

Proposed development: Reserved Matters Application: Approval of Reserved Matters for appearance, landscaping, layout and scale for 5no. dwellings, pursuant to outline permission 10/18/0183.

**Site address:
Wayoh Barn
Blackburn Road
Edgworth
Bolton
BL7 0PZ**

Applicant: Mr John Czutkwona

Ward: West Pennine

**Councillor Colin Rigby
Councillor Jean Rigby
Councillor Julie Slater**



1.0 SUMMARY OF RECOMMENDATION

1.1 APPROVE – Subject to conditions set out in paragraph 4.1 of this report

2.0 KEY ISSUES/SUMMARY OF PLANNING BALANCE

- 2.1 The application is presented to Committee for determination through the Chair referral scheme, as a consequence of an objection raised by North Turton Parish Council.
- 2.2 The planning application is submitted in the form of a Reserved Matters proposal; pursuant to Outline Planning Permission granted for the demolition of the existing commercial storage building and erection of up to 5no. dwellings, including associated access, in 2018. Outline permission was granted subject to a suite of 12 conditions which are appended to this report (Appendix 1). Those conditions requiring action prior to commencement or occupation of the development will be assessed under a separate condition discharge application. They are not, therefore, matters associated with this assessment, with the exception of landscaping.
- 2.3 Members are advised that under the outline permission, the principle of a residential development of up to 5no. dwellings with associated access arrangements from Blackburn Road, is previously accepted by the Council. This application seeks permission for the remaining reserved matters; limited to consideration of appearance, landscape, layout and scale.
- 2.4 The assessment establishes that the proposal corresponds with the Development Plan and The Framework. It suitably demonstrates delivery of a high quality development on Previously Developed Land (Brownfield) that would contribute towards the Council's housing delivery target, adding choice and vitality to the local housing market. Moreover, from a technical point of view, all issues have been addressed through the application or are capable of being controlled or mitigated through planning conditions.

3.0 RATIONALE

3.1 Site and Surroundings

- 3.1.1 The application site lies within an area of Countryside (as allocated by the Local Plan Part 2). It comprises a redundant commercial storage building, clad in corrugated steel and associated hard surface infrastructure, amounting to 0.218 hectares (0.5 acres) in area, at an elevated position in relation to Blackburn Road to the west, from where it is accessed. To the immediate north sits the applicants dwelling known as Wayoh Barn. The village boundary of Edgworth lies circa 1200 to the south east. The site formerly hosted the applicant's builders business and was used for storage of

associated building materials and machinery. Photographs below show the building and its immediate surroundings within the application site.





3.2 Proposed Development

3.2.1 Approval of Reserved Matters relating to appearance, landscaping, layout and scale for 5no. dwellings, pursuant to outline permission 10/18/0183.



Extract from submitted proposed site plan.

3.3 Development Plan

3.3.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications be determined in accordance with the development plan unless material considerations indicate otherwise.

3.3.2 The Development Plan comprises the Core Strategy and adopted Local Plan Part 2 – Site Allocations and Development Management Policies. In determining the current proposal the following are considered to be the most relevant policies:

3.3.3 Core Strategy

- CS1 – A Targeted Growth Strategy
- CS5 – Locations for New Housing
- CS6 – Housing Targets
- CS7 – Types of Housing

- CS15 – Ecological Assets
- CS16 – Form and Design of New Development
- CS18 – The Borough's Landscapes

3.3.4 Local Plan Part 2

- Policy 5 – Countryside Areas
- Policy 7 – Sustainable and Viable Development
- Policy 8 – Development and People
- Policy 9 – Development and the Environment
- Policy 10 – Accessibility and Transport
- Policy 11 – Design
- Policy 18 – Housing Mix
- Policy 28 – Developer Contributions
- Policy 39 – Heritage
- Policy 41 – Landscape

