

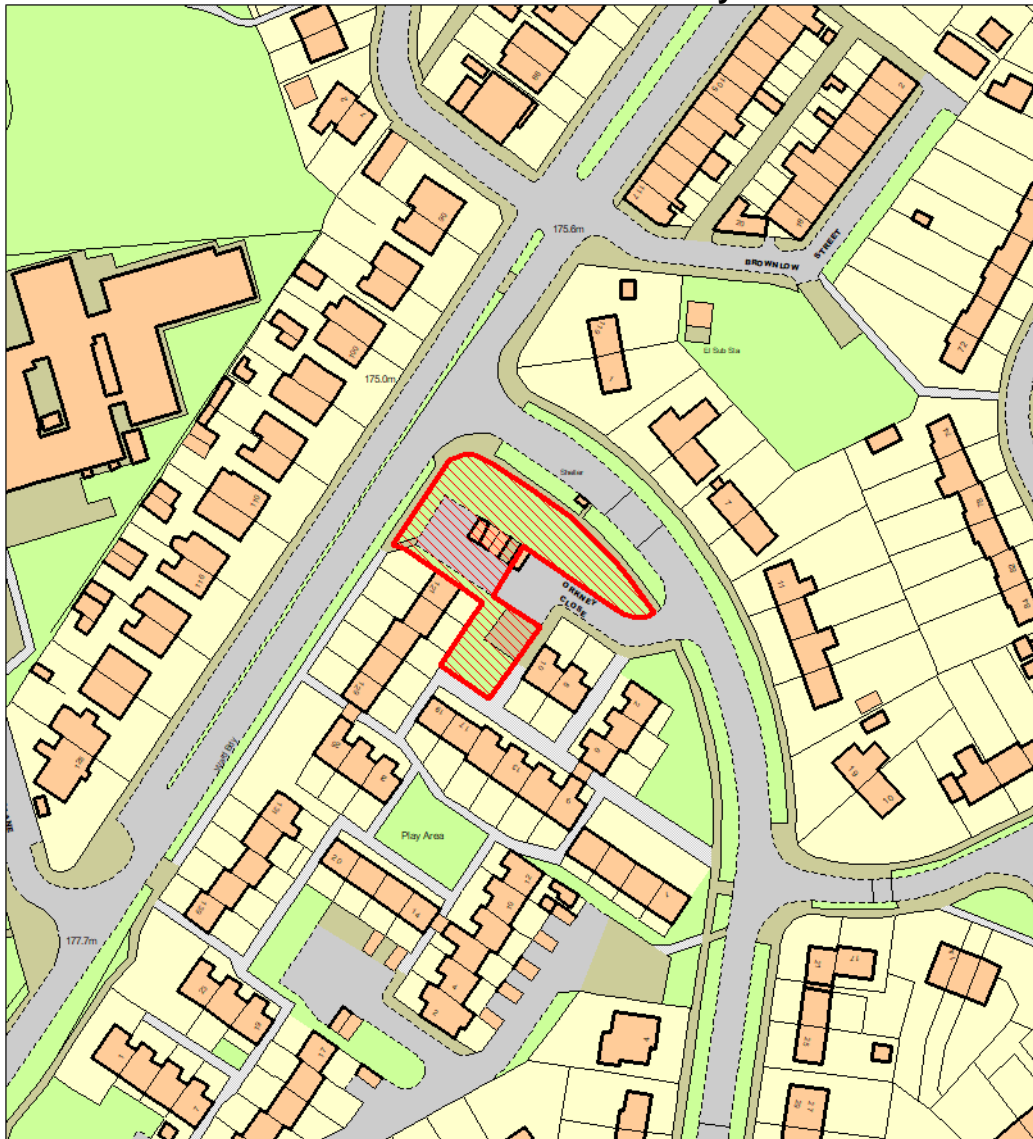
Proposed development: Variation of Condition / Minor Material Amendment: Variation of Condition No.2 "approved drawings" pursuant to planning application 10/22/0991 "Erection of 3no. 3 bed, 5 person terraced dwellings with six proposed new car parking spaces, together with 6 car parking spaces provided for the existing residents " - to revise layout, parking and elevation details

Site Address:

