

PLANNING COMMITTEE UPDATE SHEET

COMMITTEE DATE: 3rd November 2021

APPLICATION NO.	TEAM LEADER	ITEM NO.	PAGE NOS.
21/00502/FULMAJ	Lyndsey Hayes	01	15-32

Consultee Response

Following the publication of the Planning Committee Agenda Lancashire County Council Lead Local Flood Authority (LLFA) have provided a revised consultation response. The LLFA have removed their initial objection subject to conditions. As such paragraph 6.1.2 of the report is to be amended to read:

6.1.2 No objections subject to conditions.

Officers Response

Condition 1 (development to be undertaken in accordance with the approved Flood Risk Assessment) proposed by the LLFA is considered to be adequately addressed by condition 10 as set out on page 28 of the report. As the development is for the change of use of the building and the drainage strategy sets out that the drainage will remain as existing then a number of the other conditions recommended by the LLFA are considered to be unnecessary.

Amendment to condition

As the submitted Drainage Strategy does not set out how the surface water from the proposed car park will be discharged, condition 11 is recommended to be amended to read:

(A) No apartment shall be first occupied until the drainage works for the building have been completed in accordance with the approved scheme (as set out in Drainage Strategy April 2021). Thereafter the agreed scheme shall be retained, managed and maintained in accordance with the approved details.

(B) Prior to commencement of development relating to the formation of the carpark hereby approved, a surface water drainage scheme for the approved carpark, shall be submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme shall be in accordance with the hierarchy of drainage options outlined in Policy CDMP2 of the Adopted Local Plan 2011-31 or any equivalent policy in an adopted Local Plan that replicates the existing Local Plan. No apartment shall be first occupied until the drainage works for the car park have been completed in accordance with the approved scheme. Thereafter the agreed scheme shall be retained, managed and maintained in accordance with the approved details.

Reason: To promote sustainable development using appropriate drainage systems, ensure a safe form of development that poses no unacceptable risk of pollution to water resources or human health, to prevent an undue increase in surface water run-off to reduce the risk of flooding and in the interests of visual and residential amenity in accordance with policies CDMP2 and CDMP3 of the Wyre Local Plan (2011-31) and the National Planning Policy Framework.