3.4 Other Material Planning Considerations

3.4.1 Residential Design Guide Supplementary Planning Document

3.4.2 National Planning Policy Framework (The Framework)

Overall, The Framework aims to raise economic performance by ensuring the quantity, quality and mix of housing reflect that required, with an expectation to maintain a 5-year housing land supply. Quality design should be secured and environmental impacts minimised. Effective use of under-used or vacant land is also advocated. Areas of The Framework especially relevant to the proposal are as follows:

- Delivering a sufficient supply of homes
- Building a strong, competitive economy
- Making effective use of land
- Achieving well-designed places
- Meeting the challenge of climate change, flooding and coastal change
- Conserving and enhancing the natural environment.

3.5 Assessment

3.5.1 As aforementioned, assessment of this Reserved Matters application is limited the following:

- **Appearance:** Aspects of a building or place which affect the way it looks, including the exterior of the development.
- **Landscaping:** The improvement or protection of the amenities of the site and the surrounding area; this could include planting trees or hedges as a screen.
- **Layout:** Includes buildings, routes and open spaces within the development and the way they are laid out in relation to buildings, routes and open space outside the development.

- **Scale:** Includes information on the size of the development, including the height, width and length of each proposed building.

3.5.2 Policy 18 requires detached and semi-detached housing to be the principal element of the dwelling mix on any site that is capable of accommodating such housing and where such housing would make a positive contribution to the local character.

3.5.3 Policy 8 requires development to contribute positively to the overall physical, social, environmental and economic character of the area, as well as securing satisfactory levels of amenity and safety for surrounding uses and for occupants or users of the development itself; with reference to privacy / overlooking and the relationship between buildings.

3.5.4 Policy 11 requires a good standard of design and will be expected to enhance and reinforce the established character of the locality and demonstrate an understanding of the wider context towards making a positive contribution to the local area. This includes enhance and reinforcing the established character of a locality. Key aspects of character which must be taken into account are the following:

- i) Existing topography, buildings and landscape features and their integration into the development;
- ii) Layout and building orientation to make best use of existing connections, landmarks and views;
- iii) Building shapes, plot and block sizes, styles colours and materials that contribute to the character of streets and use these to complement character;
- iv) Height and building line of the established area;
- v) Relationship of the buildings to the street; and
- vi) Frontage treatment such as boundary walls.

With reference to materials and colour; all new development must make considered use of materials and colour to reflect local distinctiveness and character. Materials and colour should:

- i) Accentuate a building or assist with its integration into the wider built landscape;
- ii) Assist with way finding, the identification of entrances and so on; and / or;
- iii) Integrate a building into the immediate street scene.

