

Application Number

07/2022/00912/FUL

Address

Land West Of Lancashire Business Park
Centurion Way
Farington
Lancashire

Applicant

Caddick Developments Ltd

Agent

Mark Saunders
NJL Consulting
Origin, 6th Floor
70 Spring Gardens
Manchester
M2 2BQ

Development

Erection of a Class B2/B8/E(g) Use building of 3,065 sq. m with ancillary office space, associated parking, landscaping and infrastructure

Officer Recommendation

Approval with Conditions

Date application valid

09.11.2022

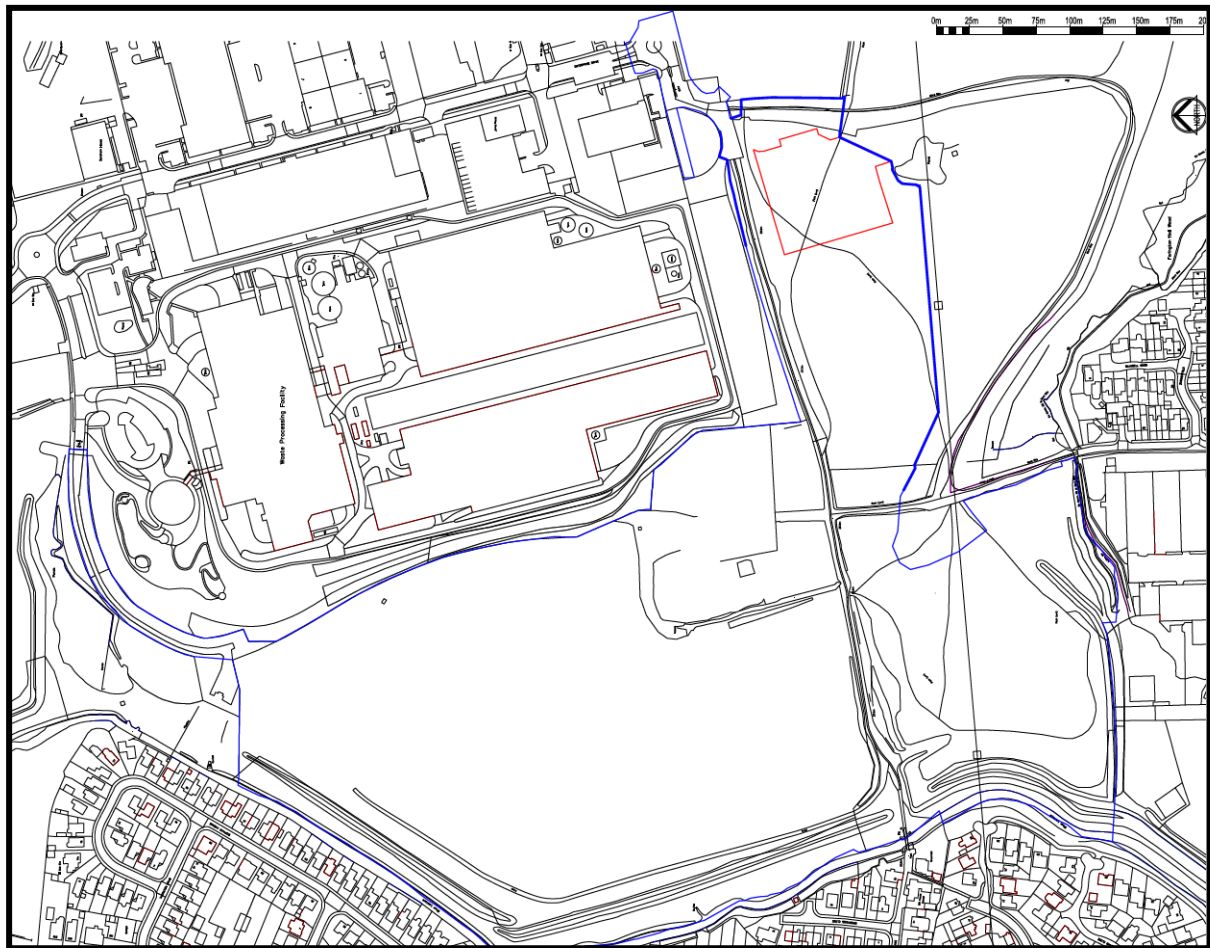
Target Determination Date

10.02.2022

Extension of Time

16.06.2023

Location Plan



Addendum

Members will recall that this application came before planning committee at its 9th February 2023 meeting where it was deferred to allow further discussion between the applicant, residents and Officers in respect of the issues raised. However, the issues raised related to Phase 1 of the development of the allocated employment site and there was no clarity provided on what issues arose from this application for Phase 2 of the development.

Since the committee meeting, the applicant has provided the following:

- Updated Masterplan to include the adjacent Grasmere Avenue development so the relationship between the two land uses is clear
- Caddick had already engaged with residents of the adjacent residential development and have now provided a 'Summary of Consultation' document.
- An External Lighting Strategy plan as per GMEU comments
- Details of the scheme to resolve TV/FM and DAB signals
- Confirmation that the Landscaping is to be brought forward and carried out in the current planting season
- Unit 4 Site Section Plan of the site to show the relationship between the unit and the adjacent residential development

The main sections of this report that have been updated are:

Summary of Publicity
Landscaping
Biodiversity
Residential Amenity
TV and Radio Reception

A resident of the new development on Grasmere Avenue has also made contact, advising there was an error in the report in respect of Plot 81. This property has 3 ground floor windows and 1 first floor windows facing towards the proposed units and not a largely blank elevation as reported. The Residential Amenity Section of this report has been amended accordingly.

It was intended to bring this application, and the associated 07/2022/00911/REM application, before planning committee at the 9th March 2023 meeting and both reports were on the agenda but the items were withdrawn by the Chair prior to the meeting, following a request from the applicant.

The applicant request was because construction activities at the site had been blighted by a spate of arson and burglary attempts. The project was entering into an important stage of the construction programme and the applicant wanted to focus entirely on appraising and doubling down on their security measures to ensure their handover to the incoming tenant would be seamless, without other distraction.

Secondly, the Phase 1 planting scheme was about to commence and the applicant wanted to ensure that the proposed landscaping improvements being proposed for approval in the Phase 2 applications is the optimum solution which can be investigated as the other planting is going in.

Accordingly, the applicant believed that it was appropriate for the applications to be targeted for consideration at the committee meeting in June to allow both matters to have run their course.

Since then, the applicant has resolved matters raised by GMEU with the submission of an amended Lighting Strategy plan and there is now no need to impose a condition requiring the submission of a Contour Plan.

In respect of matters relating to drainage, United Utilities have reviewed the submitted Level Drawing, Ref: 2109 Rev P1 Proposed Levels & Drainage Layout Plan, Rev C01 , and confirm that whilst the proposals are acceptable in principle, there is insufficient information on the detail of the drainage design. Cover and Invert levels are required for the proposed drainage and therefore UU request a modified condition be imposed to secure this.

1. Report Summary

- 1.1 This full planning application has been submitted for Unit 4, an additional unit to those proposed under the accompanying Reserved Matters application for Phase 2 of the overall development of this employment land site allocated under Policy E1 site g) Farington Hall Estate, West of Lancashire Business Park. Outline approval and the Reserved Matters for Phase 1 were both approved by Planning Committee in May 2021 and April 2022 respectively.
- 1.2 The proposal is for one unit within Use Classes E(g), B2 and B8 with ancillary office space and parking. Access is off Centurion Way and was approved as part of the outline approval and will also serve the other 2 units part of the Phase 2 development.
- 1.3 The application is recommended for approval subject to the imposition of conditions

2. Site and Surrounding Area

- 2.1 The application relates to a parcel of land within the larger allocated Employment Site, Site g: Farington Hall Estate, West of Lancashire Business Park, Farington.
- 2.2 The Farington Hall Estate site is a derelict brownfield site and was contaminated, having been used as a landfill site for inert foundry waste. The land is relatively flat and featureless scrubland with areas of trees, including a number of trees protected by Tree Preservation Orders.
- 2.3 This current application relates to a parcel to the eastern side of the site, accessed off Centurion Way.
- 2.4 There is an area of woodland at Farington Hall Wood to the southern boundary with the land to the west, formerly part of the Farington Hall Estate, is a residential development site, under construction but nearing completion, accessed off Grasmere Avenue.
- 2.5 The site is in a highly sustainable location within walking distance of residential areas in Leyland, Farington and Farington Moss. There are nearby bus stops served by local bus routes and Leyland railway station is within walking distance. Leyland town centre is approximately 900m to the south-east. The main M6 / M65 junction is approximately 2 miles to the north-west.

