

Preston City Centre – 2 Miles

Junction 1 (M55) and 32 (M6) – 1 Mile

**Residential Development Site (0.66 acre)
for five detached dwellings
on land at Tower Lane
Fulwood
Preston
PR2 9HW**



An exclusive development site with access from Tower Lane, Fulwood with the benefit of planning permission under Preston City Council application number 06/2018/1314 dated 12th November 2019 for five dwellings subject to conditions including the lighting and resurfacing of Tower Lane. A copy of the permission is attached with 1264-PL01C location plan and also a copy of the proposed site layout plan 1264-PL03.

Price: £540,000 for sale by private treaty

Viewing: Any time in daylight hours

Selling Agents: Richard Turner & Son, Old Sawley Grange, Sawley, Clitheroe
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Please Note: In order for selling agents to comply with HM Revenue and Customs (HMRC) Anti-Money Laundering regulations we are now obliged to ask all purchasers to complete an Identification Verification Questionnaire form which will include provision of prescribed information (identity documentation etc.) and a search via Experian to verify information provided however please note the Experian search will NOT involve a credit search.

Town and Country Planning Act 1990
OUTLINE PLANNING PERMISSION

Application no: **06/2018/1314**



Agent:

Mr Daniel Hughes
PWA Planning
2 Lockside Office Park
Lockside Road
Preston
PR2 2YS

Applicant:

Mr Paul Mayor
C/O Agent

Decision date: 12-Nov-2019

Valid date: 30-Nov-2018

Development proposed:

Outline planning application for 5no. dwellings (access applied for only)

at:

Land adjacent Broughton Tower Farm, Tower Lane, Preston, PR2 9HW

Preston City Council hereby give notice that **OUTLINE PERMISSION HAS BEEN GRANTED** for the carrying out of the above development in accordance with the application plans and documents listed below or as may otherwise be amended following written approval by the Local Planning Authority and subject to the following conditions:

1. The development hereby permitted shall only be implemented in accordance with the approved plans. This approval relates to the following drawings:
 - Location Plan - (Amended): drawing no.1264-PL01C
 - Proposed egress visibility splay: drawing no. 1264-PL04
 - Lighting Design: document named Outdoor Lighting Report received the 21st of June 2019
2. Application for approval of reserved matters must be made not later than the expiration of three years beginning with the date of this permission and the development must be begun not later than which ever is the later of the following dates: a) the expiration of three years from the date of this permission, b) the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Note

For rights of appeal in respect of any conditions attached to the permission see the attached notes.

C M Hayward
Director of Development

Development Directorate
Preston City Council
Town Hall
Lancaster Road
Preston
PR1 2RL

3. Before any development is commenced approval shall be obtained from the Local Planning Authority with respect to the reserved matters, namely, the layout, scale, appearance and landscaping (including replacement trees and hedges). The landscaping proposals shall be carried out before any of the buildings are occupied or at such time as the approved proposals may provide.
4. No development shall commence until details of the proposed arrangements for future management and maintenance of the proposed streets and any landscaped areas outside of residential curtilage within the development have been submitted to and approved by the Local Planning Authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as a private management and maintenance company has been established.
5. No development shall commence until a scheme for lighting on Tower Lane including but not limited to the provision and siting of lights, together with its maintenance and management has been submitted to and approved in writing by the Local Planning Authority and the lighting has been installed in accordance with the approved scheme. Thereafter the lighting shall be operated in accordance with the approved scheme.
6. No development shall commence until a scheme for the upgrading of Tower Lane to a sealed surface, including details of drainage and future maintenance has been submitted to and approved in writing by the Local Planning Authority and the upgrading of Tower Lane has been carried out in accordance with the approved scheme. Thereafter Tower Lane shall be maintained in accordance with the approved scheme.
7. Prior to the commencement of development hereby approved, a Construction Environmental Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall provide for:
 - (i) The means of highway access and parking for construction vehicles, plant and construction workers' vehicles and sustainable travel methods for construction workers,
 - (ii) loading and unloading of plant and materials,
 - (iii) storage of plant and materials used in constructing the development,
 - (iv) storage, disposal and removal of spoil and waste arising out of the construction works,
 - (v) hours of working following an assessment of periods when plant and materials trips should not be made to and from the site (mainly peak hours, but the developer shall identify times when trips of this nature should not be made) as well as details of access to the site ensuring that construction and delivery vehicles do not impede access to adjoining properties,
 - (vi) site security arrangements, including hoardings and other means of enclosure,
 - (vii) piling methods, if used,
 - (viii) wheel cleaning facilities,
 - (ix) measures to control the emission of dust and dirt during construction,
 - (x) measures to control the emission of noise,
 - (xi) measures to mitigate the impacts of the construction activity in relation to air quality.