**Vacant Land corner of Shadsworth Road / Dunoon Drive / Orkney Close
Blackburn**

Applicant: Together Housing Group

**Ward: Blackburn South East Councillor Tony Humphrys
Councillor James Shorrock
Councillor Vicky McGurk**



1.0 SUMMARY OF RECOMMENDATION

1.1 APPROVE – Subject to conditions (including that varied) set out at paragraph 4.1.

2.0 KEY ISSUES/SUMMARY OF PLANNING BALANCE

- 2.1 The application is reported to Committee as it represents a material amendment to a planning application approved at Committee level - in March 2023 - due to receipt at that time of significant public objection to the proposed removal of four trees. At the time of determination, an amended scheme resulted in the removal of two trees, subject to a condition requiring replacement tree planting at a ratio of two new trees for each one removed. Determination of this application at Committee level is in accordance with the Council adopted Scheme of Delegation.
- 2.2 The application is submitted under the provisions of Section 73 of the Town and Country Planning Act 1990 (as amended). The proposal seeks to vary condition no. 2, as referenced in the above development description, applied to the host planning permission – ref. 10/22/0991 (17th March 2023).
- 2.3 The amendments would represent modest changes to the approved layout and scale, appearance and position of the houses.
- 2.4 Assessment of the application finds the amendments to be acceptable; ensuring that a quality development would still be delivered, in accordance with the Council's overarching housing growth strategy, as set out in the Local Plan 2021 - 2037. Moreover, any outstanding technical matters would continue to be addressed through planning conditions.

3.0 RATIONALE

3.1 Site and Surroundings

- 3.1.1 The application site (the site) is owned by the applicant – Together Housing – and forms part of the wider Shadsworth Estate. It measures 1081.00 square metres in area.
- 3.1.2 The site represents one of 3 'infill' sites within the estate targeted for additional, demand led affordable housing, as part of a wider place making strategy for the estate, promoting a vision to:
- Unlock challenges and provide residents with a pathway towards a better quality of life.
 - Attract and retain households to be part of a wider, invigorated and more diverse community.

- Ensure viable long-term asset and neighbourhood management and create a wider asset management strategy which supports the place making vision.

3.1.3 The 3 sites infill sites are located at Dunoon Drive / Orkney Close (the site – no. 2), Brodick Road and Brownlow Street, which are subject to the grant of planning permission. The location of the 3 sites is illustrated below (Design & Access Statement, Loop Systems Ltd, Dec 2022).



3.1.4 For context, Together Housing group own a large proportion of the existing Shadsworth Estate, including over 800 homes.

3.1.5 Built in the 1950's, the area is populated with a range of house types including 2 and 3 bedroom homes in semi-detached and terraced typologies. The estate is also home to two storey maisonette flats, a park, a school, and a community and retail hub

3.1.6 The site is located with the urban boundary, at the junction of Shadsworth Road / Dunoon Drive / Orkney Close, Blackburn, at the north west edge of the estate. It is not allocated for any specific purpose in the Local Plan.

Site Photo (November 2022)



3.2 Proposed Development

- 3.2.1 The current application is submitted under the provisions of Section 73 of Town and Country Planning Act 1990, as a material amendment to the original grant of (reserved matters) planning permission. The amendment seeks to vary the following condition:

2. Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in complete accordance with the application form received 19th October 2022 and with the following drawings:

*Location Plan LOOP-338.5.2-E-001-A;
Existing Site Plan LOOP-338.5.2-E-100-A;
Existing Elevations A LOOP-338.5.2-E-210-A;
Existing Elevations B LOOP-338.5.2-E-211-A;;
Amended Proposed Site Plan LOOP-338.5.2-P-100-C;
Amended Proposed Ground Floors LOOP-338.5.2-P-110-B;
Amended Proposed Upper Floors LOOP-338.5.2-P-111-B;
Amended Proposed Elevations A LOOP-338.5.2-P-210-B;
Amended Proposed Elevations B LOOP-338.5.2-P-211-B; and
Amended Proposed Section LOOP-338.5.2-P-310-B;*

REASON: For the avoidance of doubt and to clarify which plans are relevant to the consent.

3.2.2 Revised drawing numbers would be added to the condition, relating to site layout and house elevations, as set out at paragraph 4.1.

3.2.3 Proposed changes are summarised as follows:

- House roofs would be raised by approximately 400mm due to the pitch of the modular properties and the specification of the solar PVs;
- The location of the plots would move slightly to the northeast.
- House elevations would change very slightly.
- Loss of two parking spaces, with parking reconfigured in front of the three new houses. This will however have the added benefit of retaining a tree that otherwise may have been lost.