3. Planning History

- 07/1979/1138 Tipping of Factory and Foundry Waste – Approved
- 07/2019/12549/SCE Request for Screening Opinion (Environmental Impact Assessment) Regulations (2017) – EIA not required
- 07/2020/00672/SCE Request for Screening Opinion for Proposed employment use led development at Farington Hall Estate – EIA not required
- 07/2020/00782/SCE Request for a Screening Opinion for Proposed employment use led development at Farington Hall Estate, Farington – EIA not required
- 07/2020/00781/OUT Outline planning application (all matters reserved apart from access from the public highway) for up to 612,500sqft (56,904sqm) of light industrial (E(g) Use), general industrial (B2 Use), storage and distribution (B8 Use) and ancillary office (E(g) Use) floorspace - Approved

- 07/2021/00966/REM Application for Reserved Matters of Scale, Layout Appearance and Landscaping following outline approval 07/2020/00781/OUT for up to 51,794 sq m building (Use Class B8) with ancillary office space and associated works – Approved
- 07/2022/00911/REM Reserved Matters of Appearance, Landscaping, Layout and Scale following outline approval 07/2020/00781/OUT for 2no. buildings totalling 5,388sq.m (Use Classes E(g)/ B2/B8) with ancillary office space and associated works together with updated landscaping scheme and ecological enhancements for the Phase 1 development

4. Proposal

- 4.1 The application seeks full planning permission for the erection of a building of 3,065 sq m within Use Classes B2, B8 and E(g) with ancillary office space, associated parking, landscaping and infrastructure.
- 4.2 The building will measure 65.5m by 44m with a double pitched roof over with finish floor level of 28.600m an eaves height of 11.5m and a ridge height of 12.8m. The building would be constructed in vertical profile cladding in merlin grey above cladding of anthracite. The roof will be in Goosewing Grey.
- 4.3 To the eastern main yard elevation will be 3 goods doors and two personnel doors. The north eastern corner of the building will have a mezzanine level and be glazed to provide for a reception area and WC/shower/locker rooms and staircase with lift at ground floor and a meeting room and WC's at first floor. The glazing will face the access road and there are no windows in the rear elevation of the unit facing the boundary with the residential development
- 4.4 Two of the roof slopes will have 10 roof lights and the other 2 will have 12 roof lights
- 4.5 2.4m high paladin fence will be erected round a service yard
- 4.6 Post and rail fence will be between the access road and car parking area 23 parking space and 2 mobility impaired spaces. A further 12 parking spaces will be to the northern boundary of the service yard.
- 4.7 Although the outline planning permission 07/2020/00781/OUT covered this part of the site allocation, it established development of up to 56,904sqm of light industrial floor space. As the accompanying Reserved Matters application 07/2022/00911/REM for 2 units has met this threshold of floor space, a full application is required for the additional building.

5. Submitted Plans and Documents

Description	Drawing number
Location Plan	2100 Rev P1
Proposed Site Plan	2101 Rev P1
Masterplan	2001-2 Rev P1
Unit 4 Building Plan	2102 Rev P1
Unit 4 Elevations	2103 Rev P1
Fencing Details	2104 Rev P1
Cycle Storage Details	2105 Rev P1
Bin Store Details	2106 Rev P1
External Materials	2107 Rev P1
Unit 4 Roof Plan	2108 Rev P1
Proposed Finish Floor Levels	2109 Rev P1
External Lighting Plan	1720-EX-6302-P4
Soft Landscaping Plan	UG_35_LAN_SL_DRW_14 P05
Document	Consultant
Application Form	NJL Consulting

Planning Statement	NJL Consulting
CIL Form	NJL Consulting
Design & Access Statement	KPP Architects
BREEAM Pre-Assessment	Hydrock
Pre-Construction TV/FM & DAB Reception Survey	SCS
External Lighting Planning Statement	CWC
Employment and Skills Training Plan	Caddick
Noise Impact Assessment	BWB Consulting
Daylight and Sunlight Assessment	GIA
Remediation Strategy	JPG
Drainage	JPG
- Farington Phase 2 Planning Technical Note	
- Flood Routing Plan Phase 2	
- SUDS Proforma	
- Greenfield Runoff Rate	
- Drainage Maintenance and Management Plan	
- Surface Water Infiltration Feasibility Note	
- Topographical Survey	
- Unit 1 Drainage Layout Sheet 2	
- Phase 2 Infrastructure Drainage Layout	
- Phase 2 Drainage Strategy	
- Proposed Attenuation Pond and Watercourse Diversion	
- Existing Drainage Area Phase 2 Unit 4	
- Proposed Drainage Area Phase 2 Unit 4	
- Mitigation Indices Table	
- 220712-5386-SW-MODEL-1IN2YSE-NOCC-A	
- 220712-5386-SW-MODEL-1IN3YSE-NOCC-A	
- 220712-5386-SW-MODEL-1IN100YSE-40CC-A	

Since deferral, the applicant has provided the following plans/documents/images:

Masterplan UG_35_UD_DRG_MPlan_05 rev A
 Location Plan 2000 Rev P1 to show context
 Summary of Consultation
 External Lighting Strategy Plan 1720-EX-6302 P7
 Revert back to Landscape Plan 5 of 5 UG_35_LAN_SL_DRW_07 Rev P16
 Unit 4 Site Section 2110
 CGIs Farington PHASE 2 CAM01 and Farington PHASE 2 CAM02 (previously shown within the DAS document)

6. **Summary of Publicity**

- 6.1 Neighbouring properties were notified site notices posted in the vicinity of the site with 2 letters of representation initially being received, objecting to the proposal on the following grounds:
- The back of my property will face the back of this proposed site. It is mentioned that security lighting will be fitted to the back of the building, however this is likely to be visible from the back bedrooms of our property and be disruptive of an evening. I therefore oppose to the same being approved.
 - The daylight impact assessment states that buildings are built so that habitable rooms do not face the development. This is not true of my property therefore feel a more robust impact assessment is carried out. Our living room windows directly face the development so will be looking directly at the back of the units. I suspect we will lose considerable daylight in this room or could be impacted by lighting on the property dependant of the extent of the landscaping

6.2 Further correspondence was received following deferral from a resident of the new development off Grasmere Avenue advising that there was an error in both the submitted statement and the committee report in respect of Plot 81 of that development. Both state that the property has a largely blank elevation facing the development site. However, there are 2 ground floor and 1 first floor windows to habitable rooms facing. This is discussed fully in the 'Residential Amenity' section of this report.

7. **Summary of Consultations**

7.1 **County Highways** have no objections, commenting that the application site forms part of the wider consented development 07/2020/00781/OUT which was granted outline planning consented in May 2021. On this basis the principle of development and its traffic at this site was accepted for the extant permission. Therefore, whilst the proposed development has the potential to result in the increase traffic attraction to the site, County Highways are of the opinion the proposals at this industrial location should have a negligible impact on highway safety and capacity.

7.2 County Highways are satisfied with the proposed level of parking and number of disabled parking bays and E.V charging bays on proposed site plan, drawing 2101. They are also satisfied with the carparking layout and the separate access point further east for larger vehicles.

7.3 The submitted cycle 'storage' appears to be for wall mounted hoops, but no location is given for these. The storage should be internal, or a separate cycle store and therefore County Highways have requested a suitable condition be imposed to cover this and also to ensure that the car parking scheme is submitted; that the EVR is installed. They also require an informative note be included on the decision notice advising that the grant of planning permission does not entitle a developer to obstruct a right of way and any proposed stopping-up or diversion of a right of way should be the subject of an Order under the appropriate Act.

7.4 **Environmental Health** have no objections to the development as proposed but have the following comments to make:

Noise - The submitted noise impact assessment, Reference MCA2094-Unit4-03 BWB, includes mitigation measures in Section 5 which need to be implemented to ensure the development does not cause dis-amenity to nearby residential properties.

Light - Lighting should be installed as per the submitted plan/statement to ensure the development does not affect nearby sensitive receptors.

Contaminated Land - This aspect of the development has already been dealt with by comment from the Environment Agency, including the need for a Remediation Statement for completeness.

7.5 **Environment Agency** have no objection to the development as proposed but make comments in respect of Flood Risk; Environmental Permitting and contaminated land and these are reported fully in the body of this report.

