

## **Brierfield and Reedley Committee Update 7<sup>th</sup> May 2019**

### **18/0793/FUL – Land behind 7-10 May Tree Close and Adjacent to Briercliffe Working Mens Club, May Tree Close, Briercliffe**

One additional comment received stating that ward councillors has not been informed and that traffic along Gorple Street is an issue and requesting LCC Highways put white lines at the junction. Other concerns include construction hours and schools being oversubscribed.

The agent has requested that some of the conditions are amended so that they are not pre-commencement condition. These are 6 (contamination), 7 (coal mining), 8 (drainage), 13 (landscaping), 16 (highways) and 20 (electric charging points).

It has been agreed to vary conditions 6, 13 and 16 as follows.

6. All of the work set out in the Remediation and Enabling Works Strategy E3P Report: 11-417-R2 Issued July 2018 including the method, standards and timing for the subsequent remediation of contamination present on site shall be undertaken in accordance with the approved implementation timetable under the supervision of a geotechnical professional and shall be completed in full accordance with the agreed measures and timings, unless otherwise agreed in writing by the Local Planning Authority.

In addition, prior to commencing construction of any building, the developer shall first submit to and obtain written approval from the Local Planning Authority a report to confirm that all the agreed remediation measures have been carried out fully in accordance with the agreed details, providing results of the verification programme of post-remediation sampling and monitoring and including future monitoring proposals for the site.

This condition is required to be fully complied with before development is commenced. Failure to comply with the condition prior to commencement of work may result in legal action being taken.

**Reason:** In order to protect the health of the occupants of the new development and/or in order to prevent contamination of the controlled waters.

13. Notwithstanding the submitted plans prior to the occupation of any dwellinghouse a detailed landscaping scheme shall have been submitted to the Local Planning Authority for written approval. The scheme shall include the following:
  - a. the exact location and species of all existing trees and other planting to be retained;
  - b. all proposals for new planting and turfing indicating the location, arrangement, species, sizes, specifications, numbers and planting densities;
  - c. an outline specification for ground preparation;

- d. all proposed boundary treatments with supporting elevations and construction details;
- e. all proposed hard landscape elements and pavings, including layout, materials and colours;
- f. the proposed arrangements and specifications for initial establishment maintenance and long-term maintenance of all planted and/or turfed areas.

The approved scheme shall be implemented in its entirety within the first planting season following the substantial completion of the development. Any tree or other planting that is lost, felled, removed, uprooted, dead, dying or diseased, or is substantially damaged within a period of five years thereafter shall be replaced with a specimen of similar species and size, during the first available planting season following the date of loss or damage.

**Reason:** To ensure that the development and open space provision is adequately landscaped so as to integrate with its surroundings.

- 16.** The access and estate road for the development shall be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base course level before any other development takes place within the site. Notwithstanding the submitted plans details of the full engineering, drainage, street lighting and construction of the internal estate road and the pedestrian link, shall have been submitted to and approved by the Local Planning Authority prior to these works commencing.

The estate road shall have been completed in its entirety from the adopted section upto and including the entire access road to the dwellings, including the wearing course, prior to the occupation of any of the dwelling units.

**Reason:** In order to satisfy the Local Planning Authority that the final details of the highway scheme/works are acceptable before work commences on site and to ensure the estate road is completed prior to occupation.

Conditions 7, 8 and 20 will remain as per the report.

Recommendation – Approve subject to revised conditions being agreed otherwise  
Delegate to Planning, Economic Development and Regulatory Services Manager.