



SOUTH RIBBLE BOROUGH COUNCIL

Town and Country Planning Act 1990
Town and Country Planning (Development
Management Procedure) (England) Order 2015

PLANNING PERMISSION

APPLICANT: Mr J Curran

AGENT: Mr Richard Elliott

16 Maltby Square
Buckshaw Village
Chorley
PR7 7GN

Hamill House
112-116 Chorley New Road
Bolton
BL1 4DH
United Kingdom

REFERENCE NUMBER: 07/2025/00088/FUL **DATE OF APPLICATION:** 21 February 2025

PARTICULARS AND LOCATION OF DEVELOPMENT:

Construction of three dwellings

at:

Land Between , 12 and 15 Town Lane, Much Hoole, Preston, Lancashire, PR4 4GJ

The South Ribble Borough Council hereby give notice in pursuance of the above mentioned regulations that **permission has been granted** for the carrying out of the development referred to in Part I hereof in accordance with the application and plans submitted or other such amended plans that may be agreed in writing by the Local Planning Authority subject to the following conditions:

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

REASON: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2. The development, hereby permitted, shall be carried out in accordance with the submitted approved plans:

Location Plan & Existing Site Layout - 23/114/L01
Plot 1 (5H3185) - Proposed Floor Plans and Elevations - 24/046/P02 Rev A
Plot 2 (5H3674) - Proposed Floor Plans and Elevations - 24/046/P03 Rev B
Plot 3 (5H3516) - Proposed Floor Plans and Elevations - 24/046/P04 Rev A
Proposed Site Layout and Street Scene - 24/046/P01 Rev C
Geo-Environmental Investigation Report - No.24151 - December 2024
Drainage Statement - No. 25-006 Rev A
Proposed Manhole, Gully & Outfall Details - 25-006-2
SUDS Management Statement - No.25-006 Rev A
Topographical Land Survey - S24-0810
Preliminary Ecological Appraisal - Ref. F131/Final - June 2025
Biodiversity Net Gain Report - Revision 2 - Dated 01.09.2025
Town Lane Habitat Map - Dated May 2025
BNG Calculation Metric - Received: 02.09.2025
BNG Condition Assessment - Received: 02.09.2025

REASON: For the avoidance of doubt and to ensure a satisfactory standard of development

3. Notwithstanding what is shown on the approved plans, prior to any above ground works taking place, full details of the colour and texture of the facing and roofing materials to be used for all three dwellings hereby approved shall be submitted to and approved by the Local Planning Authority.

REASON: To ensure the satisfactory detailed appearance of the development in accordance with Policy 17 in the Central Lancashire Core Strategy and Policy G17 in the South Ribble Local Plan 2012-2026

4. Prior to any above ground works taking place, details of the proposed ground and slab levels shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with this scheme. The development shall be constructed in accordance with this scheme.

REASON: To ensure the satisfactory appearance and drainage of the site and to accord Policy 17 of the Core Strategy

5. Prior to first occupation drop kerbs shall be installed at the carriageway edge and a vehicle cross-over constructed across the footway (and/or verge) fronting the site in accordance with the approved plans and the Lancashire County Council Specification for Construction of Estate Roads, to be retained in that form thereafter for the lifetime of the development.

Reason: In the interests of pedestrian safety and accessibility in accordance with Policy G17 of the South Ribble Local Plan

6. Prior to first occupation the existing access to the east shall be widened in accordance with approved plan 'Site Layout and Street Scene - 24/046/P01 Rev C'.

Reason: To aid ingress and egress in the interest of highway safety in accordance with Policy G17 of the South Ribble Local Plan

7. Nothing shall be erected, retained, planted and / or allowed to grow at or above a height of 0.9 metres above the nearside carriageway level. The visibility splays shall be always maintained free of obstruction thereafter for the lifetime of the development.

Reason: To ensure adequate inter-visibility between highway users at the street junction or site accesses, in the interests of highway safety and in accordance with Policy G17 of the South Ribble Local Plan

8. Prior to first occupation of the dwellings hereby approved, the proposed car parking and manoeuvring areas and accesses extending from the highway boundary for a minimum of 5m into the site shall be appropriately paved in in tarmacadam, concrete, block pavements, or other hard material to be approved by the Local Planning Authority. The car parking areas shall be marked out in accordance with the approved plan 'Site Layout and Street Scene - 24/046/P01 Rev C' and shall always be kept free of obstruction and available for the parking cars thereafter.