7.6 **United Utilities** initially advised there was insufficient information on the detail of the drainage design and therefore requested a condition be imposed for the submission of details of a sustainable surface water drainage scheme and a foul water drainage scheme. However, following a review of the Level Drawing, Ref: 2109 Rev P1 Proposed Levels & Drainage Layout Plan, Rev C01, UU confirmed that whilst the proposals are acceptable in principle, there is insufficient information on the detail of the drainage design. Cover and Invert levels are required for the proposed drainage and therefore

request a modified condition be imposed to secure this. This is discussed further in the 'Drainage' section of this report.

- 7.7 UU also provide advice for the applicant in terms of discharge to local watercourse system; adoption of wastewater assets; management and maintenance of sustainable drainage systems; water and/or wastewater services from United Utilities; Details of UU's Property, Infrastructure and Assets such as Water Pipelines and contact details which can be included as an informative note on the decision notice.
- 7.8 **Lead Local Flood Authority** have no objections to the application but advise that their response does not cover highway drainage, matters pertaining to highway adoption (s38 Highways Act 1980) and/or off-site highway works (s278 Highways Act 1980). Should the applicant intend to install any sustainable drainage systems under or within close proximity to a public road network (existing or proposed), then they would need to separately discuss the use and suitability of those systems with the relevant highway authority.
- 7.9 The LLFA advise that the applicant discusses the suitability of any overland flow routes and/or flood water exceedance with the relevant highway authority should they have the potential to impact the public highway network and/or public highway drainage infrastructure (either existing or proposed) and this can be included as an informative note on the decision notice.
- 7.10 **Ecology** confirm they are content with the landscape scheme but advise that the scope for additional planting is not great. Improved landscape planting can be secured by condition.
- 7.11 GMEU also note the submitted lighting scheme did not give an extended contour assessment beyond the auspices of the built form. Therefore, GMEU recommended that a contour plan be submitted showing the extent of light spillage onto the northern planted buffer from the road lighting (G luminaires) and to the south-eastern corner adjacent to the retained pond (E luminaires). Both these areas should be retained as dark as possible to act as commuting routes for crepuscular animals particularly bats. However, this matter has now been resolved with the submission of an updated External Lighting Strategy plan and GMEU have confirmed that this is acceptable.
- 7.12 The retained trees, shrubs and pond area should be protected via high visibility temporary fencing or hoarding set back 5m (pond bank top) or to the root protection zone. This should be secured via condition to be outlined in any CEMP. The CEMP should also include details of other ecological protection measures.
- 7.13 GMEU consider that it is not clear if any of the INNS (Invasive Non-Native Species) including Japanese knotweed occur within the footprint of this element of the scheme and therefore they recommend that a prior to commencement condition is imposed.
- 7.14 Finally, GMEU advise that badger occur on the site and recommend that updated surveys should be secured by condition. An updated survey was undertaken in 2021, which is now over 18 months old. It is therefore recommended that a condition be appended to both applications to ensure that this matter is not overlooked.
- 7.15 **National Grid** were consulted but did not respond
- 7.16 **Calico** were consulted but did not respond
- 7.17 **Economic Development** were consulted and advised that, overall, they were happy with the content of the submitted Employment and Training Skills statement but provided some recommendations which have been forwarded on to the applicant.

8. **Policy Background**

8.1 **National Planning Policy Framework**

8.2 **Central Lancashire Core Strategy**

Policy 2: Infrastructure

Work with infrastructure providers to establish works and/or service requirements that will arise from or be made worse by development proposals and determine what could be met through developer contributions, having taken account of other likely funding sources.

Policy 3: Travel

The best approach to planning for travel will involve a series of measures, including a) Reducing the need to travel; (b) Improving pedestrian facilities; (c) Improving opportunities for cycling; (d) Improving public transport; (e) Enabling travellers to change their mode of travel on trips; (f) Encouraging car sharing; (g) Managing car use; (h) Improving the road network; and (i) Enabling the use of alternative fuels for transport purposes

Policy 9: Economic Growth and Employment seeks to identify 454 hectares of land for employment development between 2010 and 2026. At criterion (c) it advises that other major developments for employment will be located in the Preston/South Ribble urban area, Leyland and Farington, and Chorley.

Policy 10: Employment Premises and Sites

All existing employment premises and sites last used for employment will be protected for employment use. There will be a presumption that 'Best Urban' and 'Good Urban' sites will be retained for B use class employment use. Proposals on all employment sites/premises for re-use or redevelopment other than B use class employment uses will be assessed under the following criteria:

- (a) there would not be an unacceptable reduction on the type, quality or quantity of employment land supply;
- (b) the provision and need for the proposed use;
- (c) the relative suitability of the site for employment and for the alternative use;
- (d) the location of the site and its relationship to other uses;
- (e) whether the ability to accommodate smaller scale requirements would be compromised;
- (f) there would be a net improvement in amenity.

Any proposals for housing use on all employment sites/premises will need to accommodate criteria (a)-(f) above and also be subject to:

- (g) convincing evidence of lack of demand through a rigorous and active 12 month marketing period for employment re-use and employment redevelopment;
- (h) an assessment of the viability of employment development including employment re-use and employment redevelopment.

Policy 15: Skills and Economic Inclusion

Improve Skills and Economic Inclusion by:

- (a) Working with existing and incoming employers to identify skills shortages.
- (b) Liaising with colleges, training agencies and major local employers to develop courses and life-long learning and increase access to training, particularly in local communities that are the most deprived in this respect.
- (c) Encouraging knowledge based businesses and creative industries associated with the University of Central Lancashire to enable graduate retention.

Policy 17: Design of New Buildings

The design of new buildings will be expected to take account of the character and appearance of the local area, including the following:

- a) siting, layout, massing, scale, design, materials, building to plot ratio and landscaping.

- b) safeguarding and enhancing the built and historic environment.
- c) being sympathetic to surrounding land uses and occupiers and avoid demonstrable harm to the amenities of the local area.
- d) ensuring that the amenities of occupiers of the new development will not be adversely affected by neighbouring uses and vice versa.
- e) linking in with surrounding movement patterns and not prejudicing the development of neighbouring land, including the creation of landlocked sites.
- f) minimising opportunity for crime, and maximising natural surveillance.
- g) providing landscaping as an integral part of the development, protecting existing landscape features and natural assets, habitat creation, providing open space, and enhancing the public realm.
- h) including public art in appropriate circumstances.
- i) demonstrating, through the Design and Access Statement, the appropriateness of the proposal.
- j) making provision for the needs of special groups in the community such as the elderly and those with disabilities.
- k) promoting designs that will be adaptable to climate change, and adopting principles of sustainable construction including Sustainable Drainage Systems (SuDS); and
- l) achieving Building for Life rating of 'Silver' or 'Gold' for new residential developments.
- m) ensuring that contaminated land, land stability and other risks associated with coal mining are considered and, where necessary, addressed through appropriate remediation and mitigation measures.

Policy 21: Landscape Character Areas

New Development will be required to be well integrated into existing settlement patterns, appropriate to the landscape character type and designation within which it is situated and contribute positively to its conservation, enhancement or restoration or the creation of appropriate new features.

Policy 22: Biodiversity and Geodiversity

Conserve, protect and seek opportunities to enhance and manage the biological and geological assets of the area, through the following measures:

- (a) Promoting the conservation and enhancement of biological diversity, having particular regard to the favourable condition, restoration and re-establishment of priority habitats and species populations;
- (b) Seeking opportunities to conserve, enhance and expand ecological networks;
- (c) Safeguarding geological assets that are of strategic and local importance.

Policy 27: Sustainable Resources and New Developments

Incorporate sustainable resources into new development through the following measures: All new dwellings will be required to meet Level 3 (or where economically viable, Level 4) of the Code for Sustainable Homes. This minimum requirement will increase to Level 4 from January 2013 and Level 6 from January 2016. Minimum energy efficiency standards for all other new buildings will be 'Very Good' (or where possible, in urban areas, 'Excellent') according to the Building Research Establishment's Environmental Assessment Method (BREEAM). Subject to other planning policies, planning permission for new built development will only be granted on proposals for 5 or more dwellings or non-residential units of 500 sq metres or more floorspace where all of the following criteria are satisfied:

- a) Evidence is set out to demonstrate that the design, orientation and layout of the building minimises energy use, maximises energy efficiency and is flexible enough to withstand climate change;
- b) Prior to the implementation of zero carbon building through the Code for Sustainable Homes for dwellings or BREEAM for other buildings, either additional building fabric insulation measures, or appropriate decentralised, renewable or low carbon energy sources are installed and implemented to reduce the carbon dioxide emissions of predicted energy use by at least 15%;

- c) Appropriate storage space is to be provided for recyclable waste materials and composting;
- d) If the proposed development lies within a nationally designated area, such as a Conservation Area or affects a Listed Building, it will be expected to satisfy the requirements of the policy through sensitive design unless it can be demonstrated that complying with the criteria in the policy, and the specific requirements applying to the Code for Sustainable Homes and BREEAM, would have an unacceptable adverse effect on the character or appearance of the historic or natural environment.

