**Planning Committee Update Sheet – 18h October 2017**

**Item 7**

**Planning Application 07/2017/1644/FUL – 150 Liverpool Old Road, Much Hoole**

In order to allow the applicant to undertaken demolition and site preparation works prior to discharging conditions relating to the construction of the buildings, the following amendments (highlighted in bold and underlined) are proposed to conditions:

*6. Prior to the commencement of development* ***(excluding demolition works)****, a ground level survey to include existing ground levels and existing and proposed ground and slab levels shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with this scheme.*

*REASON: To ensure the satisfactory appearance and drainage of the site and to accord Policy 17 of the Core Strategy*

*7. Prior to the commencement of development* ***(excluding demolition works)****, a scheme for the provision of foul 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: For the avoidance of doubt and to protect the living conditions of future occupants of the site in accordance with Policy 29 in the Central Lancashire Core Strategy*

*8. Prior to the commencement of any development* ***(excluding demolition works)****, a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions shall be submitted to and approved in writing by the Local Planning Authority.*

*The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards and shall include, as a minimum:*

*a) Information about the lifetime of the development, design storm period and intensity (1 in 30 and 1 in 100 year + allowance for climate change see EA advice Flood risk assessments: climate change allowances), discharge rates and volumes (both pre and post development), tempoary storage facilities, the methods employed to delay and control surface water discharged from the site, and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters, including watercourses, and detail of floor levels in AOD;*

*b) The drainage strategy should demonstrate that the surface water run-off must not exceed the pre-development greenfield runoff rate. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed;*

*c) Flood water exceedance routes, both on and off site;*

*d) A timetable for implementation, including phasing as applicable;*

*e) Evidence of an assessment of the site conditions to include site investigation;*

*f) Details of water quality controls, where applicable;*

*g) The pass forward flow rate to the public sewer restricted to 8 l/s, in the event of surface water draining to the public surface water sewer*

*The development shall not be occupied until the sustainable drainage scheme has been completed in accordance with the agreed details. The sustainable drainage scheme shall be managed and maintained thereafter with the agreed management and maintenance plan.*

*REASON: To ensure that the proposed development can be adequately drained, to improve water management and reduce the risk of flooding in accordance with Policy 29 in the Central Lancashire Core Strategy*

*13. Prior to the commencement of any works on site* ***(excluding demolition works)****, details of all piling activities shall be submitted to the local planning authority together with all mitigation measures to be taken. Piling activities shall be limited to 09:30-17:00.*

*Reason: To safeguard the amenities of neighbouring properties in accordance with Policy 17 of the Central Lancashire Core Strategy and the NPPF.*

*Note to Applicant: Mitigation measures may include and are not limited to:*

*I. The use of low impact piling, auger piling*

*II. Boundary vibration and noise monitoring*

*III. Informing neighbouring properties on the times and duration of piling activities.*

*14. Prior to the commencement of development* ***(excluding demolition works)****, a detailed method statement for the removal or long-term management /eradication of invasive plants, as identified under the Wildlife and Countryside Act 1981 shall be submitted to and approved in writing by the Local Planning Authority. The method statement shall include proposed measures to prevent the spread of invasive plants during any operations such as mowing, strimming or soil movement. It shall also contain measures to ensure that any soils brought to the site are free of the seeds / root / stem of any invasive plant covered under the Wildlife and Countryside Act 1981. Development shall proceed in accordance with the approved method statement.*

*REASON: The spread of invasive plants is prohibited under the Wildlife and Countryside Act 1981. Without measures to prevent spread as a result of the development there would be the risk of an offence being committed and avoidable harm to the environment recurs*

*20. No part of the development shall be commenced* ***(excluding demolition works)*** *until all highway works within the adopted highway have been constructed in accordance with a scheme that shall be submitted to and approved by the Local Planning Authority in consultation with the Highway Authority as part of a Section 278 Agreement, under the Highways Act 1980.*

*REASON: In order to satisfy the Local Planning Authority and Highway Authority that the final details of the highways works are acceptable before work commences on site and to enable all construction traffic to enter and leave the premises in a safe manner without causing a hazard to other road users so as to accord with Policy 17 of the Core Strategy and Policy G17 of the South Ribble Local Plan.*

*21. Prior to* ***the first occupation/use*** *of the development full details of the waste storage and management systems within the site shall be submitted to and approved in writing by the Local Planning Authority. The agreed waste storage facilities shall be provided prior to the first occupation of the development and shall be retained and maintained thereafter.*

*REASON: To provide effective and sufficient storage facilities for refuse and to safeguard amenities and living conditions of any nearby residents particularly with regards to odour, noise and insects in accordance with Policy 17 in the Central Lancashire Core Strategy.*

*22. Prior to* ***the first occupation/use*** *of development, full details of the cycling facilities within the site shall be submitted to and approved in writing by the Local Planning Authority. The approved cycling facilities shall be provided prior to the first occupation of the development and retained and permanently maintained thereafter.*

*REASON: To ensure the provision and retention of adequate on-site parking facilities and to accord with Policy 3 in the Central Lancashire Core Strategy, Policy F1 and Policy G17(c) in the South Ribble Local Plan.*

*24. That full details of any external lighting shall be submitted to and approved in writing by the Local Planning Authority prior to* ***the first occupation/use*** *of development. The scheme shall be implemented in accordance with the approved details unless otherwise agreed in writing with the Local Planning Authority.*

*REASON: In the interests of the amenity of neighbouring residential properties so as to accord with Policy 17 of the Core Strategy and Policy G17 of the South Ribble Local Plan.*