

PLANNING COMMITTEE

5th September 2017

Extra Information Book

Page	App. No.	Address
2	2016/0789	Rock Lea, Abbey Road, Barrow-in-Furness

2016/0789 – Rock Lea, Abbey Road, Barrow-in-Furness

Extra Information for Planning Committee 5th September 2017

Amended Resolution

Recommendation

That the Planning Committee Resolve to support the scheme in principle and to delegate approval to the Planning Manager based up on, but not restricted to the conditions to be supplied in the additional information book and to take account of the issues raised in relation to the tree adjacent to plot 10, *tree identified as T12 in the arborical report accompanying the application* and the matters raised in relation to the volume of storm water attenuation required.

Proposed Conditions (Draft)

1. 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, as amended by Section 51 of the Planning & Compulsory Purchase Act 2004.

Compliance with Approved Plans

2. The development shall be carried out in accordance with the application dated 26th October 2016 and the hereby the approved plans reference . Except where amended by any of the conditions below.

Reason

To ensure that the development is carried out only as indicated on the drawings approved by the Planning Authority.

Pre-commencement Conditions

3. The Preliminary Investigation (Report ref BEK-16185-1) has identified potential unacceptable risks, a Field Investigation and Risk Assessment, conducted in accordance with established procedures (BS10175 (2011) Code of Practice for the Investigation of Potentially Contaminated Sites and Model Procedures for the Management of Land Contamination (CLR11)), shall be undertaken to determine the presence and degree of contamination and must be undertaken by a suitably qualified contaminated land practitioner. The results of the Field Investigation and Risk Assessment shall be submitted to and approved by the Local Planning Authority before any development begins.

Reason

To protect the environment and the health of the public from potential hazards that may arise as a direct result of the redevelopment of the land. The issue must be addressed pre-commencement to enable the project to proceed safely.

4. Where contamination is found which poses unacceptable risks, no development shall take place until a detailed Remediation Scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme must include an appraisal of remedial options and proposal of the preferred option(s), all works to be undertaken, proposed remediation objectives, remediation criteria and a verification plan. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use.

Reason

To protect the environment and the health of the public from potential hazards that may arise as a direct result of the redevelopment of the land.

5. The Construction Management Method Statement covering all phases of the development and taking account of all contractors or sub-contractors shall have been submitted and approved by the Planning Authority, prior to the commencement of the development. The Method Statements will be expected to include the following:

- Details of phasing of the construction work including a programme of work for the demolition and construction phase;
- A Traffic Management Plan to include all traffic associated with the development, including site and staff traffic;
- Procedures to monitor and mitigate noise and vibration from the construction and demolition and to monitor any properties at risk of damage from vibration, as well as taking into account noise from plant, machinery, vehicles and deliveries, with reference to BS 5228 - Code of practice for noise and vibration control on construction and open sites. All measurements should make reference to BS 7445 - Description and measurement of environmental noise;

Hours of working and deliveries;

- Mitigation measures to reduce adverse impacts on residential properties from construction compounds including visual impact, noise, dust and light pollution;
- Mitigation measures to control the emissions of dust and dirt during construction and demolition;
- A written procedure for dealing with complaints regarding the construction or demolition;

- A site log book to record details and action taken in response to exceptional noisy incidents or dust-causing episodes. It should also be used to record the results of routine site inspections;
- Details of lighting to be used on site;
- Mitigation measures to ensure that no harm is caused to protected species during construction;
- The provision of facilities for the cleaning of vehicle tyres where haul routes meet the public highway to avoid deposition of mud/debris on the public highway and the generation of dust.

Reason

To ensure the construction phase is carried out having full regard to amenity, safety and environmental considerations. The issues have to be addressed pre-commencement as they deal with the construction process.

6. Prior to the commencement of any development, the following measures must be met to safeguard the trees on or adjacent to the site; a) Fencing in accordance with the scheme submitted to and approved by the Planning Authority must be erected around each tree or group of trees to define the Root Protection Area. This fencing must be as specified by the Arboiculturalists Report dated 14/04/2016 which accompanied the application and at a radius from the trunk of each tree as defined by BS5837:2012. b) No excavations, site works, trenches, channels, pipes, services, temporary buildings used in connection with the development or areas for the deposit of soil or waste or for storage of construction materials, equipment or fuel shall be sited within the root protection area of any tree.

