

Planning Permission

**Agent:**

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Applicant:

Mr K Rushworth
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Part 1 Particulars of Application: APP/2006/0716 received 24 August 2006

Proposal: Proposed extension to childrens' day nursery

Location: CHEZ NANNY 22A FOXCROFT BURNLEY

Plans: Drawing Nos: 06/105/E1, 06/105/P1, Location Plan, Justification Statement & Travel Plan received 14 Aug 06. Design & Access Statement received 23 Aug 06. Amended plan 06/105/P2B received 09 Nov 06.

Part 2 Particulars of Decision:

The Council gives notice under the Town and Country Planning Act 1990 (as amended) that Planning Permission has been **Granted** for the carrying out of the development in accordance with the application and plans submitted, referred to in Part 1 above, and subject to the following conditions:

Conditions:

1. The development must be begun within three years of the date of this decision.
2. No development shall take place until full details of both hard and soft landscape works, including car park surfacing, boundary treatment and screen planting, have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. Soft landscaping shall include schedules of plants, noting species, plant sizes and proposed numbers/ densities where appropriate.
3. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme approved in writing by the local planning authority.
4. The parent/visitors' parking area hereby approved shall be constructed and marked out as indicated on the approved plan before any part of the extension is occupied, and thereafter remain available marked out and free of obstruction, for the parking of visitors at all times the premises are open, to the satisfaction of the local planning authority.

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5. The area indicated on the parent and visitor's car park as a turning head shall not be used for the parking of vehicles and shall remain free of any obstruction which would hinder or prevent its function as turning area for users of the car park.
6. No development approved by this permission shall be commenced until a desk study has been undertaken and agreed by the Local Planning authority to investigate and produce an assessment of the risk of the potential for on-site contamination. If the desk study identifies potential contamination a detailed site investigation should be carried out to establish the degree and nature of the contamination and its potential to pollute the environment or cause harm to human health. If remediation measures are necessary they will be implemented in accordance with the assessment and to the satisfaction of the Local Planning Authority.
7. Before any development starts, details of provision for the parking of the minimum of 4 bicycles shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented before the building hereby approved is first brought into use and thereafter be maintained and kept available for the use of staff and visitors to the premises.

Reasons:

1. 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. In order to ensure that landscaping works contribute to a satisfactory standard of completed development and the long term appearance of the site harmonises with its surroundings.
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4. To ensure that adequate car parking facilities are available when the activity at the nursery increases.
5. To ensure that adequate car parking facilities are available when the activity at the nursery increases.
6. To ensure a safe form of development that poses no unacceptable risk of pollution to water resources or to human health.
7. In order to promote alternative forms of transport.

Summary of Reason for Decision:

The development is generally in accordance with the Development Plan, in particular the policies listed below, and there are no other material considerations to indicate that planning permission should not be granted:

Relevant Policies:

Burnley Local Plan Second Review

EW4 - Expansion and Improvement of existing businesses

EW9 - Small businesses, working from home and community enterprises in residential areas

GP3 - Design and Quality

H12 - Non-residential uses in residential areas

TM15 - Car parking standards

Notes:

1. The Burnley Local Plan Second Review may be inspected free of charge during normal office hours at this office. A copy can be purchased on request, price £50.00 plus £4.00 postage.
2. Your attention is drawn to the informatory notes on the back of this notice.
3. Please take careful note of the conditions attached to this permission. It is in your own interests to make sure that you satisfy the conditions at an early stage, as it can save unnecessary delay when development starts. The Council can serve a notice, if the conditions are not complied with, which could result in the development having to stop until a particular condition is fulfilled. If you are in any doubt about what you need to do, please contact this office for advice.
4. This development should not be carried out otherwise than in strict accordance with the application and plans approved. You are advised to contact the local planning authority if there is any variation from the approved application, as a further planning permission may be required.
5. Please remember to remove all site notices which have been displayed in connection with this application.

For Head of Planning & Environment

Decision Date: 17 November 2006