

Town and Country Planning Act 1990

Residential development of six semi-detached houses and nine detached houses and access road (demolition of garages attached to electricity substation)

Springbank West Street Padiham Lancashire

Background:

The proposal is for a residential development of 15 houses on approximately 0.63ha on cleared land to the north side of West Street. The site is irregular in shape with a short frontage to West Street and levels that rise in a northerly direction towards a woodland that separate the site from the A6068 by-pass. The site was formerly occupied by a day centre that has been demolished and is now partly under grass with expansive areas of hardstanding. The site is bound on three sides by existing houses – Acrefield to the east, West Street and East Street to the south and Pierce Close to the west. The site was formerly occupied by Springbank day centre and has a private access with a junction at Pierce Close/West Street. The site is adjacent to the Padiham Conservation Area on its south side.

Pierce Close



Cleared site



Widen and improve existing adopted highway to form access

Existing drive to the former day centre

The proposal seeks to extend and improve the existing adopted highway which currently terminates at the front of properties 18 and 19 Pierce Close and form a new estate road generally along the route of the existing access. The existing electricity sub-station between the proposed access road and West Street would be retained and a new development of nine detached houses (4 bedroom) and six semi-detached houses (3 bedroom).

Proposed Site Layout



There are a number of trees mainly around the edges of the site and further trees on the embankment beyond the north edge of the site. Those indicated with dotted lines on the above site layout would be removed, most of which are category C trees which are of lower quality and their removal would be necessary to accommodate the proposed dwellings. A single category B tree is proposed for removal (beech) which is located to plots 9 and 10 towards the north corner of the site. New tree planting is proposed along the proposed estate road.

The proposed houses have been slightly modified since first submitted to reduce the scale of some of the roofs which as amended would vary between 7.6m and 8.6m high and consist of gable roofs that reflects the form of local housing. The proposed street scene to the north side of the site is indicated below:-

Proposed street scene plots 9-15:

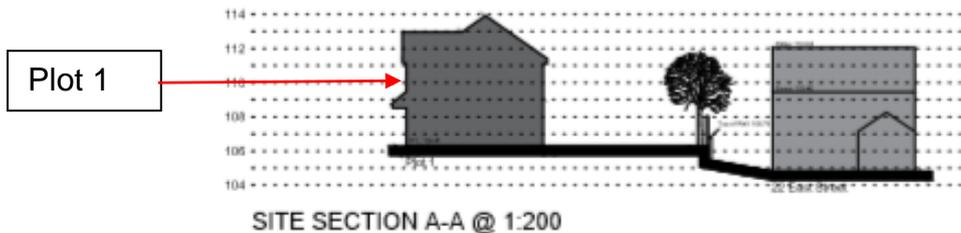


STREET SCENE A-A

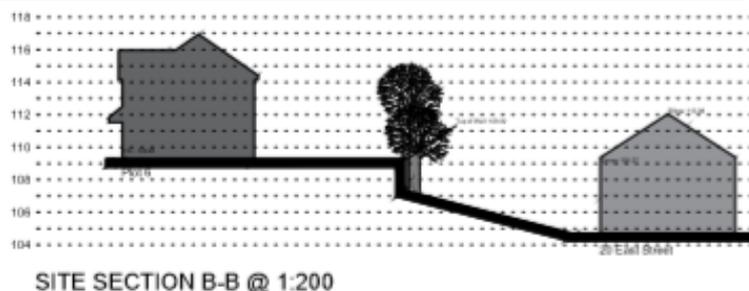
The entrance dwelling (plot 1) would be built in reconstituted stone whilst the remainder of the development which is largely contained by perimeter development would be constructed in brick.

The site is elevated above the adjoining properties at East Street.

Rear of plot 1 faces the mainly blank gable of lower house at 22 East Street



Rear of plot 6 faces the rear of lower house at 20 East Street



The separation distances between existing and proposed houses is approximately 15m between an elevation with habitable rooms and a principally blank gable (non-habitable window) and 21m between opposing rear elevations.