3.2.4 The following rationale for the changes is offered by the applicant:

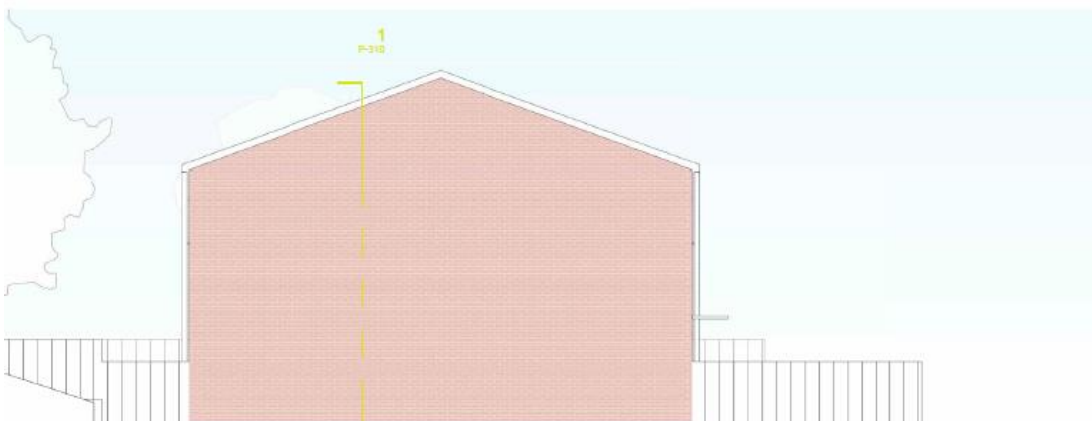
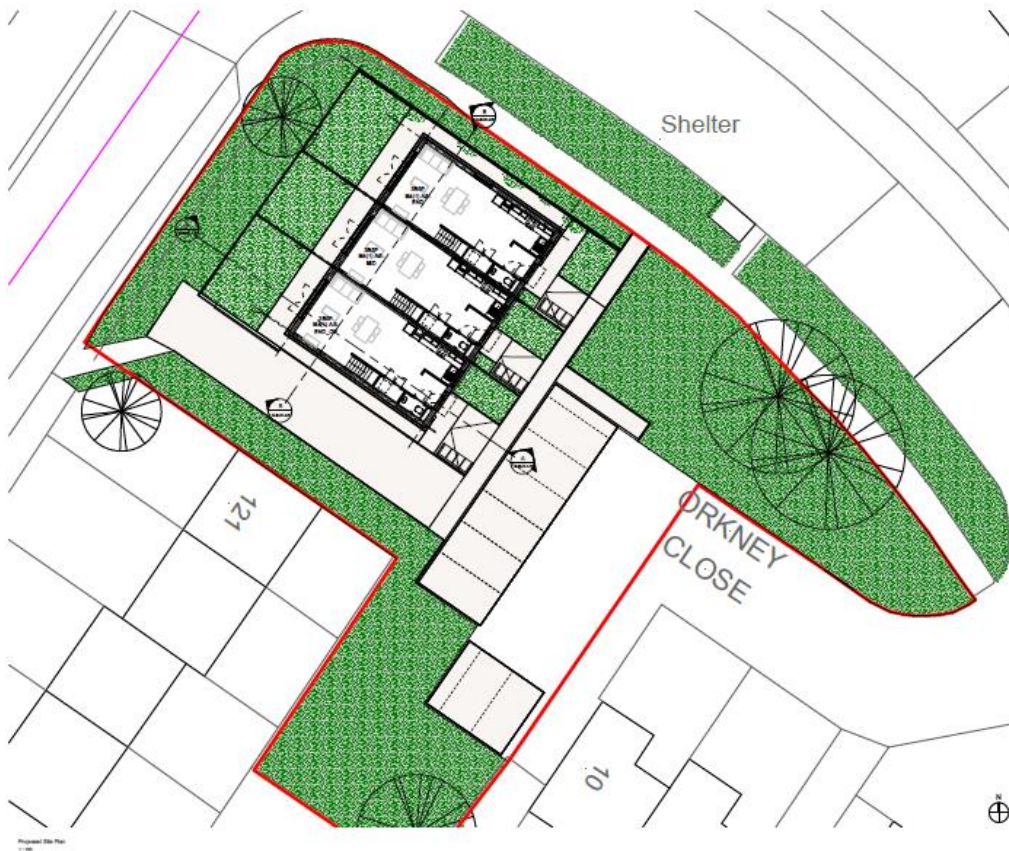
“As part of the detailed design development a number of risks were identified on Orkney Close, including the easement distance for a gas main crossing within the demise of the property boundary and the presence of a United Utilities wash out valve within the footprint of one of the gardens in the plot. As a result of these findings the plots have been brought forward slightly and moved slightly eastwards into the grass bank that is in Together Housing ownership.”

