



DEVELOPMENT CONTROL COMMITTEE

COMMITTEE ROOMS 2 & 3,
BURNLEY TOWN HALL

Wednesday, 9th February, 2022 at 6.30
pm

SUPPLEMENTARY AGENDA

8) *Late Correspondence*

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Monday, 7th February 2022

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DEVELOPMENT CONTROL COMMITTEE

Wednesday 9th February 2022

Late Correspondence/Verbal Reports

AGENDA ITEM 6b

ADV/2021/0679 – 150-152 St James Street, Burnley
Pages 31-38

Page 36 - Conditions

Condition 1 should be corrected as follows:

1. The sign hereby approved shall be removed from the site on or before 12 months from the date of this consent.

AGENDA ITEM 6c

FUL/2021/0659 – Land to the west of Briercliffe Road, Burnley General Hospital,
Burnley
Pages 39-63

Pages 55-63 – Conditions

Minor corrections and changes have been made to some of the recommended conditions and these are listed below (changes are highlighted in red). Some of the changes are made following consultation with the applicant (which is required as part of giving notice of pre-commencement conditions). In response to neighbour comments, Condition 7 includes a requirement to facilitate a Traffic Regulation Order for a Residents Parking scheme on Boundary Street. An additional condition (Condition 33) is recommended in respect of windows/doors for the development.

Amended Conditions

3. **Prior to the commencement of built development above ground level**, details of the external materials of construction to be used on the walls and roofs of the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter only be carried out in accordance with the approved details.
5. **Prior to the commencement of built development above ground level**, a scheme of landscaping, to include details of retained trees and new tree and shrub planting, to include native species (noting species, plant sizes/heights on planting and proposed numbers/ densities where appropriate), shall be submitted to and approved in writing by the Local Planning Authority.
6. All planting, seeding or turfing comprised in the approved details of landscaping (as approved by Condition 5) shall be carried out in the first planting and seeding seasons following the **first occupation of any apartment** or the completion of the development, whichever is the sooner; and any trees or plants which within a period

of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written approval to any variation.

7. **Prior to the commencement of development excepting demolition**, a scheme of off-site works of highway improvement to include improvements to two bus stops adjacent to the site on Briercliffe Road **and a mechanism to facilitate a Traffic Regulation Order for a Residents Only parking scheme on Boundary Street**, shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall thereafter be implemented in its entirety and completed prior to any apartment being first occupied.

Reason: To ensure that satisfactory access is provided to the site **and to mitigate against potential impacts on on-street parking**, in the interests of highway safety, in accordance with Policy IC1 of Burnley's Local Plan (July 2018). The scheme is required prior to the commencement of development to ensure that the works can be agreed and carried out at the appropriate stage of the development.

9. Prior to the commencement of built development above ground level, a scheme of biodiversity enhancement measures, which shall include measures for the planting of locally native/wildlife friendly species and details of the amount, type and positions of bat boxes and nesting boxes (suitable for swifts and starlings) shall be submitted to and approved in writing by the Local Planning Authority. The approved biodiversity enhancement measures shall thereafter be carried out and completed **prior to any apartment being first occupied** or in the case of planting proposals, shall be carried out as part of the approved landscaping scheme.
10. Prior to the removal of any vegetation on the site or commencement of development **excepting demolition**, a method statement for the removal of Wall cotoneaster and to prevent its spread from the site shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter only be carried out in accordance with the approved method statement.
11. Reason: **To protect wildlife that may be present on the site** during the construction period, in accordance with Policy NE1 of Burnley's Local Plan (July 2018). This must be carried out prior to the commencement of development in order to prevent any potential harm to wildlife.
14. Prior to the commencement of built development **above ground level**, a scheme for external lighting to be sensitive to wildlife, shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be constructed in accordance with the approved scheme and only external lighting that accords with the approved scheme shall be permitted to be installed or operate at the premises at any time.
15. **No apartment shall be first occupied** until the car park and manoeuvring areas as indicated on the approved plans have been constructed, drained, surfaced in tarmac or an alternative bound treatment to be previously agreed in writing with the Local Planning Authority, marked out and made available for use. The car parking area shall thereafter be kept free of obstruction and available for the parking of cars at all times.

19. Prior to the commencement of built development **above ground level**, details of the design and implementation of a surface water sustainable drainage scheme, based on sustainable drainage principles, shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall thereafter be implemented and completed in accordance with the approved scheme prior to any **apartment** being first occupied. The approved drainage scheme shall be retained at all times thereafter.
23. **Prior to any apartment being first occupied**, the enclosed refuse store shall be constructed and available for use in accordance with the approved plans. The refuse store shall thereafter be retained at all times.
24. The development shall be constructed and completed in accordance with the recommendations contained within the submitted Phase I and Phase II Geo-environmental Site Assessment (report references 12-779-R1-RevA and 12-779-R2-RevB, both dated October 2021) and the Ground Gas Addendum report (reference 12-779-R3-RevA, dated October 2021). In the event that previously unidentified contamination is discovered during any part of the works then further investigation and risk assessment shall be undertaken which shall together with an additional remediation scheme be submitted to and approved in writing by the Local Planning Authority before works continue. A Validation and Verification report to evidence that all remediation works have been carried out in accordance with the approved scheme shall be submitted to and approved in writing by the Local Planning Authority before **any apartment** is first occupied.

Reason: In order to deal appropriately and safely with the risks posed to the public and future occupiers by the historic use of the site **and surrounding area**, in accordance with Policy NE5 of Burnley's Local Plan (July 2018).

25. The development shall not be carried out otherwise than in accordance with the measures for **energy efficiency contained within the submitted Sustainability Part L Assessment Summary Report Revision 04, dated 07.01.2022**, and shall be completed in their entirety prior to the completion of the development.
31. A scheme for the provision and continued use of the development for Affordable Housing shall be submitted to and approved in writing by the Local Planning Authority prior to any **apartment** being first occupied. The approved scheme of Affordable Housing shall thereafter be implemented in full and shall continue to do so at all times.
32. **The approved boundary treatment as indicated on drawing number CAL02-TEP-EC-XX-DR-L-90003-S2-P02 shall be carried out and completed prior to the completion of the development or the first occupation of any apartment, whichever is the sooner. The approved boundary treatment shall thereafter be retained at all times.**

Additional Condition

33. All external glazing to be used in the development shall be non-coloured glass only and windows/doors shall be installed in accordance with the approved window dimensions plan (drawing number CAL02-BCA-EC-ZZ-DR-A-32002-S2-P2) and in

accordance with details of the materials and colour of the window and door frames and juliette railings which shall be previously submitted to and approved in writing by the Local Planning Authority, unless any variation to this is previously agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory appearance to the development, in accordance with Policy SP5 of Burnley`s Local Plan (July 2018).

End of Late Correspondence
7th February 2022