

# PLANNING PERMISSION

Submission by Lancashire County Council

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## Part I – Particulars of application

Date of application: **15 August 2023** Application No. **LCC/2023/0029**

Particulars and location of development:

**Extension to existing school to include 4 no. new classrooms, w.c.s, hygiene room and corridor at Lea Community Primary School, Greaves Town Lane, Preston**

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## Part II – Particulars of Decision

The **Lancashire County Council** hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that permission has been granted for the carrying out of the development referred to in Part I hereof in accordance with the application and plans submitted subject to the following conditions:

### Time Limits

1. The development shall commence not later than 3 years from the date of this permission.

*Reason: Imposed pursuant to Section 91 (1)(a) of the Town and Country Planning Act 1990.*

### Working Programme

2. The development shall be carried out, except where modified by the conditions to this permission, in accordance with the following documents:
  - a) The Planning Application received by the County Planning Authority on 01 August 2023 (as amended by the email from Suzanne O'Loughlin dated 20th December 2023).
  - b) Submitted Plans and documents:

Drawing No. P2-00-DR-A-40\_50\_63-0001 rev. S4-P02 Site Location Plan  
(received 20/12/2023)

Drawing No. P2-ZZ-DR-A-40\_50\_63-0002 rev. S4-P01 Site Plan Existing  
(received 01/08/2023)  
Drawing No. P2-ZZ-DR-A-40\_50\_63-0003 rev. S4-P03 Site Plan Proposed  
(received 20/12/2023)  
Drawing No. P2-ZZ-DR-A-40\_50\_63-0005 rev. S4-P02 Proposed Floor Plan  
(received 20/12/2023)  
Drawing No. P2-XX-DR-A-40\_50\_63-0008 rev. S4-P02 Proposed Elevations  
(received 20/12/2023)

*Reason: To minimise the impact of the development on the amenities of the area and to conform with Policies 1 and 17 of the Central Lancashire Core Strategy and Policies ST1, AD1 and EN9 of the Preston Local Plan.*

3. No construction development, delivery or removal of materials shall take place outside the hours of:

08.00 to 17.30 hours Monday to Friday (except Public Holidays),  
08.30 to 13.00 hours on Saturday.

No construction development, delivery or removal of materials shall take place at any time on Sundays or Public Holidays.

*Reason: To safeguard the amenity of local residents and adjacent properties/landowners and land users and to conform with Policy EN9 of the Preston City Local Plan.*

### **Safeguarding of Watercourses and Drainage**

4. Prior to the commencement of development, details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the County Planning Authority. The drainage scheme shall include:
- (i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365;
  - (ii) A restricted rate of discharge of surface water agreed with the county planning authority (if it is agreed that infiltration is discounted by the investigations);
  - (iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;
  - (iv) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and
  - (v) Foul and surface water shall drain on separate systems.

The approved scheme shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards.

The drainage shall be constructed in accordance with the approved scheme prior to the bringing into use of the development and retained thereafter for the lifetime of the development.

*Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution and in accordance with policy 29 of the Central Lancashire Core Strategy.*

### **Building Materials**

5. The building materials used for the external elevations and roof of the extension shall match those used on the existing building.

*Reason: In the interests of the visual amenities of the area and to conform with policies AD1(a) and EN9 of the Preston Local Plan.*

### **Highway Matters**

6. Measures shall be taken throughout the period of construction works to ensure that no mud, dust or other deleterious matter is deposited on the public highway by HGVs leaving the site.

*Reason: To prevent stones, mud and debris being carried onto the public highway to the detriment of road safety and in accordance with policy AD1 (a) of the Preston Local Plan.*

### **Landscaping**

7. No development shall take place until a scheme and programme for the landscaping of the area between the proposed development and the houses on Blackpool Road has been submitted to and approved in writing by the County Planning Authority. The scheme and programme shall include details of the planting of tree and shrubs including numbers, types and sizes of species to be planted, location and layout of planting areas, protection measures and methods of planting.

The approved landscaping works shall be undertaken in the first planting season following the completion of the development and shall thereafter be maintained for a period of five years including weed control, replacement of dead and dying tree and maintenance of protection measures.

*Reason: In the interests of visual and local amenity and the local environment and to conform with Policy 17 of the Central Lancashire Core Strategy and Policy EN9 of the Preston City Local Plan.*

*Heloise MacAndrew*

**Date: 22 January 2024**

**Heloise MacAndrew  
LANCASHIRE COUNTY COUNCIL  
DIRECTOR OF LAW AND  
GOVERNANCE**

*Note:* This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, byelaw, order or regulation.

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