PLANNING PERMISSION
Town and Country Planning Act 1990

Correspondence Address:

M L Planning Ltd
5 Bobbin Mill Cottages
Stubbins Lane
Claughton On Brock
Preston
PR3 0PL

Applicant:

Mr Dickinson
4 Hanley Close
Stalmine-With-Staynall
Poulton-Le-Fylde
Lancashire
FY6 0QQ

Application Number: 18/00094/FUL
Proposal: Erection of replacement dwelling following demolition of existing house and out buildings.
Location: Ash Grove Neds Lane Stalmine-With-Staynall Poulton-Le-Fylde Lancashire

---

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 before the expiration of three years beginning with the date of this permission.

Reason: 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. . The development shall be carried out and completed strictly in accordance with the following plans, unless otherwise required by another condition of this permission:

- Location Plan 1:2500, received by the local planning authority on 24th January 2018;
- Proposed Plans, Elevations & Site Plan Drg No.LF/JG/3204a, received by the local planning authority on 27th February 2018.

Reason- to ensure complete and proper development of the site.

3. No building shall be erected on site above damp proof course level until details of all new materials to be used externally in the development hereby permitted have been submitted to and agreed in writing with the Local Planning Authority. The works shall be undertaken in accordance with the approved details.

Reason- to enable the Local Planning Authority to retain control over the external appearance as no details have been submitted.

4. The development hereby approved shall not be brought into occupation until such time as the associated garage and parking areas are provided in full accordance with details shown on Drg No.LF/JG/3204a, received by the local planning authority on 27th February 2018 and once provided shall thereafter be maintained and kept available for use at all times:

Reason: To ensure that adequate off-street parking provision is made to reduce the possibilities of the proposed development leading to on-street parking problems in the area.

5. The development hereby approved shall not be brought into occupation until such time as the vehicular access has been fully completed in a hard bound material for a minimum distance of 5.0 metres behind the highway boundary.

Reason: To prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to other road users.

6. Any vehicular access gates, barriers, chains or other such obstructions shall be set back at least 5m from the boundary with the public highway and any gates, barriers etc shall be hung so as to open inwards and away from the carriageway.

Reason: To enable vehicles to clear the highway in order to protect the free and safe passage of traffic, including pedestrians, in the public highway.

7. No development shall commence on site until such time as detailed finished floor levels and site levels (in relation to a fixed datum point) have been submitted to and agreed in writing with the Local Planning Authority. The scheme shall be carried out in accordance with the agreed details.

Reason- To ensure appropriate land levels because finished floor levels have not been supplied with the application.

8. Prior to the commencement of development a desk study to investigate and produce an assessment of the risk of the potential for on-site contamination shall be undertaken and submitted to and approved in writing by the Local Planning Authority. 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 approved 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 approved scheme implemented prior to the development of the site. Any changes to the approved scheme must be approved in writing by the Local Planning Authority prior to any works being undertaken.

Reason: The development is for a sensitive end 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).

9. The circular window at first floor level serving the bedroom in the north east facing side elevation must be -

(i) obscure-glazed, to Pilkington Standard 3 or its equivalent, and
(ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed, which shall thereafter be retained unless planning permission has first been granted by the Local Planning Authority.

Reason: To avoid the possibility of overlooking in the interests of preserving the amenities of residents.

10. The floor levels of the proposed extensions shall be set no lower than the floor levels of the existing building.

Reason: To ensure the proposal has an acceptable impact on flooding.

Attention is drawn to the following notes:

The Local Planning Authority has had regard to the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) (Amended) Order 2015 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: 21 March 2018

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.