

Full Planning Application

Proposed erection of 8no. five bedroom detached dwellings.

LAND SOUTH OF OLD HALL FARM OSWALD STREET BURNLEY

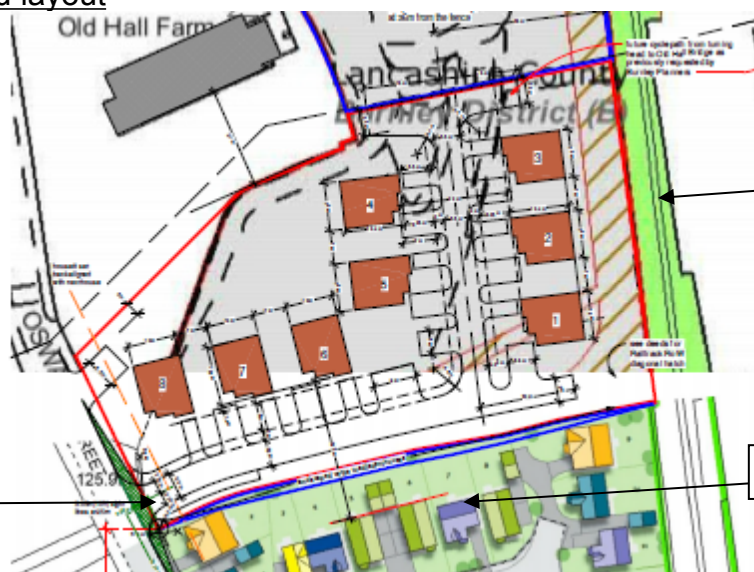
**Background:**

The proposal is to develop approximately 0.65ha of open land on the east side of Oswald Street with a cul-de-sac of eight detached houses. The site is located between Old Hall Farm on its north side, a housing construction site (Gleeson Homes) on its southern side and the railway line (between Burnley and Colne) on its eastern side.

Existing entrance to site off Oswald Street



Proposed layout



Railway line

Improved access

Gleeson Homes development

The application site area has been enlarged since the application was initially submitted by increasing the length of its frontage onto Oswald Street. The site forms part of a former coal yard.

## **Relevant Policies:**

### Burnley Local Plan Second Review

GP1 – Development within the urban boundary  
GP3 – Design and quality  
GP7 – New development and the control of pollution  
H3 – Quality and design in new housing development  
E3 – Wildlife links and corridors  
E5 – Species protection  
E6 – Trees, hedgerows and woodlands  
E8 – Development and flood risk  
E34 – Derelict and contaminated land and derelict buildings  
TM15 – Car parking standards

### Burnley's Local Plan, Submission Document (July 2017)

SP1 – Achieving sustainable development  
SP2 – Housing requirement 2012-2032  
SP4 – Development strategy  
SP5 – Development quality and sustainability  
HS1 – Housing allocations  
HS3 – Housing density and mix  
HS4 – Housing developments  
NE1 – Biodiversity and ecological networks  
NE5 – Environmental protection  
CC4 – Development and flood risk  
CC5 – Surface water management and sustainable drainage systems  
IC1 – Sustainable travel  
IC2 – Managing transport and travel impacts  
IC3 – Car parking standards

The National Planning Policy Framework

## **Site History:**

APP/1999/0529 – change of use of land to the winter storage of fairground equipment.  
Refused February 2000 and Allowed on appeal.

APP/2004/0603 - Renewal of planning permission 99/0529 for the use of land for winter storage of fairground equipment. Approved May 2005.

APP/2008/0369 - Renewal of planning permission APP/2004/0603 for the use of land for winter storage of fairground equipment. Approved June 2008

## **Consultation Responses:**

### LCC Highways

No objection; request conditions are imposed relating to the construction of the estate road and access junction. Also request an electric charging point and a cycle purchase voucher and three month pre-paid bus ticket for each dwelling.

