

Planning Committee Update Sheet – 27th July 2016

Item 9: 07/2016/0344/FUL

Former Fishwick & Sons Bus Depot, Tuer Street, Leyland

The applicant submitted an amended site layout plan to demonstrate the position of two electric vehicle recharging points, bin storage areas and secure cycle storage area together with an updated Construction Management Plan following comments from Environmental Health and in order to prevent the imposition of too many pre-commencement conditions. Environmental Health confirm the proposals are acceptable.

One late letter of response from the Lead Local Flood Authority. They object to the proposal in respect of surface water drainage discharge from the site. However, they also give advice on how the developer can overcome the objection. This would be through the submission of details of a surface water drainage scheme in line with the preferred hierarchy set out in the Planning Practice Guidance.

It is considered that this matter has already been covered by United Utilities in their consultation response. They did not object but required conditions be imposed requiring the submission of drainage details based on the hierarchy set out in the PPG and these have been included as conditions 7, 8 and 9. It is the applicant's intention that works will be undertaken in a two staged process. The first stage is purely relating to the conversion of the depot buildings which does not result in a material impact upon drainage with the second stage relating to the erection of the new units. This second stage will only be undertaken once a tenant has been identified for the existing units. The three conditions imposed are required to be discharged prior to commencement of the construction of these new units with a requirement for the drainage management and maintenance plan also to be submitted for the lifetime of the scheme. Therefore it is considered that issues raised by the LLFA have already been considered and can be addressed through the submission of details required by conditions.