Reason: To prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to road users and to allow for the effective use of the parking area in accordance with Policy G17 of the South Ribble Local Plan.

9. No development shall take place, including any works of demolition or site clearance, until a Construction Management Plan (CMP) or Construction Method Statement (CMS) incorporating a Nuisance Prevention Plan has been submitted to, and approved in writing by the local planning authority. The approved plan / statement shall provide:

- o The proposed suitable times construction works will take place
- o 24 Hour emergency contact number
- o Details of the parking of vehicles of site operatives and visitors;
- o Details of loading and unloading of plant and materials used in the construction of the development;
- o Measures to protect vulnerable road users (pedestrians and cyclists);
- o The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- o Vehicle wheel washing facilities;
- o Measures to deal with dirt, debris, mud or loose material deposited on the highway because of construction;
- o Measures to control the emission of dust and dirt during construction;
- o Measures to control the emission of noise during construction;
- o Measures to ensure that construction and delivery vehicles do not impede access to adjoining properties and obstruct the public highway.
- o Details of all external lighting to be used during the construction
- o A suitable scheme for recycling/disposing of waste resulting from demolition and construction works

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

Reason: In the interests of the safe operation of the adopted highway during the demolition and construction phases in accordance with Policy G17 of the South Ribble Local Plan

10. Prior to any above ground works, an updated drainage layout plan shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in accordance with the approved plans during the development and shall be thereafter retained and maintained for the duration of the approved use. For the avoidance of doubt no surface water will be permitted to drain directly or indirectly into the public sewer.

REASON: For the avoidance of doubt and to protect the living conditions of future occupants of the site in accordance with Policy 29 in the Central Lancashire Core Strategy

11. No development above ground shall commence until full details of the hard and soft landscaping of the site (including wherever possible the retention of existing trees and hedges) and its maintenance regime have been submitted to, and approved in writing by, the Local Planning Authority. The approved scheme shall be implemented in the first planting season following completion of the development, or following first occupation/use, whichever is the earlier, and maintained at all times thereafter in accordance with the approved maintenance regime.

Reason: In the interests of the amenity of the area in accordance with Policy 17 in the Central Lancashire Core Strategy and Policy G8 in the South Ribble Local Plan 2012-2026

12. No tree felling, vegetation clearance works, demolition work or other works that may affect nesting birds shall not take place during the nesting season, normally between March and August, unless the absence of nesting birds has been confirmed by further surveys or inspections and written approval has been given from the Local Planning Authority.

REASON: To protect habitats of wildlife in accordance with Policy 22 of the Central Lancashire Core Strategy and Policy G16 in the South Ribble Local Plan 2012-2026

13. The development shall be carried out in accordance with the Preliminary Ecological Appraisal by Fieldology Works (Report Ref: F131 / Final - Dated June 2025), specifically the mitigation and Reasonable Avoidance Measures (RAMs) as detailed under Section 4.

REASON: To ensure that adequate provision is made for protected species in accordance with Policy 22 in the Central Lancashire Core Strategy and Policy G16 in the South Ribble Local Plan 2012-2026

14. Prior to occupation of all three dwellings hereby approved, a plan showing the location of bat roost boxes and bird nesting features either around the site or incorporated into the approved dwellings shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be installed prior to the occupation of the dwellings hereby approved and retained as such thereafter.

REASON: To ensure the development makes provision for protected species and to accord with Policy G16 in the South Ribble Local Plan 2012-2026

15. No external lighting shall be erected within the site or incorporated into the three dwellings unless details of the lighting have been submitted to and approved in writing by the Local Planning Authority. External lighting shall be designed to avoid excessive light spill and shall not illuminate bat roosting opportunities within the site or trees and hedgerows in the area. The principles of relevant guidance should be followed (e.g. the Bat Conservation Trust and Institution of Lighting Engineers guidance Bats and Lighting in the UK, 2009).

