

# Planning Permission

**Agent:**

Good & Tillotson Ltd  
1 Myrtle Street  
Bolton  
BL1 3AH

**Applicant:**

N C H  
Aquila House  
Delta Crescent  
Westbrook, Warrington  
WA5 7NR

**Part 1 Particulars of Application:** APP/2004/1274 received 22 November 2004

Proposal: Construction of new 'Surestart' centre with associated car parking and external works

Location: Land at Elmwood Street Tay Street Burnley

Plans: Drawing Nos: 0366:07 rev C, 0366:08, 0366:10 rev C and location plan received 22 Nov 04

**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 five years of the date of this decision.
2. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. Hard landscaping shall include means of enclosure; car parking layouts; other pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting etc.); 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. Notwithstanding any description of materials in the application, no development shall start until precise details of facing and roofing materials have been submitted to and approved in writing by the Local Planning Authority.

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### **Reasons:**

1. Required to be imposed by Section 91 of the Town and Country Planning Act 1990.
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.
3. 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.
4. To secure a satisfactory development in materials which are appropriate to the locality, in the interests of visual amenity.

### **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:

#### Burnley District Local Plan

D1 – Criteria for all development proposals  
EN10 – Development in areas of traditional construction  
EN8 – General design policy for new development  
S5- Planning applications and allocations  
T14 – Car parking standards  
EN13 – Landscaping

#### Second Stage Deposit Local Plan

CF16 Provision, Retention and Enhancement of Community Facilities  
GP3 Design and Quality  
H9 Regenerating Deprived Urban Areas and Neighbourhoods.  
TM16 Car parking Standards  
GP6 Landscaping.

### **Notes:**

- 1 The Burnley District Local Plan may be inspected free of charge during normal office hours at this office. A copy can be purchased on request, price £15.00 plus £1.00 postage. Also available is a copy of the First Stage Deposit of the Burnley Local Plan price £30.00 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.

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- 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 Services    Decision Date: 26 January 2005**