

Update Sheet Planning Committee – 11 March 2026

Item 4 - 11/24/0506 - Land off Blackburn Road

There have been a further 14 objection letters received since the publication of the agenda. However, no new planning considerations have been raised that are not already considered with the Committee Report.

Updated comments from Lancashire County Council Highways have been received in response to the submission of a revised site access arrangement which shows the upgrading of the zebra crossing on Blackburn Road to a signalised crossing. They state that they do not have an objection regarding the proposal and are of the opinion that it would not have a significant impact on highway safety, capacity or amenity in the immediate vicinity of the application site.

The following planning conditions have been proposed by consultees and will be subject to review and revision by the Head of Planning and Transportation (as well as others to be drafted by planning officers):

Highways

1. No development shall take place, including any works of demolition, until a construction method statement has been submitted to and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. It shall provide for:
 - i) The parking of vehicles of site operatives and visitors
 - ii) The loading and unloading of plant and materials
 - iii) The storage of plant and materials used in constructing the development
 - iv) The erection and maintenance of security hoarding
 - v) Wheel washing facilities
 - vi) Measures to control the emission of dust and dirt during construction
 - vii) A scheme for recycling/disposing of waste resulting from demolition and construction works
 - viii) Details of working hours
 - ix) Routing of delivery vehicles to/from site

Reason: To mitigate the impact of the construction traffic on the highway network.

2. Within 3 months of commencement a scheme for the site access and off-site highway works shall be submitted to and approved by the Local Planning Authority. The works shall include the following and be implemented prior to the first occupation of any dwelling.

- a) Unnamed access road junction with Blackburn Road kerb realignment, eastbound bus stop alteration with Traffic regulation order to pursue parking restrictions on unnamed access road and on Blackburn Road o/s376-378.

- b) Upgrade zebra crossing on Blackburn Road to signalised crossing

Reason: To mitigate the impact of the development traffic on the highway network.

3. Within 3 months of commencement details of the proposed arrangements for future management and maintenance of the estate road within the development shall be submitted to and approved by the local planning authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an agreement has been entered into with the Highway Authority or a private management and maintenance company has been established.

Reason: To ensure that the infrastructure is maintained in the future.

4. Within 3 months of commencement full engineering, drainage, street lighting and constructional details to adoptable standards (LCC specification) of the internal estate roads have been submitted to and approved in writing by the Local Planning Authority. The development shall, thereafter, be constructed in accordance with the approved details, unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure that the infrastructure is constructed to a suitable standard.

5. The internal estate roads shall be constructed in accordance with the approved engineering details and to at least base course level prior to first occupation of any dwelling, unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure that the infrastructure is completed in a timely manner.

6. Prior to the occupation of each dwelling the driveways and parking areas shall be constructed in a bound porous material and made available for use and maintained for that purpose for as long as the development is occupied.

Reason: To ensure adequate parking provision is provided.

7. Prior to first occupation each dwelling shall have a secure cycle store for at a ratio of 1 cycle space per bedroom.

Reason: To support sustainable travel.

8. The Framework Travel Plan shall be implemented within the approved timetable contained within for 5 years.

Reason: To support sustainable travel.

Ecology

9. Prior to commencement of construction, including enabling works, engineering works, grassland removal, scrub removal, tree felling, other groundworks an ecological Construction & Environmental Management Plan (Ref: Chartered Institute Ecology & Environmental Management) for the avoidance of harm to biodiversity during construction, including Pollution Prevention Measures and Reasonable Avoidance and Mitigation Measures (small mammals, including Badger, Hedgehog, Water Vole, Fox, amphibians, including Great Crested Newts, reptiles, nesting birds & other appropriate species), shall be submitted to and approved in writing by the Local Planning Authority. The approved work described therein shall be carried out in accordance with the approved delivery timetable.
10. Prior to commencement a satisfactory programmed landscaping scheme to achieve the measured Biodiversity Net Gain in accordance with the approved Biodiversity Gain Plan and Statutory Biodiversity Metric, which shall include soft and hard landscaping, means of enclosure, planting of the development, and annual maintenance shall be submitted to and approved in writing by the Local Planning Authority. The content of the scheme shall include the enhancement of retained hedges (scattered trees to create hedge) and the riparian buffer zone. The content of the scheme shall include minimum of 2,715m² mixed scrub planting, 7,226m² Other Neutral Grassland turf planting/seed sowing, 71 standard UK native trees (8-10cm girth/2.5-3.0m height), 72m UK native hedge, 38m UK native species rich hedge, and 207m UK native species rich hedge with trees. The content of the planting scheme shall include the number of plants, species, planting size, planting and seed sowing methodology, British Standards, and location of the planting location of the planting. The work described in the scheme shall be carried out strictly in accordance with the approved details and shall be retained in this manner thereafter. The approved landscape scheme shall be implemented during the first planting season following completion of the construction phase. The approved scheme shall thereafter be kept in this manner, and any tree, shrub, plant or bulb/seed sown area which dies or is felled, uprooted, wilfully damaged or destroyed in the period described within the approved

Biodiversity Gain Plan and Habitat Management and Monitoring Plan, and no less than 30 years, commencing with the date of first planting shall be replaced by the applicants or their successors in title. The landscape scheme shall be managed and monitored for the period described within the approved Biodiversity Gain Plan and Habitat Management and Monitoring Plan, and no less than 30 years, to ensure that the Biodiversity Gain target condition shall be achieved.

