

Date: 09 December 2016

Your ref:

Our ref: 07/2016/0529/DIS

Please ask for: Chris Sowerby

Extension:

Direct Dial Tel: 01772 625544

Fax:

email:

csowerby@southribble.gov.uk



Mr M Richardson
MCK Associates Ltd.
Burnaby Villa
48 Watling Street Road
Fulwood
Preston
PR2 8BP

Dear Mr Richardson

**RE: DISCHARGE OF CONDITIONS IMPOSED ON PLANNING PERMISSION 07/2015/1802/FUL
ERECTION OF 9NO DWELLINGS TOGETHER WITH ASSOCIATED INFRASTRUCTURE**

I refer to the requirements of the above planning permission (07/2015/1802/FUL and the details required by conditions imposed on the aforementioned development at the Former Black Bull Pub site, School Lane, Leyland.

Condition 3 (Materials): APPROVED

The proposed external material details, as detailed on the 'Proposed Enclosures and Materials Layout' plan (ref. 15-097 L-002) are acceptable. Work shall be carried out in accordance with these agreed details.

Condition 4 (Dwelling Emission Rate): APPROVED

The submitted details in relation to the dwelling emission rates, including confirmation that Plots 1, 2, 3, 4, 6, 7 and 8 will be unable to meet the 19% uplift as they are unsuitable for PV solar panels due to restricted sunlight through tree shading, are sufficient to satisfy the requirements of this condition. Work shall be carried out in accordance with these agreed details.

Condition 5 (Dwelling Emission Rate): APPROVED

The submitted SAP Calculation is considered to be acceptable. Work shall be carried out in accordance with these agreed details.

Condition 6 (SAP Assessment): APPROVED

The submitted SAP Calculation is considered to be acceptable. Work shall be carried out in accordance with these agreed details.

Condition 7 (Landscaping): APPROVED

The submitted landscaping scheme, as detailed on Proposed Landscaping Plan (ref. 15-097 L-100-1 A) is considered to be acceptable. Work shall be carried out in accordance with these agreed details within the specified timeframe.

Condition 8 (Bat Roosting and Bird Nesting): APPROVED

The submitted bat roosting and bird nesting opportunities scheme, as detailed on Site Layout Ecology Plan (ref. 15-097 EP-001) is considered to be acceptable. Work shall be carried out in accordance with these agreed details within the specified timeframe.

Condition 11 (Drainage): NOT DISCHARGED

Whilst we have not received any comments or observations from United Utilities, Environmental Health have commented that one of the foul connections appears to be against the flow.

Condition 12 (Levels): APPROVED

The submitted ground and slab levels detailed on Proposed Finished Ground Levels drawing no. C-0718-05 are considered to be acceptable. Work shall be carried out in accordance with these agreed details.

Condition 15 (Construction Nuisance Prevention Plan): APPROVED

Environmental Health have considered the updated Construction Management Plan (rev. 002) and confirm that it is acceptable. Work shall be carried out in accordance with these agreed details.

Condition 16 (Contaminated Land): APPROVED

Environmental Health have confirmed that the submitted information is acceptable. Work shall be carried out in accordance with these agreed details.

Condition 17 (Boundary Treatments): APPROVED

The submitted proposed boundary treatments detailed on drawings 15-097 E-01, 15-097 E-02, 15-097 E-03 and 15-097 L-003 E are considered to be acceptable. Work shall be carried out in accordance with these agreed details.

Condition 19 (Internal Noise Levels): APPROVED

Environmental Health have confirmed that the submitted information is acceptable. Work shall be carried out in accordance with these agreed details. Confirmation is required once the required glazing and trickle vents have been fitted.

Should you wish to discuss any of the above, please do not hesitate to contact me on telephone number (01772) 625544.

Yours Sincerely



Chris Sowerby
Senior Planning Officer