The approved CEMP shall be adhered to throughout the construction phase of the development.

8. The reserved matters application shall include details of all the means of enclosure on the site, including boundary treatments separating residential gardens from the Sharoe Brook Corridor (the semi-natural habitat area along the Brook as shown on the submitted Indicative Site Plan (Amended) drawing no.1264-PL03B). Prior to the first occupation of each dwelling, the means of enclosure to serve that dwelling shall be provided in accordance with the approved details and retained as such thereafter.
9. Any reserved matters application shall include details of a proposed replacement hedgerow for biodiversity compensation as a result of the loss of a length of hedgerow along Tower Lane. The hedgerow shall be planted in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner. Any section of hedgerow which within a period of five years from planting die, is removed or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.
10. There shall be no tree felling, vegetation clearance works, or other works that may affect nesting birds on the development site or off-site habitat creation areas, between March and July inclusive, unless the absence of nesting birds has been confirmed by further surveys or inspections submitted to and approved in writing by the Local Planning Authority.
11. Prior to the commencement of the development hereby approved, a written scheme of archaeological investigation, recording and analysis shall be submitted to and approved in writing by the Local Planning Authority. The programme of archaeological works should include an initial phase of desk-based and walk-over survey, followed by a phase of field investigation, to include geophysical survey and trial trenching. This work should result in the production of a report which sets out the work undertaken, the results of that work and the requirement for any further phases of work. Such further phases of work may include (but not be limited to) topographical survey, further excavation and recording, archaeological supervision of ground works, post-excavation analysis and reporting, publication of a report and the deposition of the archaeological archive. All archaeological works should be undertaken by an appropriately qualified and experienced professional archaeological contractor to the standards and guidance of the Chartered Institute for Archaeologists. The scheme shall be implemented in accordance with the approved details prior to the commencement of the development.
12. Prior to the commencement of the development hereby approved, a scheme shall be submitted and approved in writing by the Local Planning Authority to demonstrate that all dwellings shall achieve not less than a 19% improvement in the Dwelling Emission Rate (DER) over the Target Emission Rate (TER) as defined in Part L1A of the 2013 Building Regulations. The development shall thereafter be carried out in accordance with the approved scheme.
13. No development hereby approved by this planning permission shall be commenced until:
 - a) A Phase 1 preliminary risk assessment (desk 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) Dependant upon the findings of the desk study, a Phase II geo-environmental intrusive site investigation and associated generic quantitative risk assessment may also be required. This should be submitted to and approved in writing by the Local Planning Authority prior to that investigation being carried out on site;
- c) If the site investigation recommends remediation, a Method Statement and remediation strategy, will need to be submitted to and approved in writing by the Local Planning Authority, and;
- d) Upon completion of the remediation detailed in the Method Statement, a Validation Report shall be submitted to the Local Planning Authority that provides verification that the required works regarding contamination have been carried out in accordance with the approved Method Statement. Post remediation sampling and monitoring results shall be included in the report to demonstrate that the required remediation has been fully met. Future monitoring proposals and reporting shall also be detailed in the report.

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.

If during development, contamination not previously identified, is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted and obtained written approval from the Local Planning Authority for, an addendum to the Method Statement. This addendum to the Method Statement must detail how this unsuspected contamination shall be dealt with.

- 14. Prior to the commencement of the development hereby approved, a surface water drainage scheme for the site based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions shall be submitted to and approved in writing by the Local Planning Authority. 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. The development shall subsequently be completed prior to the first occupation of the development, and maintained and managed in accordance with the approved details.
- 15. Waste collections for the development shall be implemented upon first occupation as per the following approved Waste Management Statement submitted by the applicant on the 11th of October 2019.
- 16. Prior to the first occupation of any dwelling, that dwelling shall be provided with an electric vehicle charging point which shall be retained for that purpose thereafter.
- 17. Prior to the commencement of the development hereby approved, details of the means of protecting trees and hedges (including root structure within and immediately adjacent to the site) covered by TPO no. TPO/1952/0006 and TPO/1992/0006, as well as those retained trees and hedges identified in the submitted Arboricultural Constraints Appraisal (prepared by Bowland Tree Consultancy Ltd dated October 2018), from injury or damage prior to or during the

development works shall be submitted with reserved matters to and approved by the Local Planning Authority. Such protection measures shall be implemented before any works are carried out, and retained during building operations and furthermore, no excavation, site works, trenches or channels shall be cut or laid or soil, waste or other materials deposited so as to cause damage or injury to the root structure of the trees or hedges.

