

REPORT TO WEST CRAVEN AREA COMMITTEE, 5th NOVEMBER, 2019

Proposal: Compliance with conditions

At: Former Hope Mill, Earby Road

Officer Comments

This report considers the position in respect of the conditions imposed on the development known as Brindley Mews formerly known as Hope Mill B.

The development is now built and occupied. Planning permission was granted for the erection of 28 units under application 13/14/0172P. There were 18 conditions imposed in this each one of which will be considered below for compliance. A variation of condition application was sought and approved under application 13/15/0166P. This amended timescales for compliance with conditions. Where the varied conditions applies this will be dealt with at the end.

Conditions:

- 1 Time limit for commencement. NA
- 2 Plan number condition. Complied with.
- 3 Materials condition. Discharged under application 13/14/0172C1.
- 4 Scheme for highway works. Discharged under application 13/14/0172C1.
- 5 Provision of highway works during development. Discharged under application 13/14/0172C1. No longer relevant.
- 6 Access visibility conditions. Discharged under application 13/14/0172C1.
- 7 Condition requiring road to be made up to an adoptable standard. Response from the developer was that LCC highways were happy with the works except that bollards were required to block off access from Orchard Street. That has not been possible but otherwise LCC would be happy to adopt.
- 8 Construction code. Discharged under application 13/14/0172C1. No longer relevant.
- 9 Construction of works next to the canal. Discharged under application 13/14/0172C1.
- 10 Storage area for containers. Complied with.

- 11 Removal of PD rights. Ongoing but no information that it has been breached.
- 12 Finished floor levels. Discharged under application 13/14/0172C1.
- 13 Landscaping. Agreed under 19/0488/NMA.
- 14 Timing of landscaping. Landscaping has been implemented.
- 15 Noise assessment. Complied with.
- 16 Timing of works for breeding birds. No longer relevant.
- 17 Foul sewer provision. Information provided under 13/14/0172C1 and complied with.
- 18 Provision of car parking spaces. Complied with.
- 19 Contamination condition. Discharged under application 13/14/0172C1.