11. Prior to commencement a scheme and programme to ensure that all external and internal boundary structures, inclusive fences and walls, must be made fully permeable to hedgehogs through the provision of 13x13cm gaps at regular intervals across the whole development site shall be submitted to and approved in writing by the Local Planning Authority.
12. Prior to the commencement details for the installation of 28 building mounted house martin nest boxes, 28 building integrated terraced Sparrow nest boxes, 29 building integrated Swift nest boxes, 85 building integrated bat boxes, 85 building integrated bee bricks shall be submitted and approved in writing by the Local Planning Authority. The building mounted box type must be manufactured from woodcrete/woodstone. The submitted details shall include the box type, manufacturer's name, and elevation plans marking the location of installation. The building integrated bird boxes, bat boxes and bee bricks must be installed during the main construction phase, and installed in accordance with manufacturer's specification, to British Standard or appropriate guidance. The work described shall be retained in this manner thereafter.
13. Prior to commencement a Tree Protection Plan to BS5837:2012 'Trees In Relation To Construction' shall be submitted and approved in writing by the Local Planning Authority. All trees to be retained shall first be protected by a Construction Exclusion Zone with fencing in accordance with BS5837:2012 'Trees In Relation To Construction'. Within the protected area(s) there shall not be carried out or permitted, during the construction period, any building or other operations, parking or passage of vehicles, or storage of building or other materials or any other object. The protection measures shall be retained for the duration of the works, and only removed once the development is complete and all machinery and work material removed from the site.
14. Prior to commencement details for the protective fencing of the SUDS shall be submitted to and approved in writing by the Local Planning Authority. The Habitat Gain Zone shall at all times be protected by fencing and gated. The approved scheme of fencing shall thereafter be kept in this manner, and any damage, for a period of no less than 30 years, commencing with the date of

installation, shall be repaired or replaced by the applicants or their successors in title.

15. Prior to occupation details of and external lighting, including the intensity of illumination and predicted lighting contours from flood lighting or lighting spilled from the development into the surrounding environment, have been first submitted to, and approved in writing by the Local Planning Authority. The scheme shall comply with the guidance 'Bats and Artificial Lighting at Night 2023' (Bat Conservation Trust & Institution of Lighting Professionals). Any lighting installed shall accord with the approved details and kept in this manner thereafter.

Flood Risk and Drainage

16. No development shall commence in any phase until a detailed, final surface water sustainable drainage strategy for the site has been submitted to, and approved in writing by, the Local Planning Authority.

The detailed surface water sustainable drainage strategy shall be based upon the site specific flood risk assessment (27th November 2024 / 23/014.01 – Version 3 / JOC Consultants Ltd) and indicative surface water sustainable drainage strategy (November 2024 / 30588/DS/SRG / Gleeson) submitted and sustainable drainage principles and requirements 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), directly or indirectly.

The details of the drainage strategy to be submitted for approval shall include, as a minimum;

a) Sustainable drainage calculations for peak flow control and volume control for the:

- i. 100% (1 in 1-year) annual exceedance probability event;
- ii. 3.3% (1 in 30-year) annual exceedance probability event + 40% climate change allowance, with an allowance for urban creep;
- iii. 1% (1 in 100-year) annual exceedance probability event + 50% climate change allowance, with an allowance for urban creep

Calculations must be provided for the whole site, including all existing and proposed surface water drainage systems.

b) Final sustainable drainage plans appropriately labelled to include, as a minimum:

- i. Site plan showing all permeable and impermeable areas that contribute to the drainage network either directly or indirectly, including surface water flows from outside the curtilage as necessary;
 - ii. Sustainable drainage system layout showing all pipe and structure references, dimensions and design levels; to include all existing and proposed surface water drainage systems up to and including the final outfall;
 - iii. Details of all sustainable drainage components, including landscape drawings showing topography and slope gradient as appropriate;
 - iv. Drainage plan showing 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 and connecting cover levels to confirm minimum 150 mm+ difference for FFL;
 - 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;
- c) Evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltration rates and groundwater levels in accordance with BRE 365.
 - d) Evidence of an assessment of the existing on-site watercourse to be used, to confirm that these systems are in sufficient condition and have sufficient capacity to accept surface water runoff generated from the development.
 - e) Evidence that a free-flowing outfall can be achieved. If this is not possible, evidence of a surcharged outfall applied to the sustainable drainage calculations will be required.

The sustainable drainage strategy shall be implemented in accordance with the approved details.

Reason: To ensure satisfactory sustainable drainage facilities are provided to serve the site in accordance with Paragraphs 181 and 182 of the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems.

- 17. No development shall commence until a Construction Surface Water Management Plan, detailing how surface water and stormwater will be

managed on the site during construction, including demolition and site clearance operations, has been submitted to and approved in writing by the Local Planning Authority.

The details of the plan to be submitted for approval shall include method statements, scaled and dimensioned plans and drawings detailing surface water management proposals to include for each phase, as a minimum:

- a) Measures taken to ensure surface water flows are retained on-site during the construction phase(s), including temporary drainage systems, and, if surface water flows are to be discharged, they are done so at a restricted rate that must not exceed the equivalent greenfield runoff rate from the site.
- b) Measures taken to prevent siltation and pollutants from the site entering any receiving groundwater and/or surface waters, including watercourses, with reference to published guidance.

