



# DEVELOPMENT CONTROL COMMITTEE

**ROOMS 2 & 3, BURNLEY TOWN  
HALL**

**Thursday, 14th March, 2024 at 6.30 pm**

## **SUPPLEMENTARY AGENDA**

9) *Update Report to DC Meeting 2024-03-14*

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**PUBLISHED**

**13<sup>th</sup> March 2024**

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## DEVELOPMENT CONTROL COMMITTEE

Wednesday 14<sup>th</sup> March 2024

### Update Report prior to Committee meeting

#### **AGENDA ITEM 6a**

**FUL/2022/0629 - Land west of Heckenhurst Avenue, Burnley**

**Pages 9-42**

A letter has been received from the Head Teacher at Worsthorne Primary School, expressing concerns about the safety of pupils in crossing Brownside Road coming to and from school. The letter states that they hope there will be a safe point of crossing between the school on Brownside Road and Heckenhurst Avenue. The letter also states that additional housing in the vicinity of the school puts pressure on pupil numbers.

Since the last meeting of the Committee, a further four letters of objection have been received, referring to objections that are listed in the agenda report.

An assessment from the Schools Planning Team has been received which relates to the request for a contribution towards five secondary school places. The full assessment is available on public access. The Schools Planning Team has identified Burnley High School as the named school for the investment.

#### **AGENDA ITEM 6b**

**FUL/2021/00691 - Land south of Rossendale Avenue, Burnley**

**Pages 43-74**

Page 55 – Habergham Parish Council

Has written to maintain the objections as stated in the agenda report.

Page 56 - Publicity

A further 8 letters of objection from neighbours have been received, referring to objections previously made and some referring to the proposed MUGA, stating that it may lead to noise.

Pages 66-73:Conditions

A number of additional and altered Conditions are recommended and a revised set is provided below:

The development must be begun within three years of the date of this decision.

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans listed on this notice below.

Reason: To ensure the development is implemented in accordance with the approved plans and to avoid ambiguity.

3. No development of any kind, including vegetation clearance, shall be commenced until a Phasing Plan and Strategy to identify the sequence and the spatial phasing of development to include earthworks, ground works, access, infrastructure, landscaping, public open space provision and built development, has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter only be carried out in accordance with the approved Phasing Plan & Strategy unless any variation to it is otherwise first submitted to and approved in writing by the Local Planning Authority.

Reason: To assist the phasing of the construction of a major development on a large site and to ensure its effective delivery, in accordance with Policies HS1/4, SP5 and NE5 of Burnley`s Local Plan (July 2018).

4. Representative samples of the external materials of construction to be used on the walls and roofs of the development shall be submitted to and approved in writing by the Local Planning Authority prior to any development above ground level. The development shall thereafter only be carried out in accordance with the approved materials.

Reason: To ensure a satisfactory appearance to the development, having regard to the character of the local area, in accordance with Policy SP5 of Burnley`s Local Plan (July 2018). The details are required prior to the commencement of built development above ground level to ensure that the details are satisfactory and can be implemented at the appropriate stage of the development.

5. The development permitted by this planning permission shall be constructed, carried out and maintained thereafter in accordance with the following submitted surface water sustainable drainage strategy and design, construction management plan, and operation and maintenance plan:

- Drainage Strategy & Design, Manchester Road, Burnley, Seddon Homes Ltd, Ref: K40092.DS/001A, Rev A, 21 Sept 2023, RG Parkins, and associated drawings;

- Construction Management Plan for Sustainable Drainage Systems, Manchester Road, Burnley, Seddon Homes Ltd, Ref: K40092.CMP/003, 17 July 2023, RG Parkins; and

- Operation & Maintenance Plan for Sustainable Drainage Systems, Manchester Road, Burnley, Seddon Homes Ltd, Ref: K40092.OM/002, 17 July 2023, RG Parkins.

The Construction Management Plan shall be implemented and thereafter managed and maintained in accordance with the approved plan details for the duration of construction. The approved Drainage Strategy & Design and measures contained within the Operation & Maintenance Plan shall be fully implemented prior to any dwelling being first occupied and in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed in writing by the Local Planning Authority. The drainage system shall thereafter be retained, managed, and maintained in accordance with the approved details.

Reason: To ensure satisfactory sustainable drainage facilities are provided to serve the site and to reduce the risk of flooding on-site and elsewhere during and after construction of the development, in accordance with Policies CC4 and CC5 of Burnley's Local Plan (July 2018).