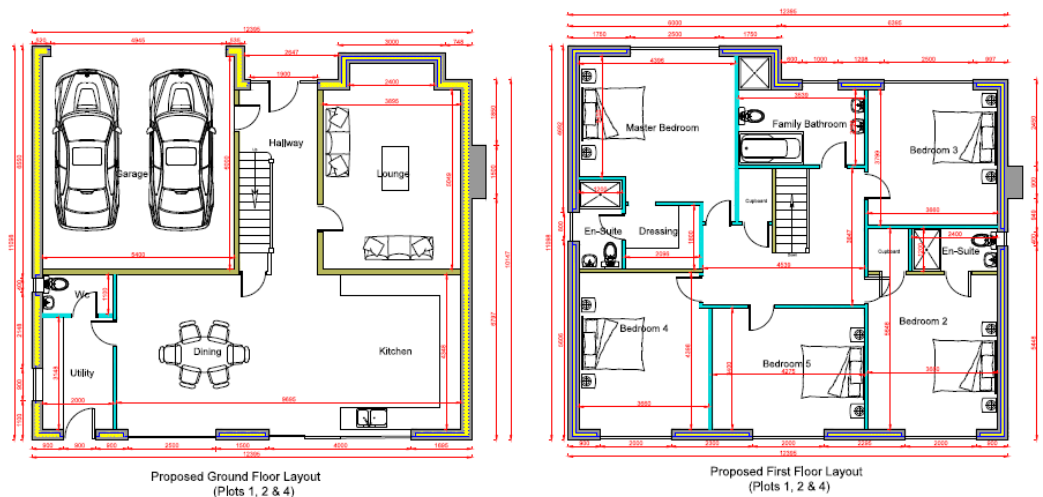
3.5.5 Appearance

The proposed dwellings are informally arranged around a cul-de-sac. They are of traditional two storey appearance, featuring natural slated gable roof profiles, stone elevations (with occasional render), proportionate fenestration and chimney stacks. All are features which are typical of local distinctiveness. The occasional render is limited to elevations that do not present to Blackburn Road. Implementation of these agreed materials will be secured by condition. Accordingly, an appropriately integrated group of buildings is achieved.

- 3.5.6 The elevated land level of the site, in contrast to the land level that accommodates the adjacent Wayoh Barn, is recognised in the assessment. This will result in the proposed ridge heights being circa 1.5m higher. Such topographical inconsistencies are, however, not untypical of the rural environment and the appearance of the development should be considered in this context.
- 3.5.7 Appropriate boundary treatment delineating common boundaries between plots is specified. These include close boarded timber fences between properties, natural stone around the side and rear garden of Plot 1 and a privet hedgerow along the Blackburn Road frontage. The hedgerow will return to the rear of plots 2, 3 and 4 which will serve as a transitional boundary form in response to open countryside beyond. Additional landscaping features within the site, as specified in the 'Landscape' section of this report, below.
- 3.5.8 Surface treatment to the internal service road will be black hot rolled asphalt and driveways will be block paved. Private driveways will be block paved.
- 3.5.9 These details will be secured by condition.



Extract from submitted “proposed street scene”



Extract from proposed floor plans and elevations for Plots 1,2, and 4.

3.5.10 Landscaping

Policy 9 supports removal of one or more trees as part of a development, subject to a requirement that an equivalent number or more new trees are planted either on or near the site, unless a clear justification is provided for not doing so. Mature trees within the site, along Blackburn Road have previously been removed

3.5.11 Submission of a landscaping scheme is required by condition attached to the outline permission. Full details are, however, agreed under this application. The Council's Arboricultural consultant is supportive of the position, species and density of the new planting throughout. The proposed replacement planting along Blackburn Road mitigates against the loss of some established trees and serves to soften and integrate the development into an environment distinguished by mature landscaping punctuating built form, thereby limiting its visual prominence on approach from the north along Blackburn Road. A net gain in biodiversity across the site will also be secured.

3.5.12 Layout

The dwellings are laid out informally arranged around a cul-de-sac, in response to the constraining access position and adjacent land uses. A small pocket of appropriately positioned communal open space is included within the layout.



Extract from submitted “proposed site plan”

3.5.13 The proposed detached dwellings offer outdoor amenity space to the front, rear and sides. On balance, having regard to local character, the dwellings are considered to be proportionate to the plot sizes, offering adequate space sufficient to service family needs.

3.5.14 Separation between proposed dwellings and the existing adjacent dwelling (Wayoh Barn) is in accordance with the Council’s adopted standards. Separation between proposed dwellings is broadly in accordance with those standards. Adequate levels of amenity are, therefore, secured, with reference to relationship between buildings.

3.5.15 Highway assessment focusses on off-street parking provision and internal road layout, on account of the access having previously been approved at outline stage. Each property accommodates the necessary in-curtilage parking provision, as required by the Council’s adopted parking standards.

3.5.16 It is considered necessary to remove permitted development rights relating to development within the curtilage of a dwellinghouse and to means of enclosures, in order to afford LPA control over future development, having regard to the restricted plot sizes and safeguarding visual amenity.

3.5.17 Scale

As two storey family sized detached dwellings, they are consistent with the Council’s aspiration for sites to accommodate detached or semi-detached housing, where possible.