The plan shall be implemented and thereafter managed and maintained in accordance with the approved plan for the duration of construction.

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 surface water flood risk on-site or elsewhere during any construction phase in accordance with Paragraph 181 of the National Planning Policy Framework.

18. The occupation of the development shall not be permitted until a site-specific Operation and Maintenance Manual 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 in writing by the Local Planning Authority.

The details of the manual to be submitted for approval shall include, as a minimum:

- a) A timetable for its implementation;
- b) Details of the maintenance, operational and access requirement for all SuDS components and connecting drainage structures, including all watercourses and their ownership;
- c) Pro-forma to allow the recording of each inspection and maintenance activity, as well as allowing any faults to be recorded and actions taken to rectify issues;

d) The arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme in perpetuity;

e) Details of financial management including arrangements for the replacement of major components at the end of the manufacturer's recommended design life;

f) Details of whom to contact if pollution is seen in the system or if it is not working correctly; and

g) Means of access for maintenance and easements.

Thereafter the drainage system shall be retained, managed, and maintained in accordance with the approved details.

Reason: To ensure that surface water 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 sustainable drainage system is subsequently maintained pursuant to the requirements of Paragraph 182 of the National Planning Policy Framework.

19. The occupation of the development shall not be permitted until a site-specific verification report, pertaining to the surface water sustainable drainage system, and prepared by a suitably competent person, has been submitted to and approved in writing by the Local Planning Authority.

The verification report must, as a minimum, demonstrate that the surface water sustainable drainage system has been constructed in accordance with the approved drawing(s) (or detail any minor variations) and is fit for purpose. The report shall contain information and evidence, including photographs, of details and locations (including national grid references) of critical drainage infrastructure (including inlets, outlets, and control structures) and full as-built drawings. The scheme shall thereafter be maintained in perpetuity.

Reason: To ensure that surface water 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 the requirements of Paragraphs 181 and 182 of the National Planning Policy Framework.

Residential Amenity

20. The fencing and walls which provide the boundaries to the site or plots shall be constructed in full accordance with drawings UA23-027/P/BTP01 (rev. C), and (Job 0282) NSD116 (rev. B), and shall be permanently maintained in full accordance with the approved details.

Reason: In the interest of residential amenity in accordance with the provisions of Core Strategy Policy Env7 and Development Management Development Plan Document Policy DM29.

21. Prior to commencement of the development, details of the glazing/ventilation specification, to be incorporated into the construction of the development, where necessary, to ensure that the noise levels detailed in the noise assessment accompanying the application Ref 102952 v3, date 9th December 2024 can be achieved, shall be submitted to the Local Planning Authority. These shall be provided for prior approval, in writing. The details shall include the provisions to be made to ensure the appropriate ventilation and/or cooling of habitable rooms can be achieved. Thereafter, the approved details shall be implemented in full prior to the development becoming occupied and shall be permanently maintained in full accordance with the approved details.

Reason: In the interest of residential amenity in accordance with the provisions of Core Strategy Policy Env7 and Development Management Development Plan Document Policy DM29.

22. Construction deliveries to and from the site, and construction works, are restricted to between 08.00 and 18.00hrs Monday to Friday, 09.00 to 13.00hrs on Saturdays, and will not take place on Sundays and Bank Holidays, unless otherwise prior agreed in writing with the local planning authority. All works will be undertaken in accordance with BS5228:2009.

Reason: In the interest of residential amenity in accordance with the provisions of Core Strategy Policy Env7 and Development Management Development Plan Document Policy DM29.

23. Measures shall be in place to prevent nuisance being caused to residents from noise, dust, fumes and or vibration arising from the building works prior to the commencement of development works, and shall be retained for the duration of the development. There should be no burning off, on site, of construction waste.

Reason: In the interest of residential amenity in accordance with the provisions of Core Strategy Policy Env7 and Development Management Development Plan Document Policy DM29.

24. Prior to the commencement of development, the following information shall be submitted to the Local Planning Authority (LPA) for approval in writing:

- a. A desk study which assesses the risk of the potential for on-site contamination and ground gases and migration of both on and off-site contamination and ground gases.
- b. If the desk study identifies potential contamination and ground gases, a detailed site investigation shall be carried out to address the nature, degree and distribution of contamination and ground gases and shall include an identification and assessment of the risk to receptors as defined under the Environmental Protection Act 1990, Part 2A, focusing primarily on risks to human health and controlled waters. The investigation shall also address the implications of the health and safety of site workers, of nearby occupied buildings, on services and landscaping schemes, and on wider environmental receptors including ecological systems and property. The sampling and analytical strategy shall be submitted to and be approved in writing by the LPA prior to the start of the site investigation survey.
- c. Prior to first occupation or use, remediation statement, detailing the recommendations and remedial measures to be implemented within the site.
- d. On completion of the development/remedial works, the developer shall submit written confirmation, in the form of a verification report, to the LPA, that all works were completed in accordance with the agreed Remediation Statement.

Any works identified in these reports shall be undertaken when required with all remedial works implemented by the developer prior to occupation of the first and subsequent dwellings.

Reason: To ensure that:- the site investigation and remediation strategy will not cause pollution of ground and surface waters both on and off site, and the site cannot be capable of being determined as contaminated land under Part 2A of the Environmental Protection Act 1990.

