

PLANNING COMMITTEE UPDATE SHEET

COMMITTEE DATE: 5 July 2023

APPLICATION NO.	TEAM LEADER	ITEM NO.	PAGE NOS.
23/00338/FULMAJ	Karl Glover	04	63-86

ADDITIONAL CONSULTATION RESPONSE

WYRE BC HEAD OF ENGINEERING SERVICES (DRAINAGE)

The drainage engineer has confirmed they have no objections to the proposal.

WYRE BC HEAD OF ENVIRONMENTAL HEALTH AND COMMUNITY SAFETY (ENVIRONMENTAL PROTECTION - LAND CONTAMINATION)

After reviewing additional information there are no major issues. The Phase 2 is proposing no remediation is required, however, they did find elevated levels of some contamination and proposed to excavate these areas. This is remediation by another name, as such there is a requirement for some way of regulating it and, were the application successful, the simplest way is probably a bespoke version of our standard contaminated land condition to just include the need to verify agreed remedial works.

Officer Response:

A bespoke pre-commencement condition is require which is set out below

LANCASHIRE COUNTY COUNCIL (LOCAL EDUCATION AUTHORITY)

Following the request for a reassessment, LCC Education have confirmed that no education contribution is required (i.e. the development does not generate the need for any school places). However, LCC has objected due to the absence of information relating to the delivery of a new primary school at the Lambs Road allocation.

Officer Response: Officers consider that little or no weight should be given to this objection. The relevant guidance in the NPPG states clearly that whilst contributions can provide both funding for construction and land for new schools required onsite, commensurate with the level of education need generated by the development, in this case LCC have confirmed that there is no identified need and the school land is not within the site. Furthermore, there is no provision in either the Local Plan, or in LCC's Education Contribution Methodology for developers to make any contribution towards the cost of school land, either on site or within the area within which new development collectively generates the need for a new school.

CHANGES TO CONDITIONS/REASONS

Change to Condition 3 to the following wording:

Prior to commencement of development, a scheme for decontamination of the site shall be submitted to, and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full and the validation of the approved measures shall be submitted to, and approved in writing by the Local Planning Authority on completion of the remedial works in the form of a Verification Report. Any changes to the approved scheme must be approved in writing by the Local Planning Authority prior to any works being undertaken.

Reason: The potential for contamination must be addressed in order to safeguard the development in accordance with Policy CDMP1 of the Wyre Local Plan (2011-31).