6. No dwelling shall be first occupied 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 approved 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 3 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 167 and 169 of the National Planning Policy Framework, in accordance with Policies CC4 and CC5 of Burnley's Local Plan (July 2018).

7. Foul and surface water shall be drained on separate systems and a scheme for the disposal of foul water shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of built development above ground level. The approved scheme shall be implemented in full and completed prior to any dwelling being first occupied. The foul water drainage scheme shall thereafter be retained at all times in the future.

Reason: To ensure the site can be adequately drained and to prevent pollution of groundwaters, in accordance with Policy NE5 of the Burnley's Local Plan (July 2018). The scheme is required prior to the commencement of built development above ground level to ensure that the measures identified in the scheme can be carried out at the appropriate stage of construction.

8. Prior to the commencement of built development above ground level, details of finished floor levels for all the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter only be carried out in accordance with the approved details.

Reason: To ensure the satisfactory implementation of the proposal, having regard to the appearance of the development and its surroundings, in accordance with Policy SP5 of Burnley's Local Plan (July 2018). The details are required prior to the commencement of built development above ground level to ensure that the dwellings are constructed in accordance with the approved levels.

9. Prior to the commencement of development, a Landscape and Ecological Management Plan (LEMP), including a timetable for its implementation, shall be submitted to and approved in writing by the Local Planning Authority. The content of the LEMP shall include the following:
  - a. Description and evaluation of features to be managed;
  - b. Ecological trends and constraints on site that might influence management;

- c. Aims and objectives of management;
- d. Appropriate management options for achieving aims and objectives;
- e. Prescriptions for management actions;
- f. Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period);
- g. Details of the body or organisation responsible for implementation of the plan; and
- h. Ongoing monitoring and remedial measures.

The approved LEMP shall be implemented and adhered to at all times in accordance with the approved details and approved timescales in perpetuity.

Reason: To ensure that the planting and biodiversity assets and mitigation measures that are present and deployed on the site are effectively managed to ensure their long term protection and benefits to biodiversity, in accordance with Policy NE1 of Burnley`s Local Plan (July 2018). The Plan is required prior to the commencement of development to ensure that it can be implemented at the appropriate stage in the development.

10. Prior to the commencement of development, a Construction Environment Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority which shall provide details for the following measures:
  - i) methodology for infilling part of the existing ditch to be culverted and protecting retained habitats, including the remaining ditch and boundary vegetation;
  - ii) method statement for site clearance to protect any species on the site such as hedgehogs;
  - iii) measures to treat and prevent the spread of non-native invasive species on and adjacent to the site; and,
  - iv) details of the construction lighting to be designed to avoid light spillage onto trees and areas of habitat.

The agreed measures shall be implemented prior to any site clearance or development being commenced and retained in their entirety for the duration of the development until its completion.

Reason: To protect the ecology of the site during the construction period, in accordance with Policy NE1 of Burnley`s Local Plan (July 2018). The Plan is required prior to the commencement of development to ensure that the measures are implemented prior to any works taking place.

11. No development shall be commenced until a scheme for the means of protecting the trees and hedges to be retained on or adjacent to the application site, to be in accordance with BS 5837 (2012) and including the protection of root structures from injury or damage prior to and during the development works, has been submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall also provide for no excavation, site works, trenches or channels to be cut or laid or soil waste or other materials deposited so as to cause damage or injury to the root structure of the retained trees or hedges. The approved scheme of protection measures shall be implemented in its entirety before any works are carried out, including any site clearance work, and thereafter retained during building operations until the completion of the development.

Reason: To ensure adequate protection for the long term health of trees/hedges which should be retained in the interests of the visual amenities and biodiversity of the site and its surroundings, in accordance with Policy NE4 of Burnley's Local Plan (July 2018). The scheme is required prior to the commencement of development to ensure that the measures are implemented prior to any works taking place.

12. All planting, seeding or turfing comprised in the approved details of landscaping as approved in accordance with the Landscape Proposal Sheets 1-4 inclusive (drawing numbers 6671.01RevF, 6671.02RevF, 6671.03RevF and 6671.04RevF (received on 23rd January 2024) shall be carried out in the first planting and seeding seasons following the first occupation of any of the dwellings within any phase of the development or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written approval to any variation.

