PLANNING PERMISSION
Town and Country Planning Act 1990

Correspondence Address:

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Applicant:

Mr Chris Adams
Stanah House Farm
87 Stanah Road
Thornton Cleveleys
Lancashire
FY5 5LW

Application Number: 12/00322/FUL
Proposal: Barn conversion to 1 residential unit
Location: Stanah House Farm 87 Stanah Road Thornton Cleveleys Lancashire FY5 5LW

Wyre Borough Council (the Local Planning Authority) gives notice of its decision to grant planning permission for the above proposal, subject to conditions stated below:

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.
2. No works shall take place on the site until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological building recording and analysis. This must be carried out in accordance with a written scheme of investigation which shall first have been submitted to and agreed in writing by the local planning authority.
3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification), the dwellings shall not be altered or extended, nor shall any building, structure or enclosure be erected within the curtilage of the dwelling(s) without the prior planning permission of the Local Planning Authority.
4. No development shall be commenced until a desk study has been undertaken and agreed in writing by the Local Planning Authority to investigate and produce an assessment of the risk of the potential for on-site contamination. If the desk study identifies potential contamination, a detailed site investigation shall be carried out in accordance with a written methodology, which shall first have been submitted to and agreed in writing by the Local Planning Authority. If remediation measures are then considered necessary, a scheme for decontamination of the site shall be submitted to, and approved by, the Local Planning Authority in writing and the scheme implemented to the satisfaction of the Local Planning Authority prior to the development of the site. Any changes to the agreed scheme must be approved in writing by the Local Planning Authority prior to any works being undertaken.
5. The development shall be carried out using those materials specified on the approved plan.

The reasons for the above conditions are:

1. This condition is required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. To ensure and safeguard the recording and inspection of matters of archaeological importance associated with the building in accordance with the provisions of Policy ENVT12 of the Wyre Borough Local Plan 2001-2016 (first deposit draft).

3. To ensure that the Local Planning Authority have control over any future development of the dwelling(s) in the interests of preserving the character of the converted building and the character and amenity of the area in accordance with the provisions of Policies SP 13, SP14 of the Adopted Wyre Borough Local Plan (July 1999)
4. The development is for a sensitive land use. The potential for contamination must therefore be addressed in order to safeguard the development in accordance with Policy SP14 of the Adopted Wyre Borough Local Plan (July 1999).
5. To ensure that the materials have a satisfactory appearance and in accordance with Policy SP14 of the Adopted Wyre Borough Local Plan (July 1999).

Attention is drawn to the following notes:

1. All site investigations and assessments shall be carried out by appropriately qualified personnel, in accordance with British Standard 10175:2001 "Investigation of Potentially Contaminated Sites - Code of Practice".

2. All site investigations and assessments shall be in accordance with current Government and Environment Agency Guidance, and shall identify the type, nature and extent of any contamination present, the risk to receptor's and the potential for migration within and beyond the site boundary.

3. Any laboratory used for the purposes of sample analysis shall be registered to the ISO17025:2000 quality standard.

4. A sampling analysis programme shall verify the adequacy of any decontamination works.

5. The responsibility for the safe development and secure occupancy rests with the developer. The Local Planning Authority may only determine the suitability of any scheme for investigation/remediation submitted, on the basis of the information submitted to it. Under no circumstances will the Local Planning Authority accept liability for inadequate remediation of the site.

6. The presence of any significant contamination, which becomes evident during the development of the site, shall be brought to the attention of the Local Planning Authority.

7. The development falls within 250 metres of an area of infilled ground (the nature of the fill is unknown). It is therefore recommended that precautionary measures should be taken in the form of a gas monitoring programme or provision of gas protection measures.

8. The decision to grant planning permission has been taken having regard to Policies SP13, SP14 and H6 of the Adopted Wyre Borough Local Plan (July 1999), and to all other relevant material considerations.

This permission relates only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.

Signed:



David Thow
Head of Planning Services

Date: 3 July 2012

Please read the notes attached to this notice with great care. They will help you to understand this decision, your rights and other things you may have to do.