3.2.5 Approved and proposed amendments are shown below. Members will note the modest changes proposed. Members should also be assured that no additional tree removal, to that originally approved, is proposed under this application.

Site layout as approved.



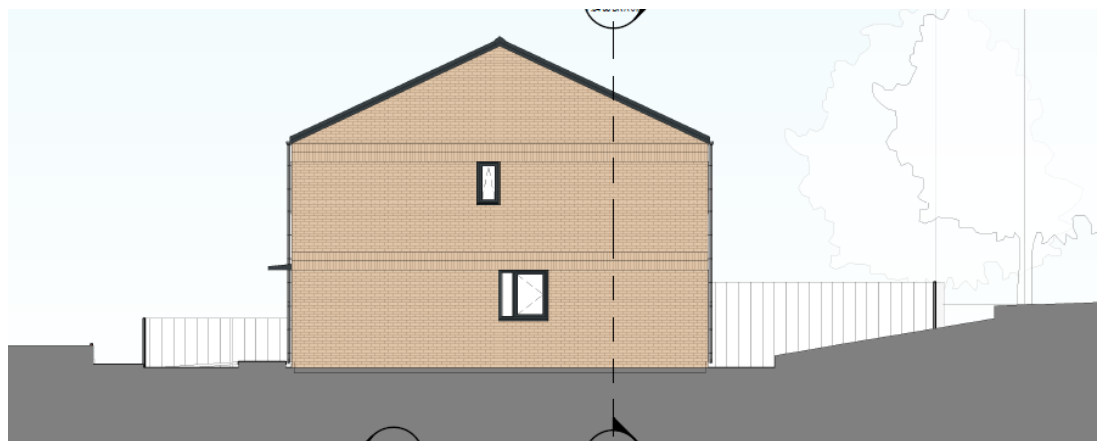
Proposed amendment.



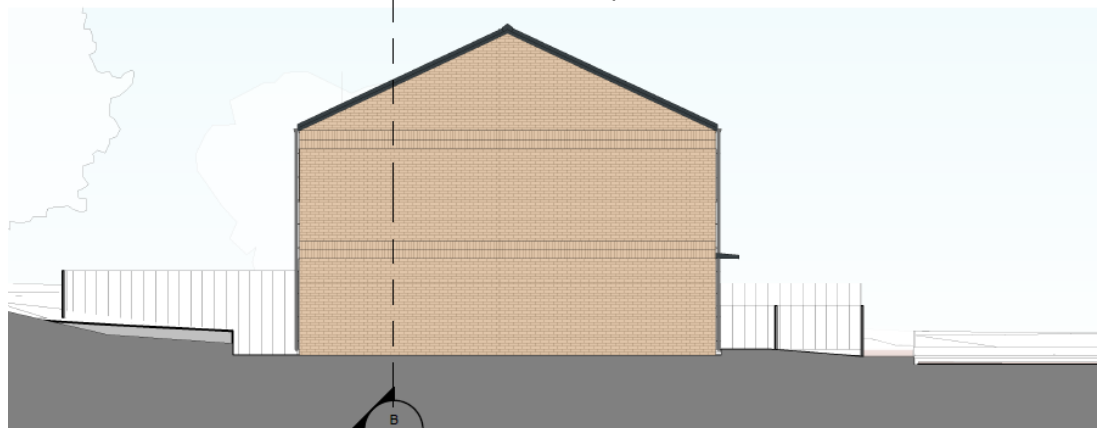
Proposed amendment.



B



Proposed North East Elevation
100



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 Blackburn with Darwen Borough Council Local Plan 2021 – 2037. The Local Plan was adopted on 25th January 2024 and supersedes the Core Strategy (2011) and Local Plan Part 2 (2015), against which the original application was assessed and determined.