Relevant Policies:

Burnley's Local Plan (July 2018)

- SP1 – Achieving sustainable development
- SP2 – Housing requirement 2012-2032
- SP4 – Development strategy
- SP5 – Development quality and sustainability
- HS4 – Housing developments
- HE2 – Designated heritage assets
- NE1 – Biodiversity and ecological networks
- NE5 – Environmental protection
- CC4 – Development and flood risk
- IC1 – Sustainable travel
- IC3 – Car parking standards
- IC4 – Infrastructure and Planning Contributions

The National Planning Policy Framework (2019)

Site History:

No relevant history.

Consultation Responses:

LCC Highways

No objection; recommend conditions to require a Construction Method Statement and the provision of wheel washing facilities during construction.

Lead Local Flood Authority (LCC)

No objection subject to a condition to require final details of the design of the drainage scheme, based on sustainable drainage principles, to be agreed and implemented.

LCC School Planning Team

Advise that an education contribution is not required.

Greater Manchester Ecology Unit

The risk of impacting roosting bats is very low but as a precautionary measure a number of reasonable avoidance measures (RAMs) have been recommended in the applicant's ecology appraisal and a condition to this effect should be placed on any permission. The drystone wall, trees and scrub on the site have the potential to support nesting birds. Recommend that works affecting the drystone wall and tree/scrub works should not be undertaken in the main bird breeding season (March-August inclusive) unless nesting birds have been found to be absent by a suitably qualified person. The adjacent woodland has the potential to support mammals such as hedgehog which could wander into the site. A condition is recommended to require reasonable avoidance measures. The woodland area adjacent to the site should be protected. Artificial lighting can affect the feeding and commuting behaviour of bats and therefore recommend that any lighting during construction and post development be directed away from any of the adjacent trees. The invasive Wall cotoneaster is present on the site; the applicant should be made aware of its presence and ensure that it is disposed of. Also recommend that opportunities for biodiversity enhancement be incorporated into the new development; these should include bat bricks and/or tubes, bird boxes and native tree and shrub planting.

Head of Greenspaces and Amenities

Seeks a contribution to be used to improve recreation facilities in Memorial Park which is the district park for this area. The Memorial Park development plan identifies a need to improve play facilities for disabled children on the play area and a contribution will be used towards this purpose. On the basis of the viability assessment submitted by the applicant, the applicant is requested to pay £5000 for this purpose.

Publicity

Five letters have been received from neighbouring properties on Acrefield, East Street and Pierce Close which raise objections/concerns. Two of the letters state they are in favour of the development but have some concerns. The objections/concerns are listed below:-

- The standard of housing should compliment the area in terms of design and materials
- Object to the proposed access in front of existing properties which is a quiet cul-de-sac.
- Overlooking from the development into first floor rooms (East Street)
- Impact on enjoyment of quiet and peaceful location
- Concern that local infrastructure cannot support the volume of large family residences, with reference to play areas and clubs for children/youth
- Trees should be retained

- Request that new trees to be planted wont grow so high as to impact on the light of adjoining Acrefield properties
- Concern over any potential damage to the drystone wall which belongs to the houses on Acrefield and question whether there will be any new perimeter fencing to protect the stone wall
- Concerns over surface water following heavy rain draining to the back gardens of Acrefield.