Reason: In order that the landscaping works contribute to a satisfactory standard of completed development and its long term appearance harmonises with its surroundings and contributes to biodiversity enhancement, in accordance with Policies SP5 and NE1 of Burnley's Local Plan (July 2018).

13. Prior to commencement of development, a detailed external lighting plan to minimise the intensity of lighting in wildlife sensitive areas shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details of external lighting only and shall be retained at all times. No additional external lighting or variance to the approved scheme shall be carried out at any time without the prior written permission of the Local Planning Authority.

Reason: To protect wildlife, including protected species, which is sensitive to lighting, in accordance with Policy NE1 of Burnley's Local Plan (July 2018). The scheme is required prior to the commencement of development to ensure the avoidance of any harm to wildlife from intensive or inappropriate external lighting.

14. No development, site clearance/preparation, or demolitions shall take place on the site until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological works. This must be carried out in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority. The programme of works should comprise:

(i) Geophysical survey using appropriate survey equipment over the site

(ii) A gridded metal-detector survey using an appropriate machine in the area around the "Butter Cross" base. A 25 m radius from the monument should be used as the initial area and extended if the results are deemed to merit a wider area of survey.

(iii) A programme of evaluation of any significant features identified by (i) and (ii) above

(iv) Any further excavation and recording of significant features identified in by (iii) above

This work should be undertaken by an appropriately qualified and experienced professional contractor to the standards and guidance of the Chartered Institute for Archaeologists ([www.archaeologists.net](http://www.archaeologists.net)). A digital copy of the report and the photographs shall be placed in the Lancashire Historic Environment Record prior to the dwelling consented being first occupied.

Reason: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the buildings/site.

15. No removal of or any works to hedgerows, trees and shrubs or site clearance shall take place between the 1st March and 31<sup>st</sup> August inclusive unless a competent ecologist has inspected the area (including an inspection for ground nesting birds) no more than 24 hours prior to its removal and has provided written confirmation to the Local Planning Authority that no nests or breeding birds will be harmed by the development and/or that there are appropriate measures in place to protect nesting bird interest on the site.

Reason: To ensure that nesting birds which are protected by the Wildlife and Countryside Act 1981 are not harmed by the development, in accordance with Policy NE1 of Burnley's Local Plan (July 2018). This must be carried out prior to the commencement of development in order to prevent any potential harm to breeding birds.

16. Prior to the commencement of development, a scheme for the provision and implementation of Biodiversity Enhancement Measures on the site to include bird and bat boxes and fencing with appropriate holes for mammals as well as timescales for the completion of the measures, shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall thereafter be carried out and completed in accordance with the approved timescales and shall be retained thereafter.

Reason: To maintain and enhance biodiversity on the site, in accordance with Policy NE1 of Burnley's Local Plan (July 2018). The scheme is required prior to the commencement of development in order to ensure that it can be coordinated with other landscaping and ecology related schemes for the site and implemented at the appropriate stages of the development.

17. The boundary treatment indicated on the approved Boundary Treatment Plan (drawing number 2032SHW/MRB/BTP01RevD) shall be carried out and completed prior to the completion of the development.

Reason: To ensure adequate and sensitive boundary treatment to provide a satisfactory appearance to the development and provide screening where appropriate, in accordance with Policy SP5 of Burnley's Local Plan (July 2018).

18. No development shall take place, including any works of demolition or site clearance, 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 control and deal with dirt, debris, mud, or loose material deposited on the highway because of construction.
- Measures to control and deal with vibration.
  - Procedures for maintaining good public relations including complaint management, public consultation and liaison.
- Measures to control the emission of dust, dirt and other air-borne pollutants during construction.
  - Mitigation measures to minimise noise disturbance from construction works.
- Measures for controlling the use of site lighting whether required for safe working or for security purposes.
- Details of a scheme for recycling/disposing of waste resulting from demolition and construction works.
- Construction vehicle routing.
- Delivery, demolition, and construction working hours and procedures for emergency deviation of agreed working hours.

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

Reason: To ensure that the safety and amenities of occupiers of neighbouring properties and users of the local highway are satisfactorily protected, in accordance with Policies NE5 and IC1 of Burnley's Local Plan (July 2018). The Construction Management Plan is required prior to the commencement of development to ensure that the measures contained therein can be carried out at the appropriate phases of the construction period.

