

**ITEM 3b - 21/00361/FUL – The Village Hall, 47 Chapel Lane, Coppull**

**The recommendation remains as per the original report**

**The following conditions are recommended:**

<b>No.</b>	<b>Condition</b>																		
1.	<p>The Development shall only be carried out in accordance with the approved plans, except as may otherwise be specifically required by any other condition of this permission.</p> <p><i>Reason: To define the permission and in the interests of the proper development of the site.</i></p>																		
2.	<p>The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <table border="1" data-bbox="320 790 1303 1160"> <thead> <tr> <th data-bbox="320 790 715 824"><b>Title</b></th> <th data-bbox="715 790 1007 824"><b>Drawing Reference</b></th> <th data-bbox="1007 790 1303 824"><b>Received date</b></th> </tr> </thead> <tbody> <tr> <td data-bbox="320 824 715 891">Location plan</td> <td data-bbox="715 824 1007 891">CoppullParish-Existing</td> <td data-bbox="1007 824 1303 891">25 March 2021</td> </tr> <tr> <td data-bbox="320 891 715 958">Site plan</td> <td data-bbox="715 891 1007 958">CoppullParish-Section &amp; Notes</td> <td data-bbox="1007 891 1303 958">14 October 2021</td> </tr> <tr> <td data-bbox="320 958 715 1025">Proposed Street Scene</td> <td data-bbox="715 958 1007 1025">CoppullParish-Street Scene</td> <td data-bbox="1007 958 1303 1025">27 October 2021</td> </tr> <tr> <td data-bbox="320 1025 715 1093">Proposed Plans and Elevations</td> <td data-bbox="715 1025 1007 1093">CoppullParish-Proposed</td> <td data-bbox="1007 1025 1303 1093">27 October 2021</td> </tr> <tr> <td data-bbox="320 1093 715 1160">Sections</td> <td data-bbox="715 1093 1007 1160">CoppullParish-Section &amp; Notes</td> <td data-bbox="1007 1093 1303 1160">27 October 2021</td> </tr> </tbody> </table> <p><i>Reason: For the avoidance of doubt and in the interests of proper planning.</i></p>	<b>Title</b>	<b>Drawing Reference</b>	<b>Received date</b>	Location plan	CoppullParish-Existing	25 March 2021	Site plan	CoppullParish-Section & Notes	14 October 2021	Proposed Street Scene	CoppullParish-Street Scene	27 October 2021	Proposed Plans and Elevations	CoppullParish-Proposed	27 October 2021	Sections	CoppullParish-Section & Notes	27 October 2021
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3.	<p>Prior to the commencement of development samples of all external facing and roofing materials (notwithstanding any details shown on previously submitted plan(s) and specification) shall be submitted to and approved in writing by the Local Planning Authority. All works shall be undertaken strictly in accordance with the details as approved.</p> <p><i>Reason: To ensure that the materials used are visually appropriate to the locality.</i></p>																		
4.	<p>The development hereby permitted shall only be carried out in conformity with the proposed ground and building slab levels demonstrated on the Coppull Parish-Street Scene drawing received 27 October 2021 or as may otherwise be agreed in writing with the Local Planning Authority before any development is first commenced.</p> <p><i>Reason: To protect the appearance of the locality and in the interests of the amenities of local residents.</i></p>																		
5.	<p>No development shall commence until a surface water drainage scheme has been submitted to and approved in writing by the Local Planning Authority. The drainage scheme must include:</p> <p>(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;</p>																		

(ii) A restricted rate of discharge of surface water agreed with the Local Planning Authority (if it is agreed that infiltration is discounted by the investigations); and  
(iii) A timetable for its implementation.

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 development hereby permitted shall be carried out only in accordance with the approved drainage scheme.

*Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution.*