Planning and Environmental Considerations:

Principle of proposal

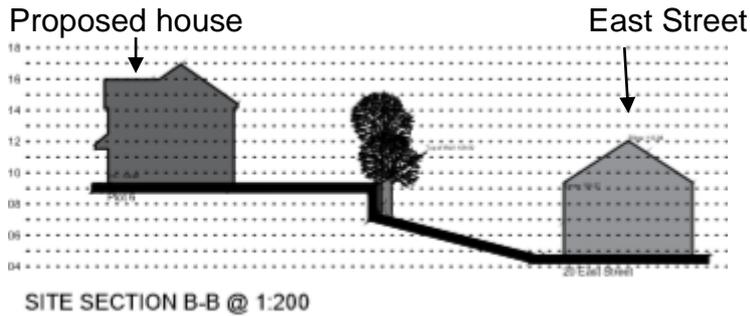
Policy SP4 identifies Padiham as a Key Service Centre at the second tier in the settlement hierarchy where it is expected that large scale, major and a variety of smaller sites will deliver a comprehensive range of choice of types and tenures. In addition to allocated sites, Policy SP4 states that new development will be supported within Development Boundaries where it is an appropriate type and scale and where, amongst other things, it makes efficient use of land and buildings. Other factors to take into account include the site's accessibility (by walking, cycle and public transport), its impact on residential amenity and any benefits from the appropriate re-use of existing buildings and infrastructure. The accessibility of the site within the existing urban area of Padiham and its close relationship with the existing residential area would indicate that the proposal would, in principle, comply with Policy SP4. In addition, the National Planning Policy Framework (2019) states that local planning authorities should support the development of windfall sites, giving great weight to the benefits of using suitable sites within existing settlements for homes. There is in this case a clear benefit from the re-use of a previously developed site for new homes within an existing primarily residential area that is accessible to shops, facilities, amenities and public transport. The principle of the proposal is therefore acceptable. Consideration should also be given to the impacts of the development, particularly in respect of the effect on the character and appearance of the local area, the impact on residential amenities, the impact on the site's ecology, highway safety and on the need for affordable housing/local infrastructure.

Impact on residential amenities

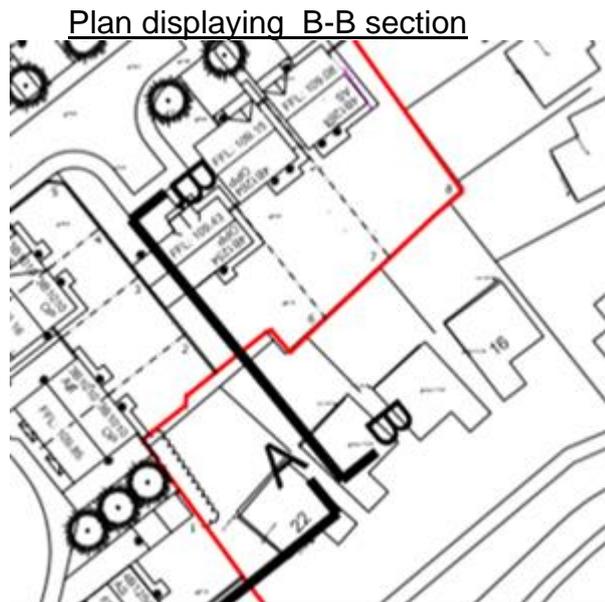
Policies HS4 and SP5 seek to protect the amenities of existing occupants and future occupiers of development. Policy SP4 also states that new development will be supported within Development Boundaries where, amongst other things, it would not have an unacceptably detrimental impact on residential amenity or other existing land users.

Policy HS4 requires appropriate outlook and privacy distances between habitable rooms; this requires a minimum distance of 20m between habitable rooms or 15m where habitable rooms face blank gables or gables with non-habitable rooms. The layout of the proposed development would comply with these requirements.

An objection from a neighbour on East Street is concerned that the development would lead to overlooking into the existing first floor bedroom windows. The interface distance between habitable windows would along this axis be a minimum of 21m up to a maximum of 26m. The proposed houses are at an elevated level as indicated on the section which is drawn below.



This provides a minimum separation distance of 21m. The outlook from the rear first floor bedroom windows would be over the roofs of the lower houses on east Street and not directly into bedroom windows.