The integration of the principles above into other types of development will also be encouraged.

Policy 29: Water Management

Improve water quality, water management and reduce the risk of flooding by:

- a) Minimising the use of potable mains water in new developments;
- b) Working with the regional water company and other partners to promote investment in sewage water treatment works to reduce the risk of river pollution from sewage discharges;
- c) Working with farmers to reduce run-off polluted with agricultural residues into watercourses;
- d) Appraising, managing and reducing flood risk in all new developments, avoiding inappropriate development in flood risk areas particularly in Croston, Penwortham, Walton-le-Dale and southwest Preston;
- e) Pursuing opportunities to improve the sewer infrastructure, particularly in Grimsargh, Walton-le-Dale and Euxton, due to the risk of sewer flooding;
- f) Managing the capacity and timing of development to avoid exceeding sewer infrastructure capacity;
- g) Encouraging the adoption of Sustainable Drainage Systems;
- h) Seeking to maximise the potential of Green Infrastructure to contribute to flood relief.

Policy 30: Air Quality

Improve air quality through delivery of Green Infrastructure initiatives and through taking account of air quality when prioritising measures to reduce road traffic congestion.

8.3 South Ribble Local Plan

Policy E1: Allocation of Employment Land for the provision of new employment uses to meet the borough's employment land supply from 2010/11 to 2025/26 in line with Core Strategy Policies 9 and 10 and to ensure a range of local job opportunities:

Site g: Farington Hall Estate, West of Lancashire Business Park, Farington

'The Farington Hall Estate site, measuring 22.2 ha is identified for comprehensive redevelopment. It lies immediately west of the Waste Technology Park on Lancashire Business Park and is owned by Brackenhouse Properties.'

Brackenhouse Properties are looking at the redevelopment of the land for a mixture of employment and residential uses. Negotiations have also taken place between the developer and the owners of Lancashire Business Park over the access to the employment site from Centurion Way. The County Council – the Highways Authority – does not support a route running through the site and would wish to see traffic movements controlled. There are two potential access points, one from the north and one from the south. If controlled, by means of a barrier, there could be a route to the employment site through Lancashire Business Park. This site has been split into two sites to enable separate parts of the site to be allocated for both employment and housing.

A Design Code has also been prepared for the site by the developer, which was subject to a public consultation programme in 2009 and was received positively by local residents and elected Members. The Design Code, which involved the development of the site for

economic uses, includes the provision of a substantial and continuous landscaped open space area, including new footpaths and cycleway access throughout the site.

Much of the site is relatively flat and featureless and the Design Code highlights the retention of as many of the landscape features as possible within the redevelopment proposals. The site of Lower Farington Hall is within the designated area and may be of archaeological interest. Its retention has been accounted for in the Design Code and the layout plans for the site. The area of woodland at Farington Hall Wood, on the southern boundary and the land to the west of the proposed housing west of Grasmere Avenue, which is subject to Policy HP1(c): "Allocation of Housing Land site" of the South Ribble Local Plan (2000), is to be enhanced and protected as an amenity in the Design Code.

The site is derelict and potentially contaminated, having been used as a landfill site for inert foundry waste, and it needs to be remediated and reclaimed before it can be developed for employment use'.

Policy G8: Green Infrastructure and Networks – Future Provision

All developments should provide:

- a) Appropriate landscape enhancements;
- b) Conservation of important environmental assets, natural resources, biodiversity and geodiversity;
- c) For the long-term use and management of these areas; and
- d) Access to well-designed cycleways, bridleways and footways (both off and on road), to help link local services and facilities.

Policy G12: Green Corridors/Green Wedges

New development should provide new green corridors to the existing/neighbouring communities and built-up area. Green corridors can be in the form of linear areas of Green Infrastructure, such as footpaths and cycleways, with the appropriate landscaping features such as trees, hedges and woodland.

Policy G13: Trees, Woodlands and Development

- a) Planning permission will not be permitted where the proposal adversely affects trees, woodlands and hedgerows which are:
 - i Protected by a Tree Preservation Order (TPO);
 - ii Ancient Woodlands including individual ancient and veteran trees and those defined in Natural England's inventory of ancient woodlands;
 - iii In a Conservation Area; or
 - iv Within a recognised Nature Conservation Site.
- b) There will be a presumption in favour of the retention and enhancement of existing tree, woodland and hedgerow cover on site;
- c) Where there is an unavoidable loss of trees on site, replacement trees will be required to be planted on site where appropriate at a rate of two new trees for each tree lost;
- d) Tree survey information should be submitted with all planning applications, where trees are present on site. The tree survey information should include protection, mitigation and management measures;
- e) Appropriate management measures will be required to be implemented to protect newly planted and existing trees, woodlands and/or hedgerows.

Policy G14: Unstable or Contaminated Land

There will be a presumption in favour of the redevelopment of previously developed land. Previously developed land can be unstable and subject to contamination. However, development will be encouraged on unstable or contaminated brownfield land subject to the following:

- a) Applicants will be required to provide evidence of a satisfactory site investigation and show that any proposed remedial works are adequate to deal with any identified hazards;
- b) Development should not have an adverse impact on the stability of surrounding areas;
- c) Applicants should address the physical capability of the land, the adverse effects of instability on the development, or of adjoining development on unstable land, and the effects on (amongst other things) local amenities and conservation interests of the development and any remedial measures.

Policy G15: Derelict Land Reclamation

Development will be encouraged on derelict land where the reclamation of land is required and appropriate. Schemes on derelict sites should:

- a) Provide employment and residential land in the urban areas thereby reducing pressure on greenfield sites;
- b) Maintain and improve the environment and include landscape enhancement measures.

Policy G16: Biodiversity and Nature Conservation

The borough's Biodiversity and Ecological Network resources will be protected, conserved and enhanced. The level of protection will be commensurate with the site's status and proposals will be assessed having regard to the site's importance and the contribution it makes to wider ecological networks:

Regard will be had to:

- Protecting and safeguarding all designated sites of international, national, regional, county and local level importance including all Ramsar, Special Protection Areas, Special Areas of Conservation, national nature reserves, Sites of Special Scientific Interest and Biological Heritage Sites, Geological Heritage Sites, Local Nature Reserves, wildlife corridors together with any ecological network approved by the Council;
- Protecting, safeguarding and enhancing habitats for European, nationally and locally important species;
- When considering applications for planning permission, protecting, conserving and enhancing the borough's ecological network and providing links to the network from and/or through a proposed development site.

In addition, development should have regard to the provisions set out below:

- a) The need to minimise impacts on biodiversity and providing net gains in biodiversity where possible by designing in wildlife and by ensuring that significant harm is avoided or, if unavoidable, is reduced or appropriately mitigated and/or, as a last resort, compensated;
- b) The need to promote the preservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species populations;
- c) Where there is reason to suspect that there may be protected habitats/species on or close to a proposed development site, planning applications must be accompanied by a survey undertaken by an appropriate qualified professional;
- d) Where the benefits for development in social or economic terms are considered to outweigh the impact on the natural environment, appropriate and proportionate mitigation measures and/or compensatory habitat creation of an equal or greater area will be required through planning conditions and/or planning obligations.

Policy G17: Design Criteria for New Development

Planning permission will be granted for new development, including extensions and free standing structures, provided that, where relevant to the development:

- a) The proposal does not have a detrimental impact on the existing building, neighbouring buildings or on the street scene by virtue of its design, height, scale, orientation, plot density, massing, proximity, or use of materials. Furthermore, the

- development should not cause harm to neighbouring property by leading to undue overlooking, overshadowing or have an overbearing effect;
- b) The layout, design and landscaping of all elements of the proposal, including any internal roads, car parking, footpaths and open spaces, are of a high quality and will provide an interesting visual environment which respects the character of the site and local area;
 - c) The development would not prejudice highway safety, pedestrian safety, the free flow of traffic, and would not reduce the number of on-site parking spaces to below the standards stated in Policy F1, unless there are other material considerations which justify the reduction such as proximity to a public car park. Furthermore, any new roads and/or pavements provided as part of the development should be to an adoptable standard;
 - d) The proposal would sustain, conserve and where appropriate enhance the significance, appearance, character and setting of a heritage asset itself and the surrounding historic environment. Where a proposed development would lead to substantial harm or loss of significance of a designated heritage asset, planning permission will only be granted where it can be demonstrated that the substantial public benefits of the proposal outweigh the harm or loss to the asset; and
 - e) The proposal would not have a detrimental impact on landscape features such as mature trees, hedgerows, ponds and watercourses. In some circumstances where, on balance, it is considered acceptable to remove one or more of these features, then mitigation measures to replace the feature/s will be required either on or off-site.

