



Planning Regulatory Committee

Written Update

Agenda Item:	A6	Application reference:	25/00615/FUL
Site Address:	Car Park Nelson Street Lancaster Lancashire LA1 1PT		
Proposal:	Erection of 39 residential units comprising of four dwellinghouses, two 4-storey apartment blocks and one 2-storey apartment block with associated parking, landscaping, public realm, associated infrastructure and alterations to canal wall		

Further Information

The following further information has been submitted by the applicant/agent:

The applicant has requested that the trigger for condition 8, which requires the submission and agreement of a Sustainable Design Statement incorporating Energy Carbon Statement to address the requirements of Policy DM30a, be amended to be 'prior to above ground works', rather than 'prior to commencement'.

The applicant has stated that their energy consultant will not have all of the required information and data required to undertake this assessment before preparatory works commence on site.

Additional Representations

The following further representations have been received:

Public comments – a further two letters of objection have been received by the Local Planning Authority. The representations raise no new issues to those set out in the main report.

Corrections to report / matters of clarification:

To amend the type/trigger of condition 8 from 'pre-commencement' to 'Before construction of any buildings above ground level'.

Officer Assessment/Comments

Having regard to the additional information, it is considered the amendment to the condition 8 trigger is reasonable and justified in this instance to ensure the delivery of the development, which has very specific timescales with respect to funding and site delivery.

The additional representations received by members of the public do not alter the assessment of the proposal.



RECOMMENDATION

Approve as per the recommendation in the main report with an altered condition 8 to be 'Before construction of any buildings above ground level'.