PLANNING PERMISSION
Town and Country Planning Act 1990

Correspondence Address:

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Applicant:

Mr D Willoughby
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Garstang
PR3 1HH

Application Number: 14/00557/FUL
Proposal: Proposed conversion of the parish hall into 4 dwellings, including partial demolition and partial re-build of the existing building and provision of a new shared vehicular access and associated car parking
Location: St Thomas Church Hall Church Street Garstang Lancashire PR3 1PA

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. Prior to commencement of development that part of the access extending from the highway boundary for a minimum distance of 5m into the site shall be appropriately paved in tarmacadam, concrete, block paviours, or other approved materials.
3. Prior to commencement of development a scheme shall be submitted to and approved by the Local Planning Authority for the surfacing of the car park, and the car parking spaces and manoeuvring areas shall be marked out in accordance with the approved scheme, before the use of the development hereby permitted is occupied.
4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 there shall not at any time in connection with the development hereby permitted be erected or planted or allowed to remain upon the land hereinafter defined any building, wall, fence, hedge, tree, shrub or other device. The visibility splay to be the subject of this condition shall be that land shown on the approved site plan and shall be constructed and maintained at footway/verge level in accordance with a scheme to be agreed by the Local Planning Authority in conjunction with the Highway Authority.
5. 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.
6. The development shall be carried out using those materials specified on the approved plan.
7. The development shall be carried out, except where modified by the conditions to this permission, in accordance with the Planning Application received by the Local Planning Authority on 3 July 2014, including the following plans: Project no.03107, drawing number 11 revision G and drawing number 21 revision G.

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 prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to other road users.
3. To allow for the effective use of the parking areas in accordance with Policy SP14 of the adopted Wyre Borough Local Plan (July 1999).
4. To ensure adequate visibility at the street junction or site access and in accordance with Policy SP14 of the adopted Wyre Borough Local Plan (July 1999).
5. 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).
6. To ensure that the materials have a satisfactory appearance and in accordance with Policy SP14 of the Adopted Wyre Borough Local Plan (July 1999).
7. For the avoidance of doubt and so that the local planning authority shall be satisfied as to the details.

Attention is drawn to the following notes:

1. The grant of planning permission will require the applicant to enter into an appropriate Legal Agreement, with the County Council as Highway Authority. The Highway Authority hereby reserves the right to provide the highway works within the highway associated with this proposal. Provision of the highway works includes design, procurement of the work by contract and supervision of the works. The applicant should be advised to contact the Environment Directorate in the first instance to ascertain the details of such an agreement and the information to be provided.

2. 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".

3. 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.

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

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

6. 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.

7. 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.

8. 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.

The Local Planning Authority has had regard to the requirements of Article 31 of the Town and Country Planning (Development Management Procedure) (England) (Amended) Order 2012 and has met the requirement of paragraph 187 of the National Planning Policy Framework to work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area by working with applicants to find solutions to any problems that have arisen in this planning application details of which are expanded upon in the officers report.

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: 26 September 2014

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.