

From: Sowerby, Chris
Sent: 05 October 2010 14:03
To: Lovelady, Kay
Subject: Carltons 117 Liverpool Road, Longton
Kay

Draft conditions for the Carlton's Restaurant, 117 Liverpool Road, Longton which was approved by the Planning Committee.

1. That the development must be begun not later than the expiration of three years beginning with the date of this permission.
REASON: Required to be imposed pursuant to section 91 of the Town and Country Planning Act 1990.

2. The windows in the first floor eastern elevation of the building will be fitted with obscure glazing which will be retained thereafter.

REASON: To protect the visual amenities of the area in accordance with Quality of Development Policy QD1 in the South Ribble Local Plan.

3. Prior to the commencement of development, an odour assessment shall be submitted to and be approved in writing by the Local Planning Authority. The assessment shall consider any potential odour sources which are likely to impact on the proposed development and surrounding neighbouring residential premises, together with proposed measures to minimise odour nuisance. The approved scheme shall be implemented during development and shall be thereafter retained and maintained for the duration of the approved use.

REASON: To safeguard the living conditions of nearby residents particularly with regard to the effects of odour, in accordance with Quality of Development Policy QD1 in the South Ribble Local Plan.

4. Prior to the commencement of development, details of the internal layout of extraction, grease filters and any external ventilation stack (including the height above ridge level) shall be submitted to and be approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented prior to the occupation of the building and shall be thereafter retained and maintained in efficient working order for the duration of the approved use.

REASON: To safeguard the living conditions of neighbouring residents particularly with regard to the effects of odours in accordance with Quality of Development Policy QD1 in the South Ribble Local Plan.

5. That before any fixed mechanical plant is used on the premises it shall be enclosed with sound insulating material and mounted in a way which will minimise transmission of air and structural borne sound in accordance with a scheme agreed with the Local Planning Authority. The agreed measures shall be, thereafter, retained and maintained for the duration of the approved use.

REASON: To safeguard the amenities of neighbouring properties and thus to comply with Policy QD1 of the South Ribble Local Plan.

6. Prior to the commencement of development, a scheme to provide sound attenuation measures of internally generated noise shall be submitted to and agreed in writing by the Local Planning Authority. The agreed measures shall be implemented during development and shall be thereafter, retained and maintained for the duration of the approved use.

REASON: To safeguard the living condition of nearby residents particularly with regard to the effects of noise in accordance with Quality of Development Policy QD1 in the South Ribble Local Plan.

7. That the number of covers shall be limited to a maximum of 35 at any one time for the duration of the approved use.

REASON: To safeguard the amenities of neighbouring properties and thus to comply with Policy QD1 of the South Ribble Local Plan.

8. That the first floor dining area shall not open to use by the public before 17:00 hrs on any day.

REASON: In the interests of highways safety and thus to comply with Policy QD1 of the South Ribble Local Plan.

9. Prior to the commencement of the development, details of a secure cover cycle store, providing facilities for two cycles, shall be submitted for approval in writing to the Local Planning Authority. The secure cycle store shall be designed in accordance with the approved details and installed at the site prior to the occupation and use of the building and retained thereafter.

REASON: To protect the visual amenities of the area and to conform with Policy T11 of the South Ribble Local Plan

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