19. For the full period of construction facilities shall be available on site for the cleaning of the wheels of vehicles leaving the site and such equipment shall be used as necessary to prevent mud, stones and debris being carried onto the highway. Provision to sweep the surrounding highway network by mechanical means will be available and the roads adjacent to the site shall be mechanically swept as required during the full construction period.

Reason: To prevent stones, mud and debris being carried onto the public highway to the detriment of road safety.

20. Unless otherwise approved in writing by the Local Planning Authority, all works and ancillary operations in connection with the construction of the development, including the use of any equipment, shall be carried out only between 0800 hours and 1800 hours on Mondays to Fridays and between 0800 hours and 1300 hours on Saturdays and at no time on Sundays, Bank Holidays or Public Holidays. Where permission is sought for works to be carried out outside the hours stated, requests

in writing must be made with at least seven days' notice to the Local Planning Authority.

Reason: To safeguard the residential amenities of the local area, in accordance with Policy NE5 of Burnley's Local Plan (July 2018).

21. There shall be no deliveries of materials and equipment associated with the construction of the development accepted or permitted to enter the site on Mondays to Fridays apart from between the hours of 9:00am and 2:30pm unless any exceptional cases are agreed in writing in advance with the Local Planning Authority.

Reason: To avoid peak traffic on the surrounding highway network, in the interests of highway safety, in accordance with Policy IC1 of Burnley's Local Plan (July 2018).

22. The approved access junction and estate road shall be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base course level before any development takes place within the site.

Reason: To ensure that satisfactory access is provided to the site before the development hereby permitted becomes operative, in the interests of highway safety, in accordance with Policy IC1 of Burnley's Local Plan (July 2018).

23. No development shall be commenced until the engineering, drainage, street lighting and constructional details of the proposed 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.

Reason: To ensure these details are adequate to provide satisfactory access and amenity for the occupiers of the development, in accordance with Policy IC1 of Burnley's Local Plan (July 2018). The details are required prior to the commencement of development to ensure that the details are satisfactory and can be implemented at the appropriate time and stages of the development in the interests of highway safety.

24. No development shall commence other than site clearance, remediation and preparatory works until an estate street phasing and completion plan has been submitted to and approved in writing by the Local Planning Authority. The estate street phasing and completion plan shall set out the development phases and completion sequence that estate streets serving each phase of the development will be completed. The development shall then be carried out only in accordance with the approved estate street phasing and completion plan.

Reason: To ensure the phasing and completion of estate streets serving the development are completed to ensure the provision of satisfactory access, in accordance with Policy IC1 of Burnley's Local Plan (July 2018). The plan is required prior to the commencement of above ground development to ensure that the construction works and development are carried out in an appropriate manner.

25. No development shall commence other than site clearance, remediation and preparatory works until details of a highway surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The

approved highway surface water drainage scheme shall thereafter be implemented in accordance with the approved details as part of the highway construction and completed prior to the occupation of any dwelling within each phase.

Reason: To prevent water from discharging onto the public highway, in the interest of highway safety, in accordance with Policy IC1 of Burnley's Local Plan (July 2018). The scheme is required prior to the commencement of above ground development to ensure that the approved scheme can be implemented at the appropriate stages of the construction of the development.

26. 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 in writing 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 for this purpose.

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

27. No dwelling shall be first occupied until drop kerbs have been installed at the carriageway edge for that dwelling and a vehicle cross-over constructed across the footway fronting the site in accordance with the approved plans and the Lancashire County Council Specification for Construction of Estate Roads and shall be so retained in that form thereafter for the lifetime of the development.

Reason: In the interests of pedestrian safety and accessibility, in accordance with Policies IC1 and IC3 of Burnley's Local Plan (July 2018).

28. No dwelling shall be first occupied unless and until all its associated car parking has been constructed, drained, surfaced (in black bitumen macadam or other approved bound material) and is available for use in accordance with the approved plans. The car parking spaces associated with each dwelling shall thereafter be retained for the purposes of car parking at all times.

Reason: To ensure adequate off-street parking, in the interests of highway safety and amenity, in accordance with Policy IC3 of Burnley's Local Plan (July 2018).

29. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking or re-enacting that Order with or without modification), the garages hereby approved shall remain available at all times for the parking of a motor vehicle and shall not be altered to provide habitable space.

Reason: To ensure that car parking levels for each property are preserved to ensure the continued compliance with the Council's parking standards and avoid reliance on off-street parking, in accordance with Policy IC3 of Burnley's Local Plan (July 2018).