3.5.18 Scale of the dwellings, including their two storey height, is broadly consistent with those within the immediate locality (the adjacent three storey elevation of Wayoh Barn is something of an anomaly in this context), and the overall scale of the development is considered proportionate to the application site.

3.5.19 Summary

This report assesses the reserved matters planning application for land at Wayoh Barn, Blackburn Road, Edgworth. In considering the proposal, a wide range of material considerations have been taken into account to inform a balanced recommendation that is considered to demonstrate compliance with the Development Plan and The Framework, in support of the Council's strategic growth objectives, subject to conditions to make the development acceptable in planning terms. To re-iterate, the principle of the residential redevelopment of the site and access arrangements have previously been accepted under the outline planning permission.

4 RECOMMENDATION

4.1 Delegated authority is given to the Director of Growth and Development to **approve planning permission**, subject to following conditions:

- Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in complete accordance with the proposal originally received 22nd May 2020 and amended drawings received 4th November 2020, titled: Plot 1 & 2 Layouts and Elevations; Plot 3 Layouts and Elevations; Plot 4 Layouts and Elevations; Plot 5 Layouts and Elevations; Proposed Site Plan; and Boundary Treatment Plan.
REASON: For the avoidance of doubt and to clarify which plans are relevant to the consent.
- The development hereby approved shall be implemented in complete accordance with the external walling and roofing material samples provided and as specified on the submitted drawing received 4th November 2020, titled 'Street Scene'.
REASON: To ensure that the external appearance of the development is satisfactory; in accordance with Policy 8 of the Blackburn with Darwen Borough Local Plan Part 2 and the adopted Blackburn with Darwen Design Guide Supplementary Planning Document.
- The development hereby approved shall be implemented in complete accordance with the submitted landscaping plan, received 4th November 2020, titled 'Proposed Landscaping'. Trees and shrubs shall be planted on the site in accordance with the approved details during the first available planting season following completion of the works, and thereafter retained. Trees and shrubs dying or becoming diseased, removed, or being seriously damaged within five years of planting shall be replaced by trees and shrubs of similar size and species to those originally required to be planted during the first available planting season after the loss of the trees and / or shrubs.

REASON: To ensure that there is a well laid scheme of healthy trees and shrubs in the interests of amenity in accordance with Policies 9 & 40 of the Blackburn with Darwen Borough Local Plan Part 2.

- The development hereby approved shall be implemented in complete accordance with the submitted Environmental Management Plan dated 2/11/20.

REASON: In order to avoid the possibility of the public highway being affected by the deposit of mud/or loose materials which could create a potential hazard to road users, to protect the amenity of the occupiers of the adjacent properties and to protect the visual amenities of the locality; in accordance with Policy 10 of the Blackburn with Darwen Borough Local Plan Part 2.

- Visibility splays at the site access/egress and driveway access/egress points shall not at any time be obstructed by any building, wall, fence, hedge, tree, shrub or other device exceeding a height greater than 1 metre above the crown level of the adjacent highway.
- REASON: To ensure the safe, efficient and convenient movement of all highway users, for the free flow of traffic, in accordance with Policy 10 of the Blackburn with Darwen Borough Local Plan Part 2.
- Demolition or construction shall only take place between the hours of 08:00 and 18:00 Monday to Friday, 08:00 to 13:00 on Saturdays and not at all on Sundays or Bank Holidays.

REASON: To protect the amenity of residents in accordance with Policy 8 of the Blackburn with Darwen Borough Local Plan Part 2.

- Notwithstanding the provisions of Article 3 and Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), no development of the type specified in Classes A, B, C, D and E of Part 1 and Class A of Part 2 of that Schedule shall be carried out unless planning permission has been granted first.

REASON: Due to the restricted nature of the site, whilst the dwellings as approved are acceptable, any further extensions or alterations normally permitted under the above provisions may in this case conflict with the interests of adjacent properties or the amenity of the area generally, in accordance with Policies 8 and 9 of the Blackburn with Darwen Borough Local Plan Part 2.