18. 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 occupation of the buildings or the completion of the development, whichever is the sooner. Any trees or plants which within a period of five years from planting or seeding die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

The reasons for the conditions are:

1. To ensure the development is implemented in accordance with the approved plans and to avoid ambiguity.
2. Required to be imposed pursuant to section 92 of the Town and Country Planning Act 1990.
3. The permission is an outline planning permission.
4. Details are required prior to the commencement of the development in order to provide safe access to the site for all highway users at all times in accordance with adopted Central Lancashire Policy 3 and Policy ST2 of the adopted Preston Local Plan 2012-26 (Site Allocations and Development Management Policies).
5. Details are required prior to the commencement of the development in order to provide safe access to the site for all highway users at all times in accordance with adopted Central Lancashire Policy 3 and Policy ST2 of the adopted Preston Local Plan 2012-26 (Site Allocations and Development Management Policies).
6. Details are required prior to the commencement of the development in order to provide safe access to the site for all highway users at all times in accordance with adopted Central Lancashire Policy 3 and Policy ST2 of the adopted Preston Local Plan 2012-26 (Site Allocations and Development Management Policies).
7. Details are required prior to the commencement of the development to maintain the operation of the local and strategic highway networks and to protect to amenities of neighbouring residents in accordance with Adopted Central Lancashire Core Strategy Policy 3 and Policies ST2 and AD1(a) of the Adopted Preston Local Plan 2012-26 (Site Allocations and Development Management Policies).
8. To secure a satisfactory detailed development in the interests of visual amenity development and in order to ensure that any impact on the environment, ecology and biodiversity of the Moss Leach Brook Corridor is minimised, in accordance with Policy 22 of the Adopted Central Lancashire Core Strategy, Policy EN9 of the Adopted Preston Local Plan 2012-26 (Site Allocations and Development Management Policies) and the National Planning Policy Framework.
9. In order to ensure that, prior to the commencement of development, the proposed loss of any existing hedgerow and its biodiversity is compensated for, in accordance with Policy 22 of the Adopted Central Lancashire Core Strategy and the National Planning Policy Framework.

10. In order to ensure that ground nesting birds are not unacceptably affected, in accordance with Policies EN10 and EN11 of the adopted Preston Local Plan 2012-26 (Site Allocations and Development Management Policies) and the National Planning Policy Framework.
11. Details are required prior to the commencement of the development to ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the site in accordance with Policy EN8 of the Adopted Preston Local Plan 2012-26 (Site Allocations and Development Management Policies), Policy 16 of the Adopted Central Lancashire Core Strategy and the National Planning Policy Framework.
12. To ensure that the development contributes to a reduction in carbon emissions, in accordance with Policy 27 of the Central Lancashire Core Strategy. The scheme is required prior to the commencement of development to ensure that the measures identified in the scheme can be properly carried out at the appropriate stage of construction.
13. Details are required prior to the commencement of development in order to identify all previous site uses, potential contaminants that might reasonably be expected given those uses, and the source of contamination, pathways and receptors; to enable a risk assessment to be undertaken, refinement of the conceptual model, and the development of a Method Statement and Remediation Strategy; to ensure that the proposed site investigation and remediation strategy will not cause pollution of ground and surface waters both on and off site; to ensure that the potential effects of ground contamination are known about and adequately mitigated in accordance with the Policy EN7 of the Adopted Preston Local Plan 2012-26 (Site Allocations and Development Management Policies) and the National Planning Policy Framework.
14. To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution, as well as to ensure that management arrangements are in place for the sustainable drainage system in order to manage the risk of flooding and pollution during the lifetime of the development, details of which are required prior to the commencement of development in order to ensure the development is carried out in accordance with the agreed details, in accordance with Adopted Central Lancashire Core Strategy Policy 29 and the National Planning Policy Framework.
15. To ensure satisfactory provision for waste and recycling facilities is provided in accordance with the National Planning Policy for Waste.
16. To enable the use of alternative fuels for transport purposes such as electric vehicle charging stations in order that sustainable travel alternatives need are supported and promoted within the development in accordance with Policy 3 of the Adopted Central Lancashire Core Strategy.
17. Details are required prior to the commencement of development in order to prevent damage to protected trees and proposed retained trees and hedges, in accordance with Policy EN10 of the Adopted Preston Local Plan 2012-26 (Site Allocations and Development Management Policies).
18. In order that the landscaping works contribute to a satisfactory standard of completed development and its long term appearance harmonises with its

surroundings development in accordance with Policy EN9 of the Adopted Preston Local Plan 2012-26 (Site Allocations and Development Management Policies).