It would however in respect of Plot 6 be reasonable to protect existing residents from any future enlargements such as rear dormers which could otherwise be constructed under permitted development rights. A condition to restrict permitted development rights is recommended. This is unnecessary for the adjacent plots 7 and 8 where there is a greater separation distance (25-26m).

An objection has also been received on the basis that the proposed estate road will lead to traffic passing the front of their property.

Properties 18 and 19 Pierce Close



Proposed route of new estate road



The fronts of these properties currently face a turning area that is part of the adopted highway. The addition of passing traffic would increase background traffic noise to a certain degree but the scale of the development (15 dwellings) would result only in modest levels of passing traffic which would not be unreasonable within a built-up residential area. The impact of the traffic would therefore not have a dominating or significantly detrimental impact on existing residential amenities.

Concerns have been expressed by residents over an existing drystone wall to the rear of Acrefield. The applicant affirms that a new perimeter fence would be erected on the development side of the drystone wall and as such it is not expected that the existing wall would be affected by the development.

New tree planting is proposed (19 no. new trees) within the development will use species that are suitable close to houses and should not therefore lead to any significant overshadowing or loss of daylight.

The impact of the proposal on the residential amenities of residents is therefore acceptable and would not conflict with Policies HS4 or SP5.

Impact on visual amenities, design and layout

Policy HS4 states that new housing should be high quality in its construction and design in accordance with Policy SP5 which requires development to respect locally characteristic street layouts, scale and massing, as well as have regard to landscaping and high quality materials appropriate to the site's context. Policy HE2 also requires consideration to the affect of the proposal on the setting of the Padiham Conservation Area.

The proposed scheme is most prominent along its frontage with West Street. The existing sub-station is not affected by the proposal and the trees between the sub-station and West Street would be mostly retained. The stone retaining wall in its use of natural stone contributes to the character of the conservation area and this would also not be affected by the development.

Site's frontage



Gable side of Plot 1



The side gable of Plot 1 would be set back from the boundary wall by 11.5m and has been designed with some windows, including a bay window to avoid a blank appearance from the street view. This property would be constructed in reconstituted stone whilst the remainder of the development which is largely contained by existing development and is visually and physically separated from the conservation area

would be constructed in brick. A condition is recommended to ensure that details of the external materials are agreed with the local planning authority. This would have a satisfactory appearance to West/East Street and would not significantly affect the setting of the Padiham Conservation Area.

The site would be screened from views from the A6068 bypass by the intervening woodland.

Minor changes have been made to the scheme since it was first submitted. Some house types have been modified by replacing large hipped roofs with gable roofs which better reflects the form of housing in the surrounding area. A number of the detached houses have been modified by reducing the ridge height (now vary between 7.6m and 8.6m) to ensure that the roofs appear in proportion and to avoid any dwelling appearing overly conspicuous or dominating.

The design of the proposed houses is conventional with a mix of semi-detached and detached with six house types in a coherent design that would appear in keeping with the surrounding developments at Pierce Close and Acrefield. Careful attention has been paid to the corner properties which incorporate dual aspect elevations to provide an attractive street appearance. The use of tree planting along the estate road will also contribute to the quality of the living environment. The gross density of the scheme is approximately 25 dwellings per hectare (dph) which is in accordance with policy HS3 which states that as a minimum, developments should seek to achieve 25 dph.

No open space is proposed within the site. Policy HS4 states that for developments 10 and 49 dwellings, they will be expected provide public open space but where this impractical or unusable then the Council will negotiate with the developer a commuted sum for the benefit of existing public open space nearby. In this case, the scale of the development coupled with the shape and characteristics of the site would make open space on site impractical and unusable. As such, the applicant has agreed to pay a contribution towards improving the existing play facilities at Memorial Park which is close to the site. The figure that has been arrived at for this (£5000) takes into account the viability assessment that has been submitted to the Council and reviewed by the Council's head of Property who accepts the position that is put forward. On this basis, the agreed contribution would make an acceptable contribution to improving existing open space and would therefore comply with Policy HS4.

