

Town and Country Planning Act 1990 (As amended)

4/17/2418/OR1

NOTICE OF APPROVAL OF RESERVED MATTERS

Guardian Homes
Bouthwood Road
Sowerby Woods Business Park
Park Road
BARROW IN FURNESS
Cumbria LA14 4QR
FAO Mr M Round

RESERVED MATTERS APPLICATION FOR THE ERECTION OF A THREE BEDROOMED 2 STOREY DWELLING

PLOT 2, FORMER COUNCIL DEPOT, HOLBORN HILL, MILLOM

Mr C James

The above application dated 08/12/2017 has been considered by the Council in pursuance of its powers under the above Act and APPROVAL OF RESERVED MATTERS HAS BEEN GRANTED subject to the following conditions:

- 1 The development shall be carried out in accordance with the plans submitted and in accordance with the conditions attached to the outline planning permission.

Reason

To comply with Section 92 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004

- 2 Permission shall relate to the following plans and documents as received on the respective dates and development shall be carried out in accordance with them:-
 - Location Plan, Scale 1:1250, received by the Local Planning Authority on the 8th December 2017.
 - Block Plan, Scale 1:200, Drawing No SK 102, received by the Local Planning Authority on the 8th December 2017.
 - Elevations (Amended), Scale 1:100, Drawing No: SK 101B, received by the Local Planning Authority on the 19th January 2018
 - Floor Plans, Scale 1:100, Drawing No SK100B, received by the Local Planning Authority on the 8th December 2017

Reason

To conform with the requirement of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004

- 3 The drainage for the development hereby approved, shall be carried out in accordance with principles set out in the submitted drawing of "Proposed Drainage Layout and Manhole Construction Details", ref K32716/A1/11 Rev B dated 13th December 2016 which was prepared by R G Parkins & Partners LTD (as approved under application 4/16/2339/OR1). For the avoidance of doubt and unless otherwise agreed in writing by the Local Planning Authority, surface water must drain at the restricted rate of 6.5 l/s into the combined sewer. The development shall be completed in accordance with the approved details and maintained at all times thereafter

Reason

To ensure a satisfactory form of development and to prevent an undue increase in surface water run-off and to reduce the risk of flooding

- 4 Prior to occupation of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the local planning authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum
 - Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a resident's management company, and
 - Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime

The development shall subsequently be completed, maintained and managed in accordance with the approved plan

Reason

To ensure that management arrangements are in place for the sustainable drainage system in order to manage the risk of flooding and pollution during the lifetime of the development.

- 5 Before development commences representative samples of the materials to be used on the external surfaces of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details and so maintained thereafter

Reason

To ensure a satisfactory appearance of the development in the interests of visual amenity

- 6 Footways shall be provided that link continuously to the nearest existing footway as part of the development and ramps shall be provided on each side of every junction to enable wheelchairs, pushchairs etc to be safely manoeuvred at kerb lines Details of all such footways and ramps shall be submitted to and approved by the Local Planning Authority in writing before development commences. Any details so approved shall be constructed as part of the development.

Reason

To ensure that pedestrians and people with impaired mobility can negotiate road junctions in relative safety

- 7 Prior to the commencement of any construction works an access shall be formed which provides visibility splays of 2.4m x 43m in accordance with the approved plan External Works Layout, Drawing No: K32716/A1/04B, received by the Local Planning Authority on the 12th December 2016 (as approved under application 4/16/2339/OR1) Once constructed the access shall be maintained in accordance with the approved details at all times thereafter.

Reason

To ensure that the new access road is constructed within a reasonable timescale in the interests of highway safety

- 8 Access gates, if provided, shall be hung to open inwards only away from the highway.

Reason

In the interests of highway safety.

Informative:

It is the applicant's responsibility to demonstrate the exact relationship between any United Utilities' assets and the proposed development. United Utilities offers a fully supported mapping service and we recommend the applicant contact our Property Searches Team on 03707 510101 to obtain maps of the site.

Statement:

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the National Planning Policy Framework.

Please read the accompanying notice

30/01/2018



Pat Graham
Managing Director