INFORMATIVE:

Compliance with paragraph 38 of the National Planning Policy Framework

The Local Planning Authority has acted positively and proactively in determining this application, in accordance with paragraph 38 of the National Planning Policy Framework, by assessing the proposal against relevant planning policies and all material considerations, identifying matters of concern within the application (as originally submitted) and negotiating acceptable amendments to the proposal with the applicant in order to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development.

NOTES:

You are advised that as of 30th September 2013, the Central Lancashire Community Infrastructure Levy (CIL) Charging Schedule came into effect. CIL applies to all applicable planning permissions granted on or after this date. The development has been assessed and it is the Council's view that it is CIL LIABLE. Full details are available on the CIL liability notice and on the Council's website www.preston.gov.uk/CIL

The approved works relating to the development would affect the use of the Public Right of Way along Tower Lane, and therefore a temporary closure application would be necessary. Any obstruction of the Right of Way without a temporary closure in place will be subject to enforcement action.

Drainage Conditions

In accordance with the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG), the site should be drained on a separate system with foul water draining to the public sewer and surface water draining in the most sustainable way. The applicant can discuss any of the above with Developer Engineer, Graham Perry, by email at wastewaterdeveloperservices@uuplc.co.uk. Please note, United Utilities are not responsible for advising on rates of discharge to the local watercourse system. This is a matter for discussion with the Lead Local Flood Authority and / or the Environment Agency (if the watercourse is classified as main river).

Water Comments

If the applicant intends to obtain a water supply from United Utilities for the proposed development, we strongly recommend they engage with us at the earliest opportunity. If reinforcement of the water network is required to meet the demand, this could be a significant project and the design and construction period should be accounted for. To discuss a potential water supply or any of the water comments detailed above, the applicant can contact the team at DeveloperServicesWater@uuplc.co.uk. Please note, all internal pipework must comply with current Water Supply (water fittings) Regulations 1999.

General comments

Where United Utilities' assets exist, the level of cover to the water mains and public sewers must not be compromised either during or after construction. It is the applicant's responsibility to demonstrate the exact relationship between any United Utilities' assets and the proposed development. A number of providers offer a paid for mapping service

including United Utilities. To find out how to purchase a sewer and water plan from United Utilities, please visit the Property Searches website; <https://www.unitedutilities.com/property-searches/>. You can also view the plans for free. To make an appointment to view our sewer records at your local authority please contact them direct, alternatively if you wish to view the water and the sewer records at our Lingley Mere offices based in Warrington please ring 0370 751 0101 to book an appointment. Due to the public sewer transfer in 2011, not all sewers are currently shown on the statutory sewer records and we do not always show private pipes on our plans. If a sewer is discovered during construction; please contact a Building Control Body to discuss the matter further.

Supporting information - Drainage

If the applicant intends to offer wastewater assets forward for adoption by United Utilities, the proposed detailed design will be subject to a technical appraisal by an Adoptions Engineer as we need to be sure that the proposal meets the requirements of Sewers for Adoption and United Utilities' Asset Standards. The detailed layout should be prepared with consideration of what is necessary to secure a development to an adoptable standard. This is important as drainage design can be a key determining factor of site levels and layout. The proposed design should give consideration to long term operability and give United Utilities a cost effective proposal for the life of the assets. Therefore, should this application be approved and the applicant wishes to progress a Section 104 agreement, we strongly recommend that no construction commences until the detailed drainage design, submitted as part of the Section 104 agreement, has been assessed and accepted in writing by United Utilities. Any works carried out prior to the technical assessment being approved is done entirely at the developers own risk and could be subject to change. Should this planning application be approved the applicant should contact United Utilities regarding a potential water supply or connection to public sewers. Additional information is available on our website <http://www.unitedutilities.com/builders-developers.aspx>.