Item 5 – 11/25/0124 - Land between Burnley Road and Altham Lane

Since the publication of the agenda, Lancashire County Council Lead Local Flood Authority have withdrawn their objection. They note consider the proposal would be acceptable subject to conditions. The Environment Agency have also submitted a comment stating that they have no additional comments to make. On this basis, the

flood risk and drainage issues have been satisfactorily resolved. The proposal would comply with Policy ENV4 of the HCS and Policy DM20 of the DMDPD insofar as they seek to meet the challenge of climate change and flooding.

There is a minor typographical error at paragraph 2.4, which refer to a 'patter of development' but should state 'pattern'. For the avoidance of doubt, planning officers consider that the proposal complies with paragraph 110 of the Framework insofar as the location is or could be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes, as well as paragraph 115 insofar as the proposal would be vision-led, safe and suitable, well-designed in relation to transport and not have a significant impact on the network or highway safety.

The following planning conditions have been proposed by consultees and will be subject to review and revision by the Head of Planning and Transportation (as well as others to be drafted by planning officers):

Highways

1. No part of the development pursuant to the approval of planning application 11/25/0124 shall be commenced until the full design details of the highway scheme interfaces and works on the A56 trunk road in connection with those shown in outline in the Arcadis drawing reference 30179111 ARC XX 000 DR CE 00010 have been submitted to and approved in writing by the local planning authority in consultation with the local highway authority and the highway authority for the A56 trunk road.

The details to be submitted shall include:

- Final details of how the schemes interface with the existing highway alignment.
- Full carriageway surfacing and carriageway marking details.
- Full construction details.
- Confirmation of compliance with current departmental standards (as set out in the Design Manual for Roads and Bridges) and policies (or approved relaxations/departures from standards).
- An independent Stage 1/2 Road Safety Audit carried out in accordance with current departmental standards and current advice notes.

Reason: In the interest of the safe and efficient operation of the Strategic Road Network, and to protect the integrity of the Trunk Road drainage asset in accordance with DfT Circular 01/2022.

2. Prior to the commencement of the development hereby permitted, a drainage survey in line with DMRB CS 551 Drainage Surveys shall be undertaken and a detailed surface water drainage design shall be submitted to and approved in writing by the Local Planning Authority (in consultation with the Highway Authority for the A56 trunk road) and subsequently implemented as approved. The SUDS is to be installed according to the approved SUDS plan and maintained in perpetuity. The design shall give due regard to the requirements of DfT Circular 01/2022 and shall include a maintenance Method Statement and schedule. Surface water drainage shall be implemented prior to opening to traffic in accordance with the agreed design and shall be maintained as such thereafter.

Reason: In the interest of the safe and efficient operation of the Strategic Road Network, and to protect the integrity of the Trunk Road drainage asset in accordance with DfT Circular 01/2022.

3. Prior to the commencement of any excavation works and landscaping works, geotechnical submissions shall be submitted in accordance with Design Manual for Roads and Bridges standard CD622 and agreed in writing by the Local Planning Authority (in consultation with the Highway Authority for the A56 trunk road).

Reason: To mitigate any adverse impact from the development on the A56 trunk road in accordance with DfT Circular 01/2022.

4. Prior to any planting being undertaken in proximity to the A56 trunk road boundary a Landscape Plan and Planting Schedule which shall include future maintenance shall be submitted to and approved in writing by the Local Planning Authority (in consultation with the Highway Authority for the A56 trunk road). Planting shall be undertaken and maintained in perpetuity in accordance with the agreed plan and schedule.

Reason: In the interest of the safe and efficient operation of the Trunk Road and to protect the Trunk Road soft estate.

5. No development pursuant to this application shall commence until a detailed Construction Design Plan and working Method Statement relating to site earthworks has been submitted to and approved by the Local Planning Authority (in consultation with the Highway Authority for A56 trunk road). Construction of the development shall then be carried out in accordance with the agreed Construction Design Plan and working Method Statement.

Reason: To mitigate any adverse impact from the development on the A56 trunk road in accordance with DfT Circular 01/2022.

6. No development shall commence until a Construction Management Plan (CMP) or Construction Method Statement (CMS) has been submitted to, and approved in writing by the local planning authority. The approved plan / statement shall provide:

- 24 Hour emergency contact number;
- Details of the parking of vehicles of site operatives and visitors;
- Details of loading and unloading of plant and materials;
- Arrangements for turning of vehicles within the site;
- Swept path analysis showing access for the largest vehicles regularly accessing the site and measures to ensure adequate space is available and maintained, including any necessary temporary traffic management measures;
- Measures to protect vulnerable road users (pedestrians and cyclists);
- The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- Wheel washing facilities;
- Measures to deal with dirt, debris, mud or loose material deposited on the highway as a result of construction;
- Measures to control the emission of dust and dirt during construction;
- Details of a scheme for recycling/disposing of waste resulting from demolition and construction works;
- Construction vehicle routing;
- Delivery, demolition and construction working hours.

The approved Construction Management Plan or Construction Method Statement shall be adhered to throughout the construction period for the development.

Reason: In the interests of the safe operation of the adopted highway during the demolition and construction phases.

7. Prior to commencement a scheme for the construction site accesses shall be submitted for approval and subsequently completed for the construction phase and reinstated thereafter (unless provided as the permanent accesses).

Reason: To enable all construction traffic to enter and leave the development site in a safe manner without causing a hazard to other road users in the interest of highway safety.