In determining the current proposal, the following are the most relevant policies:

- Policy CP1: A Balanced Growth Strategy
- Policy CP2: The Spatial Approach
- Policy CP4: Housing Development
- Policy CP6: The Natural Environment
- Policy CP8: Securing High Quality and Inclusive Design
- Policy CP9: Transport and Accessibility
- Policy DM02: Protecting Living and Working Environments
- Policy DM03: Housing Mix, Standards and Densities
- Policy DM15: Biodiversity
- Policy DM27: Design in New Developments
- Policy DM29: Transport and Accessibility

3.4 Other Material Planning Considerations

3.4.1 BwD Residential Design Guide Supplementary Planning Document (2015)

3.4.2 Air Quality Planning Advisory Note

3.4.3 National Planning Policy Framework (The Framework) (2021)

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.

3.4.4 National Planning Policy Guidance (NPPG).

3.5 Assessment

3.5.1 The principle of the development is established under the original application. In assessing the proposed amendments, the following important material considerations are taken into account:

- Amenity impact;
- Environmental impact;

- Accessibility and Transport impact; and
- Design / Character & Appearance.

3.5.2 Amenity

Policy DM02 requires development to contribute positively to the overall physical, social, environmental and economic character of the area. It is also required to secure a satisfactory level of amenity and safety for surrounding uses and for occupants or users of the development itself, with reference to noise, vibration, odour, light, dust, other pollution or nuisance, privacy / overlooking and the relationship between buildings.

3.5.3 Separation between the proposed and existing dwellings remains in accordance with the Council's adopted minimum standards. Mutually acceptable levels of amenity would, therefore, be maintained, with regards to sunlight / daylight admissions, privacy and general relationship between buildings.

3.5.4 Application of conditions also attached to the original permission would address the following:

- Historic coal mining legacy – ie the need to secure a scheme of intrusive site investigations and validation of any necessary remedial works;
- contaminated land;
- noise and vibration monitoring of pile driven foundations; and
- limited construction hours.

3.5.5 Accordingly, the development is found to make a positive contribution and to appropriately safeguard amenity levels, in accordance with the requirements of Policy 8, The Residential Design Guide SPD and The Framework.

3.5.6 Environment

Policy CP6 requires new development to conserve and enhance biodiversity, geodiversity and landscape features ensuring that statutory and non-statutory protected sites are protected, enhanced and supported; that recognised priority species and habitats are protected, enhanced and supported; that a measurable biodiversity net gain (BNG) of no less than 10% is achieved; and that appropriate and long-term management of new or existing habitats is secured to ensure a network of nature recovery. Development should also have a neutral or positive impact on air and water quality. Policy DM15 requires protection of biodiversity resources.

3.5.7 Trees / Landscaping: Policy DM17 requires development to include appropriate landscaping / tree planting; incorporation of existing trees and hedgerows (where practicable); compensatory planting (where applicable), at a ratio of at least 3:1 – ie 3 replacement trees planted for every 1 tree lost; and maintenance of soft landscaping.

3.5.8 No increased environmental impact would arise from the proposed amendments. Notably, no additional trees would be removed. The following matters would be addressed via application of conditions also attached to original permission:

- A foul and surface water drainage scheme;
- a hard and soft landscaping scheme;
- adherence to the Arboricultural Impact Assessment;
- tree removal limited to outside the bird nesting season; and
- biodiversity uplift.

3.5.9 The 10% policy requirement for BNG, under the current Local Plan, does not apply to this proposed amendment, given that the host application was determined under the previous Local Plan policies. A more modest biodiversity uplift is, however, secured via the above referenced condition.

3.5.10 Accordingly, the environmental impact of the development is found to be acceptable, in accordance with the requirements Policies CS13, 9 and 40, and The Framework.

3.5.11 Highways / Accessibility and Transport

Policy CP9 confirms the need for new development to be located in the most sustainable locations; and for developments of the nature and scale of the subject application, to provide a Green Travel Plan, to reduce reliance on private cars and a Transport Assessment identifying the effects of the proposals on existing transport systems and mitigation of these impacts, as necessary.

3.5.12 Policy DM29 requires, in general, that road safety and the safe and efficient and convenient movement of all highway users, included pedestrians and the disabled, is not prejudiced and that appropriate provision is made for off street servicing and parking in accordance with the Council's adopted standards.