9. Material Considerations

9.1 Background

9.1.1 The application seeks full planning permission for a building of 3,065sq m within Use Classes B2, B8 and E(g) with ancillary office space, associated parking, landscaping and infrastructure. The site is part of the allocated Employment Site (g) Farington Hall Estate, West of Lancashire Business Park. Outline planning permission was granted for the whole of the allocation for up to 56,904sq m of floorspace, although the actual building was 50,539 sqm. A Reserved Matters application was then approved for a building of 51,794sq m on part of the site, representing Phase 1 of the development. A second Reserved Matters application for the remaining floor space is currently pending and will be considered by Planning Committee at the same meeting as this application. As the level of approved floorspace has been reached within the 2 Reserved Matters applications, the proposal for Unit 4 has been submitted in full.

9.1.2 This full planning application is therefore considered in terms of relevant policies, both Nationally and locally and with reference to the adjacent Phase 2 proposals.

9.2 Access

9.2.1 The access to this part of the whole site was approved at outline stage. Along with Units 2 and 3, Unit 4 will be accessed off Centurion Way via an existing mini-roundabout to the end of Centurion Way. The approved plan is 2371-F01 Rev J 'Proposed Access Points' and was secured by condition 2 of the outline approval. Although this is a full application, the access remains as per the outline approval.

9.2.2 County Highways have no objections, commenting that the principle of development and its traffic at this site was accepted for the outline permission. Therefore, whilst the proposed development has the potential to result in the increase traffic attraction to the site, they are of the opinion the proposals at this industrial location should have a negligible impact on highway safety and capacity.

9.3 Parking

9.3.1 Parking for Unit 4 is in two areas. To the north of the proposed building a parking area will accommodate 25 vehicles. The service yard will be located to the east of the

proposed building which includes an additional parking area for 12 vehicles giving a total of 37 spaces overall, including 2 mobility spaces.

- 9.3.2 The proposed car parking provision has been based on the proposed B2/B8 floorspace to ensure that sufficient parking is provided in line with the adopted parking standards. Cycle storage is also provided
- 9.3.3 County Highways are satisfied with the proposed level of parking and number of disabled parking bays and E.V charging bays on proposed site plan, drawing 2101. They are also satisfied with the carparking layout and the separate access point further east for larger vehicles.
- 9.3.4 County Highways comment that the submitted cycle 'storage' appears to be for wall mounted hoops, but no location is given for these. The cycle storage should be internal, or a separate cycle store provided and therefore County Highways have requested a suitable condition be imposed to cover this. They also require conditions to ensure that a car parking scheme is submitted and that the EVR's are installed. Finally, County Highways require an informative note be included on the decision notice advising that the grant of planning permission does not entitle a developer to obstruct a right of way and any proposed stopping-up or diversion of a right of way should be the subject of an Order under the appropriate Act. It is noted that an application for the footpath diversion was submitted in December last year.

9.4 **Layout**

- 9.4.1 Unit 4 is located to the south of the new access road off Centurion Way, and to the eastern side of the site. It will be located with its service yard to the east of the building with parking area to the north. The building's southern elevation is blank and faces the boundary with the new residential development. To the eastern boundary will be an acoustic fence to off-set any noise generation from the service yard, as discussed in the 'Noise' section of this report. With this in place it is considered that the proposal is acceptable in terms of layout.

9.5 **Scale**

- 9.5.1 The proposed unit will measure 65.5m by 44m, 3,065 sqm of floorspace and is 12.8m to ridge. The finished floor level will be 28.60 with the existing land level being between 28.88 and 31.05. Although substantial in scale, this is in keeping with the adjacent 2 units proposed under reserved matters application 07/2022/00911/REM. All units are classed as 'Mid Box' size. Additionally, the proposal will be viewed in the context of the Waste Technology Plant, the new building for the Phase 1 of the development and the Lancashire Business Park. As such it is considered acceptable in terms of its scale. However, further consideration is given to its scale in relation to residential properties to the south and this is discussed in the 'Residential Amenity' section of this report.

9.6 **Appearance**

- 9.6.1 The proposed building would be constructed in a simple material palette, reflecting materials sympathetic to its industrial location, but with recognition of nearby residential areas. This represents the same palette used on the adjacent developments. The building will be constructed in vertical profile cladding in merlin grey above anthracite grey and the roof will be in goosewing grey. The aim is that the mass of the elevations will be 'broken down' with the use of this contrasting colour palette.
- 9.6.2 Given that the appearance of the proposal is similar to the adjacent units and will be viewed against the backdrop of Lancashire Business Park and the existing waste technology plant, it is considered appropriate in terms of appearance.

9.7 **Landscaping**

- 9.7.1 Landscaping for the whole of the allocated employment site was considered and approved as part of the Reserved Matters for Phase 1 of the development. However, the accompanying Reserved Matters for Phase 2 proposes some amendments to the approved landscaping scheme, as detailed in the report for that application.
- 9.7.2 In terms of the proposals for Unit 4, landscaping is to be supplemented with trees and shrubs, including 3 Standard Sorbus Aria to the boundary in the location of the acoustic fence. Since deferral, the applicant, Caddick have agreed, following discussions with residents, that the landscaping programme around Phase 2 will be brought forward and carried out prior to development and within this current planting season. This will ensure that the planting is secured as early as possible and can develop alongside the construction phase to screen the Units as much as possible.
- 9.7.3 GMEU confirm they are content with the landscape scheme but advise that the scope for additional planting is not great. However, GMEU consider improved landscape planting could be secured by condition. Given that the aim of the landscaping is screen the proposed development from the adjacent residential site, then the proposals are considered acceptable in these circumstances

9.8 **Biodiversity**

- 9.8.1 In terms of biodiversity, ecological enhancements were approved as part of the Reserved Matters application for Phase 1 of the development. The current application for phase 2 includes some updates to the approved plan with UG35_ECO_EEP_01 Rev P07 being replaced with Rev P13. This full application does not include any of the ecological enhancement areas.
- 9.8.2 In terms of protected species, GMEU note the submitted lighting scheme does not give an extended contour assessment beyond the auspices of the built form. Therefore, GMEU recommended that a contour plan is submitted showing the extent of light spillage onto the northern planted buffer from the road lighting (G luminaires) and to the south-eastern corner adjacent to the retained pond (E luminaires). Both these areas should be retained as dark as possible to act as commuting routes for crepuscular animals particularly bats. However, since deferral, an updated External Lighting Strategy (Rev 7) has been submitted to show the extent of lighting.
- 9.8.3 The retained trees, shrubs and pond area should be protected via high visibility temporary fencing or hoarding set back 5m (pond bank top) or to the root protection zone. This should be secured via condition to be outlined in any CEMP. The CEMP should also include details of other ecological protection measures. This can be secured by condition.
- 9.8.4 GMEU consider that it is not clear if any of the INNS (Invasive Non-Native Species) including Japanese knotweed occur within the footprint of this element of the scheme and therefore they recommend that a prior to commencement condition is imposed.
- 9.8.5 Finally, GMEU advise that badger occur on the site and recommend that updated surveys should be secured by condition. An updated survey was undertaken in 2021, which is now over 18 months old. It is therefore recommended that a condition be appended to both applications to ensure that this matter is not overlooked.

9.9 **Residential Amenity**

- 9.9.1 To the south and south-east is a new residential development accessed off Grasmere Avenue. Properties on the new part of Grasmere Avenue, and on the new estate roads named Derwent Close and Hayeswater Road. There is an approximate 40m separation distance between the closest residential property and the site boundary.
- 9.9.2 The intervening land is outside of the site boundary and presently consists of a rough landscaped area which includes trees and a pond. The land is within the site boundary of

the new residential development and the site layout plan for that development indicates that it will be public open space, including a play area.

