



Lancashire County Council &
C/O CA Planning
7 East Cliff
Preston
Lancashire
PR1 3JE

Planning Services
Development Control Team
PO Box 4
Town Hall
Lancaster
LA1 1QR

TOWN & COUNTRY PLANNING ACT 1990
OUTLINE PLANNING PERMISSION

Application No. : 06/01115/OUT
Applicant : Lancashire County Council &
Site Address : Moor Platt Lancaster Road Caton Lancaster Lancashire
LA2 9QJ
Proposal : Erection of 36 extra care/continuing care retirement houses

Lancaster City Council hereby give notice that **OUTLINE PLANNING PERMISSION HAS BEEN GRANTED** for the development described above in accordance with your planning application dated 12 September 2006, and the plans, drawings and documents which form part of the application, subject to the following conditions and reasons:-

1. No development shall commence until approval of the details of the appearance and design of all buildings including energy efficiency proposals and the landscaping/boundary treatments (hereinafter called "the reserved matters") has been obtained from the local planning authority in writing.

An application for the approval of the reserved matters shall be made to the local planning authority before the expiration of 3 years from the date of this permission.

The development hereby permitted shall be begun either before the expiration of 3 years from the date of this permission, or before the expiration of 2 years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason: To comply with the requirements of Section 92 of the Town & Country Planning Act 1990.

2. The permission relates solely to the application as amended by the letter(s) and/or plan(s) received on 11 September 2008 and numbered 6548/P24.
Reason: For the avoidance of doubt and so that the local planning authority shall be satisfied as to the details.
3. The development hereby permitted shall be carried out in accordance with the submitted approved plans or any amended plans subsequently approved in writing by the local planning authority.
Reason: To ensure a satisfactory standard of development.
4. No dwelling hereby approved shall be occupied other than in accordance with the provisions of the Planning Obligation made under Section 106 of the Town and Country Planning Act 1990 relating to this site and attached hereto.
Reason: To ensure that the development is retained to serve the extra care needs of the local retirement community.
5. In accordance with this permission, a respite care unit shall be provided within the central care block, in accordance with a scheme to be submitted to and agreed in writing by the Local Planning Authority and thereafter retained and operated/used as such.
Reason: To maximise the ability of the development to serve the extra care needs of the community.
6. No tree within the site shall be cut-down, up-rooted, topped, lopped or destroyed, nor any hedge within the site cut-down or grubbed out, without the prior written approval of the local planning authority.
Reason: In the interests of the amenity of the area.
7. No development shall commence until details of the landscaping of the site, including wherever possible the retention of existing trees and hedges have been submitted to, and approved in writing by, the local planning authority. The approved scheme shall be implemented in the first planting season following completion of the development, or following first occupation/use, whichever is the earliest.

The approved scheme shall be maintained by the applicant or their successors in title thereafter for a period of not less than 10 years to the satisfaction of the local planning authority. This maintenance shall include the replacement of any tree or shrub which is removed, becomes seriously damaged, seriously diseased or dies, by the same species or different species, and shall be agreed in writing by the local planning authority. The replacement tree or shrub must be of similar size to that originally planted.

Details submitted shall be compliant with "BS 5837 (2005) Trees in relation to construction - recommendations" and shall include details of trees and hedges to be retained or removed, root protection zones, barrier fencing, and a method statement for all works in proximity to those trees or hedges to be retained during the development and construction period. Details shall also indicate the types and numbers of trees and shrubs, their distribution on site, those areas seeded, turfed, paved or hard landscaped, including details of any changes of level or landform and the types and details of all fencing and screening.

Reason: In the interests of the amenity of the area.

8. No development shall commence until a Landscape Management Plan, indicating long-term design objectives, management responsibilities and maintenance schedules for all landscape areas (other than any privately owned residential gardens) has been submitted to, and approved in writing by, the local planning authority. The Landscape Management Plan shall be adhered to at all times thereafter.
Reason: To ensure that the approved landscaping scheme is implemented and maintained to an appropriate standard.
9. No part of the development hereby approved shall commence until a scheme for the construction of the off-site works has been submitted to and approved by the local planning authority in consultation with the Highway Authority.
Reason: In order to satisfy the local planning authority and Highway Authority that the final details of the highway scheme/works are acceptable before work commences on site.