8. No development shall commence until a phasing and completion plan has been submitted to and approved in writing by the Local Planning Authority. The relief road phasing and completion plan shall set out the timetable of phases and completion sequence of the relief road. The development shall then be carried out in accordance with the approved plan.

Reason: To ensure the phasing and completion of the relief road are completed.

9. No development shall commence until such time as the area of existing highway Burnley Lane has been stopped up under the appropriate legal process (Section 247 of the Town & Country Planning Act) in consultation with the local planning authority and the highway authority.

Reason: To prevent the highway from being subsumed into the development.

10. No development shall commence until such time as the public footpath FP1101004 crossing the site has been temporarily closed or permanently diverted in accordance with the approved scheme. A scheme for the diversion route should be provided and agreed with the LPA to LCC specification. It should be implemented in accordance with the approved details.

Reason: To protect the public right of way.

11. No development shall commence until a scheme for the construction of the site accesses (including maintenance bay, signal design, 2 lanes – left and right turn on the link road exit OR safeguarded land for future widening of the Altham Lane junction) and the off-site works of highway mitigation including reduction in speed limit and associated traffic regulation order parking restrictions on Altham Lane, cycle connectivity on Altham Lane and Burnley Road and enhanced signage/lining of 7.5 tonne Altham Lane Canal Bridge weight limit has been submitted to, and approved by, the Local Planning Authority in consultation with the Highway Authority. The scheme shall be subsequently completed before first use of the relief road.

Reason: In order to satisfy the Local Planning Authority and Highway Authority that the final details of the highway scheme/works are acceptable.

12. No development shall be commenced until full engineering, sw drainage, street lighting, signal design, controlled crossing at Burnley Lane (if required), and constructional details of the relief road and supporting structures (embankments/retaining walls) proposed for adoption have been submitted to

and approved in writing by the local planning authority. The development shall, thereafter, be constructed in accordance with the approved details, prior to first use of the relief road.

Reason: In the interest of highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the approved development; and to safeguard the visual amenities of the locality and users of the highway.

13. No development shall be commenced until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved by the local planning authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an agreement has been entered into under Section 38 of the Highways Act 1980 or a private management and maintenance company has been established.

Reason: In the interest of highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the approved development; and to safeguard the users of the highway and the visual amenities of the locality.

14. No development shall commence until detailed design of the highway surface water drainage scheme, including basins, filter drains, culverts, separators, structures, easements for access and future maintenance has been submitted to and approved by the LPA. The development should be undertaken in accordance with the agreed details and the scheme shown on the approved drawing shall be constructed in accordance with the approved details.

Reason: In the interest of highway safety to prevent water from discharging onto the public highway.

15. No development shall commence until a CCTV condition survey and report of the highway drainage system on Station Road and Enfield Road to the outfall at the watercourse has been completed and submitted for approval by the LPA. Any defects shall be identified and subsequently repaired in agreement with the LPA and the Highway Authority.

Reason: To ensure suitable provision for the highway surface water.

16. No surface water from the development, other than surface water from the relief road shall discharge into the proposed surface water drainage system basins and connections to the off-site system.

Reason: To protect the highway drainage assets.

17. Prior to first use the relief road shall be fully completed to Lancashire County Council specification.

Reason: For highway safety.

18. Within 3 months of first opening of the relief road, speed monitoring shall commence and shall include 7-day automatic traffic counts installed on the relief road during a neutral month at all 5 side road junctions and raw data including 85thile speeds shall be submitted for approval. Measures to address any speed compliance issues arising from the data shall be agreed in writing with the LPA.

Reason:

19. A scheme for the visibility splays at the side road junctions shall be provided accordingly for the speed data collected within the monitoring exercise within 3 months of opening.

Reason: To ensure adequate highway safety and visibility splays

Ecology

20. The pre-commencement statutory Biodiversity Gain Plan shall be prepared in accordance with the hereby approved Environmental Impact Assessment, Biodiversity Net Gain Assessment, Statutory Biodiversity Metric, Baseline Ecological Appraisal, Arboricultural Impact Assessment, baseline habitat plan and post development habitat and landscape plan.

21. Prior to commencement of all works, including enabling works, a Habitat Management and Monitoring Plan (HMMP), prepared in accordance with the approved Biodiversity Gain Plan, has been submitted and approved in writing by the Local Planning Authority. The HMMP shall include:

- A non-technical summary;
- The roles and responsibilities of the people or organisations delivering the HMMP;
- The planned habitat creation and enhancement (Phase 1) works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;
- The management measures (Phase 2) to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development;

- The monitoring methodology and frequency in respect of the created habitat or enhanced habitat to be submitted to the local planning authority.

The frequency of monitoring shall be no less than 1, 2, 3, 4, 5, 10, 15, 20, 25, 30 years following the completion of development.