Reason

In order to ensure that damage does not occur to the trees during building or engineering operations. The issue has to be addressed pre-commencement as it relates to measures to protect trees during the construction phase.

Before Occupation

7. The approved Remediation Scheme shall be implemented and a Verification Report submitted to and approved in writing by the Local Planning Authority, prior to the occupation of any part of the development or in accordance with a scheme of phase submitted to be approved in writing by the Planning Authority.

Reason

To protect the environment and the health of the public from potential hazards that may arise as a direct result if the redevelopment of the land.

8. In the event that contamination is found at any time when carrying out the approved development, that was not previously identified, it must be reported immediately to the Planning Authority. Development on the part of the site affected must be halted and Field Investigations shall be carried out. Where required by the Planning Authority, remediation and verification schemes shall be submitted to and approved in writing by the Local Planning Authority. These shall be implemented prior to occupation of the development.

Reason

To protect the environment and the health of the public from potential hazards that may arise as a direct result of the redevelopment of the land.

9. No soil material is to be imported to the site until it has been tested for contamination and assessed for its suitability for the proposed development. A suitable methodology for testing this material should be submitted to and approved by the Local Planning Authority prior to the soils being imported onto site. The methodology should include the sampling frequency, testing schedules, criteria against which the analytical results will be assessed (as determined by the risk assessment) and source material information. The analysis shall then be carried out as per the agreed methodology with verification of its completion submitted to and approved in writing by the Local Planning Authority.

Reason

To protect the environment and the health of the public from potential hazards that may arise as a direct result of the redevelopment of the land.

10. No dwellings shall be occupied (unless in accordance with a scheme of phasing previously submitted to and approved in writing by the Planning Authority) until the estate road, including footways, has been constructed in all respects to base course level, and street lighting has been provided and brought into full operational use in accordance with details approved under condition 10 below, including any scheme of phasing.

Reason

To ensure a suitable standard of provision for pedestrians and vehicles associated with the development.

11. The carriageway, footways and footpaths shall be designed, constructed, drained and lit to an adoptable standard including the widening of the existing section of Hayeswater Drive where shown and in respect of all these matters further details, including a full specification, setting out plan, lighting details, longitudinal and cross sections, and details of phasing shall have been submitted to and approved in writing by the Planning Authority prior to the layout of the approved estate roads. The development shall then proceed in accordance with the approved details.

Reason

To ensure a suitable standard of provision for pedestrians and vehicles associated with the development.

12. Prior to the occupation of the 4th dwelling a programme for the completion of the estate roads including footways shall have been submitted to and approved in writing by the Planning Authority and the estate roads shall then be completed in accordance with the approved programme and the details approved under condition 10 above.

Reason

To ensure a suitable standard of provision for pedestrians and vehicles associated with the development.

13. Prior to the construction of any external wall to any dwelling a landscape scheme for the site, showing the trees, shrubs and hedgerows, including verges and other open spaces, together with details of a timetable for implementation, (including any phasing of such a scheme) must be submitted to and approved in writing by the Planning Authority. The scheme shall be submitted on a plan not greater than 1:500 in scale and shall contain details of numbers, locations and species of plants to be used. The scheme shall be implemented in accordance with the approved details, and all planting and subsequent maintenance shall be to current British Standards.

Reason

In the interests of the visual amenities of the area.

14. Foul and surface water drainage shall be provided in accordance with the approved Surface Water Drainage Strategy.

Reason

To ensure that the approved drainage is provided at the appropriate time

15. No above ground works permitted by this consent shall commence until details, which may include samples, of the materials to be used in the construction of the external elevations of the dwellings has been submitted to and approved in writing by the Planning Authority. The development shall be carried out using the approved details.

Reason

In order to ensure the materials are appropriate for the location.

Informative

- This development will require approval under the Building Regulations. Please contact our Building Control department on 01229 876356 for further advice as to how to proceed.