

PLANNING COMMITTEE UPDATE SHEET

COMMITTEE DATE: 6 February 2019

APPLICATION NO.	TEAM LEADER	ITEM NO.	PAGE NOS.
18/00734/FULMAJ	Lyndsey Hayes	1	9-37

Additional Representation

Since the publication of the committee report 1 additional letter of objection has been received. The response sets out concerns relating to the following points:

- Poor road conditions along Rosslyn Avenue
- Sink holes appear
- Foundations of the road are poor and not capable of carrying heavy vehicles

Additional condition

Prior to Planning Committee the applicant has attempted to overcome the concerns raised by the Environmental Health Officer in relation to the requirement of gas protection and the need for this to be conditioned. Following further information submitted and further consultations the Councils Environmental Health Officer remains of the opinion that in this instance gas protection is still required and should be conditioned accordingly. On this basis an additional condition (18) is recommended:

18. The development shall incorporate suitable gas protection measures, details of which shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The measures shall include as a minimum: ventilation of confined spaces within the building, a ground slab of suitable construction, a low permeability gas membrane, minimum (ideally none) penetration of the ground slab by services, and passive ventilation to the underside of the building. The development shall be carried out in accordance with the approved scheme and thereafter be maintained and retained. Alternatively, prior to the commencement of development, a gas monitoring programme and risk assessment of the results shall be undertaken to demonstrate that the above protection measures are not required. The results shall be submitted to and approved in writing by the Local Planning Authority. Any gas monitoring programme must be carried out over a period of at least three months and include at least three readings where the atmospheric pressure is below 1000mb. Gas flow rates must also be provided.

Reason: The footprint of the proposed development is within the immediate vicinity of an area of infilled ground. The nature of the fill is unknown and insufficient information has been submitted with the application to demonstrate no harm would arise. Works are therefore required in the

interests of public safety and in accordance with Policy SP14 of the Adopted Wyre Borough Local Plan (July 1999)