30. Notwithstanding the provisions of Article 3 and Part 1 of the Second Schedule of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking or re-enacting that Order with or without

modification), no development as specified in Class B of Part 1 of Schedule 2 of that Order shall be carried out at Plots 1, 7, 8, 9, 19, 20 and 32 without express planning permission first being obtained from the Local Planning Authority.

Reason: To allow the Local Planning Authority to assess the impact of any proposals to enlarge the roofs of dwellings (such as by way of a dormer construction) on the privacy and residential amenities of occupiers of neighbouring properties and its visual impact on the character and appearance of the development, in accordance with Policies SP5 and HS4 of Burnley's Local Plan (July 2018).

31. Electric vehicle charging points which shall be in accordance with the relevant Department for Transport guidance (minimum power rating output of 7kW and fitted with a universal socket) shall be installed externally at each plot prior to its first occupation.

Reason: To encourage the use of electric vehicles in order to reduce emissions and protect the local air quality in accordance with Policy IC3 of Burnley's Local Plan (July 2018).

32. Prior to the first occupation of any dwelling, refuse bins and recyclable waste storage for each respective dwelling shall be provided within a concealed area of the curtilage in accordance with details in the approved Refuse Plan. The refuse and recyclable waste storage provision for each dwelling shall thereafter be retained at all times.

Reason: To ensure adequate storage for refuse and recycling waste is provided away from public views, in the interests of residential amenities, in accordance with Policy SP5 of Burnley's Local Plan (July 2018).

33. A minimum of 22 dwellings within the development shall be constructed to comply with the optional technical standards of Part M4(2) of the Building Regulations 2010 to provide adaptable homes. Details of the plots to be constructed to comply with this specification shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. None of the specified plots subject to these requirements shall be first occupied until a verification report prepared by a suitably competent surveyor or professional to demonstrate that the standard has been achieved for that dwelling has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the development provides benefits to new occupiers by the provision of adaptable homes to meet lifetime needs, in accordance with Policy HS4 of Burnley's Local Plan (July 2018).

34. Prior to the installation of any photovoltaic (PV) panels or equipment at any part of the development, details of the PV panels and their siting shall first be submitted to and approved in writing by the Local Planning Authority. The PV panels shall thereafter only be installed as approved.

Reason: To ensure that the details and appearance of the PV panels is satisfactory, in accordance with Policy SP5 of Burnley's Local Plan (July 2018).

35. The development shall be completed with the chimney features as detailed in the approved plans prior to each dwelling being first occupied.

Reason: To ensure the satisfactory implementation of the proposal and the inclusion of detailing which contributes to the quality of the development, in accordance with Policy SP5 of Burnley's Local Plan (July 2018).

No development shall be commenced until a scheme to deal with contamination has been submitted to and approved in writing by the Local Planning Authority. The scheme shall conform to current guidance and best practice as set out in BS10175:2011 Investigation of potentially contaminated sites - code of practice; CLR 11 - Model procedures for the management of land contaminations or other supplementary guidance and include the following phases, unless identified as unnecessary by the preceding stage and agreed in writing by the Local Planning Authority:

- a) A site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study; and
- b) A remedial strategy detailing the measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such scheme shall include nomination of a suitably qualified person to oversee the implementation of the works.

No dwelling shall be first occupied until a Verification report (produced by the suitably qualified person) to evidence that all remediation works, as applicable, have been carried out in accordance with the approved remedial strategy, has been submitted to and approved in writing by the Local Planning Authority.

Reason: In order to deal appropriately and safely with the risks posed to the public and future occupiers by the historic use of the site and land uses in the surrounding area, in accordance with Policy NE5 of Burnley's Local Plan (July 2018). The site investigation and remediation scheme are required prior to the commencement of development in order to ensure that any mitigation measures that are found to be necessary through the investigation can be carried out at the appropriate stage in the development process.

36. The Multi-Use Games Area (MUGA) indicated on the approved plans shall be constructed, completed and available for use in accordance with timescales and details of its design, surfacing, perimeter fencing, which shall be previously submitted to and approved in writing by the Local Planning Authority. The approved MUGA shall thereafter be available for use in accordance with the approved timescales and be retained in perpetuity. The approved MUGA shall not at any time be illuminated.

Reason: To ensure satisfactory and appropriate recreation provision to cater for the needs of the development, in accordance with Policy HS4 of Burnley's Local Plan (July 2018).

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