### Burnley Wildlife Conservation Forum

Object to the application as submitted and as amended on the basis that the development would have a significant adverse impact on the Oswald Street Biological Heritage Site (BHS). The BHS and the application site comprise important

unimproved species-rich grassland, tall herb, scrub, hedgerow and tree habitats which support a very diverse flora, which includes the very rare plant species, Adderstongue fern and Southern Marsh Orchid, as well as other important flora species including Common Spotted Orchid, Great Burnet, Lady's Mantle, Meadow Vetchling, Black Knapweed, Bistort, Self Heal, Autumn Howkkit, Sneezewort, Common Cotton-grass, Hairy Tore, Mouse-ear Hawkweed and Zigzag Clover. This diverse flora supports a wide range of insect fauna including Ringlet and Meadow Brown butterflies and five spot Burnet Moth. The tall herb, scrub, hedgerow and tree habitat mosaic supports a wide range of breeding birds including Blackcap, Chiffchaff and Willow Warbler and are important foraging areas for Pipestrelle bat species. The erection of eight large detached dwellings would result in the total loss of some of the important wildlife habitats outlined above and would also result in a further on-going adverse impact on the BHS's habitats and species.

#### Greater Manchester Ecology Unit

Initial comments stated that the northern most plot was located within the adjoining Biological Heritage Site (BHS) and suggested that this should be removed and that a reptile survey should also be carried out. Following amended plans to re-locate the eighth dwelling away from the BHS and to provide a protected area within the BHS on the north side of the site (to compensate for the loss of grassland within the application site) and the submission on a reptile method Mitigation Statement, GMEU raise no objections to the proposal. Conditions are recommended relating to external lighting, the formation of a fence and thorn hedge along the site's northern boundary, the prevention of works to trees and shrubs between March and August inclusive, mitigation/compensation for the loss of grassland and the implementation of the submitted Reptile Method Mitigation Statement.

#### The Lancashire Wildlife Trust

Object on the basis that a full botanical survey and reptile survey have not been carried out and account has not been taken of the ecological networks or deliver a net gain in biodiversity or identify any adverse impacts on the adjacent Oswald Street BHS. Should planning permission be granted, recommend a condition that requires the adjacent BHS to be managed sympathetically in accordance with an approved nature conservation management plan for a period of at least 10 years.

#### United Utilities

No objection provided that conditions are imposed to ensure that foul and surface water is drained on separate systems and to require a surface water drainage scheme based on sustainable drainage systems and for the management of that system. Advise that a significant public sewer crosses the site and building over it or within its easement will not be permitted.

#### Network Rail

Network Rail is aware that residents of dwellings adjacent to or in close proximity to, or near to the existing operational railway have in the past discovered issues upon occupation of dwellings with noise and vibration. It is therefore a matter for the developer and the LPA via mitigation measures and conditions to ensure that any existing noise and vibration, and the potential for any future noise and vibration are mitigated appropriately prior to construction.

#### Environmental Health

No objection in principle. Recommend conditions to require a land contamination report and a noise and vibration assessment to take account of the close proximity of the site to the railway line.

#### Burnley Civic Trust

Express concern over the application for the following reasons:-

- Would cause over development
- There would be poor traffic access
- There is an adjoining biological heritage site which contains rare forms of plants and would be adversely affected.

#### Coal Authority

The Coal Authority concurs with the recommendations of the Minor Development Risk Report; that coal mining legacy potentially poses a risk to the proposed development and that intrusive site investigation works should be undertaken prior to development in order to establish the exact situation regarding coal mining legacy issues on the site. Recommend that the LPA impose a Planning Condition should planning permission be granted for the proposed development requiring these site investigation works prior to commencement of development. In the event that the site investigations confirm the need for remedial works to treat the areas of shallow mine workings to ensure the safety and stability of the proposed development, this should also be conditioned to ensure that any remedial works identified by the site investigation are undertaken prior to commencement of the development.

#### Publicity

A letter of objection has been received from the occupiers of Old Hall Farm; a summary of their objections is provided below:-

- Impact on traffic on Oswald Street which is already busy and dangerous
- The street is congested with parked cars, making it difficult to emerge from driveway
- The proposed access has inadequate sight lines and could pose a risk to children and road users
- The junction with Brougham Street is a danger area due to the amount of traffic using both streets
- Impact on emergency services, such as fire engines
- Concerned about past mining works on the land which could be a danger to residents and Old Hall Farm
- Impact of drainage; the land has been built up and now water run-off is affecting land at Old Hall Farm and making it boggy. The removal of bushes and scrub close to the site boundaries has facilitated water run-off.