REASON: To ensure that adequate provision is made for these protected species in accordance with Policy 22 in the Central Lancashire Core Strategy and Policy G16 in the South Ribble Local Plan 2012-2026

16. No development shall take place until a Construction Environmental Management Plan (CEMP: Biodiversity) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall set out site specific measures to control and monitor impact arising in relation to dust, pollution and lighting. Specifically, the CEMP should detail how the ponds and ditches adjacent to the site will be protected. The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Reason: To adequately protect wildlife in accordance with Policy 22 in the Central Lancashire Core Strategy and Policy G16 in the South Ribble Local Plan 2012-2026

17. No development shall take place 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.

Reason: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the site in accordance with Policy 16 of the Central Lancashire Core Strategy

18. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that Order) no development of the type described in Classes A, B, D and E of Part 1 of Schedule 2 of that Order shall be undertaken without the express permission of the Local Planning Authority.

REASON: To enable the Local Planning Authority to retain control over future development in the interest of residential amenity and the character and appearance of the area in accordance with Policy 17 in the Central Lancashire Core Strategy and Policies G1 and G17 in the South Ribble Local Plan 2012-2026

19. During the demolition, site preparation and construction of the development no machinery, plant or powered tools shall be operated outside the hours of 08:00 to 18:00 Monday to Friday 09:00 - 13:00 on Saturdays. No construction shall take place at any time on Sundays or nationally recognised Bank Holidays.

Reason: To safeguard the amenities of neighbouring properties in accordance with Policy 17 of the Central Lancashire Core Strategy and the NPPF.

20. No deliveries of construction materials or removal of construction waste shall be undertaken outside the hours of 09:00 - 17:00 Monday to Friday. No deliveries or removal of waste shall be carried out at weekends or nationally recognised Bank Holidays.

Reason: To safeguard the amenities of neighbouring properties in accordance with Policy 17 of the Central Lancashire Core Strategy and NPPF

21. The development hereby approved shall not be brought into use until a Biodiversity Gain Plan prepared in accordance with the 'Biodiversity Net Gain Report - Revision 2 - Dated 01.09.2025' has been submitted to and agreed in writing by the Local Planning Authority.

Reason: To ensure the development delivers a 10% biodiversity net gain on site in accordance with approved plans, Schedule 7A of the Town and Country Planning Act 1990 and Policy G16 in the South Ribble Local Plan.

22. The development shall not commence until a Habitat Management and Monitoring Plan (HMMP) prepared in accordance with the approved Biodiversity Gain Plan has been submitted to and approved in writing by the local planning authority. The HMMP shall include:

- a) a non-technical summary;
- b) the roles and responsibilities of the people or organisation(s) delivering the HMMP;
- c) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Assessment Plan;
- d) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development.

REASON: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 and Policy G16 in the South Ribble Local Plan.

23. No hard landscaping (fence, wall or built development) shall be erected within the Biodiversity Net Gain On-Site Habitat Creation Area to the north of the three dwellings hereby approved and as shown on approved plans 'Proposed Site Layout and Street Scene - 24/046/P01 Rev C' and 'Town Lane Habitat Map May 2025'. The Biodiversity Habitat Creation Area shall remain in situ for a period of 30 years from the completion of the development and shall not at any time be used as extended garden areas.

REASON: To ensure the development delivers a 10% biodiversity net gain on site in accordance with approved plans, Schedule 7A of the Town and Country Planning Act 1990 and Policy G16 in the South Ribble Local Plan.

Advice Note:

1. Note: Construction Management Plan:

- o There must be no reversing into or from the live highway at any time - all vehicles entering the site must do so in a forward gear, and turn around in the site before exiting in a forward gear onto the operational public highway.
- o There must be no storage of materials in the public highway at any time.

- o There must be no standing or waiting of machinery or vehicles in the public highway at any time.
- o Vehicles must only access the site using a designated vehicular access point.
- o There must be no machinery operating over the highway at any time, this includes reference to loading/unloading operations - all of which must be managed within the confines of the site.
- o A licence to erect hoardings adjacent to the highway (should they be proposed) may be required. If necessary, this can be obtained via the County Council (as the Highway Authority) by contacting the Council by telephoning 01772 533433 or e-mailing lhsstreetworks@lancashire.gov.uk
- o All references to public highway include footway, carriageway and verge

2. Highway notes:

A) This consent requires the construction, improvement, or alteration of an access to the public highway. Under the Highways Act 1980 (Vehicle crossings over footways and verges) Lancashire County Council as Highway Authority must specify the works to be carried out. Only the Highway Authority or a contractor approved by the Highway Authority can carry out these works. Therefore, before any works can start, the applicant must complete the online quotation form found on Lancashire County Council's website using the A-Z search facility for vehicular crossings at <http://www.lancashire.gov.uk/roadsparking- and travel/roads/vehiclecrossings.aspx>

B) This consent does not give approval to a connection being made to the County Council's highway drainage system. The applicant is further advised that highway surface water drainage system must not be used for the storage of any flood waters from the adoptable United Utility surface water system, or any private surface water drainage system.