3.5.13 The original permission followed the demolition of five garages at the site and included 10 courtyard parking spaces – 6 for the new homes and 4 for existing homes. This amendment would involve the rearrangement of the courtyard spaces, reducing the total number to 8, due to previously unknown constraints, in the form a gas main crossing within the demise of the property boundary and the presence of a United Utilities wash out valve within the footprint of one of the gardens in the plot, resulting in the need to slightly reposition the houses. Loss of the 2 spaces is preferred to an alternative solution advanced at pre-application stage, of retaining the 10 spaces resulting in the loss 2 trees, particularly considered against the weight of public objection to tree loss in assessment of the original application. Spaces remain in accordance with the Council adopted dimension standards.

3.5.14 Whilst the proposed number of spaces represents a shortfall of 1 space, when assessed against the Council's adopted standard – 3 spaces for each 3 bed property, sufficient on-street capacity exists to cater for the remaining space

and existing residents. Moreover, the benefit of delivering new family housing in a sustainable location should be attributed significant positive weight, in the context of the Council's strategic growth objectives.

3.5.15 As with the original application, the proposal, in part, involves development of adopted highway (within the ownership of the applicant). The Council's Highways maintains the need for the applicant to apply for a formal closure of the highway, through the Government office of the North East prior to undertaking any works. The cost will be borne by the applicant. An informative in this regard should again be applied to the decision notice.

3.5.16 As also applied to the original permission, application of a Construction Phase Management plan condition would guard against excess disruption during construction phase of the development.

3.5.17 Accordingly, on balance, highway impacts arising from the development are found to be acceptable and in accordance with the requirements of Policy 10 and The Framework.

3.5.18 Design / Character & Appearance

Policy CP8 confirms the need for all new development to be of a high standard consistent with principles set out in the National Design Guide, and the National Model Design Code, and relevant local design guidance. Development that is not well designed will be refused.

3.5.19 Policy DM27 requires development to achieve a high quality and sustainable design, consistent with the following characteristics:

- i. Context: enhances the surroundings
- ii. Identity: attractive and distinctive
- iii. Built form: a coherent pattern of development
- iv. Movement: accessible and easy to move around
- v. Nature: enhanced and optimised, integrating with the green and blue infrastructure and nature recovery networks
- vi. Public spaces: safe, social and inclusive
- vii. Uses: mixed and integrated
- viii. Homes and buildings: functional, healthy and sustainable
- ix. ix. Resources: efficient and resilient
- x. x. Lifespan: made to last, with an emphasis on quality and simplicity

3.5.20 Plots would be set back an additional circa 2.8m from the Shadsworth Road carriageway, than those originally approved. Plots sizes would remain the same. This minor repositioning would have no adverse impact on street character or assimilation with existing dwellings to the south, against which the proposed houses would be read, due the staggered build line already in existence. Indeed this repositioning would result in alignment with the existing group of three at 125 – 129 Shadsworth Road.

3.5.21 The proposed 400mm increased ridge height is relatively modest and no additional harm would arise from this amendment. The proposal would be distinguished as a new group of three houses with a significant degree of separation from the existing.

3.5.22 Proposed elevational detail involves modest changes to fenestration, which is deemed acceptable.

3.5.23 As applied to the original permission, full external material detail, would be secured via condition.

3.5.24 Accordingly, the design of the development is found to be in accordance with the requirements of Policy 11, The Residential Design Guide SPD and The Framework.

3.5.25 Summary

This report assesses the material amendment to the original grant of planning permission, for the erection of 3no. dwellings and car parking spaces. In considering the proposal, the relevant material considerations have been taken into account. The assessment demonstrates that the planning decision must be made in the context of assessing the merits of the proposal balanced against any potential harm that may arise from its implementation. This report finds that the proposal, on balance, meets the policy requirements of the Blackburn with Darwen Local Plan Part 2021 - 2037, Supplementary Planning Documents and the National Planning Policy Framework.

4.0 RECOMMENDATION

4.1 Approve subject to:

Delegated authority is given to the Strategic Director of Growth and Development and the Deputy Chief Executive to approve planning permission, subject to the following conditions:

1. The development hereby permitted shall begin on or before the 17th March 2026. i.e. three years from the date of the original planning permission.

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

2. Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in complete accordance with the application form received 17th November 2023 and with the following drawings:

Location Plan LOOP-338.5.2-E-001-A;

Proposed Site Plan 338.5.2 P.02-00-DR-A-100 Rev P4;

Proposed Elevations A 338.5.2 P.02-00-DR-A-210 Rev P4;

Proposed Elevations A 338.5.2-P.05-00-DR-A-210-P5;

Proposed Elevations B 338.5.2 P.05-00-DR-A-211-P4;

Proposed Ground Floor Plan 338.5.2 P.03-00-DR-A-110 Rev P4; and
Proposed First Floor Plan 338.5.2 P.03-01-DR-A-111 Rev P4.

