

Planning Permission



Applicant:

MR STEVE EASTON
3 HURSTWOOD GARDENS
BRIERFIELD

Part 1 Particulars of Application: APP/2008/0900 received 24 December 2008

Proposal: Proposed change of use from shop/dwelling to 2no dwellings, form new door window openings

Location: 70 PARLIAMENT STREET BURNLEY

Plans: One drawing & desing and access statement received 23 Dec 08

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. All external works to walls of the building facing Parliament Street and Reed Street shall be finished externally in stonework matching the existing building in colour, texture, size and coursing before the apartments are brought into use.

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 the interests of visual amenity in accordance with Policy E16 of the Burnley Local Plan Second Review.

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 Local Plan Second Review

E16 - Areas of traditional construction

H15 - Conversion and re-use for flats and bedsits

Notes:

1. Your attention is drawn to the informatory notes on the back of this notice.
2. 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.
3. 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.
4. The proposed development lies within an area which could be subject to current coal mining or hazards resulting from past coal mining. Such hazards may currently exist, be caused as a result of the proposed development, or occur at some time in the future. These hazards include:
 - Collapse of shallow coal mine workings
 - Collapse of, or risk of entry into, mine entries (shafts and adits)
 - Gas emissions from coal mines including methane and carbon dioxide
 - Spontaneous combustion, or ignition of coal which may lead to underground heatings and production of carbon monoxide
 - Transmission of gases into adjacent properties from underground sources through ground fractures
 - Coal mining subsidence
 - Water emissions from coal mine workings.
5. Applicants must take account of these hazards which could affect stability, health and safety, or cause adverse environmental impacts during carrying out their proposals and must seek specialist advice where required. Additional hazards or stability issues may arise from development on or adjacent to restored opencast sites or quarries and former colliery spoil tips.
6. Potential hazards or impacts may not necessarily be confined to the development site and applicants must take advice and introduce appropriate measures to address risks both within and beyond the development site. As an example the stabilisation of shallow coal workings by grouting may affect, block or divert underground pathways for water or gas.
7. In coal mining areas there is the potential for existing property and new development to be affected by mine gases and this must be considered by each developer. Gas prevention measures must be adopted during construction where there is such a risk. The investigation of sites through drilling alone has the

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potential to displace underground gases or in certain situations may create carbon monoxide where air flush drilling is adopted.

8. Any intrusive activities which intersect, disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) require the prior written permission of the Coal Authority. Such activities could include site investigation boreholes, digging of foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes.
9. Failure to obtain Coal Authority permission for such activities is trespass, with the potential for court action. In the interests of public safety the Coal Authority is concerned that risks specific to the nature of coal and coal mine workings are identified and mitigated.
10. The above advice applies to the site of your proposal and the surrounding vicinity. You must obtain property specific summary information on any past, current and proposed surface and underground coal mining activity and other ground stability information in order to make an assessment of the risks. This can be obtained from the Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com.

For Head of Planning & Environment

Decision Date: 20 February 2009