

**Item 7 Update Sheet: 07/2016/1407/FUL Heatherfield Works, Church Lane, Farington Moss, Leyland.**

**United Utilities (UU):** The proposals are acceptable in principle and suggest conditions to control drainage in line with the submitted Flood Risk Assessment and the management and maintenance of a Sustainable Drainage System.

**Drainage Condition**

*The drainage for the development hereby approved shall be carried out in accordance with principles set out in the submitted Flood Risk Assessment (Ref. No. LE13664 -0001 dated November 2016 prepared by Wardell Armstrong). No surface water shall be permitted to drain directly or indirectly into a public sewer. Any variation to the discharge of foul shall be agreed in writing by the local planning authority prior to the commencement of the development. The development shall be completed in accordance with the approved details.*

*Reason: To prevent an undue increase in surface water run-off and to reduce the risk of flooding.*

Comment: It is recommended that the drainage condition is included with regard to a condition about the management and maintenance of a sustainable drainage system this has been included. A note to advise the applicant to contact UU with regard to connection to water metres or public sewers is recommended.

**Representations:**

1 further letter has been received which raises no objection to the replacement of the fire damaged building but raises concerns about the flood lighting and security light attached to the building. As set out in the committee report the lighting has been assessed and the scheme is acceptable. A condition controlling hours of illumination is proposed.

The following drawing has been super ceded:

Drawing Number 100 P01 entitled Masterplan superceded by Drawing Ref: 16.543-100 Issue P07 entitled "Masterplan" dated April 2017.

The following additional drawing to be included:

Drawing Ref 16.543-101 Issue P02 entitled "Phase One Plan".