In conclusion, the visual impact of the development and its design and layout would be appropriate within its context, would respect the local area and the setting of the Padiham Conservation Area. The proposal therefore complies in these respects with Policies SP5, HS4 and HS3

Impact on trees

Policy NE4 states that development proposals should provide for the protection and integration of existing trees and hedgerows for their wildlife, landscape and/or amenity value. An Arboricultural Constraints Appraisal has been submitted with the application to assess the significance of trees within the site. Clusters of small and lower quality Category C trees would be removed close to the site entrance, in the south east corner of the site, along the site's boundaries with Acrefield and Pierce Close. A single Category B (beech) tree close to the site's northern boundary would also be removed due to the proximity of the footprint of the proposed new houses which would lead to root damage and pressure for future removal due to the level of garden

coverage. The loss of the lower quality trees which in some cases is necessary for the construction and in some cases is due to their condition would not have a significant impact on the visual amenities of the area. The loss of the Category B beech tree is in this case mitigated by the presence of the adjacent woodland. New tree planting (19no.) would mitigate against the losses and subject to a condition to require a landscaping scheme and protection measures for retained trees and the adjoining woodland, the impact of the proposal on trees is acceptable and would not conflict with Policy NE4.

Impact on ecology

Policy NE1 states that all development proposals should, as appropriate to their nature and scale, seek opportunities to maintain and actively enhance biodiversity in order to provide net gains where possible. The site has no ecological designation but it is acknowledged that the site contains trees and drystone walls which can attract bats and birds. GMEU has examined the ecological appraisal submitted with the application and makes comments and recommendations for conditions which are detailed in their consultation response. The recommended conditions are necessary to protect wildlife and to ensure opportunities are created for biodiversity gains. Subject to these conditions, the proposal would not significantly affect local biodiversity or protected species.

Impact on parking and highway safety

Policy IC1 seeks to promote sustainable travel by locating development where it is or can be well served by walking, cycling and public transport and ensure that development is provided with safe and convenient access. Policy IC3 sets out the car parking standards for development, requiring two car parking spaces for each three bedroom dwelling and three car parking spaces for each dwelling with four or more bedrooms. A Transport Statement was submitted with the application.

The site is accessible within the existing built-up area and Padiham town centre and is accessible to public transport.

The proposed access to the site involves the widening and extension of the existing adopted highway that currently terminates at the front of nos. 18 and 19 Pierce Close. This route has been taken rather than the existing driveway to Springbank in order to have turning movements further away from the junction of West Street and Pierce Close. The estate road has been designed to a width of 5.5m and a footway to the whole of one side and for sections where there is development to each side, there will be footways on both sides. Each property has the required level of off-street parking to comply with Policy IC3. A condition is required to ensure that there is electric car charging points for detached dwellings.

The proposed highway and parking layout would provide adequate access, visibility and parking. No objections have been made by the local highway authority. Conditions that they recommend in respect of wheel washing facilities and a Construction Management Plan are necessary. Further conditions are recommended to ensure the details of the road construction are agreed and implemented and to ensure car parking provision is available for use prior to occupation. A condition is also recommended which would prevent garages from being converted to living space in order to maintain car parking spaces at the required level. Subject to these provisions, the proposal would have an acceptable impact on highway safety and parking.

Affordable Housing

Policy HS2 seeks to ensure there is a sufficient supply of good quality affordable housing by, amongst other things, requiring the provision of affordable housing through all housing developments of over 10 units. The policy states that the exact amount of financial contribution/number and tenure of affordable units will be determined by economic viability having regard to individual site and market conditions.

In this case, the applicant has submitted a viability assessment which has been reviewed by the Council's Property Services Manager and he agrees that the levels of value and costs are such that the site would be unviable if any contributions were sought. The scheme is therefore unlikely to be viable or to go ahead if an affordable housing contribution is sought. Policy HS2 allows in these instances for developments to go ahead without any provision for affordable housing. The proposed development does not therefore in this case conflict with Policy HS2.