REASON: For the avoidance of doubt and to clarify which plans are relevant to the consent.

3. Prior to commencement of above ground works hereby approved, and notwithstanding the submitted details, written and illustrative details of the external walling, roofing, window and door materials shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in strict accordance with the approved details.

REASON: To ensure that the external appearance of the development is satisfactory, in accordance with Policies CP8 and DM27 of the adopted Blackburn with Darwen Borough Local Plan 2021 – 2037.

4. Prior to commencement of above ground works hereby approved, and notwithstanding the submitted details, a scheme of boundary treatment(s) shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall provide for the precise location, height and construction materials of all boundaries. The approved scheme of boundary treatment(s) shall be implemented prior to first occupation of the development and retained thereafter.

REASON: To ensure that the external appearance of the development is satisfactory, in accordance with Policies CP8 and DM27 of the adopted Blackburn with Darwen Borough Local Plan 2021 – 2037.

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

- i) 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) 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, to protect the health of future occupiers, in accordance with Policy DM2 of the adopted Blackburn with Darwen Borough Local Plan 2021 – 2037.

6. Prior to the occupation of the development hereby approved, 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: 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 DM2 of the adopted Blackburn with Darwen Borough Local Plan 2021 – 2037.

7. 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 ensure that all reasonable steps have been taken to identify contamination at the site, to protect the health of future occupiers, in accordance with Policy DM2 of the adopted Blackburn with Darwen Borough Local Plan 2021 – 2037.

8. Prior to commencement of the development hereby approved, foundation methodology shall be established. Should construction works involve pile foundations, prior to the commencement of those works, a programme for the monitoring of noise & vibration generated during construction shall be submitted to and approved by the Local Planning Authority. The programme shall specify the measurement locations and maximum permissible noise & vibration levels at each location. At each location, noise & vibration levels shall not exceed the specified levels in the approved programme unless otherwise approved in writing by the Planning Authority or in an emergency.

REASON: To minimise noise and / or vibration disturbance at adjacent residential premises, in the interest of ensuring acceptable levels of amenity, in accordance with Policy DM2 of the adopted Blackburn with Darwen Borough Local Plan 2021 – 2037.

9. Prior to the commencement of the development hereby approved, a scheme detailing the specification of the glazing and ventilation serving habitable rooms shall be submitted to and approved in writing by the Local Planning Authority. Glazing and ventilation shall be installed in strict accordance with the approved detail and shall be so retained for the duration of the approved use.

REASON: To minimise noise, to secure a satisfactory level of amenity for future occupants, in accordance with Policy DM2 of the adopted Blackburn with Darwen Borough Local Plan 2021 – 2037.

10. Prior to commencement of the development hereby approved, a Construction Method Statement shall be 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
- v) wheel washing facilities, including a method statement outlining how the developer intends to use and manage the facility. The approved wheel wash shall be put in place at all vehicle access points onto the public highway when work commences and shall remain in operation throughout the period of development;
- vi) measures to control the emission of dust and dirt during construction;
- vii) a scheme for recycling/disposing of waste resulting from construction works.

REASON: In the interests of air quality management and protection of amenity, highway safety / efficiency and health, in accordance with Policies DM02, CP9 and DM29 of the adopted Blackburn with Darwen Borough Local Plan 2021 – 2037.

11. No development shall commence until;

- a) a scheme of intrusive site investigations has been carried out on site to establish the risks posed to the development by past coal mining activity, and;
- b) any remediation works and/or mitigation measures to address land instability arising from coal mining legacy, as may be necessary, have been implemented on site in full in order to ensure that the site is made safe and stable for the development proposed.

The intrusive site investigations and remedial works shall be carried out in accordance with authoritative UK guidance.

REASON: To ensure a safe form of development in response to historic coal activity at the site, in accordance with Policy DM2 of the adopted Blackburn with Darwen Borough Local Plan 2021 – 2037.

12. Prior to the first occupation of the development a signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made, safe and stable for the approved development shall be submitted to the Local Planning Authority for approval in writing. This document shall confirm the methods and findings of the intrusive site investigations and the completion of any remedial works and/or mitigation necessary to address the risks posed by past coal mining activity.