22. Trees identified as Tree B1 (TN7) and Tree B2 (TN8) (Ref: ARCADID – Ecological baseline Report April 2024) shall not be felled unless first approved in writing by the Local Planning Authority. Tree B1 (TN7) and Tree B2 (TN8) may not be felled in the absence of an adequate survey (undertaken immediately prior to felling) for the presence or absence of bats completed by a qualified bat worker. If Bats are found during tree felling, all work must cease immediately. The destruction of the Bat roost must be licenced by Natural England. No further work to the trees may be commenced until the approved Natural England licence is submitted and acknowledged by the LPA. The work, including mitigation measures, described in the Natural England licence shall be carried out strictly in accordance with the approved details and shall be retained in this manner thereafter.
23. Prior to commencement of construction, including enabling works, engineering works, grassland removal, scrub removal, tree felling, other groundworks an Arboricultural Method Statement and Tree Protection Plan to BS5837:2012 'Trees In Relation To Construction' shall be submitted and approved in writing by the Local Planning Authority. All tree work shall be completed to the British Standard BS3998: 2010 Recommendations for Tree Work. All trees to be retained shall be protected by a Construction Exclusion Zone with fencing in accordance with BS5837:2012 'Trees In Relation To Construction'. Within the protected area(s) there shall not be carried out or permitted, during the construction period, any building or other operations, parking or passage of vehicles, or storage of building or other materials or any other object. The protection measures shall be retained for the duration of the works, and only removed once the development is complete and all machinery and work material removed from the site.
24. Prior to the commencement of construction a plan marking the Construction Exclusion Zone, for the prevention of harm to the Habitat Protection Zone (area/s of habitat within the edge red/edge blue not impacted by construction), shall be submitted to and approved in writing by the Local Planning Authority. The Construction Exclusion Zone shall first be protected by temporary HERAS fencing or other suitable fencing, and/or temporary ground protection to form the Construction Exclusion Zone. Within the protected area(s) there shall not be carried out or permitted, during the construction period, any building or other operations, parking or passage of vehicles, or storage of building or other materials or any other object. The protection measures shall be retained for the duration of the works, and only removed once the

development is complete and all machinery and work material removed from the site.

25. Prior to commencement of construction, including enabling works, engineering works, grassland removal, scrub removal, tree felling, other groundworks an ecological Construction & Environmental Management Plan (Ref: Chartered Institute Ecology & Environmental Management) for the avoidance of harm to biodiversity during construction, including Pollution Prevention Measures and Reasonable Avoidance and Mitigation Measures (small mammals, including Badger, Hedgehog, Water Vole, Fox, amphibians, including Great Crested Newts, reptiles, nesting birds & other appropriate species), shall be submitted to and approved in writing by the Local Planning Authority. The approved work described therein shall be carried out in accordance with the approved delivery timetable.
26. No external lighting shall be installed on site unless details of such lighting, including the intensity of illumination and predicted lighting contours, have been first submitted to, and approved in writing by, the Local Planning Authority prior to first occupation/use of the site. The scheme shall comply with the guidance 'Bats and Artificial Lighting at Night 2023' (Bat Conservation Trust & Institution of Lighting Professionals) to minimise the impact on protected species. Any external lighting installed shall accord with the details so approved.
27. Prior to commencement of construction a satisfactory programmed landscaping scheme to achieve the measured Biodiversity Net Gain in accordance with the approved Biodiversity Gain Plan and Habitat Management and Monitoring Plan, which shall include soft and hard landscaping, means of enclosure, planting of the development, location of habitat piles and hibernacula, and annual maintenance shall be submitted to and approved in writing by the Local Planning Authority. The content of the planting scheme shall include the area marked as Traditional Orchard, number of plants, species, planting size, planting and seed sowing methodology, British Standards, and location of the planting. The work described in the scheme, shall be carried out strictly in accordance with the approved details and shall be retained in this manner thereafter. The approved landscape scheme shall be implemented during the first planting season following completion of the main construction phase, inclusive access roads, buildings, and SUDs completed in entirety. The approved scheme shall thereafter be kept in this manner, and any tree, shrub, plant or bulb/seed sown area which dies or is felled, uprooted, wilfully damaged or destroyed in the period described within the approved Biodiversity Gain Plan and Habitat Management and Monitoring Plan, and no less than 30 years commencing from the date of scheme completion, shall be replaced by the applicants or

their successors in title. The landscape scheme shall be managed and monitored for the period described within the approved Biodiversity Gain Plan and Habitat Management and Monitoring Plan, and no less than 30 years, to ensure that the Biodiversity Gain Plan target condition shall be achieved.

28. Prior to commencement of construction a full inventory of dry stone wall lost due to construction shall be submitted and approved in writing by the Local Planning Authority. The inventory shall include details of wall location, amount lost by length, height, and weight, and plans marking the place of temporary stone storage prior to its reuse. All dry stone wall arisings shall be set aside and later reused for the purpose of new dry stone wall creation and/or ecological habitat creation through the creation of hibernacula and habitat piles. Plans denoting the means by which dry stone wall arisings shall be reused must be submitted and approved in writing by the Local Planning Authority.
29. Prior to commencement of construction details for the installation of stone habitat/log piles and hibernacula (amphibians, reptiles and hedgehogs) shall be submitted and approved in writing by the Local Planning Authority. The habitat piles shall, where possible, use arising's derived from onsite construction activities, including vegetation and dry stone wall. The submitted details shall include details of location and construction methodology in accordance with industry best practice. The habitat piles and hibernacula must be installed during the construction phase in accordance with approved drawings and plans. The work described shall be retained in this manner thereafter.
30. Prior to the commencement of construction details for the installation of 20 pole mounted bat roost boxes (minimum 10 poles) and 20 pole mounted bird nesting boxes (minimum 10 poles) shall be submitted and approved in writing by the Local Planning Authority. The boxes may otherwise be tree mounted where possible. The submitted details shall include the box type, manufacturer's name, and plans marking the location of installation. The box type must be manufactured from woodcrete/woodstone. The boxes must be installed during the construction phase, and installed in accordance with manufacturer's specification, to British Standard or appropriate guidance. The work described shall be retained in this manner thereafter.
31. No removal of hedgerows, trees, shrubs or undergrowth shall take place between 1 March and 31 August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active bird nests immediately before the vegetation is cleared, and provided written confirmation that no birds will be harmed and/or appropriate measures in place to protect nesting birds on site. Any such written confirmation must be submitted to the Local Planning Authority.