Other issues

A condition is necessary therefore to require a desk top study and where necessary, a remediation strategy prior to the commencement of the development.

Policy CC4 seeks to ensure that development does not result in increased flooding either on the development site or elsewhere. In this case, the site falls within Flood Zone 1 where there is the least risk to flooding. A neighbour objection referred to surface water from the site draining to their back garden. A drainage scheme for the site has been submitted and subject to final details would provide for the adequate drainage of the site. On this basis, the proposal is likely to result in improvements to the site's drainage would not significantly affect flooding.

Conclusion

The proposal would contribute to the supply of new housing within existing Development Boundaries at a sustainable location in the urban area of Padiham. The development is of an appropriate scale, massing and design to respect the existing local area and is adequately spaced to safeguard residential amenities. The proposal would comply with the development plan and there are no material considerations which outweigh this finding.

Recommendation: Delegate authority to the Head of Housing and Development Control to approve the development subject to the completion of a s106 Agreement to secure a contribution towards the improvement of existing public open space and to conditions:

1. The development must be begun within three years of the date of this decision.
2. The development hereby permitted shall be carried out in accordance with the following approved plans listed on this notice below.
3. Prior to construction work commencing on the approved dwellings, details and representative samples of the external materials of construction to be used on the walls and roof of 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 materials.

4. No development shall take place 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. The Statement shall provide for:
 - i) the parking of vehicles of site operatives and visitors;
 - ii) loading and unloading of plant and materials;
 - iii) storage of plant and materials used in constructing the development;
 - iv) the erection and maintenance of security hoarding;
 - v) measures to control the emission of dust and dirt during construction;
 - vi) measures to control noise during construction;
 - vii) wheel washing facilities;
 - viii) details of working hours;
 - ix) details of phasing of the development and timescales for completion of stages of the development;
 - x) routing of delivery vehicles to/from the site; and,
 - xi) contact details for the site manager.

5. No construction of the approved dwellings shall be commenced until a scheme for the construction of the site access has been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be first occupied until the approved scheme has been carried out and completed in accordance with the approved details.

6. Prior to the commencement of development, the following shall be submitted to and approved in writing by the Local Planning Authority:-
 - a) A desktop study to identify all previous site uses, potential contaminants that might reasonably be expected given those uses and other relevant information. Using this information a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors shall be produced.
 - b) If necessary following the recommendations of a) above, a site investigation designed for the site using the information obtained from (a) above; and,
 - c) a site investigation and associated risk assessment; and,
 - d) a Method Statement and remediation strategy, based on the Information obtained from c) above.

The development shall then proceed in strict accordance with the measures approved. Work shall be carried out and completed in accordance with the approved method statement and remediation strategy referred to in (d) above, and to a timescale which shall be agreed in writing by the Local Planning Authority.

7. Prior to the construction of any built development, a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained and details of new planting shall be submitted to and approved in writing by the Local Planning Authority.

8. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the first occupation of any of the dwellings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 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.
9. No works to trees or shrubs shall be carried out between the 1st March and 31st August in any year unless a detailed bird nest survey by a suitably experienced ecologist has been carried out immediately prior to clearance and written confirmation provided that no active bird nests are present which has been agreed in writing by the Local Planning Authority.
11. Prior to any earthworks taking place, a method statement detailing eradication and/or control and/or avoidance measures for Wall cotoneaster should be submitted to and approved in writing by the Local Planning Authority. The approved method statement shall thereafter be implemented and adhered to in full throughout the course of the development.
12. Prior to the commencement of development, details of a surface water drainage scheme, based on sustainable drainage principles, shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented and completed prior to any part of the development being first brought into use. The approved drainage scheme shall thereafter be retained in perpetuity.
13. No dwelling shall be first occupied unless and until its associated car parking has been constructed, drained, surfaced 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 in the future.
15. No detached dwelling shall be first occupied until it has been provided with an electric car charging point which uses a three-pin 13-amp electrical socket in a suitable position to enable the recharging of an electric vehicle using a 3m length cable.
16. During the site works and construction phase of the development, no construction work or use of machinery or deliveries to the site shall take place on Sundays and Bank/Public Holidays or other than between 08:00 and 18:00 hours Monday to Friday and between 08:00 and 13:00 hours on Saturdays.
17. No dwelling hereby approved shall be first occupied until refuse and recycling storage facilities have been provided in accordance with details that shall be previously submitted to and approved in writing by the Local Planning Authority. The approved refuse and recycling storage facilities shall thereafter be retained at all times.
18. Prior to the commencement of the construction of any dwelling, a scheme of boundary treatment which shall include design and material specifications,

shall be submitted to and approved in writing by the Local Planning Authority. The approved boundary treatment shall thereafter be carried out and completed prior to the first occupation of any dwelling to which that part of the approved boundary treatment relates and shall be retained at all times thereafter.

19. The development shall be carried out at all times in accordance with Reasonable Avoidance Measures (RAM's) in accordance with the recommendations at section 5.7 of the Ecological Appraisal submitted with the application (prepared by Bowland Ecology, dated January 2018).
20. The development shall be carried out at all times in accordance with Reasonable Avoidance Measures (RAM's) for the protection of mammals as listed below:-
 - All excavations on the site shall be covered at night or a ramp provided to allow hedgehogs/mammals to exit excavations;
 - All excavations shall be checked for hedgehogs/mammals each morning prior to the re-commencement of any works;
 - All stored building materials that could be used as temporary resting places by hedgehogs/mammals shall be stored off the ground on pallets or similar; and,
 - If any hedgehogs/mammals are found then they should be carefully moved to a safe area.
21. No development shall be commenced until a scheme for the means of protecting the woodland to the north of the site and the trees to be retained indicated on drawing number 17-149/PL01RevF, which shall be in accordance with BS 5837 (2012) and include 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.
22. No external lighting during the construction process shall at any time be directed towards the adjacent woodland or trees on the application site. No other external lighting shall at any time thereafter be installed that directly illuminates any part of the adjacent woodland or trees within the site.
23. Prior to the commencement of built development, a scheme for the enhancement of biodiversity on the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following:-
 - Bat brick and/or tubes within the new development;
 - Bird boxes; and
 - Native tree and shrub planting.
 - Details of the timing and timescales for the implementation of the scheme.The approved scheme shall thereafter be carried out and completed in accordance with the approved details.

24. 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 Plot 6 without express planning permission first being obtained from the Local Planning Authority.
25. 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 and stones being carried onto the highway. The roads adjacent to the site shall be mechanically swept as required during the full construction period.
26. The new estate road/access between the site and Sycamore Avenue 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.
27. Prior to the commencement of built development, 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.

Reasons:

1. 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. To ensure the development is implemented in accordance with the approved plans and to avoid ambiguity.
3. To ensure a satisfactory appearance to the development, in accordance with Policies HS4 and SP5 of Burnley's Local Plan (July 2018).
4. To ensure that the safety and amenities of residents in the surrounding area are satisfactorily protected and disturbance is minimised, 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.
5. To ensure the minor changes to the highway that are necessitated by the development are agreed and carried out in the interests of highway safety, in accordance with Policy IC1 of Burnley's Local Plan (July 2018).
6. To ensure the site is made suitable for residential use, in accordance with Policy NE5 of the Burnley's Local Plan (July 2018). The investigation and report is required prior to the commencement of development to ensure that measures that are necessary to make the development acceptable can be carried out at an appropriate stage in the development.

