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**Planning Services**  
Development Control Team  
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LA1 1QR

**TOWN & COUNTRY PLANNING ACT 1990  
OUTLINE PLANNING PERMISSION**

**Application No. : 10/00078/OUT**  
**Applicant : Mr M Duckett**  
**Site Address : Land South Of Acorn Meadow Bolton Le Sands Lancashire**  
**Proposal : Outline application for the erection of 2 dwellings with garages**

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 27 January 2010, 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 layout, scale and appearance of the building(s), all access arrangements 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. Notwithstanding the above condition, the Design Principles of the development shall be as detailed in the supporting Design and Access Statement, in particular the dwellings shall be developed at existing ground level and be 'low profile' in overall height.

Reason: - Interests of the amenity of neighbouring residential properties and the wider area.

3. Notwithstanding the details indicated on the illustrative road layout, the highway shall be continued to the southern boundary of the site.

Reason: To ensure that the remaining land to the south of the site does not become sterilised for future residential development.

4. No development shall commence until the applicant(s) (or their successors in title) have submitted a scheme which incorporates on-site renewable energy measures to provide at least 10% of the predicted energy requirements arising from the development. The development shall be constructed in accordance with the approved details, after which the applicant will provide written confirmation that the approved works have been provided.

Reason: To contribute to the reduction of carbon dioxide emissions within the environment.

5. In the event that any unforeseen soil contamination is found during the permitted development, it shall be quarantined and reported immediately to the Local Planning Authority. An investigation and risk assessment shall be undertaken by a competent person in accordance with a scheme agreed with the Local Planning Authority prior to commencement and, where additional remediation is necessary, a supplementary Remediation Scheme shall be agreed in writing with the Local Planning Authority. The agreed scheme shall be completed before work recommences unless otherwise agreed in writing with the Local Planning Authority.

Following completion of the supplementary Remediation Scheme as approved, a verification/validation report and certificate shall be agreed with 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.

6. No development shall commence until full detailed plans, including constructional details of the access road(s) and connection to the existing highway (where appropriate), have been submitted to, and approved in writing by, the local planning authority. The road shall be completed in accordance with the approved details as part of a phased programme to be agreed in writing by the local planning authority.

Reason: In the interests of highway safety.

7. No development shall commence until details of an area for the turning of vehicles has been submitted to, and approved in writing by, the local planning authority. No part of the development shall be occupied or brought into use until the approved details have been implemented. The turning area shall thereafter be kept clear so that vehicles can manoeuvre at all times.

Reason: In the interests of highway safety and convenience.

8. No part of the development shall be occupied or brought into use until details of the car parking provision has been submitted to, and agreed in writing by, the local planning authority. The details shall accord with the Lancashire County Council Parking Standards. The approved car parking provision shall be retained at all times thereafter specifically for this purpose.

Reason: To ensure the provision of adequate car parking on site and in the interests of highway safety.

## **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, in particular Saved Policy Nos. H7 of the Lancaster District Local Plan.

The Development Plan 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**

The developer will be required to enter into an Agreement with Lancashire County Council under either Section 38 or the Advance Payments Code of the Highways Act 1980.