

# Officer Report - committee

**Application Number:** 06/2018/0614

**Proposal:** Outline planning application seeking approval for demolition of former social club and erection of 4 storey building with basement floor providing 142no. units of student accommodation (all matters reserved)

**Site Address:** Friargate Social Club , 75-79 Maudland Bank, Preston, PR1 2YL

**Case Officer:** Ben Sandover

**Decision:** Approval with conditions

## Conditions

1. The development hereby permitted shall only be implemented in accordance with the approved plans. This approval relates to drawing numbers:
  - Location plan. Drawing no. 100\_000.
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.
3. Prior to commencement of development, approval shall be obtained from the Local Planning Authority with respect to the reserved matters, namely, the layout, scale, appearance, access (including drop off-facilities and management of such facilities as referenced within the submitted Transport Statement) and landscaping. 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. The premises shall only be occupied for residential purposes by students in full time education or during vacations by delegates attending conferences, exhibitions, courses, training, graduations, conferences and other events which are taking place at a recognised educational establishment. For the purposes of this condition the term student shall mean a person who is registered as a student at a recognised educational establishment at the time of his or her occupation of the premises.

5. Prior to commencement of development, a construction and environmental management plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The approved CEMP shall be adhered to throughout the construction of the development. 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 and access,
  - (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.
6. No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage purposes and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:
  - a) Information about the lifetime of the development, design storm period and intensity (1 in 1, 1 in 30 & 1 in 100 year + allowance for climate change see EA advice Flood risk assessments: climate change allowances'), discharge rates and volumes (both pre and post development), temporary storage facilities, the methods employed to delay and control surface water discharged from the site, and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters, including watercourses, and details of floor levels in AOD;
  - b) The drainage strategy should demonstrate that the surface water run-off must not exceed the pre-development greenfield runoff rate. If a brownfield run off rate is used peak flow rates at the outfall for 1:1 year, 1:30 year, 1:100 year can be demonstrated by producing a simulation model that includes an accurate representation of the drainage system and site area contributions. A detailed plan of the existing drainage system showing the cover and invert levels, pipe sizes and outfall location and a copy of the CCTV survey will be required if a simulation model based on the existing drainage system is used.

- c) The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.
- d) Flood water exceedance routes, both on and off site;
- e) A timetable for implementation, including phasing as applicable;
- f) Evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltrations rates;
- g) Details of water quality controls, where applicable.
- h) Breakdown of attenuation volume in pipes, manholes and attenuation tank.

For the avoidance of doubt, foul and surface water shall be drained on separate systems.

The scheme shall be implemented in accordance with the approved details before the development is first occupied. The scheme shall also include details of how the scheme shall be maintained and managed after completion.

7. No development shall commence until a scheme for an appropriate management and maintenance plan for a sustainable urban drainage system for the lifetime of the development have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

- a) The arrangements for adoption by an appropriate public body or statutory undertaker, management and maintenance by a Residents' Management Company
- b) Arrangements concerning appropriate funding mechanisms for its on-going maintenance of all elements of the sustainable drainage system (including mechanical components) and will include elements such as:
  - i. on-going inspections relating to performance and asset condition assessments
  - ii. operation costs for regular maintenance, remedial works and irregular maintenance caused by less sustainable limited life assets or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime;
- c) Means of access for maintenance and easements where applicable.

The scheme shall be implemented in accordance with the approved details before the development is first occupied. The system shall thereafter be managed and maintained in accordance with the approved details.

8. Prior to commencement of development:

- a) A desktop study shall be 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 shall be produced.
- b) A site investigation shall be designed for the site using the information obtained from (a) above. This should be submitted to, and approved in writing by the Local Planning Authority prior to that investigation being carried out on

the site.

c) The site investigation and associated risk assessment shall be undertaken in accordance with details approved in writing by the Local Planning Authority.

d) A Method Statement and remediation strategy, based on the information obtained from c) above shall be submitted to and approved in writing by the Local Planning Authority. 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.

9. Prior to the commencement of development, a scheme shall be submitted and approved in writing by the Local Planning Authority to demonstrate that the building 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.
  
10. Prior to the first occupation of the development hereby approved, a scheme for the provision of waste and recycling facilities shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented and made available prior to first occupation and retained as such thereafter.

### 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 92 of the Town and Country Planning Act 1990.
3. The permission is an outline planning permission. Further details of vehicular access and drop-off facilities are required, as specifically referenced within the condition.
4. The accommodation is in close proximity to the University campus and is specifically designed for student use. It is not necessarily suitable either in terms of layout or car parking provision as general residential accommodation in accordance with Policy 17 of the Adopted Central Lancashire Core Strategy, Policies EN9, ST1 and ST2 of the Adopted Preston Local Plan 2012-26 (Site Allocations and Development Management Policies) and the National Planning Policy Framework.
5. To maintain the operation of the local and strategic highway networks and to protect to amenities of neighbouring residents, details of which are required prior to the commencement of development in order to ensure the development is carried out with the agreed details, 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).

6. To prevent the increased risk of flooding, both on and off site, 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.
7. To prevent the increased risk of flooding, both on and off site, 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.
8. 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.
9. 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.
10. To ensure satisfactory provision for waste and recycling facilities is provided in accordance with the National Planning Policy for Waste.

### Informatives

1. If bats or signs of bats are found at any time during works, then work should cease immediately and advice sought from Natural England or a suitably qualified bat worker.
2. This consent requires the construction, improvement or alteration of an access to the public highway. The off-site highway works requires an appropriate legal agreement with the highway authority to be signed prior to any works being carried out within the highway. Only the Highway Authority or a contractor approved by the Highway Authority can carry out these works and therefore before any access works can start you must contact the

Environment Directorate for further information by telephoning the Area Manager South 01772 538560 or writing to the Area Manager South, Lancashire County Council, Cuerden Way, Bamber Bridge, Preston PR5 6BS quoting the planning application number.

3. The applicant should note the response received by United Utilities, dated 30 July 2018.

#### 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 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.