

Officer Report - committee

Application Number: 06/2017/1252
Proposal: 53no. dwellings and associated works
Site Address: Connemara, Lightfoot Green Lane, Fulwood, Preston,
Lancashire, PR4 0AP
Case Officer: James Mercer
Decision: Approval with conditions subject to Section 106
Agreement

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)
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.

Reasons

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).

Informatives

1. 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

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.