

Update to Barrowford and Western Parishes – 28th January 2021

20/0707/FUL

The applicant has submitted an amended plan in relation to the parking spaces at Plot 10. This indicates that there would be two off-street spaces in front of the garage. We have reviewed the amended plans and this is acceptable.

This will require a slight change to condition 2 to change the approved site layout plan to 200A.

United Utilities have also confirmed that they accept surface and foul being drained to the combined sewer and are satisfied that the applicant has followed the national drainage hierarchy. The Council understands that the drainage has been connected, in accordance with the plans agreed with United Utilities.

It is recommended that condition 6 is re-worded to reflect the updated drainage position as follows:

6. No further dwellings shall be occupied unless and until the surface water and foul water drainage scheme approved has been fully installed and completed in accordance with the approved scheme on plan 20-109 D01 E.

The development hereby permitted shall be carried out only in accordance with the approved drainage scheme and shall be maintained hereafter.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution.

It is recommended that the application is approved, subject to the above amended conditions.