

## Planning Committee Update Sheet – 22<sup>nd</sup> March 2017

### Item 7

#### Planning Application 07/2016/1275/FUL – 1 Eaton Avenue, Buckshaw Village

Changes to 3 conditions have been requested by the applicant to allow the proposed alterations to the existing building to commence before conditions relating to the construction of the new units have been discharged. The proposed changes are highlighted below:

##### Condition 6:

No development, other than those works relating to the existing unit on site which includes refurbishment, shall commence until a scheme for the provision of foul and surface water drainage shall be submitted to and be approved in writing by the Local Planning Authority. The approved scheme shall be implemented in accordance with the approved plans during the development and shall be thereafter retained and maintained for the duration of the approved use.

REASON: In order to satisfy the Local Planning Authority that the final drainage detail are acceptable, to promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution, before work commences in accordance with Policy 29 in the Central Lancashire Core Strategy

##### Condition 7:

No development, other than refurbishment works to the existing unit, shall take place, including any works of demolition, until a suitable Construction Nuisance Prevention Plan has been submitted to, and approved in writing by, the local planning authority. The approved Plan shall be adhered to throughout the construction period. The Plan shall provide for:

- o the parking of vehicles of site operatives and visitors;
- o loading and unloading of plant and materials storage of plant and materials used in constructing the development the location of the site compound;
- o suitable wheel washing/road sweeping measures;
- o appropriate measures to control the emission of dust and dirt during construction;
- o appropriate measures to control the emission of noise during construction;
- o details of all external lighting to be used during the construction;
- o a scheme for recycling/disposing of waste resulting from demolition and construction works.

REASON: In order to satisfy the Local Planning Authority that the final details contained within the Construction Nuisance Prevention Plan are acceptable before work commences on site in order to safeguard environmental amenity in accordance with Policy 17 in the Central Lancashire Core Strategy.

##### Condition 10:

No development, other than those works relating to the existing unit on site which includes refurbishment, shall commence until details of cycling/motorbike parking facilities is submitted to and approved in writing by the Local Planning Authority. The agreed scheme shall then be fully implemented prior to the first use of any unit hereby approved and permanently maintained thereafter.

REASON: In order to satisfy the Local Planning Authority that the final cycling/motorbike parking details are acceptable before work commences on site to ensure the provision and retention of adequate on-site parking facilities and to accord with Policy F1 and Policy G17 in the South Ribble Local Plan