5 PLANNING HISTORY

- 5.1 10/18/0183: Outline planning permission, granted by Planning & Highways Committee on 20th August 2018 for the erection of up to 5no. dwellings and site access with all other matters reserved.

6 CONSULTATIONS

6.1 Drainage

No objection; awaiting submission of a drainage scheme via the condition discharge process associated with the Outline permission.

6.2 Public Protection

No objection; awaiting submission of contaminated land reports and an electrical vehicle charging point scheme via the condition discharge process associated with the Outline permission

6.3 Environmental Services

No objection

6.4 Highways Authority

No objection, subject to queries pertaining to the following matters:

- Site layout, including off-street parking and adequate carriageway / footway provision. These matters have been resolved through submission of amended detail relating to off-street parking and confirmation that the development will be remain in the charge of a private management company, rather than Local Authority adoption.

Note: Other highway matters will be secured under the condition discharge procedure for such conditions attached to the Outline planning permission.

6.5 GMEU Ecology

No response offered.

6.6 Lancashire Fire Service

Standard advice with reference to compliance with Building Regulations Approved Document B, Part B5 'Access and facilities for the Fire Service'.

6.7 Arboricultural Officer

Submission of a landscaping scheme required to provide for native trees incorporated within the proposed hedgerow along Blackburn Road, as well as hedging on the north and east boundaries that also incorporates native tree planting.

A planting scheme of native hedging with the occasional tree will also have the effect of softening the built edge by way of breaking up the roof lines of the proposed properties without causing too much in the way of shade/conflict etc. This planting would also allow the development to 'sit' better when viewed from the wider landscape including for traffic users of Blackburn Road.

6.8 Public consultation

Five neighbouring properties were formally consulted by letter, and a site notice was posted. Two letters of objection have been received, together with an objection from North Turton Parish Council. These comments are referred to in detail in Section 7 of the report.

7.0 Summary of representations

Objection – Matthew Longbottom & Michelle Barrett, Wayoh Fold Farmhouse, Blackburn Road Rec 30.07.2020

We are emailing with reference to the above Planning Application at Wayoh Barn. We would like to submit our objection to this proposed development for a number of reasons:

1. Road Safety - the plans show the proposal to build 5 additional dwellings all of which have double garages and with that, will likely have 2 or more cars per household. This means that there will be a further 10+ cars turning on to a narrow road which would double the traffic within the immediate area. We moved in to our property at the end of September last year and there have already been around 3 car accidents only 50 yards away from the proposed development site. We are therefore very concerned that there could be further accidents during the development stage (with heavy plant and equipment working near the site) and long term, if the development is approved the additional traffic will only increase the chance of further accidents.
2. Power Supply - There have been a number of power cuts in the area since we have moved in. We are concerned that the development of 5 houses (5 bed roomed) will mean that the electrical infrastructure will not cope with the additional demand and will likely increase the number of power cuts to the area. This is of particular concern given that there are a number of people who not only rely on power to work from home (we are NHS staff and often work from home) this could therefore have potentially severe consequences to patients.
3. We are concerned that these houses will not sell. These have been designed as family homes and the size of the garden is disproportionate to the size of the dwelling. There are already a number of similarly sized properties within the Edgworth area that have been on the market for a while with larger gardens that have not sold. We are concerned that if these properties are unoccupied for a period of time that this could attract criminal activity to the area.
4. The owner of Wayoh Barn has been "developing" the Barn for a number of years and this development project is still on-going with no sign of completion. We are therefore concerned that this development will also not be completed or take several years to complete. This would have a detrimental impact to the natural beauty of the area and this was the main reason we chose to buy in this area. We would also like to express our concern that we did not receive a letter about this development. When I checked the details of the application at the Online Portal the majority of the addresses of those properties listed as "Neighbours" were incorrect.