### **Planning and Environmental Considerations:**

#### Principle of proposal

The proposed site is located within the main urban boundary and bounds existing built-up areas where Policy GP1 of the adopted local plan would seek, in principle, to locate new development. The majority of the site is identified as a proposed site allocation for residential development in the emerging local plan. Policy HS1/29 identifies that the site would be acceptable for a development of approximately 20 dwellings. The emerging local plan is at an advanced stage, following the Examination Hearing Sessions held in November/December last year, following which no changes to the proposed allocation have been included in the Inspector's list of

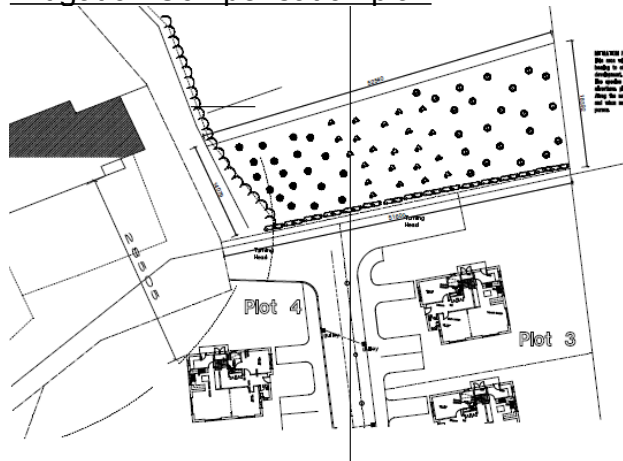
modifications. Significant weight can therefore be attached to the proposed allocation of the site for residential development. Notably, the red edge of the application site includes a small amount of additional land along the site's frontage which is required to improve visibility splays and form a satisfactory access to the land. On this basis, the additional land which still falls within the urban boundary and there would be no objection in principle to its inclusion within the proposed development. There have been some objections to the proposal on ecology, highways and drainage grounds and these are considered below.

#### Impact on ecology

Policy E2 seeks to ensure that development does not adversely affect Biological Heritage Sites (BHS). Policy E3 states that development will not be permitted where it would sever or significantly detract from the function of wildlife links and corridors. Policy E5 seeks to protect protected species, whilst Policy E6 protects trees, hedgerows and woodland. The emerging local plan identifies the land to the north side of the application site as a BHS and part of the application site (the part closest to the railway line) as part of an Ecological Network. Within this area Policy NE1 states that development opportunities should seek to maintain and actively enhance biodiversity in order to provide net gains where possible.

The initial red edge of the application site encroached into the adjoining Oswald Street Biological Heritage Site (BHS); this has now been modified and the site now bounds but does not encroach within the BHS. A preliminary ecological appraisal has been carried out on behalf of the applicant which identifies that the proposal would pose a low risk to bats, should be surveyed for reptiles and would lead to a loss of grassland for foraging. Following the recommendations of the assessment, a reptile method mitigation statement that includes reasonable avoidance measures has been submitted. GMEU advise that this is satisfactory to reduce any risks posed to reptiles and recommends a set of conditions relating to external lighting, timing of works outside the bird breeding season and mitigation measures. The Burnley Wildlife Conservation Forum and the Wildlife Trust object to the development, considering that the loss of the grassland would affect the adjoining BHS. The applicant has submitted a further plan to show that an area of land which falls within the BHS (and is in the control of the applicant) would be suitably protected and form a buffer between the development site and the BHS.

#### Mitigation/Compensation plan



GMEU advise that the protected land would benefit from the planting of native meadow flowers and the site maintained by being cut once a year. A condition is recommended to provide for this. The proposed mitigation measures would

satisfactorily protect and enhance the biodiversity of the site and the adjoining BHS. On this basis, the proposal would not significantly affect protected species or the ecology of the site and its surroundings.