Flood Risk and Drainage

32. No development shall commence in any phase until a detailed and final Surface Water Sustainable Drainage Strategy for the site has been submitted to, and approved in writing by, the Local Planning Authority.

The strategy shall be based on the site-specific Flood Risk Assessment and indicative Surface Water Sustainable Drainage Strategy (Drainage Strategy Report / 0179111-ARC 050-XX-RP-DE-00001 – Revision 2 / February 2026 / Arcadis), and shall demonstrate compliance with the principles and requirements of the National Planning Policy Framework, Planning Practice Guidance, and the latest published version of the National Standards for Sustainable Drainage Systems (or any successor Standards in force at the time of submission). It shall also demonstrate how sustainable drainage system features have been designed to deliver multifunctional benefits in relation to water quality, amenity, and biodiversity.

Surface water and foul water drainage shall be drained on separate systems. No surface water runoff from the development shall be discharged to a foul sewer(s), either directly or indirectly. The strategy shall confirm and evidence the final allowable peak discharge rates and runoff volumes, following completion of all detailed design work and site investigations to confirm and refine early design assumptions.

The submitted strategy shall include, as a minimum:

a) Sustainable drainage calculations for peak flow control and volume control for the following events:

- i. The 100% (1 in 1-year) annual exceedance probability event,
- ii. The 3.3% (1 in 30-year) annual exceedance probability event, including a 40% climate change allowance,
- iii. The 1% (1 in 100-year) annual exceedance probability event, including a 50% climate change allowance.

Calculations must cover the entire development area, including all existing and proposed surface water drainage systems up to and including the final discharge location(s).

b) Final sustainable drainage plans, appropriately labelled to include:

- i. Site plans showing all permeable and impermeable areas contributing to the surface water drainage network, either directly or indirectly, including the entire development area and any off-site flows where relevant.

ii. Drainage layout plans showing all pipe and structure references, dimensions, and design levels, including all existing and proposed surface water drainage systems up to and including the final discharge location.

iii. Details of all sustainable drainage features, including landscape drawings showing topography and slope gradients.

iv. Site plans showing modelled flood water depths, volumes and exceedance flow routes and flow velocities for rainfall events exceeding the 1% (1 in 100-year) 3 annual exceedance probability event, or due to a blockage. The strategy shall demonstrate that flood risk is not increased on-site or elsewhere, informed by a blockage assessment for all flow controls.

v. Final road levels in AOD with adjacent ground levels for all sides of each road and connecting cover levels.

vi. Final details of proposals to manage surface water runoff to and from the development boundary, including measures to manage surface water runoff from adjacent land that could flow onto the site during storm events, and to ensure runoff leaving the site does not occur in an uncontrolled manner.

vii. Measures to manage the quality of the surface water runoff to prevent pollution and, protect groundwater and surface water bodies. The strategy shall include a robust water quality risk assessment, proportionate to the pollution hazard and sensitivity of receiving waters, and shall inform the design of an appropriate SuDS management train.

c) Evidence of an assessment of the receiving sewer / highway drain to confirm its condition and capacity to accept surface water runoff from the development at the proposed discharge rate and runoff volume.

d) Evidence that a free-flowing outfall can be achieved. Where this is not possible, the strategy shall demonstrate that the drainage system has been assessed for performance under surcharged outfall conditions and will continue to function without increasing flood risk.

The sustainable drainage strategy shall be fully implemented in accordance with the approved details.

Reason: To ensure satisfactory sustainable drainage facilities are provided in accordance with Paragraphs 181 and 182 of the National Planning Policy Framework, Planning Practice Guidance and the National Standards for Sustainable Drainage Systems.

33. No development shall commence in any phase until a Construction Surface Water Management Plan has been submitted to and approved in writing by

the Local Planning Authority. The plan shall detail how surface water and stormwater will be managed on site during all construction activities, including demolition, site clearance, earthworks, and temporary drainage installation, to prevent uncontrolled runoff and pollution. The submitted details shall include, as a minimum:

- a) A timetable for implementation of any surface water management proposals;
- b) A method statement of the surface water management proposals for each construction phase, including temporary drainage arrangements and contingency measures for extreme weather events;
- c) Evidence of how surface water flows will be discharged, demonstrating that discharge rates will be restricted to no greater than the equivalent greenfield runoff rate.
- d) Measures to prevent siltation and pollutants from entering any receiving groundwater and/or surface water bodies, including watercourses, with reference to published guidance.
- e) A site plan of the proposed surface water management proposals and pollution prevention measures, including locations of temporary drainage features, bunds, silt fences, settlement tanks, and spill response equipment;

The plan shall be implemented in full and thereafter managed and maintained in accordance with the approved plan for the duration of the construction works.

Reasons: To ensure the development is served by satisfactory arrangements for the disposal of surface water during all construction phases, so that it does not pose an undue surface water flood risk on-site or elsewhere, and to prevent pollution of receiving waters, in accordance with Paragraph 181 of the National Planning Policy Framework and the principles of the National Standards for Sustainable Drainage Systems.