Objection – Chris and Rachel Duggleby, Wayoh Farmhouse, Blackburn Road Rec 24.07.2020

Re. Reserved Matters Application reference 10/20/0464 at Wayoh Barn, Blackburn Road, Edgworth, Bolton BL7 0PZ

We wish to object to the proposed development of five houses at this site. We do so on a number of grounds.

1. The proposed development is not in keeping with the local surroundings. Wayoh Fold (where Wayoh Barn is situated) is a small hamlet of converted farm buildings, surrounded by open countryside. The present buildings date from the 18th century, and external appearances are congruous with each other. A development of modern housing would not blend with the current hamlet buildings. Furthermore, in the nearby area there are several small hamlets of similar properties, but outside of the village centre there are no modern housing developments relating to these traditional farmstead locations. This is a rural setting, and the open moorland countryside would be spoiled by a development of large houses.

2. Size and number of proposed properties
Edgworth village and surrounding areas (Crowthorn, Chapelton) are already well supplied with large family homes. Several of these have been developed in the last few years and remain unsold. There does not appear to be an obvious need for a development of further similar properties in the area.
In addition, the size and number of properties proposed will dominate the existing traditional buildings in Wayoh Fold.

3. Impact on local amenities
Edgworth is served by one primary school. This is usually oversubscribed. Secondary schools in the locality are also often similarly oversubscribed. Building five more large family homes would place increased pressure on already stretched local school provision.

4. Traffic at the location
Wayoh Fold hamlet is situated at the top of a narrow, steep section of road. Accidents here are common and increasing the amount of traffic turning onto and off the road in this area will increase the likelihood of collision, which can lead to road closure.

In summary, we do not feel that the proposed development is suitable for this location, and therefore we oppose its construction

Objection – Glenys Syddall, Clerk to North Turton Parish Council Rec 15.07.2020

North Turton Parish Council previously strongly objected to the original planning application (10/18/0183) for the erection of 5 dwellings at Wayoh Barn, Blackburn Road.

Therefore, despite the fact that the planning application was approved, the Parish Council cannot support this application.

8.0 CONTACT OFFICER: Nick Blackledge Senior Planner, Development Management.

9.0 DATE PREPARED: 2nd November 2020.

Appendix 1.

Application for approval of all reserved matters must be made not later than the expiration of three years beginning with the date of this permission. The development hereby permitted shall be begun not later than the expiration of two years from the date of the approval of the last of the reserved matters to be approved.

REASON: Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004.

Details of the following matters (subsequently referred to as the reserved matters) shall be submitted to and be approved in writing by the Local Planning Authority before the commencement of any works:-

- i) Appearance
- ii) Layout
- iii) Scale
- iv) Landscaping

REASON: Because the application is in outline only and no details have yet been furnished of the matters referred to in the Condition, these are reserved for subsequent approval by the Local Planning Authority.

Prior to commencement of the development hereby approved, a scheme shall be submitted to and approved in writing by the Local Planning Authority detailing provision of an electrical vehicle charging points for each dwelling. The approved scheme shall be implemented prior to first occupation of the development.

REASON: In the interests of air quality management and protection of health, in accordance with Policy 9 of the Blackburn with Darwen Borough Local Plan Part 2.

Prior to commencement of the development hereby approved, the developer must submit to the Local Planning Authority for written approval:

- (i) Two copies of a comprehensive desk study report, including a preliminary conceptual site model (CSM) in text, plan and cross-section form. Where necessary, detailed proposals for subsequent site investigation should also be included, clearly based on the CSM.
- (ii) Two copies of the findings of the approved site investigation work (where necessary), including an appropriate assessment of risks to both human health and the wider environment, from contaminants in, on or under the land (including ground gas). If unacceptable risks are identified, a remedial options appraisal and detailed remediation scheme should be presented, along with an updated CSM. No deviation shall be made from this scheme without the written agreement from the Local Planning Authority.

