

OUTLINE PLANNING PERMISSION

Application no: **06/2016/0393**



Agent:

Mrs Swarbrick
South Planks
928 Garstang Road
Barton
Preston
PR3 5AB

Applicant:

Melanie Lawrenson,
M L Planning Consultancy Ltd
Stubbins Lane
Preston
PR3 0PL

Decision date: 02-Aug-2016

Valid date: 10-May-2016

Development proposed:

Outline application for 1no. dwelling (access applied for only)

at:

928 Garstang Road, Barton, Preston, Lancashire, PR3 5AB

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 drawing numbers:
Amended Site Location Plan at scale 1:1250 (received 6 June 2016).
Site Plan at scale 1:500 on DWG NO. LF/BS/3104a (received 6 June 2016)
(showing proposed access arrangements only).
2. Details of the appearance, landscaping, layout, scale, drainage plans and waste facilities shall be submitted to and approved in writing by the Local Planning Authority before any development begins and the development shall only be carried out in accordance such details as approved. All planting, seeding or turfing shall be carried out in the first planting and seeding seasons following the occupation of the dwelling or the completion of the development, whichever is the sooner.

Note

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

Director of Development

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

3. 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.
4. The development hereby approved shall achieve Level 4 in the energy efficiency category of the Code for Sustainable Homes, which shall be demonstrated in a design stage report for the development hereby approved that shall be submitted with the reserved matters application. Thereafter the development shall be carried out in accordance with the approved design stage report.
5. No development approved by this planning permission shall be commenced until:
 - a) A desktop 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) A site investigation has been 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 have been 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 has been 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.
6. No works shall take place on the site until the applicant, or their agent or successors in title, has secured the implementation of a programme of building recording and analysis. This must be carried out by a professionally qualified archaeological/building recording consultant in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority.
7. Prior to the first occupation of the dwelling hereby approved an electric vehicle charging point shall be provided to the dwelling which shall be retained for that purpose thereafter.

The reasons for the conditions are:

1. To ensure the development is implemented in accordance with the approved plans and to avoid ambiguity.
2. The permission is an outline planning permission.
3. Required to be imposed pursuant to section 92 of the Town and Country Planning Act 1990.
4. In the interests of reducing reliance on non-renewable energy resources, in accordance with Policy 27 of the Adopted Central Lancashire Core Strategy.
5. 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.
6. To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the building/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.
7. 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.

INFORMATIVE:

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

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 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.

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.

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.