### Highway safety

Paragraph 32 of the NPPF states that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe. Policy GP1 requires development to be accessible by walking, cycling and public transport. The site is located close to the urban area and accessible to public transport, schools and services. It is therefore a reasonably sustainable location. The submitted plans have been amended to take account of LCC Highways requirements for sight lines and the provision of footways within the development. A neighbour objection refers to parking congestion on Oswald Street and the impact of increased traffic using the street and the junction with Brougham Street. The nearby school on Oswald Street does attract on-street parking in this area. However, LCC Highways is satisfied that the improved site access would achieve adequate levels of visibility and that the additional traffic can be accommodated within the existing highway network. Subject to conditions as recommended by LCC Highways to ensure the site access is suitably designed and implemented, the proposal would not significantly affect highway safety.

### Design and amenity

Policy H3 relating to quality and design in new housing development requires proposals to protect the amenities of neighbouring properties. The properties are all similarly designed, providing large detached houses and a low density of development. Notably, this would not achieve the number of houses anticipated in the emerging local plan (20) but would provide for a greater variety of housing within the larger area which may also help to raise standards locally.

### Typical house plan



The proposed layout would not provide a frontage of development onto Oswald Street, mainly due to its limited frontage length but a brick with infill fence panel fence would be erected up to a height of 1.6m to provide an adequate street appearance. Adequate spacing is provided between the proposed houses and the neighbouring development by Gleeson Homes and the property at Old Hall Farm. Plots 1, 2 and 3

of the development would have rear elevations and gardens facing the railway line which could potentially lead to noise and vibration from regular passing trains. The level of noise and disturbance is likely to be similar to that of the current development that is under construction on the south side of the application site. The Council's Environmental Health Officer recommends that a noise and vibration assessment should be undertaken and any remedial measures resulting from that be incorporated into the construction of the houses. A condition is therefore recommended which would adequately deal with this matter and provide a satisfactory level of amenity for new occupiers.

The site is bound by trees and shrubs along its northern boundary with Old Hall Farm. An arboricultural statement has been submitted with the application which states that these trees would be retained. A condition is recommended to require tree protection measures during construction.

The proposed layout in a cul-de-sac arrangement with outside in-curtilage parking would provide a low dense development with opportunities for further landscaping and planting. A condition is also recommended to achieve this. Materials would be brick and concrete tiles and should also be conditioned. With these provisions, the design and appearance of the development would be satisfactory and would comply with Policy H3.

#### Other issues

No details of drainage have been submitted with the application. The site is however within a low flood risk area and as such the site can be adequately drained by imposing conditions to require a detailed sustainable drainage assessment and its future management. The problems of run-off mentioned by the neighbour objection referred to above are likely to improve by an appropriate system of drainage on the site.

No land contamination assessment has been produced with this application and a condition is therefore recommended to require this to take place prior to the commencement of development. This is necessary to take into account any remedial measures that may be necessary to ensure that future gardens are appropriate for human health.

The Coal Authority acknowledge that past mine workings on this site may affect the development and recommend a condition to ensure that appropriate intrusive site investigations take place and are satisfactorily mitigated. With this provision, the proposal would not pose an unacceptable risk from mining legacies to future occupants.

#### Conclusion

The site is located within the main urban area and is mainly identified as a housing site in the emerging local plan which can at its current stage in respect of this site be given significant weight. The site is a sustainable location for development and would be beneficial in adding to the variety of housing stock in this area. Objections relating to the ecology, highway and drainage impacts of the development have been taken into account but can be dealt with by suitable conditions to require adequate mitigation. The proposal therefore complies with the development plan and there are no other material considerations which would outweigh this finding.

## **Recommendation: Approve with conditions**

### **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: A301Rev0, A102Rev0, A201Rev0 and 17/2249/06RevA, received on 23 October 2017; A101Rev0, received on 6 November 2017; Loc1 (1:2500 location plan), 17/2249/09RevB, 17/2249/10RevA, A100RevE, received on 19 December 2017; and, 17/2249/08RevE, received on 15 January 2018.
3. No construction work on any dwelling shall take place until the new estate road/access between the site and Manchester Road has been constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base course level. No walls, fences, vegetation or any other device shall at any time be erected or allowed to grow more than 1.0m in height above the level of the adjoining carriageway forwards of the visibility splays created by the development.
4. No construction work relating to any dwelling shall take place until a scheme for the construction of the site access and off-site works of highway improvement has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall thereafter be carried out and completed prior to any dwelling being first occupied.
5. 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. 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 including decorative displays and facilities for public viewing where appropriate
  - v. wheel washing facilities
  - vi. measures to control the emission of dust and dirt during construction
  - vii. a scheme for the recycling/disposing of waste arising from demolition and construction works.
  - viii) details of construction working hours and delivery hours.
6. 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.
7. 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 details which shall be first submitted to and approved in writing by the Local



Planning Authority. The car parking spaces associated with each dwelling shall thereafter be retained for the purposes of car parking at all times in the future.

