

Planning Update
Development Management 17/10/2023

Application 23/0485/HHO
35 Clegg Street, Brierfield

Officer Comments

The application was recommended for refusal due to the substandard access arrangements into the site.

Amended plans have been received which shows a new sliding gate and space for two cars to park and turn round to go in and out in a forward gear.

The proposed arrangements are acceptable.

The recommendation is now to approve subject to the following conditions:

- 1 The proposed development hereby permitted shall be begun before the expiration of three years from the date of this decision notice.

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan, 2164-01-Rev A,

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 The development hereby approved shall at all times be fitted with a sliding gate and at no time shall any other form of gate be fitted as a replacement.

Reason: In order to ensure gates do not open out over the highway or open into the site which would restrict the available parking in the interests of highway safety.

- 4 Prior to the commencement of development samples of the materials to be used in the construction of the development hereby permitted (notwithstanding any details shown on previously submitted plan(s) and specification) shall have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory form of development in the interest of visual amenity of the area.