PLANNING PERMISSION
Town and Country Planning Act 1990

Correspondence Address:

M L Planning Ltd
FAO Mrs M Lawrenson
5 Bobbin Mill Cottages
Stubbins Lane
Claughton On Brock
Preston
Lancashire
PR3 0PL

Applicant:

Mr & Mrs Fisher
Berdon Cottage
Stricklands Lane
Stalmine
Poulton-Le-Fylde
Lancashire
FY6 0LL

Application Number: 15/01012/FUL
Proposal: Erection of one new dwelling
Location: Berdon Cottage Stricklands Lane Stalmine Poulton-Le-Fylde Lancashire

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Wyre Borough Council (the Local Planning Authority) gives notice of its decision to grant planning permission for the above proposal, subject to conditions stated below:

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

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 14th December 2015, including the following amended plans received by the Local Planning Authority on 23rd February 2016:

- Proposed Plans, Elevations, Site Plan and Construction details of new driveway - drawing no. LF/SF/3107

3. Prior to the commencement of development hereby approved, a surface water drainage scheme for the site and means of disposal, based on sustainable drainage principles with evidence of an assessment of the site conditions (including results from percolation tests to be provided for approval to ensure that ground conditions are suitable for use of soakaways), shall be submitted to and approved in writing by the local planning authority. The surface water drainage scheme must be restricted to existing runoff rates 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. The development shall be implemented in accordance with the approved details before the development is completed, and subsequently maintained and managed in accordance with the approved details.

4. No development shall be commenced until a desk study has been undertaken and agreed in writing by the Local Planning Authority to investigate and produce an assessment of the risk of the potential for on-site contamination. 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 agreed 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 scheme implemented to the satisfaction of the Local

Planning Authority prior to the development of the site. Any changes to the agreed scheme must be approved in writing by the Local Planning Authority prior to any works being undertaken.

5. No development shall be commenced until all the trees and hedgerows within (or overhanging) the site, with the exception of those trees/hedgerows clearly shown to be removed on the approved proposed site plan, have been surrounded by substantial fences which shall extend to the extreme circumference of the spread of the branches of the trees/hedgerows (or such positions as may be agreed in writing by the Local Planning Authority). Such fences shall be erected in accordance with a specification to be submitted to and approved in writing by Local Planning Authority and shall remain until all development is completed and no work, including any form of drainage or storage of materials, earth or topsoil shall take place within the perimeter of such fencing.

6. No above ground construction works shall take place until samples and/or full specification of materials to be used externally on the building(s) have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Development shall be carried out in accordance with the approved details.

7. Prior to first occupation of the development hereby approved a plan indicating the positions, design, materials and type of boundary treatment to be erected shall be submitted to, and approved in writing by, the Local Planning Authority. The boundary treatment shall be completed before the building is occupied or in accordance with a timetable agreed in writing with the Local Planning Authority. The development shall be carried out in accordance with the approved details and thereafter maintained and retained.

8. 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 paviours, or other approved materials.

9. All existing trees and hedgerows, with the exception of those clearly shown to be removed on the approved proposed site plan, shall be retained as part of this development.

10. The development shall be carried out in accordance with the recommendations and mitigation measure as outlined in the ecological appraisal titled 'Great Crested Newts- Berdon Cottage, Stricklands Lane, Stalmine, FY6 0LL by Envirotech NW Ltd dated 6th January 2016 (report ref 3145).

11. For those trees and hedges clearly shown as being removed on the approved proposed site plan, no vegetation clearance shall be carried out between March and July (inclusive) in any year unless a detailed bird nest survey has been carried out by a suitably qualified ecologist immediately prior to any clearance and written confirmation that no bird nests are present has been provided in writing to the Local Planning Authority.

12. In the event of any protected species, in particular Great Crested Newts, being unexpectedly encountered before and during site clearance or development work, then work shall stop until specialist advice has been sought regarding the need for a licence from Natural England and/or the implementation of necessary mitigation measures.

13. Upon the first installation of the window in the east elevation of the dwelling house herby approved shall be provided with, and permanently glazed, in textured glass whose obscuration level is 5 on a scale of 1-5 (where 1 is clear and 5 is completely obscure) with non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the windows are installed; and thereafter maintained and retained.

14. No development shall take place until full details of both hard and soft landscape works has been submitted to, and approved in writing by, the Local Planning Authority and these works shall be carried out as approved. These details shall include hard surfacing materials; minor artefacts and structures

(e.g furniture, play equipment, refuse or other storage units, lighting etc.); retained historic landscape features and proposals for restoration, where relevant. Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; an implementation programme; and opportunities for biodiversity enhancement including native tree / shrub planting, bat boxes and bolstering of hedgerows where appropriate.

15. All hard and soft landscape works shall be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with the programme agreed in writing with the Local Planning Authority and shall thereafter be retained and maintained. Any trees or shrubs removed, dying, being severely damaged or becoming seriously diseased within 5 years of planting shall be replaced by trees of similar size and species to those originally required to be planted.

16. No development approved by this permission shall be commenced until details of the existing and proposed ground levels, slab levels and finished floor levels have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be constructed and completed in accordance with the approved details.

The reasons for the above conditions are:

1. 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.

2. For the avoidance of doubt and so that the local planning authority shall be satisfied as to the details.

3. To ensure a satisfactory form of development and to prevent an undue increase in surface water run-off and to reduce the risk of flooding and in accordance with Policy ENV15 of the Adopted Wyre Borough Local Plan (July 1999).

4. The development is for a sensitive land use. 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).

5. To safeguard existing trees/hedgerows on the site and to ensure that adequate provision is made for their protection whilst the development is carried out in accordance with saved Policy ENV7 of the Wyre Borough Local Plan.

6. In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with Policy SP14 of the Adopted Wyre Borough Local Plan (July 1999) and the requirements of the National Planning Policy Framework.

7. To safeguard the visual amenities of the locality and surrounding area in accordance with Policy SP 14 of the Adopted Wyre Borough Local Plan (July 1999)

8. To prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to other road users in accordance with saved Local Plan Policy SP14.

9. To safeguard the visual amenities of the locality and surrounding area and to protect biodiversity and existing trees/hedgerows on the site in accordance with NPPF and Policies ENV7 and SP14 of the Adopted Wyre Borough Local Plan (July 1999)

10. To ensure adequate protection to protected Great Crested Newts species and in the interests of the ecology of the area. In accordance with the National Planning Policy Framework

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

12. To ensure adequate protection to protected species and in the interests of the ecology of the area. In accordance with the National Planning Policy Framework

13. To safeguard the privacy of adjacent residents and to safeguard the visual amenities of the locality and surrounding area in accordance with Policy SP14 of the Adopted Wyre Borough Local Plan (July 1999).

14. To ensure the provision of amenity afforded by appropriate landscape design and to provide compensation for habitats lost to the scheme.

15. To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs.

16. To ensure that the development has an acceptable visual impact in accordance with saved Policy SP13 and SP14 of the Adopted Wyre Borough Local Plan (July 1999).

Attention is drawn to the following notes:

The Local Planning Authority has had regard to the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) (Amended) Order 2015 and has met the requirement of paragraph 187 of the National Planning Policy Framework to work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area by working with applicants to find solutions to any problems that have arisen in this planning application details of which are expanded upon in the officers report.

This permission relates only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.

Signed:



David Thow
Head of Planning Services

Date: 8 March 2016

Please read the notes attached to this notice with great care. They will help you to understand this decision, your rights and other things you may have to do.