8. No development shall be commenced until a scheme for the means of protecting trees and hedges which are to be retained within and immediately adjacent to the site, in accordance with BS 5837 (2012), 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.
9. No 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.
10. No development approved by this planning permission shall be commenced until:
  - a) A desktop study has been undertaken 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 has been produced.
  - b) A site investigation has been designed for the site using the information obtained from (a) above. This should be submitted to, and approved in writing by the Local Planning Authority prior to that investigation being carried out on the site.
  - c) The site investigation and associated risk assessment have been undertaken in accordance with details approved in writing by the Local Planning Authority.
  - d) A Method Statement and remediation strategy, based on the information obtained from c) above has been submitted to and approved in writing by the Local Planning Authority. The development shall then proceed in strict accordance with the measures approved.

Work shall be carried and completed in accordance with the approved method statement and remediation strategy referred to in (d) above, and to a timescale agreed in writing by the Local Planning Authority: unless otherwise agreed in writing by the Local Planning Authority.
11. During the 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 outside the hours of 08:00 and 18:00 hours Monday to Friday and 08:00 and 13:00 hours on Saturdays.
12. No removal of or works to any trees, shrubs or grassland shall take place between 1st March and 31st August inclusive, unless a competent ecologist has

undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the Local Planning Authority prior to any works taking place.

13. Prior to the commencement of development, a scheme of external lighting shall be submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall :-
  - i) identify areas/features on site that are potentially sensitive to lighting for bats;
  - ii) show how and where the external lighting will be installed (through appropriate lighting contour plans); and,
  - iii) demonstrate clearly that any impacts on bats is negligible.Only external lighting contained within the approved external lighting scheme shall thereafter be installed in accordance with the specifications and locations set out therein.
14. The mitigation zone for loss of grassland as indicated on drawing number 17/2249/10Rev0, received on 29 January 2017, shall be formed by planting a thorn hedge and post and rail timber fence on the northern boundary of the application site. Notwithstanding any details indicated on this plan, the mitigation area shall be planted with native wildflowers only and the area shall be cut once a year, in accordance with details which shall be first submitted to and approved in writing by the Local Planning Authority. The identified mitigation area shall thereafter be protected and retained in accordance with the approved details at all times.
15. The development shall not be carried out otherwise than in accordance with the Reasonable Avoidance Measures contained within the Reptile Method Mitigation Statement prepared by ADK Environmental Management Ltd (reference 18-002\_v1.0), dated 24 January 2018.
16. Prior to the commencement of 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, together with measures for their protection in the course of development and details of new native tree and shrub species planting within this area shall be submitted to and approved in writing by the Local Planning Authority.
17. 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.
18. Prior to the commencement of any development, 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.

19. No development shall be commenced until details of the design and implementation of a surface water sustainable drainage scheme, based on sustainable drainage principles, and including details of water quality controls and a timetable for implementation, has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented and completed prior to the first occupation of any dwelling or the completion of the development, whichever is the sooner, and the approved drainage scheme shall thereafter be retained at all times.
20. No dwelling shall be occupied until details of a management and maintenance plan for the sustainable drainage system for that phase required by condition 19, which shall cover the lifetime of the development, have been submitted to and approved in writing by the Local Planning Authority. The sustainable drainage system shall thereafter be managed and maintained at all times in accordance with the approved details.
21. Surface water and foul water from the site shall be drained on separate systems.
22. No development shall take place until a scheme of intrusive site investigations to identify the risks to the development from past coal mining activity on the site has been carried out and completed in accordance with scheme details which shall be first submitted to and approved in writing by the Local Planning Authority. A report identifying any remedial measures that may be necessary shall thereafter be submitted to and approved by the Local Planning Authority prior to any construction work commencing on the approved dwellings and any such remedial works that are approved shall be carried out and completed prior to the occupation of any of the approved dwellings.
23. No construction work on any dwelling shall take place until details of the existing and proposed site levels and finished floor levels for that phase have 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 details.
24. The boundary treatment as approved by this permission shall be carried out and completed prior to any dwelling being first occupied.

