

Town and Country Planning Act 1990

PLANNING PERMISSION

Application no: **06/2017/1467**



Agent:

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

Applicant:

Bespoke Healthcare Ltd
C/O Agent

Decision date: 22-Feb-2018

Valid date: 22-Dec-2017

Development proposed:

Two storey healthcare facility (Class D1)

at:

4A, Barnfield Way, Preston, Lancashire, PR2 5DB

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 received by the Local Planning Authority on 21st December 2017:
6050-FWP-A-01, Location Plan;
6050-FWP-A-04, Proposed Site Plan;
6050-FWP-A-05, Proposed Floor Plans;
6050-FWP-A-06, Proposed Elevations;
UG-11699-LAN-DRW-GA-01 Rev. P1, General Arrangement;
UG-11699-LAN-DRW-HL-02 Rev. P1, Hard Landscaping;
UG-11699-LAN-DRW-SL-03 Rev. P1, Soft Landscaping;
UG-11699-LAN-DRW-LSN-04 Rev. P01, Landscape Supporting Notes;
UG-11699-ARB-TCP-01 Rev. P01, Tree Constraints Plan;

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

UG-11699-ARB-TRP-01 Rev. P01, Tree Removal Plan; and
UG-11699-ARB-TCP-01 Rev. P01, Tree Protection Plan.

2. The development hereby permitted must be begun not later than the expiry of three years beginning with the date of this permission.
3. No materials shall be used on the external elevations or roof of the proposed development other than those referred to on the approved plans / supporting documentation.
4. No part of the development shall be occupied or brought into use until the car parking areas shown on drawing ref. 6050-FWP-A-04 have been provided in full and are available for use. The car parking area shall thereafter be kept available for the parking of cars at all times.
5. 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 August inclusive, unless the absence of nesting birds has been confirmed by further surveys or inspections and approved in writing by the Local Planning Authority.
6. The development hereby approved shall be carried out in accordance with the recommendations and mitigation measures set out with the Preliminary Ecological Appraisal produced by Urban Green and submitted with the application.
7. 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 the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless, the Local Planning Authority gives written consent to any variation.
8. The development hereby approved shall be carried out in accordance with the recommendations of the Arboricultural Impact Assessment produced by Urban Green and submitted with the application. No development shall begin until the means of protecting trees and hedges within and immediately adjacent to the site, including root structure, from injury or damage have been 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.

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 secure a satisfactory development in materials which are appropriate for the locality in accordance with Policy EN9 of the Adopted Preston Local Plan 2012-26 (Site Allocations and Development Management Policies) and the guidelines of the Central Lancashire Supplementary Planning Document 5: Design Guide and the Residential Extensions and Alterations Supplementary Planning Document.

4. To ensure adequate parking provision is available at the site in the interests of highway safety and in accordance with Policies ST1 and ST2 of the Adopted Preston Local Plan 2012-26 (Site Allocations and Development Management Policies) and the National Planning Policy Framework.
5. 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.
6. 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.
7. 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).
8. Tree protection measures are required to be installed prior to the commencement of development to prevent damage to those existing trees, shrubs or hedges indicated on the approved drawings and approved landscape plans as remaining on completion of the development in accordance with Policy EN10 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 in determining this application, in accordance with paragraphs 186 and 187 of the National Planning Policy Framework by assessing the proposal against relevant planning policies and all material considerations. The nature of the scheme has not necessitated further discussions with the applicant. On this basis it is decided to grant planning permission in accordance with the presumption in favour of sustainable development.

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

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.