- 9.9.3 Plots 68 to 71 of the residential development have their main front elevations facing north and slightly to the east. They are not directly opposite Unit 4 but look more towards the open space.
- 9.9.4 Plot 81 is the closest to the proposed unit 4 at a distance of approximately 40m. This dwelling has 2 side facing lounge windows at ground floor and 1 first floor bedroom window facing the proposed development. The lounge windows can be considered as 'secondary' windows to that room as there is a window to the front elevation and patio doors to the rear elevation providing the main source of light to that room. In respect of the first floor bedroom window, the general guideline is that a 21m spatial separation distance between first floor facing windows should be achieved. This is to prevent overlooking/loss of privacy. There are no windows in the facing elevation of the proposed Unit 4 and therefore no overlooking will occur. However, the 21m spatial separation distance is also a starting point for assessing suitable distances between buildings. In this case a 54.5m spatial separation distance will exist and a Site Section plan has been submitted to demonstrate the relationship.
- 9.9.5 In terms of loss of daylight or overshadowing, the proposed development lies to the north of residential properties with the sun travelling from east to west and therefore the buildings would not cause overshadowing
- 9.9.6 In terms of the proposed buildings, these are 12.8m to ridge height with no windows in the rear elevation facing residential properties. There is also a belt of landscaping to the common boundary which will include trees and whilst these will not be as tall as the buildings, they will soften the appearance. The details are within the Reserved Matters application 07/2022/00911/REM which revised the previously approved landscaping for the whole site by improving that proposed for around the phase 2 development and includes some large scale specimen trees. Since the deferral, Caddick have had discussions with residents, and have confirmed that the landscaping programme around Phase 2 will be brought forward and carried out prior to development and within this current planting season. This will ensure that the planting is secured as early as possible and can develop alongside the construction phase to screen the Units as much as possible. Additionally, they previously updated the landscaping plan (Rev P17) to remove the Picea Omorika to the south of the units, following comments from GMEU. However, the landscaping plan has now reverted back to the P16 version to allow for more substantial tree planting along the southern boundary.
- 9.9.7 Given the spatial separation distances between the 2 land uses, the introduction of mature trees in the landscaping and the orientation of the buildings, it is officer view that the proposal is acceptable.
- 9.9.8 There are no other neighbouring residential properties. Land to the east has an extant planning permission for the erection of a 4-storey decked vehicle storage facility and hardstanding for vehicle storage. To the north are commercial businesses within the Lancashire Business Park.
- 9.9.9 The supporting statement advises:
The buildings are to be screened by a landscape buffer, approved as part of previous reserved matters application, which will serve to reduce the perceived scale of the building when viewed from ground level from south of the application site. The significant standoff distance as well from the buildings and newly constructed residential properties also serves to ensure there are no perceived developmental impacts to residents of these properties as a result of the scale of development. Those residential properties have also been developed with the closest properties orientated so gable ends face north (frontages

oriented away from the employment site,) which is clearly a design principle imposed recognising future development type within development parcel 2 of the Farington Hall site.

9.9.10 Other potential impacts on residential amenity include noise, lighting and overshadowing. Therefore, an assessment of each of these elements is carried out below.

9.10 **Noise**

9.10.1 A Noise Impact Assessment by BWB Consulting Ltd has been submitted which advises that a baseline noise survey was undertaken in August 2020 and has been used as a basis for the assessment, which has been undertaken in accordance with current standards and guidance. The noise impact assessment has considered the potential noise impact of the proposed development at existing noise sensitive receptors in the vicinity of the site. The noise assessment includes consideration of noise from deliveries, break-out noise, proposed fixed plant noise sources and car parking.

9.10.2 The results of the noise impact assessment indicate that operations associated with the development have the potential to result in a significant adverse impact at existing noise sensitive receptors during the night-time period, without mitigation in place. Therefore, an acoustic barrier of 6.0m in height adjacent to the service yard area will be required to reduce noise levels to acceptable levels. In addition, appropriate noise limits have been determined to be achieved by fixed plant items associated with the proposed development, and an assessment of the proposed car parking areas indicates that recommended internal noise levels are likely to be achieved without mitigation in place.

9.10.3 The assessment concludes that: *'based on the results of the assessment, and with appropriate mitigation measures in place, it is considered that noise need not be a determining factor in granting of planning permission for the scheme.'*

9.10.4 The location and details of the proposed 6m high acoustic fence is shown on the Fencing Details plan 2164-03 Rev P1. The fence is set at on a diagonal to the north-east corner of the site. Due to its substantial height, there are concerns over its appearance when viewed from the adjacent residential site. However, it will be located adjacent the public open space for the residential development site where there are retained trees which will help soften the appearance. Additionally, it is some distance from the nearest residential property.

9.10.5 The document has been considered by Environmental Health who have no objections, advising the noise impact assessment, Reference MCA2094-Unit4-03 BWB, includes mitigation measures in Section 5 which need to be implemented to ensure the development does not cause dis-amenity to nearby residential properties and this can be secured by condition.

9.10.6 As such it is considered, with the mitigation measuring in place, there should be no adverse impact on the residential amenity of occupants of the housing development in terms of noise and disturbance.

9.11 **Lighting**

9.11.1 A lighting Strategy has been submitted for Phase 2 of the development which includes the accompanying second reserved matters application together with this detailed full application. The lighting strategy considers the 2 applications as a whole and any cumulative impacts as a result. It advises:

'The lighting scheme is based on energy efficient LED luminaires which will illuminate roadways, pathways, car parking and external operational areas. The external lighting also takes into consideration both the level and uniformity of lighting required for security, CCTV operation, and safe movement of visitors and staff to the buildings around the Farington development site.'

The lighting scheme seeks to limit lighting pollution by preventing upward light pollution through optimal mounting heights and control of light distribution, and by utilising low energy efficient LED lighting luminaires that limit glare through design. The lighting design seeks to meet the guidance of the ILE guidance note 2011.

All lighting within the site boundary and along the access road to the south will be supplied from landlord / private supplies within the site. No lighting is proposed to be adopted by LCC.

Given the site is intended to be operational for 24 hours per day, controls on lighting are detailed ensuring all lighting on access roads, car parks, service yards, pathways and on the building, perimeter are controlled through the use of timeclock and manual override systems.

As detailed, the external lighting design has been carried out in accordance with the following standards:

- SLL Code for Lighting
- BS 12464-2:2014
- BS5489-1: 2013 Code of practise for the design of road lighting
- CIBSE guide LG6 – 2016
- ILE Guidance Notes 2011
- ILP Guidance Note 8 – Bats and artificial lighting

9.11.2 One letter of representation advises that the back of their property will face the back of this proposed site. It is mentioned that security lighting will be fitted to the back of the building and this is likely to be visible from the back bedrooms of the property and be disruptive of an evening.

9.11.3 The lighting to the perimeter of the building is required for security, maintenance and emergency egress. This will be wall mounted with the luminaires being designed to control light distribution and downwards to avoid glare. The External Lighting Strategy plan has been updated since deferral to demonstrate the lighting will be controlled by PIR and will only illuminate upon pedestrian movement to the rear of the building. Given that there will be extensive landscaping to the boundary, it is unlikely that the lighting will impact on the residential amenity of the occupants of the adjacent development.

9.11.4 Environmental Health have no objections, advising that the lighting should be installed as per the submitted plan and statement to ensure the development does not affect nearby sensitive receptors.

9.12 **Daylight and Sunlight Assessment**

9.12.1 A daylight/sunlight assessment has been submitted which summarises that the proposed development will subtend a 25 degree angle measured at the centre point of the lowest window to the closest residential property on Grasmere Avenue. The proposal will not therefore impact on the daylight receive to this, or any other, surrounding properties.

9.12.2 One letter of objection raises the point that the daylight impact assessment states that building are built so that habitable rooms do not face the development. The objection states, *'this is not true of my property therefore feel a more robust impact assessment is carried out. Our living room windows directly face the development so will be looking directly at the back of the units. I suspect we will lose considerable daylight in this room or could be impacted by lighting on the property dependant of the extent of the landscaping'*

9.12.3 On checking the approved plans for the residential development and the corresponding addresses, this property has its side elevation facing the proposed units with the main windows facing towards properties on the opposite side of the road. In any case, it is considered that, due to the separation distance, and the fact that the residential development lies to the south of the proposed units, there will be no undue impact to this or other new properties in terms of loss of daylight/sunlight

9.13 **Air Quality**

9.13.1 An Air Quality Assessment has been submitted in support of this full planning application. The assessment considered impacts from the construction and operational phases of development in order to determine both the potential impact and to identify an emission cost associated with the proposed scheme.