REASON: To ensure a safe form of development in response to historic coal activity at the site, in accordance with Policy DM2 of the adopted Blackburn with Darwen Borough Local Plan 2021 – 2037.

13. Prior to occupation of the development hereby approved, and notwithstanding the submitted details, a hard and soft landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of native tree and shrub planting on site, in order to compensate for lost trees, local habitat and biodiversity. Replacement trees should be provided at a minimum ratio of two trees for every one removed, including, if necessary, off-site on land within the applicants ownership. Trees shall be large standard sizes. Hard surfaces shall be implemented in accordance with the agreed details. Planting of trees and shrubs shall be implemented during the first available planting season after completion of the development. 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: REASON: In the interests of ecology, biodiversity and visual amenity, in accordance with the requirements of Policies CP6, CP8, DM15, DM17 and DM27 of the adopted Blackburn with Darwen Borough Local Plan 2021 – 2037.

14. The construction of the development hereby permitted shall only take place between the hours of 08:00 and 18:00 Monday to Friday, 09:00 to 13:00 on Saturdays and not at all on Sundays or Bank Holidays.

REASON: To minimise noise and general disturbance, in accordance with Policy DM2 of the adopted Blackburn with Darwen Borough Local Plan 2021 – 2037

15. Foul and surface water shall be drained on separate systems.

REASON: To secure proper drainage and to manage the risk of flooding and pollution, in accordance with the requirements of Policy DM13 of the adopted Blackburn with Darwen Borough Local Plan 2021 – 2037.

16. No development shall commence until a surface water drainage scheme has been submitted to and approved in writing by the Local Planning Authority. The drainage scheme must include:

- (i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water;
- (ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations); and
- (iii) A timetable for its implementation.

The approved scheme shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards.

The development hereby permitted shall be carried out only in accordance with the approved drainage scheme.

REASON: To promote sustainable development, to manage the risk of flooding and pollution, in accordance with the requirements of Policy DM13 of the adopted Blackburn with Darwen Borough Local Plan 2021 – 2037.

17. No site clearance or construction works on site shall be carried out during the bird nesting season (March to August), unless the absence of nesting birds has been confirmed by survey work or on-site inspections undertaken by a suitably qualified person(s).

REASON: To ensure the protection of species and habitat, in accordance with the requirements of Policies CP6 and DM15 of the adopted Blackburn with Darwen Borough Local Plan 2021 – 2037.

18. The development hereby approved shall be constructed in strict accordance with the submitted Arboricultural Impact Assessment (ref. Arbtech AIA 01, Aug 2022) and the Arboricultural Survey (5th Aug 2022), including implementation of specified proposed surfacing; excavation methodology; and tree protection measures for the duration of construction.

REASON: To ensure appropriate arboricultural management, and in the interests of visual amenity, in accordance with the requirements of Policies DM17 of the adopted Blackburn with Darwen Borough Local Plan 2021 – 2037.

19. Prior to commencement of the development hereby approved, a scheme for Biodiversity Enhancement Measures shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall provide for bat & boxes attached to or within the fabric of dwellings and hedgehog passes in boundary fences. The approved scheme shall be implemented prior to first occupation of the development (or in accordance with a phasing plan which shall first be agreed in writing with the local planning authority) and shall be retained thereafter.

REASON: To ensure the protection of species and habitat, in accordance with the requirements of Policies CP6 and DM15 of the adopted Blackburn with Darwen Borough Local Plan 2021 – 2037.

20. Prior to occupation of the dwellings hereby approved, the parking bays indicated on the submitted Proposed Site Plan, numbered P-100 - B, shall be implemented and made available for use.

REASON: In order to ensure appropriate parking provision to serve existing and proposed dwellings, in the interests of highway safety and efficiency, in accordance with Policies CP9 and DM29 10 of the adopted Blackburn with Darwen Borough Local Plan 2021 – 2037.

5.0 PLANNING HISTORY

- 5.1 10/22/0991: Erection of 3no. 3 bed, 5 person terraced dwellings with 6 proposed new car parking spaces, together with 4 car parking spaces provided for the existing residents. Approved by P & H Committee 17th March 2023.

6.0 CONSULTATIONS

- 6.1 BwD Highways

No objection.

- 7.0 **CONTACT OFFICER: Nick Blackledge, Principal Planning Officer**

- 8.0 **DATE PREPARED: 1st February 2024.**