GA3180-LP-001 (received 23.10.2023)

Proposed Floor Plans: Drawing No. GA3180 - 001A

Proposed Elevations: Drawing No. GA3180 - 002A

Proposed Sections: Drawing No. GA3180 - 004

Proposed Access Plan: Drawing No. GA3180-AP-01A

Proposed Section of Access: Drawing No. GA3180-PSS-01

Proposed Access Landscaping Plan: Drawing No. GA3180-LND-01A

Proposed Access Drainage Plan: Drawing No. GA3180-DP-001-A

The development shall be retained hereafter in accordance with this detail.

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

- Client is aware of the condition and will comply with the approved plans

### Condition 3

The building subject of this permission, as shown on plan ref: GA3180 - 001A shall be used as a Bed and Breakfast falling within Use Class C1 and for no other purpose (including any other purpose in Class C1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification). The building shall be used as one entity in association with Taylors Farm and shall not be used as a separate unit(s) or business(es).

Reason: The use of the premises for any other purpose would require further consideration by the Local Planning Authority in accordance with Policies SP2, SP4, CDMP3 and CDMP6 of the Wyre Local Plan (2011-31).

- **Client is aware of the condition**

### Condition 7

Prior to the first use of the development, hereby approved, the new access (as shown on plan ref: GA3180-AP-01A) shall be implemented in full and made ready for use. The access shall be constructed as per the following details:

Proposed Access Plan: GA3180-AP-01A;

Proposed Site Section: GA3180-PSS-01; and

Drainage Plan: GA3180-DP-001-A

The access shall be retained and maintained thereafter.

Reason: In order to ensure a safe means of access for the site and appropriate highway drainage in accordance with Policies CDMP2 and CDMP6 of the Wyre Local Plan (2011-2031)..

- **Client is aware of the condition and will comply with the approved plans**

### Condition 8

The landscaping works shall be carried out in accordance with the approved details [GA3180-LND-01A] prior to the first use of any part of the development or otherwise in accordance with a programme agreed in writing by the Local Planning Authority and shall thereafter be retained and maintained. Any trees or shrubs planted in accordance with this condition which are removed, uprooted, destroyed, die, or become severely damaged or seriously diseased within 7 years of planting, or any trees or shrubs planted as replacements shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted, unless the Local Planning Authority gives its written consent to any variation.

Reason: To ensure the site is satisfactorily landscaped in the interests of visual amenity and ecology in accordance with Policies CDMP3 and CDMP4 of the Wyre Local Plan (2011-31) and to ensure compliance with the Wildlife and Countryside Act 1981 and section 15 of the National Planning Policy Framework

- **Client is aware of the condition and will comply.**

### Condition 9

The development shall be carried out in full accordance with the agreed reasonable avoidance measures for Mammals (ref: GA3180 - Taylors Farm).

Reason: To protect bats in accordance with Policy CDMP4 of the Adopted Wyre Local Plan.

- **Client is aware of the condition and will comply.**

### Condition 10

The existing access into the development site shall be physically and permanently closed, as shown on plan 'Proposed access plan Drawing No. GA3180-AP-01A, prior to the first use of any part of the development hereby approved.

Reason: To limit the number of access points and to maintain highway safety in accordance with Policy CDMP6 of the Wyre Local Plan (2011-31)

- **Client is aware of the condition and will comply.**

### Condition 11

Before the access is used for vehicular purposes, that part of the access extending from the highway boundary for a minimum distance of 5m into the site shall be appropriately paved in tarmacadam, concrete, block pavements, or other approved materials.

Reason: To prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to other road users. To protect highway safety in accordance with Policy CDMP6 of the Adopted Wyre Local Plan.

- **Client is aware of the condition and will comply.**

### Condition 15

Before the access is used for vehicular purposes, that part of the access extending from the highway boundary for a minimum distance of 5m into the site shall be appropriately paved in tarmacadam, concrete, block pavements, or other approved materials.

Reason: To prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to other road users. To protect highway safety in accordance with Policy CDMP6 of the Adopted Wyre Local Plan.

- **Client is aware of the condition and will comply.**

### Condition 16

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.

- **Client is aware of the condition and will comply.**

### Condition 17

The measures contained within the approved Arboricultural Impact Assessment (arbconsultants Ltd EMB0319 / 5223) and Tree Protection Plan(Appendix 5 Sht-3) with respect to those trees shown as being retained shall be implemented in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the prior written consent of the Local Planning Authority. In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars.

Reason: In order to protect trees from damage or loss in the interests of the amenity of the area in accordance with Policies CDMP3 and CDMP4 of the Wyre Local Plan (2011-31) and to ensure compliance with the Wildlife and Countryside Act 1981.

- **Client is aware of the condition and will comply.**

### Condition 18

The development shall be carried out in full accordance with the agreed reasonable avoidance measures for bats (email dated: 21.06.2023).

Reason: To protect bats in accordance with Policy CDMP4 of the Adopted Wyre Local Plan.

- **Client is aware of the condition and will comply.**

### Condition 22

The materials to be used in the works of the external surfaces of the existing building hereby permitted shall match those used for the existing building in form, colour, and texture, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the existing materials are used as far as possible, thus protecting the appearance of the building in accordance with Policy CDMP3 of the Wyre Local Plan (2011-31).

- **Client is aware of the condition and will comply.**



# GRAHAM ANTHONY ASSOCIATES

January 2024