Lists of suitable contractors are available on the following websites: Chartered Institute for Archaeologists (CIFA) <http://www.archaeologists.net/>; British Archaeological Jobs and Resources (BAJR) <http://www.bajr.org/>

For further details on the decision and the reasons for granting planning permission please see the application report which can be viewed on the Council's website www.preston.gov.uk/planningsearch

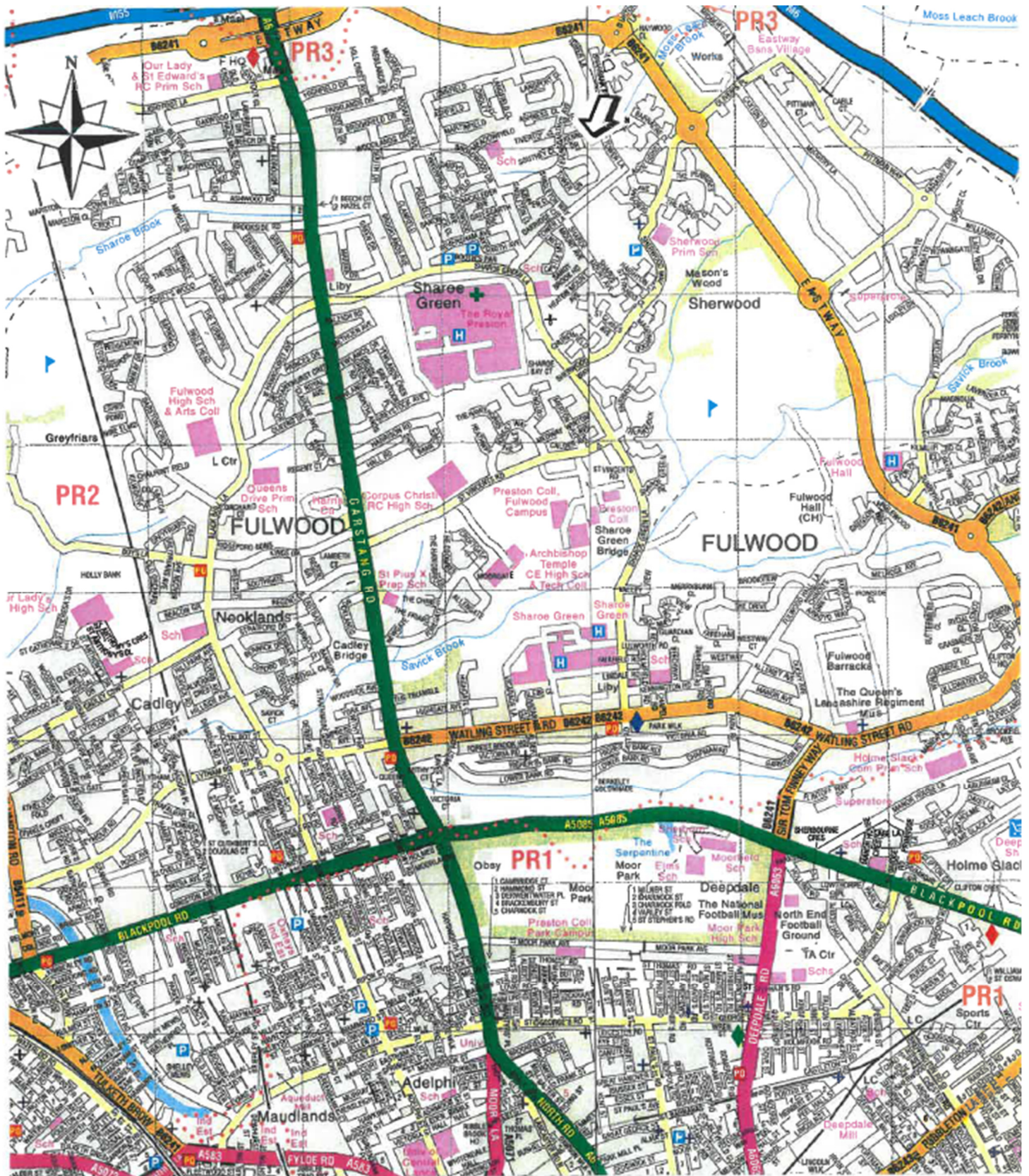


Tower Lane, Fulwood Location Plan

0 20m 40m 60m.
1:1250@A4 1264-PL.01C



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MISREPRESENTATION ACT 1967:

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