REASON: To ensure that all reasonable steps have been taken to identify contamination at the site in accordance with Policy 8 of the adopted Blackburn with Darwen Borough Local Plan Part 2.

Prior to occupation of the development hereby approved, two copies of a comprehensive Validation Report shall be submitted to and approved in writing by the Local Planning Authority. The Validation Report shall demonstrate effective remediation in accordance with the agreed remediation scheme and updated CSM. All the installed remediation must be retained for the duration of the approved use,

and where necessary, the Local Planning Authority should be periodically informed in writing of any ongoing monitoring and decisions based thereon.

REASON: To ensure that all reasonable steps have been taken to identify contamination at the site, that the risks it presents have been appropriately assessed, and that the site can be made 'suitable for use', as such, does not pose a risk to future users of the site or the wider environment in accordance with Policy 8 of the adopted Blackburn with Darwen Borough Local Plan Part 2.

Should contamination be encountered unexpectedly during redevelopment, all works should cease, and the LPA should be immediately informed in writing. If unacceptable risks are identified, a remedial options appraisal and detailed remediation scheme should be presented, and agreed in writing by the LPA. No deviation shall be made from this scheme without the written express agreement of the LPA.

REASON: To protect the health of future occupiers of the site in accordance with Policy ENV3 of the Blackburn with Darwen Borough Local Plan.

Prior to commencement of the development hereby approved, a foul and surface water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall ensure that foul and surface water is drained on separate systems. The surface water drainage scheme shall be based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions (inclusive of how the scheme shall be managed after completion). The surface water drainage scheme must be in accordance with the non statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards and, unless otherwise agreed in writing by the Local Planning Authority, no surface water shall discharge to the public sewerage system either directly or indirectly.

REASON: To ensure a safe form of development that poses no unacceptable risk of flooding, pollution to water resources or human health in accordance with Policy 8 of the adopted Blackburn with Darwen Borough Council Local Plan Part 2.

Prior to commencement of any works at the site, an Arboricultural Method Statement and tree protection plan shall be submitted to and agreed in writing by the Local Planning Authority. The method statement shall clearly state how the trees to be retained on site will be protected during construction works. The agreed method statement shall be implemented in full prior to the undertaking of any on site works and retained for duration of the demolition and construction works.

REASON: Trees represent a public benefit by way of visual amenity and should therefore be protected at all times in accordance with Policy 9 of the adopted Local Plan Part 2.

Prior to commencement of development hereby approved a landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. Trees and shrubs shall be planted on the site in accordance with the approved landscaping scheme during the first available planting season following completion of the works, and thereafter retained. Trees and shrubs dying or becoming diseased, removed, or being seriously damaged within five years of planting shall be replaced by trees and shrubs of similar size and species to those originally required to be planted during the first available planting season after the loss of the trees and/or shrubs.

REASON: To ensure that there is a well laid scheme of healthy trees and shrubs in the interests of amenity and biodiversity in accordance with Policies 9 and 40 of the Blackburn with Darwen Borough Local Plan Part 2.

Prior to commencement of the development hereby approved, a scheme for the provision of bat and bird boxes / bricks shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to occupation of the development and retained thereafter.

REASON: To ensure no unacceptable impact on protected species, in accordance with Policy 9 of the adopted Blackburn with Darwen Borough Council Local Plan Part 2.

Prior to commencement of the development hereby approved, a written scheme of archaeological investigation shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include a programme of site recording and analysis. The scheme shall be implemented in accordance with the approved details.

REASON: To ensure and safeguard the recording and inspection of matters of archaeological / historical importance associated with the site in accordance with Policy 39 of the Blackburn with Darwen Borough Local Plan Part 2.

This consent relates to the submitted details marked received on 22nd February 2018 including the site plan drawing and additional drawing received 14th July 2018 numbered WB sa01; and any subsequent amendments approved in writing by the Local Planning Authority within 12 months of the date of this decision.

REASON: To clarify the terms of this consent