7. To ensure adequate precautions are carried out to take account of the ground conditions and past mining operations on the site, in accordance with the Policy NE5 and the National Planning Policy Framework. The intrusive investigations and remedial work details are required prior to the commencement of development to ensure that the appropriate precautions, including any mitigation measures, can be carried out at the appropriate stage in the development of the site, in the interests of public safety.
8. In the interests of the visual amenities and the ecology of the site, to ensure adequate mitigation for the loss of semi-natural habitat, in accordance with Policies HS4, SP5 and NE1 of Burnley's Local Plan (July 2018).
9. To ensure the satisfactory implementation of the approved landscaping scheme, to ensure a satisfactory appearance to the development and the effective mitigation against the loss of habitat for birds and wildlife, in accordance with Policies HS4, SP5 and NE1 of Burnley's Local Plan (July 2018).
10. To ensure adequate safeguards and protection for bird nests which are protected under the Wildlife and Countryside Act 1981 and in accordance with Policy NE1 of Burnley's Local Plan (July 2018).
11. In order to prevent the spread of an invasive species, in accordance with the Wildlife and Countryside Act 1981 and Policy NE1 of Burnley's Local Plan (July 2018).
12. To ensure the adequate drainage of the site and to reduce the risk of flooding, in accordance with Policy CC4 of Burnley's Local Plan (July 2018). The scheme is required prior to the commencement of development to ensure that the measures identified in the scheme can be carried out at the appropriate stage of construction.
13. To ensure that adequate and appropriate funding, responsibility and maintenance mechanisms are in place for the lifetime of the development, in order to ensure the appropriate drainage of the site and to reduce the risk of flooding, in accordance with Policy CC4 of Burnley's Local Plan (July 2018).
14. 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).
15. 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), the National Planning Policy Framework and the Burnley Green Infrastructure Strategy 2013-2031.
16. To protect the amenities of local residents, in accordance with Policy NE5 of Burnley's Local Plan (July 2018).
17. To ensure adequate refuse and recycling storage for the approved dwellings in order to cater for the needs of the development and to protect the visual

- amenities of the area, in accordance with Policy SP5 of Burnley's Local Plan (July 2018).
18. To ensure a satisfactory edge to the development and a satisfactory appearance within the street scene, in accordance with Policies HS4 and SP5 of Burnley's Local Plan (July 2018).
 19. To ensure adequate protection to bats, in accordance with Policy NE1 of Burnley's Local Plan (July 2018).
 20. To ensure adequate protection to hedgehogs and other mammals, in accordance with Policy NE1 of Burnley's Local Plan (July 2018).
 21. To ensure adequate protection for the long term health of the adjacent woodland and trees on the site which should be retained in the interests of the visual amenities and biodiversity of the site and its surroundings, in accordance with Policies NE4 and NE1 of Burnley's Local Plan (July 2018). The details are required prior to the commencement of development to ensure that provision can be made for their implementation at the appropriate stage of the development process.
 22. To protect bats and birds that may nest in trees due to the harmful impact of artificial light on wildlife, in accordance with Policy NE1 of Burnley's Local Plan (July 2018).
 23. To ensure the scheme provides opportunities for biodiversity enhancement, in accordance with Policy NE1 of Burnley's Local Plan (July 2018) and the National Planning Policy Framework.
 24. To allow the Local Planning Authority to assess the impact of any future changes relating to the enlargement within the roof at Plot 6 having regard to its relationship with existing dwellings on East Street and their residential amenities, in accordance with Policies SP5 and HS4 of Burnley's Local Plan (July 2018).
 25. To prevent stones and mud being carried onto the public highway to the detriment of road safety, in the interests of highway safety, in accordance with Policy IC1 of Burnley's Local Plan (July 2018).
 26. To ensure that satisfactory access is provided to the site before the development hereby permitted becomes operative, in accordance with Policy IC1 of Burnley's Local Plan (July 2018).
 27. 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).