



Application Number: 10/18/0105
Case Officer: Martin Kenny 01254 585639
Email: planning@blackburn.gov.uk
Date: 11 April 2018

Entwistle Design Services
7 Edgefield
Astley Village
Chorley
PR7 1XH
United Kingdom

Dear Sir/Madam,

Re: Discharge of condition nos 2, 3, 5, 6, 7, 8, 9, 10, 11 and 12 pursuant to planning application 10/17/0648

At: Land adjacent to The Lion Hotel, Wensley Road, Blackburn, BB2 1PX

I refer to the planning application 10/18/0105, which seeks the Council's consent to discharge the above conditions attached to planning approval 10/17/0648

Condition No.2 (Materials)

The submitted red brick and Cambrian roof slate are noted and accepted. Subject to the development being in accordance with the agreed details, I hereby formally discharge condition 2

Condition No.4 (Drainage)

The submitted drainage strategy report produced by TJ Booth Associates (dated January 2018) is noted and accepted. Subject to the development being in accordance with the agreed details, I hereby formally discharge condition 4

Condition No. 7 (Land Contamination)

I refer to the report entitled 'Land Adjacent to Lion Hotel, Wensley Road, Blackburn, Phase 2 Site Investigation, December 2017'. The report has been prepared by Chevin Geoviro Associates Ltd on behalf of Mr Akhtar. I also refer to the report entitled 'Land Adjacent to Lion Hotel, Wensley Road, Blackburn, Phase 1 Desk Study Report, October 2017' also prepared by Chevin Geoviro Associates Ltd on behalf of Mr Akhtar, and the email and attachments dated 21st March 2018 from Mrs Akhtar regarding the foundation design. Based on the information now submitted, this section can recommend discharge of condition 7

May I draw your attention to the following comments supplied by the Council's environmental protection officer, Karen Huddart in relation to this issue;

"Remediation in the form of a gas membrane has been recommended. This seems reasonable based on the risk assessment undertaken and the nature of the development. However, there are a number of potential sources of gas identified in the report that may pose a risk to the development. Therefore

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it is important that the membrane is installed to a high standard, and forms a complete seal across the base of the development including the cavity. This should be supported by robust validation, in accordance with CIRIA C735".

Condition No.9 (Sound Proofing)

The noise assessment report provided by SBM Safety Solutions (dated 9th October 2017) and the subsequent amended version of the report received 26th February 2018 are noted and accepted. Subject to the use of the development being in accordance with the recommendations set out in those reports, I hereby formally discharge condition 9

Condition No.10 (Lighting)

The submitted lighting drawing and subsequent email received 22nd March 2018 are noted and accepted. Subject to the development being in accordance with those details, I hereby formally discharge condition 10

Condition No.12 (Layout)

The amended layout drawing received 12th March 2018 is noted and accepted. Subject to the site being laid out in accordance with those details and thereafter retained, I hereby formally discharge condition 12

I would confirm that all of the conditions relating to this planning permission, which are required to be discharged prior to commencement of development, have been discharged. May I take this opportunity to remind you that all the remaining non-dischargeable conditions need to be complied with at all times. Furthermore, may I also remind you of the need to formally submit for discharge of condition 8: land contamination validation once the development has been completed.



Ian Richardson,
Director of Growth & Development
Blackburn with Darwen Borough Council