34. The commencement of use of the development shall not be permitted until a site-specific 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 in writing by the Local Planning Authority. The submitted details shall include, as a minimum:

- a) A timetable for its implementation

- b) Site-specific details of the operation, maintenance, and access requirements for all sustainable drainage system features and connecting drainage structures. This shall include any automated monitoring of motorised equipment, their functionality, and transmission of failure warnings to the responsible maintenance body
- c) The arrangements for adoption by any public body or statutory undertaker, or identification of named parties responsible for the management and maintenance of each surface water drainage system feature throughout the lifetime of the development
- d) Details of financial management, including arrangements for the replacement of major components at the end of the manufacturer's recommended design life
- e) Instructions on necessary steps to be taken in the event of a pollution incident, including matters that should be reported to the adopting authorities or the Environment Agency
- f) Details of land ownership and access rights for all parts of the surface water drainage system, including watercourses, sustainable drainage system features, and associated easements required for inspection and maintenance.

Thereafter, the drainage system shall be retained, managed, and maintained in accordance with the approved details.

Reason: To ensure that surface water flood risks to future users of the land and neighbouring land are minimised, together with risks to controlled waters, property, and ecological systems, and to ensure that the sustainable drainage system provided as part of the development have appropriate maintenance arrangements in place to ensure an acceptable standard of operation for the lifetime of the development, in accordance with Paragraph 182 of the National Planning Policy Framework and Standard 7 of the National Standards for Sustainable Drainage Systems.

35. The commencement of use of the development shall not be permitted until a site-specific Verification Report, pertaining to the surface water sustainable drainage system and prepared by a suitably competent person, has been submitted to and approved in writing by the Local Planning Authority.

The verification report shall include, as a minimum:

- a) Evidence that the surface water sustainable drainage system has been constructed in accordance with the approved drawing(s) and specifications, or details any minor variations, with evidence demonstrating that the system

remains fit for purpose and compliant with the approved surface water drainage strategy

b) Photographic and written evidence confirming the location and details of all critical drainage infrastructure. Locations shall be referenced using national grid coordinates

c) As-built drawings of the constructed drainage system, including all SuDS features, pipework, control structures, and discharge points, with levels and dimensions clearly annotated.

Thereafter, the drainage system shall be retained, managed, and maintained in accordance with the approved details.

Reason: To ensure that surface water flood risks from development to future users of the land and neighbouring land are minimised, together with risks to controlled waters, property, and ecological systems, and to confirm that the development as constructed is compliant with the requirements of Paragraphs 181 and 182 of the National Planning Policy Framework and Standard 7 of the National Standards for Sustainable Drainage Systems.

Contamination

36. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the local planning authority. The remediation strategy shall be implemented as approved.

Reason: To ensure that the development does not contribute to and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site. This is in line with paragraph 187 of the National Planning Policy Framework.

Archaeology

37. A programme of archaeological work in accordance with a written scheme of investigation, which shall be submitted to and approved in writing by the local planning authority, shall be undertaken and submitted to the local planning authority as part of any reserved matters application. This programme of works shall include an initial phase of geophysical survey and trial trenching, as well as the compilation of a report on the work undertaken and the results obtained. These works should aim to establish the presence or absence of buried archaeological remains and their nature, date, extent and significance.

If archaeological remains are encountered then a subsequent phase of impact mitigation and a phase of appropriate analysis, reporting and publication shall be developed and implemented. A written scheme of investigation for that mitigation phase along with a timetable for its implementation shall be submitted for approval to the local planning authority. All archaeological works shall be undertaken by an appropriately qualified and experienced professional archaeological contractor and comply with the standards and guidance set out by the Chartered Institute for Archaeologists (CIfA) and include the appropriate deposition of archives. The development shall be carried out in accordance with the agreed details.

Reason: To ensure and safeguard the investigation and recording of matters of archaeological/historical importance associated with the development.

The Town and Country Planning (Consultation) (England) Direction 2021 sets out the circumstances when a local planning authority must consult the Secretary of State on a planning application that they do not propose to refuse. When a development falls within a category of application within the Direction, the Council cannot issue an approval before the Secretary of State has confirmed that they do not wish to call in the planning application. For the purposes of the Direction, “*Green Belt development*” means development which consists of or includes inappropriate development on land allocated as Green Belt in the development plan and which consists of or includes:

- (a) the provision of a building or buildings where the floor space to be created by the development is 1,000 square metres or more; or
- (b) any other development which, by reason of its scale or nature or location, would have a significant impact on the openness of the Green Belt.

For the reasons given in the Committee Report, planning officers do not consider the proposal would be inappropriate development in the Green Belt such that a requirement to consult the Secretary of State would not exist.

However, if members considered the proposal to be inappropriate development in the Green Belt issue and to have a significant impact on openness, but were minded to approve the application anyway, then there would be a requirement to consult the Secretary of State.

Item 6 – 11/26/0055 - Land off Crown Street, Accrington

An additional objection has been received. This raises the following grounds of objection:

- There are more suitable alternative parking options available

Response: There is no requirement to demonstrate that no suitable alternative sites are available. The application must be dealt with on its merits.

- The site is an opportunity for the provision of community green space and a children's playground.

Response: The proposed development is not for the provision of community green space and a children's playground. The planning application must be determined based on the development for which permission is sought.

End.