9.13.2 The report advises the following:

Construction Phase - A qualitative assessment of the potential dust impacts during the construction of the development was undertaken following IAQM guidance. Following the construction dust assessment, the site is found to have at worst 'Low Risk' in relation to dust soiling effects on people and property, and in relation to human health impacts. Providing mitigation measures are implemented, in line with the report, residual effects from dust emissions arising during the construction phase are considered to be 'not significant'.

Operational Phase - The proposed development is expected to generate road traffic volumes below the relevant indicative EPUK/IAQM screening criteria. As such, road traffic impacts associated with the operation of the site can be considered as having an insignificant effect on local air quality.

Emissions Assessment – An emissions assessment was undertaken in accordance with the SRBC's PAN for the years between 2024-2028. Over a 5-year period (commencing from 2024 – the assumed opening year of development), the calculated emission cost associated with the Proposed Development is £5,899. Caddick Development Limited has provided mitigation measures that more than offset these emission costs.”

9.13.3 Section 5.0 of AQA advises that the construction impacts would be the generation of dust and PM₁₀. IAQM guidance outlines a number of site-specific mitigation measures based on the assessed site risk. The measures are grouped into those which are highly recommended and those which are desirable. The dust mitigation measures are detailed in a table within the report and concludes that the residual effects are 'not significant'.

9.13.4 Environmental Health have not raised issue in respect of Air Quality. With the proposed mitigation in place, it is considered there will be no undue impact on air quality in the area.

9.14 **Drainage**

9.14.1 A technical note for the Phase 2 drainage for units 2, 3 and 4; Reference 5386-JPG-XX-XX-RP-D-0627-S2-P05; Date 13 July 2022 has been submitted. The note concludes: *“This technical note demonstrates that the drainage proposed for the three units aligns with the phase 1 approved site wide drainage design.*

All impermeable areas for phase 2 have been included within the phase 1 approved design.

Attenuation will be provided within the phase 1 approved drainage system with Units 2 to 4 having free discharge into the site wide infrastructure drainage network which is ultimately attenuated to the agreed greenfield run off rate prior to discharge into the River Lostock.

The proposed drainage design is robust and will fully deal with the runoff generated by the design storm events.

Foul water drainage from the development has been cater for with the site wide drainage infrastructure proposed under the phase 1 infrastructure design.

For full details of the phase 1 drainage infrastructure including drawings and calculations refer to the approved Outline Planning application reference 07/2020/00781/OUT and Discharge of Conditions approval ref. 07/2021/01040/DIS.

The updated design drawings are included within the Technical Note.

As part of the full planning application submission, it is a requirement to complete and submit the Northwest SuDs Pro-forma.

This document details the design criteria used for the proposed and approved site wide drainage design which unit 4 connects into for both surface water and foul water drainage. The SuDs Pro-forma should be read in conjunction with this Technical Note.”

9.14.2 United Utilities initially confirmed that whilst the proposals are acceptable in principle, there is insufficient information on the detail of the drainage design. Therefore, UU request a condition is imposed for the submission of details of a sustainable surface water drainage scheme and a foul water drainage scheme. They advise that the drainage schemes must include the following:

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

9.14.3 It must be noted that drainage for the whole of site was approved as part of the outline approval and the conditions imposed. However, this is a full planning application and as such needs to include all relevant details. That said, the applicant has submitted a number of drainage plans and documents with this full application which have been included in the condition requested by UU.

9.14.4 In response to UU's requested condition, the applicant's drainage engineers have provided the following response:

(i) This is covered in submitted SUDs proforma at Section 7b. A technical note of the feasibility of surface water infiltration has also been submitted - 5386-JPG-XXXX-RP-G-0619 S2 Rev P01 Technical Note Feasibility of Surface Water Infiltration. The response also refers to the site wide GI report/FRA which was submitted as part of the site wide application and agreed the principles of the hierarchy.

(ii) This was covered in the FRA produced for the wider site – JPG FRA Reference 5386-JPG-SW-XX-RP-D-0620

(iii) Levels drawings have been submitted – 5386-JPG-ZZ-ZZ-DR-C-1101 S4 Rev P01 Topographic Survey and 2164-03 Rev P1 Proposed Levels

(iv) All surface water drainage is private and discharges to watercourse and not the public sewer. As such would not contribute to any surcharge of the existing public sewers.

Refers to the Hierarchy of Drainage in the SUDs proforma at Section 7b Section 7b. Additionally, this was all covered in the Outline Planning application.

(v) Drainage has been designed with separate foul and surface water systems and therefore this should be a controlling condition only.

9.14.5 UU reviewed the response from the applicant's drainage engineer but advised that the condition should still be imposed. However, UU were then sent a complete set of drainage plans and they reviewed these. The confirmed that, following the review, and particularly of the Level Drawing, Ref: 2109 Rev P1 Proposed Levels & Drainage Layout Plan, Rev C01, whilst the proposals are acceptable in principle, there is insufficient information on the detail of the drainage design. Cover and Invert levels are required for the proposed drainage and therefore request a modified condition be imposed to secure this, as follows:

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 Local Planning Authority. The drainage schemes must include:

(iii) Levels of the proposed drainage systems including cover and invert levels

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

Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

9.14.6 Although drainage matters have been addressed through the submission of relevant plans and documents either with this full application or previously in the outline planning permission which covered the whole site, it is considered necessary to impose the requested modified condition as UU consider there is still a lack of detail on the drainage design.

9.14.7 UU initially also required a condition in respect of the submission of a Sustainable drainage management and maintenance plan for the lifetime of the development. Again, this has been submitted as part of this full application – reference 5386-JPG-XX-XX-RP-D-0602-S2-P02.

9.14.8 Finally, UU provide advice for the applicant in terms of discharge to local watercourse system; adoption of wastewater assets; water and/or wastewater services from United Utilities; Details of UU's Property, Infrastructure and Assets such as Water Pipelines and contact details which can be included as an informative note on the decision notice.

9.15 **Flood Risk**

9.15.1 The Environment had previously undertaken a detailed review of the hydraulic model supplied for the wider development site as part of the Reserved Matters application 07/2021/00966/REM and confirm this has also been used as part of the assessment for this current application. They have reviewed the submitted information and have no objections to the proposed development within the red line boundary of the location plan produced by KPP Architects (drawing number: 2100, revision: P1, dated: 10/2022).

9.15.2 In terms of Environmental permit, the EA provide advice to applicant, as follows:
*It should be noted that Watercourse 1 (M6 to Stansfield Lane), which runs through the wider Lancashire Business Park development site, has recently been diverted from a Main River culvert to run through a new culvert and new open cut permanent channel. These alterations were dealt with as part of Flood Risk Activity Permit EPR/WB3959MM in accordance with the Proposed Attenuation Pond and Watercourse Diversion Details Option C drawing (reference: C5386-JPG-ZZ-ZZ-DR-D-1419-A5, revision: C01, dated: 30/03/2022) produced by JPG Group. This permit was granted on 24/06/2022.
The Main River map has not yet been updated to represent this watercourse diversion – it is expected that the old river course will no longer be designated as Main River whilst the new river course will be designated as Main River channel. This should be considered for any subsequent planning applications on the site. The new confluence with the River Lostock is approximately 300m downstream from the old culvert outlet.
The Flood Map for Planning has also not been updated to represent the watercourse diversion which presents an element of uncertainty to flood risk on the site. However, a Flood Risk Strategy (reference: 2021s0345, dated: 03/09/2021) and Flood Risk Review (reference: 2021s0345, dated: 25/06/2021) were produced by JBA Consulting prior to the undertaking of any culvert realignment works. These reports demonstrated that the permitted works would not increase flood risk; Environment Agency approved hydraulic*

modelling showed that the realigned culvert and open channel would improve the local floodplain connectivity by managing overland flow. The development of a more natural watercourse also offers significant ecological and environmental benefits. In order for the Environment Agency Flood Map for Planning to represent the new flood picture on site, the applicant should submit a challenge to the Flood Map.

As the applicant is applying for new development adjacent to Watercourse 1 Main River culvert, they should be aware that a new permit will be required for any works within 8 metres of this. In particular, no trees or shrubs may be planted, nor fences, buildings, pipelines (including outfalls) or any other structure erected.

