

To APPROVE the application subject to the signed s106 securing this housing as social housing (Use Class C2) and the conditions set out below:

Conditions

1. The development hereby approved shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions and to comply with Section 91 (as amended) of the Town & Country Planning Act 1990.

2. The development shall be carried out in accordance with the following plans and documents:

Application forms received 24.7.19

Location Plan received 24.7.19

Design and Access Statement received 24.7.19

Acoustic Report received 214.7.19 (dated April 2018)

Ecology Survey received 24.7.19 (dated Sept 2017)

Ground Contamination Survey received 24.7.19 (dated September 2017)

Site context Drawing 100

Ground plan Drawing 200 B

Elevations Drawing 300

Boundary fencing Du08 General Arrangement, and

Boundary Fencing H sec 3MH General Arrangement

Reason: For the avoidance of doubt and to enable Hyndburn Borough Council adequately control the development and to minimise its impact on the amenities of the local area and to conform with Policies Env6 & Env7 of the Hyndburn Core Strategy.

3. Construction works & associated deliveries shall be restricted to between 0800 and 1800hrs Monday to Friday, 0800 and 1300 on Saturdays and shall not take place on Sundays and bank holidays. All works shall be undertaken in accordance with BS5228:2009.

Reason: In the interest of residential amenity in accordance with Core Strategy Policy Env7, Development Management Development Plan Document Policy DM29 and the provisions of the National Planning Policy Framework.

Highways

4. No development shall take place, including any works of demolition, until a construction method statement has been submitted to and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. It shall provide for:
 - i) The parking of vehicles of site operatives and visitors