10. No part of the development hereby approved shall be occupied until the approved scheme referred to in the condition above has been constructed and completed in accordance with the scheme details.
Reason: In order that the traffic generated by the development does not exacerbate unsatisfactory highway conditions in advance of the completion of the highway scheme/works.
11. The existing access shall be physically and permanently closed and the existing verge/footway and kerbing of the vehicular crossing shall be reinstated in accordance with the Lancashire County Council Specification for Construction of Estate Roads (concurrent with the formation of the new access).
Reason: To limit the number of access points to and to maintain the proper construction of the highway.
12. No development shall commence until details of wheel cleaning facilities within the site have been submitted to, and approved in writing by, the local planning authority. The approved facility shall be provided at all times during the site clearance and construction of the development hereby approved, and shall ensure that the wheels of vehicles are cleaned before exiting the site.
Reason: To avoid the possibility of the public highway being affected by the deposit of loose materials thus creating a potential highway hazard.
13. The design of the central care block shall be amended to include a shower/changing area available to staff when necessary and three Sheffield Stands with an appropriate cover, shall be provided before the central care block is brought into use and thereafter retained, in accordance with schemes to first be submitted to and agreed in writing by the Local Planning authority.
Reason: To encourage sustainable transport modes.
14. Before any of the dwellings hereby approved are first occupied, all of the visitor and village replacement car parking facilities shown on the approved site layout plan shall be provided. These areas shall thereafter be kept available for their approved purpose at all times. Signs shall be provided to show that the parking area at the entrance to the site is for both visitors to the care houses and local shoppers. Three of the mobility spaces shall be marked for the use of the disabled and the fourth marked for parent and child.
Reason: In the interests of highway safety and convenience and to ensure adequate provision for those with special needs.
15. Before the development hereby approved is brought into use, the footpaths/cycle ways fronting Lancaster Road and the entrance to Station Road, as indicated on the approved site layout plan, shall be provided and thereafter retained with public access. The internal estate footpaths indicated on the approved site layout plan shall be provided before their associated dwellings are first occupied.
Reason: In the interests of highway safety and convenience.
16. The individual car parking spaces shown on the approved site layout plan shall be provided before the first occupation of their associated dwellings and thereafter retained and kept available for the parking of motor vehicles.
Reason: In the interests of highway safety and the visual amenities of the locality.
17. The development shall be drained on separate foul and surface water systems.
Reason: In the interests of the adequate drainage of the site.
18. No site clearance or construction of the development shall occur on the site except between the hours of 0800-1800 Monday to Friday, and 0800-1400 on Saturdays. In particular no work shall be undertaken on Sundays or on Public Holidays without the prior written agreement of the local planning authority.
Reason: In the interests of residential amenity.
19. The development hereby permitted shall not begin until a scheme to deal with contamination of land and/or groundwater has been submitted and approved by the local planning authority and until the measures approved in that scheme have been fully implemented. The scheme shall include all of the following measures unless the local planning authority dispenses with any such requirement specifically and in writing:-

1.A desk-top study carried out by a competent person to identify and evaluate all potential sources and impacts of land and/or groundwater contamination relevant to the site, the requirements of the local planning authority shall be fully established before the desk-top study is commenced and it shall conform to any such requirements. Two full copies of the desk-top study and non-technical summary shall be submitted to the local planning authority without delay upon completion.

2.A site investigation shall be carried out by a competent person to fully and effectively characterise the nature and extent of any land and/or groundwater contamination and its implications. The site investigation shall not be commenced until:-

(i)A desk-top study has been completed satisfying the requirements of paragraph (1) above.

(ii)The requirements of the local planning authority for site investigations have been fully established and;

(iii)The extent and methodology have been agreed in writing with the local planning authority. Two full copies of a report on the completed site investigation shall be submitted to the local planning authority without delay on completion.

A written method statement for the remediation of land and/or groundwater contamination affecting the site shall be agreed in writing with the local planning authority prior to commencement and all requirements shall be implemented and completed to the satisfaction of the local planning authority by a competent person. No deviation shall be made from this scheme without the express written agreement of the local planning authority. Two full copies of a full completion report confirming the objectives, methods, results and conclusions of all remediation works shall be submitted to the local planning authority.

Reason: To ensure that risks from soil contamination to the future occupants of the development and neighbouring occupiers are minimised, together with those to controlled waters and ecological systems and to ensure that site workers are not exposed to the unacceptable risks from contamination during construction

20. Equipment, machinery and vehicles used on site in connection with construction, demolition and associated operations shall, where practicable, be fitted with suitable silencers and/or noise attenuators. Such equipment, machinery and vehicles must be used in such a way as to minimise noise emissions from the site.

Reason: To safeguard the amenities of neighbouring occupiers.

21. Notwithstanding the provisions of the Town and Country (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order), no development under Parts 1 and 2 of Schedule 2 to that Order shall be carried out without the express permission of the local planning authority.

Reason: In the interest of the amenity of the area.

SUMMARY OF REASONS FOR GRANTING OF PLANNING PERMISSION

The decision to grant Planning Permission has been made having regard to the policies of the Development Plan, which comprises the North West of England Plan Regional Spatial Strategy to 2021; Adopted Lancaster District Core Strategy; Saved Policies of the Lancaster District Local Plan; and all other relevant considerations, including Supplementary Planning Guidance.

ADVICE

IMPORTANT - The applicant and/or any person wishing to implement this permission is advised that a formal Section 106 'Planning Agreement' applies to this permission.

The applicant must apply to the County Council to amend the existing Traffic Regulation Orders in respect of the yellow lines and the Limited Waiting Parking Order and pay all the Council's reasonable costs in making the amendments.

