

Agent
c/o R A Fisk & Associates
20 Chorley Road
Swinton
MANCHESTER
M27 5AJ

Applicant
Kiely Developments Limited
Durham House
4 Castlecroft Court
Castlecroft
BURY. BL9 OLN

Part 1. Particulars of application received 17 October 1995.

Proposal : Conversion of existing mill and outbuildings to provide 15 studio apartments, 33 1-bed apartments, 19 2-bed apartments, 1 2-bed house and 2 3-bed houses.

Location : Guy Mill, Guy Street, Padiham, Burnley.

Plans : Location plan (Scale 1:1250), and drawing no: KD100 received 17th October 1995. Amended drawing no: 1630:10 received 30th October 1995. Four additional detailed drawings received 2nd November 1995. Additional drawing no: 1630/17 received 15th November 1995. Amended drawing nos: 1630:15, 1630:16, 1630/21, 1630/23, 1630/25, 1630/26, 1630:30, 1630/31, 1630/32, 1630/33 and 1630/34 received 29th November 1995. Additional drawings nos: 1630/19, 1630/22, 1630:24A, 1630/27, 1630/28, 1630/29 and 1630/35 received 29th November 1995.

Part 2. Particulars of Decision

The BURNLEY BOROUGH COUNCIL gives notice in pursuance of the provisions of the Town and Country Planning Act 1990 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, subject to the following conditions:

- 1 The development must be begun not later than the expiration of five years beginning with the date of this permission.
- 2 No dwelling shall be occupied until the parking layout shown on the approved drawings has been surfaced and laid out in accordance with the approved details and shall thereafter be maintained, free of obstruction for the parking of vehicles.
- 3 Before any external joinery items are installed, details shall be submitted to and approved by the Local Planning Authority and shall thereafter be carried out in accordance with those details unless otherwise agreed in writing with the local planning authority.
- 4 No development shall be begun until a scheme of landscaping including details of all hard surfaces and boundary treatment, has been submitted to and approved by the Local Planning Authority. Thereafter the approved scheme shall be carried out before the end of one year following the first occupation of any of the dwellings hereby approved, unless otherwise agreed in writing with the Local Planning Authority.

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- 5 Details of the means of refuse storage shall be submitted to and approved by the Local Planning Authority. The approved scheme shall be implemented before any of the dwellings are first occupied.
- 6 All heads, cills and jambs shall be constructed of stone unless otherwise agreed in writing with the Local Planning Authority.

Reasons:

- 1 Required to be imposed by section 91 of the Town & Country Planning Act 1990.
- 2 In the interests of traffic flow and highway safety.
- 3 To ensure that the detailed joinery items are in keeping with the building and the character of the Conservation Area.
- 4 In order to ensure that landscaping works contribute to a satisfactory standard of completed development and that its long term appearance harmonises with its surrounding.
- 5 To ensure adequate refuse storage facilities.
- 6 To protect the character of the building and the Conservation Area.

Notes:

- 1 Your attention is drawn to the informatory notes on the back of this notice.
- 2 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.
- 3 You are obliged to abide by the conditions attached to this permission. The local planning authority may take steps to enforce any breach of planning control.
- 4 Development on this site must be drained on separate foul and surface water systems. All foul drainage must be connected to the foul sewer and only uncontaminated surface water should be connected to the surface water system. However where there are established combined systems the possibility of deviation from this general policy may be discussed with the Council's Engineering Services.
- 5 All downspouts on the properties must be sealed into the ground ensuring the only open grids present around each dwelling are connected to the foul sewerage system. No rainwater contaminated with silt or soil from disturbed ground during construction, must drain to the surface water sewers or watercourse without sufficient settlement.

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- 6 The Council are keen to see a pedestrian link between Guy Street and Clitheroe Street. The link should preferably include a ramp to enable access by prams, wheelchairs and persons with mobility problems. This would entail the formal closure of Clitheroe Street which should be undertaken at an early stage.

- 7 The grant of planning permission does not entitle the developer to obstruct a public right of way. Any proposed stopping up or diversion of a right of way should be the subject of an Order under the appropriate Act and insofar as it affects the right of way, development should not be commenced until the necessary Order has been confirmed (advice in the DOE Circular 1/83 Wildlife and Countryside Act 1981). For further information please contact the Engineering & Highway Services Unit at 24 Nicholas Street, Burnley.

David Ellis

Date : 30 November 1995

Head of Planning Services