

Town and Country Planning Act 1990

PLANNING PERMISSION

Application no: **06/2017/1252**



Applicant:

Charles Church Lancashire
Persimmon House
Lancaster Business Park
Caton Road
Preston
LA1 3RQ

Decision date: 12-Apr-2018

Valid date: 10-Nov-2017

Development proposed:

53no. dwellings and associated works

at:

Connemara, Lightfoot Green Lane, Fulwood, Preston, Lancashire, PR4 0AP

Preston City Council hereby give notice that **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 drawing numbers:
C-LGL.LP01, Location Plan (Received by the Local Planning Authority on 27th October 2017)
205.PL01.01, Proposed Planning Layout (Received by the Local Planning Authority on 27th October 2017)
C-LGL.302 Rev G, Boundary Treatment Plan (Received by the Local Planning Authority on 31st October 2017)
C-LGL.303 Rev. G, Surface Treatment Plan (Received by the Local Planning Authority on 31st October 2017)
C-LGL.308 Rev. C, Affordables Layout (Received by the Local Planning Authority on 27th October 2017)
C.LGL-MS-01 Rev. C, Materials Schedule (Received by the Local Planning Authority on 27th October 2017)

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

205.WMP.01 Rev. A, Waste Management Plan (Received by the Local Planning Authority on 27th October 2017)
4983.03 Rev F, Landscape Proposal (Sheet 1 of 3) (Received by the Local Planning Authority on 31st October 2017)
4983.04 Rev F, Landscape Proposal (Sheet 2 of 3) (Received by the Local Planning Authority on 31st October 2017)
4983.05 Rev F, Landscape Proposal (Sheet 3 of 3) (Received by the Local Planning Authority on 31st October 2017)
4983.06 Rev. E, Landscape Proposal, Full Site (Received by the Local Planning Authority on 31st October 2017)

House Types (Received by the Local Planning Authority on 27th October 2017):

CC/AHT, Alnwick House Type;
CC/BGHT, Burgess House Type;
CC/BHT, Burton House Type;
CC/DHT, Danby House Type;
CC/HBHT, Hanbury House Type;
CC/KHT, Keating House Type;
CC/LHT, Lewis House Type;
KB-WD01, Knightsbridge House Type; and
CCL-PEN-WD01, Penrose House Type.

2. The development hereby permitted must be begun not later than the expiry of three years beginning with the date of this permission.
3. The development hereby approved shall be carried out in accordance with the foul and surface water drainage strategy formally approved by the Local Planning Authority on 5th April 2016 through application reference DOC/2016/0009.
4. The development hereby approved shall be carried out in accordance with the Environmental Noise Study dated 4th February 2016 formally approved by the Local Planning Authority on 21st March 2016 through application reference DOC/2016/0009 and the Noise Mitigation Strategy dated 6th May 2015 formally approved by the Local Planning Authority on 8th December 2015 through application reference DOC/2015/0049.
5. The development hereby approved shall be carried out in accordance with the Phase 2 Ground Investigation Report (prepared by Arc Environmental dated 23rd October 2014) formally approved by the Local Planning Authority on 8th December 2015 under application reference DOC/2015/0049.
6. The development hereby approved shall be carried out in accordance with the Construction Method Statement and Environmental Management Plan formally approved by the Local Planning Authority on 30th August 2016 under application reference DOC/2016/0009.
7. The development hereby approved shall be carried out in accordance with the Habitat Management Plan (July 2015), Provision for Nesting Birds (March 2016) and Bat Survey (August 2015 Updated March 2016) prepared by ERAP Ltd formally approved by the Local Planning Authority on 21st March 2016 under application reference DOC/2015/0049.
8. The development hereby approved shall be carried out in accordance with the FES Sustainability Report Energy Statement dated January 2016 and formally approved by the Local Planning Authority on 21st March 2016 under application reference DOC/2016/0009.

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that order), the domestic garages hereby approved shall at all times remain available for the parking of car(s) and shall not at any time be used for any form of habitable accommodation in association with the residential use of each dwelling.

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 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning & Compulsory Purchase Act 2004.
3. To prevent flooding by ensuring the satisfactory storage of/disposal of foul and surface water from the site and to reduce the risk of flooding from blockages of existing culvert(s) and to the proposed development and future occupants, in accordance with Adopted Central Lancashire Core Strategy Policy 29 and the National Planning Policy Framework.
4. To ensure that the residential amenities that occupiers can reasonably expect to enjoy are adequately protected from the close proximity of the M55 motorway and West Coast Main Line in accordance with Policy 17 of the Adopted Central Lancashire Core Strategy and the National Planning Policy Framework.
5. 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.
6. 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).
7. To ensure the protection of wildlife and supporting habitat and secure opportunities for the enhancement of the nature conservation value of the site in accordance with Policies EN10 and EN11 of the adopted Preston Local Plan 2012-26 (Site Allocations and Development Management Policies), the National Planning Policy Framework and The Conservation of Habitats and Species Regulations 2010.
8. To ensure that the development contributes to a reduction in carbon emissions, in accordance with Policy 27 of the Central Lancashire Core Strategy.
9. To ensure the retention of garage car parking spaces in order to maintain adequate off-street parking provision, in the interests of highway safety and amenity, in accordance with Policy 17 of the Adopted Central Lancashire Core Strategy and

Policies ST1 and ST2 of the Adopted Preston Local Plan 2012-26 (Site Allocations and Development Management Policies).

INFORMATIVE:

Compliance with paragraphs 186 and 187 of the National Planning Policy Framework

The Local Planning Authority has acted positively and proactively in determining this application, in accordance with paragraphs 186 and 187 of the National Planning Policy Framework, by providing pre-application advice, liaising with the applicant, assessing the proposal against relevant planning policies and all material considerations including representations that have been received and subsequently deciding to grant planning permission in accordance with the presumption in favour of sustainable development.

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

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



Preston
City Council

NOTE:

Appeals to The Secretary Of State

Planning Applications

You have the right to appeal against the Local Planning Authority's refusal of planning permission or grant of permission subject to conditions. You may appeal to the Secretary of State for Communities and Local Government under Section 78 of the Town and Country Planning Act 1990. For further information on how to make an appeal please visit the Planning Portal website www.planningportal.co.uk

If you want to appeal, then you must do so within six months of the date of the enclosed notice. Please note, only the applicant possesses the right to appeal.

If your application is for a minor commercial development (shop front), you must appeal within 12 weeks.

If your application is for a householder development, you must appeal within 12 weeks.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions which it imposed.

The Secretary of State has the power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal.

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

Purchase Notices

Planning Applications

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

In these circumstances, the owner may serve a purchase notice on the City Council. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

Other Permissions

This notice relates only to the application as described. It does not convey a decision under any other enactment, byelaw, order or regulation. Separate applications may be needed for such other approvals as may be required e.g. Planning Permission, Approval of Reserved Matters, Listed Building Consent, Express Consent to Display Advertisements, Building Regulations, etc.

Please visit the Council's website for further information.