3. Ecology Notes:

Protected species can turn up in unexpected places and the granting of planning permission does not negate the need to abide by the laws which are in place to safeguard biodiversity.

4. Archaeological Note:

Relevant archaeological standards and lists of potential contractors can be found on the ClfA web pages: <http://www.archaeologists.net> and the BAJR Directory: <http://www.bajr.org>.

5. Construction Nuisance Prevention Plan:

It is recommended that contact details are provided at the front of the construction site and a letter drop is made to all nearby properties containing contact details and informing them of any unusual construction methods e.g. working outside normal construction times, use of piling machines etc, along with timescales for this work. Communication to local residents is key to preventing complaints and preventing issues from escalating early.

In the development of the CMS make sure that you do not state any measures which are not going to happen. The agreement of CMS is a planning condition and non-compliance with it may result in formal action being taken by the authority. You are therefore advised to make the measures realistic e.g. if you state that all vehicles will be jet washed are you prepared to pay an employee to be available just to jet wash vehicles.

6. Biodiversity Net Gain: The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition") that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be South Ribble Borough Council. Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements are considered to apply.

For more information on the biodiversity gain condition and requirements of the Biodiversity Gain Plan, please refer to the Governments BNG Planning Practice Guidance.

Informative: The decision to grant planning permission has been taken having regard to the policies and proposals in the South Ribble Local Plan and the Central Lancashire Core Strategy as set out below, and to all relevant material considerations including Supplementary Planning Guidance:

POLG1 - Green Belt

POLG17 - Design Criteria for New Development

POLF1 - Car Parking

POLG16 - Biodiversity and Nature Conservation

POLG8 - Green Infrastructure and Networks Future Provision

16 - Heritage Assets (Core Strategy Policy)

17 - Design of New Buildings (Core Strategy Policy)

22 - Biodiversity and Geodiversity (Core Strategy Policy)

29 - Water Management (Core Strategy Policy)

RES - Residential Extensions Supplementary Planning Document

This informative is only intended as a summary of the reasons for grant of planning permission. For further detail on the decision please contact the Development Control Section who will be able to assist and can provide a copy of the application report if required.

Email: planning@southribble.gov.uk.



Elizabeth Thornber
HEAD OF PLANNING AND ENFORCEMENT

DATE OF DECISION: 26 September 2025

Important Note: This permission relates only to that required under the Town and Country Planning Act. It does not provide any consent or approval under any other enactment, byelaw, order or regulation including the Building Regulations. If you are in any doubt about the need to obtain approval under the Building Regulations then please contact the Building Control Section, Civic Centre, West Paddock, Leyland on 01772 625400 or email: bldcontrol@southribble.gov.uk

The applicant is advised that all planning permissions granted on or after the 1st September 2013 may be subject to the Community Infrastructure Levy (CIL). Full details of CIL are available on the Council's website <https://www.southribble.gov.uk/content/community-infrastructure-levy> or contact the CIL Officer CIL@southribble.gov.uk

In determining the above planning application, the Council has implemented the requirements of paragraph 38 of the NPPF 2019 and worked proactively and positively with the applicant.

Appeal to the Secretary of State

1. If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State for the Environment under Section 78 of the Town and Country Planning Act 1990.
2. If you want to appeal, then you must do so within six months of the date of this notice, using a form which you can get from The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. <https://www.gov.uk/appeal-planning-decision>
3. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
4. The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have

granted it without the conditions it imposed, having regard to the statutory requirements, to the provision of the development order and to any directions given under the order.

5. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.

6. If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

Purchase Notices

1. If either the local planning authority or the Secretary of State for the Environment refused permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

2. In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part V, Chapter I of the Town and Country Planning Act 1990.