A public sewer crosses the north west corner of the site and we will not permit building over it. We will require an access strip of no less than 6 metres wide, measuring at least 3 metres either side of the centre line of the

sewer, for maintenance or replacement. Deep rooted shrubs and trees should not be planted in the vicinity of the public sewer and overflow systems.

The contractor shall have regard to the relevant parts of BS 5228 1997 "Noise and Vibration Control on Construction and Open Sites" during the planning and implementation of site activities and operations.

The local planning authority expects that the best practical means available in accordance with British Standard Codes of practise 5228 1997, Parts 1 to 4 shall be employed at all times to minimise the emission of noise from the site.

The applicant is strongly advised to refer to the City Council's Technical Advice Note "E1 - Planning and Land Contamination" which sets out the Council's expectations and requirements. This can be accessed via the Council's website: www.lancaster.gov.uk/contaminatedland. For further information contact Lancaster City Council's Pollution Control Team on 01524 582935.

Signed:



Date: 5 March 2010

Andrew Dobson Dip EP MRTPI PDDMS
HEAD OF PLANNING SERVICES

Your attention is drawn to the notes to be read in conjunction with the notice of decision. A copy can be downloaded from <http://www.lancaster.gov.uk/documents/planning/decnotes.pdf>



Notes:
1. This drawing is subject to copyright and is not to be reproduced in part or whole without approval.
2. Do not reuse the drawing - Check all dimensions on site.

Drawn by:

Project	Major Platt Court development	Client	Progress Case H.A.
Site	Proposed scheme development plan amended to incorporate revised feasible Bungalow type and additional Village Parking	Scale	1:250
Drawn by	CASSIDY - ASHTON	Date	10.09.08
Check by		Drawn by	
Architect	Billing Services	Check by	
Address	100-102, 104, 106, 108, 110, 112, 114, 116, 118, 120, 122, 124, 126, 128, 130, 132, 134, 136, 138, 140, 142, 144, 146, 148, 150, 152, 154, 156, 158, 160, 162, 164, 166, 168, 170, 172, 174, 176, 178, 180, 182, 184, 186, 188, 190, 192, 194, 196, 198, 200, 202, 204, 206, 208, 210, 212, 214, 216, 218, 220, 222, 224, 226, 228, 230, 232, 234, 236, 238, 240, 242, 244, 246, 248, 250, 252, 254, 256, 258, 260, 262, 264, 266, 268, 270, 272, 274, 276, 278, 280, 282, 284, 286, 288, 290, 292, 294, 296, 298, 300, 302, 304, 306, 308, 310, 312, 314, 316, 318, 320, 322, 324, 326, 328, 330, 332, 334, 336, 338, 340, 342, 344, 346, 348, 350, 352, 354, 356, 358, 360, 362, 364, 366, 368, 370, 372, 374, 376, 378, 380, 382, 384, 386, 388, 390, 392, 394, 396, 398, 400, 402, 404, 406, 408, 410, 412, 414, 416, 418, 420, 422, 424, 426, 428, 430, 432, 434, 436, 438, 440, 442, 444, 446, 448, 450, 452, 454, 456, 458, 460, 462, 464, 466, 468, 470, 472, 474, 476, 478, 480, 482, 484, 486, 488, 490, 492, 494, 496, 498, 500, 502, 504, 506, 508, 510, 512, 514, 516, 518, 520, 522, 524, 526, 528, 530, 532, 534, 536, 538, 540, 542, 544, 546, 548, 550, 552, 554, 556, 558, 560, 562, 564, 566, 568, 570, 572, 574, 576, 578, 580, 582, 584, 586, 588, 590, 592, 594, 596, 598, 600, 602, 604, 606, 608, 610, 612, 614, 616, 618, 620, 622, 624, 626, 628, 630, 632, 634, 636, 638, 640, 642, 644, 646, 648, 650, 652, 654, 656, 658, 660, 662, 664, 666, 668, 670, 672, 674, 676, 678, 680, 682, 684, 686, 688, 690, 692, 694, 696, 698, 700, 702, 704, 706, 708, 710, 712, 714, 716, 718, 720, 722, 724, 726, 728, 730, 732, 734, 736, 738, 740, 742, 744, 746, 748, 750, 752, 754, 756, 758, 760, 762, 764, 766, 768, 770, 772, 774, 776, 778, 780, 782, 784, 786, 788, 790, 792, 794, 796, 798, 800, 802, 804, 806, 808, 810, 812, 814, 816, 818, 820, 822, 824, 826, 828, 830, 832, 834, 836, 838, 840, 842, 844, 846, 848, 850, 852, 854, 856, 858, 860, 862, 864, 866, 868, 870, 872, 874, 876, 878, 880, 882, 884, 886, 888, 890, 892, 894, 896, 898, 900, 902, 904, 906, 908, 910, 912, 914, 916, 918, 920, 922, 924, 926, 928, 930, 932, 934, 936, 938, 940, 942, 944, 946, 948, 950, 952, 954, 956, 958, 960, 962, 964, 966, 968, 970, 972, 974, 976, 978, 980, 982, 984, 986, 988, 990, 992, 994, 996, 998, 1000	Check by	

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