## **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 that satisfactory access and visibility for drivers is provided to the site before construction work on the housing is commenced, in accordance with Policy H3 of the Burnley Local Plan, Second Review (2006).
4. To ensure that these details are acceptable and make appropriate adjustments to accommodate the development, in accordance with Policy H3 of the Burnley Local Plan, Second Review (2006) and the National Planning Policy Framework.
5. In order to avoid nuisance to the occupiers of adjacent properties, in accordance with Policies GP7 and H3 of the Burnley Local Plan, Second Review (2006).
6. 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 GP1 of the Burnley Local Plan, Second Review (2006).
7. To ensure adequate parking facilities for each dwelling, in the interests of highway safety and amenity, in accordance with Policies H3 and TM15 of the Burnley Local Plan, Second Review (2006).
8. To ensure the protection of trees and hedges which contribute to the character of the local area and its surroundings, in accordance with Policies GP3 and E6 of the Burnley Local Plan, Second Review (2006). The details are required prior to the commencement of development to ensure that provision can be made for the implementation of measures at the appropriate stage of the development process.
9. To encourage the use of electric vehicles in order to reduce emissions and protect the local air quality in accordance with paragraph 35 of the National Planning Policy Framework and the Burnley Green Infrastructure Strategy 2013-2031.
10. To ensure the site is suitable or can be made suitable for the approved development and protects groundwater's from potential pollution, in accordance with Policy GP7 of the Burnley Local Plan, Second Review (2006). The details are required prior to the commencement of development to ensure that provision can be made for the implementation of measures at the appropriate stage of the development process.
11. To protect the amenities of nearby residents, in accordance with Policy H3 of the Burnley Local Plan, Second Review (2006).
12. All nesting birds their eggs and young are specially protected under the terms of the Wildlife and Countryside Act 1981 (as amended).
13. To protect bats and other wildlife that may be harmed by external lighting, in accordance with Policy E5 of the Burnley Local Plan, Second Review (2006) and the National Planning Policy Framework.
14. To provide adequate compensation for the loss of grassland as a result of the development, in the interests of the biodiversity of the site and the adjoining Biological Heritage Site, in accordance with Policies E2, E3 and E5 of the Burnley Local Plan, Second Review (2006).

15. To provide sufficient avoidance of risk to reptiles, in accordance with Policies E2, E3 and E5 of the Burnley Local Plan, Second Review (2006).
16. In the interests of the visual amenities of the site and to ensure the use of species that will enhance the biodiversity of the site, in accordance with Policies H3, E2, E3 of the Burnley Local Plan, Second Review (2006). 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.
17. In order that the landscaping works contribute to a satisfactory standard of completed development and its long term appearance harmonises with its surroundings, in accordance with Policies H3, E2, E3 of the Burnley Local Plan, Second Review (2006).
18. To ensure a satisfactory appearance to the development, in accordance with Policies GP3 and H3 of the Burnley Local Plan, Second Review (2006). The details of materials are required prior to the commencement of development to ensure that only approved materials are used throughout the development process.
19. To ensure the adequate drainage of the site and to reduce the risk of flooding, in accordance with Policy E8 of the Burnley Local Plan, Second Review (2006). 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.
20. 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 E8 of the Burnley Local Plan, Second Review (2006).
21. To reduce the risk of flooding and pollution of groundwaters, in accordance with Policy E8 and GP7 of the Burnley Local Plan, Second Review (2006).
22. 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 National Planning Policy Framework. The details are required prior to the commencement of development to ensure that the appropriate precautions, including any adjustments, can be made in the interests of public safety.
23. To ensure the satisfactory implementation of the proposal, in accordance with Policy H3 of the Burnley Local Plan, Second Review (2006).
24. To ensure the completion of the development and a satisfactory appearance, in accordance with Policies H3 and GP3 of the Burnley Local Plan, Second Review (2006).