The Environmental Permitting (England and Wales) Regulations 2016 may require a permit to be obtained for any activities which will take place:

- *on or within 8 metres of a main river (16 metres if tidal)*
- *on or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal)*
- *on or within 16 metres of a sea defence*
- *involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert*
- *in the floodplain of a main river if the activity could affect flood flow or storage and potential impacts are not controlled by a planning permission*

For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> or contact our National Customer Contact Centre on 03708 506 506.

The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

9.16 Contaminated Land

9.16.1 Contamination of the site was addressed for the whole of the development site through the outline planning application 07/2020/00781/OUT. The Environment Agency had therefore previously reviewed the site remediation strategy, by JPG, provided in this application (ref: 5386-JPG-XX-XX -RP-G-0604-S2-P06, dated August 2020) and requested a contaminated land condition as part of the outline consent. The applicant sought to discharge the contaminated land condition through planning application 07/2021/00928/DIS. In their response dated 15 October 2021 (our ref - NO/2021/113918/01-L01) the EA recommended the discharge of parts 1-3 of Condition 36 and await submission of the verification report upon completion of the work.

9.17 Proximity to Existing Industry Regulated by the EA

9.17.1 As indicated in the EA's response to the previous reserved matters application for Phase 1, the proposed development is next to an existing waste facility regulated by the Environment Agency. The EA advise:

"Being located close to a waste facility could result in people at the new development being exposed to impacts including odour, noise, dust and pests. The severity of these impacts will depend on the size of the facility, the nature of the waste it takes and prevailing weather conditions.

Planning policy requirements (paragraph 187 of the National Planning Policy Framework) states that new development should integrate effectively with existing businesses and not place unreasonable restrictions upon them. Where the operation of an existing waste transfer facility could have significant adverse effects on new development (including changes of use), the applicant should be required to provide suitable mitigation for these effects. Mitigation can be provided through the design of the new development to minimise exposure to the neighbouring waste transfer facility and/or through financial contributions to the operator of the activity to support measures that minimise impacts. Environmental Permitting Regulations require operators to demonstrate that they have taken all reasonable precautions to mitigate impacts of their operations. This is unlikely to eliminate all emissions and there are likely to be residual impacts. In some cases, these residual impacts may cause neighbouring properties concern. There are limits to the

measures that the operator can take to prevent impacts to neighbouring properties. Consequently, it is important that planning decisions take full account of paragraph 187 of the NPPF. When a new development is built near to an existing waste transfer facility this does not automatically trigger a review of the permit.”

9.18 Employment and Skills Training

9.18.1 An Employment and Skills Training Statement has been submitted which includes a number of ‘pledges’. For example, it advises that: *“Work experience will be organised through contacting local learning establishments to offer supervised on-site mentoring opportunities for circa 5 students. We will work closely with the learning centres to make sure what we offer is ‘parallel’ with the learning needs of the students. For example, we will offer site visits at different stages of construction to maximise the needs of the students. (i.e., bricklayers will be offered a fully mentored site experience at the right stage of the construction phase plan).”*

9.18.2 Another example is: *“Throughout the duration of the project Caddick will work with local job centres and employment agencies to source local people for the roles”*

9.18.3 Although Calico, the Council’s advisors in such matters, were consulted, no response was received. However, given that the applicants have committed to providing work experience/work placements and employment for local people, it is considered the aims of Policy 15 will be met.

9.19 BREEAM

9.19.1 Core Strategy Policy 27 requires new commercial development to achieve a minimum energy efficiency standard of ‘Very Good’ or where possible, in urban areas, ‘Excellent’ according to the Building Research Establishment’s Environmental Assessment Method (BREEAM). As such, a Sustainability Statement which includes a Phase 2 Unit 4 BREEAM 2018 Pre-assessment. The document advises that, following a desktop BREEAM pre-assessment, it has been concluded that 58.74% of credits could be targeted which exceeds the 55% threshold to achieve a BREEAM Very Good rating.

9.19.2 This demonstrates the project can meet the requirements of Policy 27 for a BREEAM rating of Very Good with a buffer of credits. It further advises that the BREEAM assessment will be continually monitored throughout the detailed design and construction of the proposed scheme to ensure a Very Good rating can be achieved.

10. Conclusion

10.1 It is officers’ view that this application for the erection of a building within Use Class B2/B8/E(g) of 3,065 sqm with ancillary office space, associated parking, landscaping and infrastructure is in accordance with the relevant policies, both nationally and locally. The application is therefore recommended for approval subject to the imposition of condition.

11. RECOMMENDATION:

11.1 Approval with Conditions.

12. RECOMMENDED CONDITIONS:

1. The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this permission.
REASON: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
2. The development, hereby permitted, shall be carried out in accordance with the submitted approved plans:

Proposed Site Plan 2101 Rev P1
 Unit 4 Building Plan 2102 Rev P1
 Unit 4 Elevations 2103 Rev P1
 Fencing Details 2104 Rev P1
 Cycle Storage Details 2105 Rev P1
 Bin Store Details 2106 Rev P1
 External Materials 2107 Rev P1
 Unit 4 Roof Plan 2108 Rev P1
 Proposed Finish Floor Levels 2109 Rev P1
 External Lighting Plan 1720-EX-6302-P7
 Soft Landscaping Plan UG_35_LAN_SL_DRW_14 Rev P05
 Flood Routing and Exceedance Plan Phase 2 5386-JPG-ZZ-ZZ-DR-D-1454 S4 Rev P02
 Unit 1 Drainage Layout Sheet 2 5386-JPG-ZZ-ZZ-DR-D-1401 A5 Rev C01
 Phase 2 Infrastructure Drainage Layout 5386-JPG-ZZ-ZZ-DR-D-1402 A5 Rev C04
 Phase 2 Drainage Strategy 5386-JPG-ZZ-ZZ-DR-D-1404 S4 Rev P04
 Proposed Attenuation Pond and Watercourse Diversion Details Option C 5386-JPG-ZZ-ZZ-DR-D-1419 A5 Rev C03
 Proposed Drainage Area Phase 2 Unit 4 5386-JPG-ZZ-ZZ-DR-D-1452 S4 Rev P02
 REASON: For the avoidance of doubt and to ensure a satisfactory standard of development

3. Prior to the first occupation of the building hereby permitted, the car parking area will be surfaced in accordance with the scheme as approved on the External Materials Plan (ref. 2107 Rev P1) and the car parking spaces and manoeuvring areas marked out in accordance with the approved site plan (ref. 2101 Rev P1). The car parking area shall thereafter be always kept free of obstruction and available for the parking cars.
 REASON: To allow for the effective use of the parking areas and to be in accordance with Policies F1 and G17 in the South Ribble Local Plan.
4. Facilities shall include provision of an electrical supply suitable for charging an electric motor vehicle. The charging points shall be available for use prior to the occupation of the development and retained as such thereafter.
 REASON: To support sustainable transport objectives and to contribute to a reduction in harmful vehicle emissions, in accordance with Policy 3 in the Central Lancashire Core Strategy
5. No building or use hereby permitted shall be occupied or the use commenced until covered and secure cycle parking has been completed. The area shall thereafter be always kept free of obstruction and available for the parking of cycles only.
 REASON: To ensure the provision and availability of adequate cycle parking and the promotion of sustainable forms of transport, in accordance with Policy 3 in the Central Lancashire Core Strategy
6. The approved Landscaping Plan UG_35_LAN_SL_DRW_14 Rev P05 shall be implemented in the first planting season following completion of the development or first occupation/use, whichever is the soonest, and shall be maintained thereafter for a period of not less than 5 years to the satisfaction of the Local Planning Authority, in compliance with BS 5837 2012 - Trees in Relation to Design, Demolition and Construction - Recommendations. This maintenance shall include the watering, weeding, mulching and adjustment and removal of stakes and support systems, and shall include the replacement of any tree or shrub which is removed, becomes seriously damaged, seriously diseased or dies by the same species. The replacement tree or shrub must be of similar size to that originally planted.
 REASON: In the interests of the amenity of the area in accordance with Policy 17 in the Central Lancashire Core Strategy, Policy G13 and Policy G17 in the South Ribble Local Plan 2012-2026

7. Prior to the construction phase of the development hereby approved, the retained trees, shrubs and pond area shall be protected with high visibility temporary fencing or hoarding set back 5m (pond bank top) or to the root protection zone. Within these fenced areas no development, vehicle manoeuvring, storage of materials or plant, removal or addition of soil may take place. This includes ground disturbance for utilities. The fencing shall remain in place until completion of all development works and removal of site vehicles, machinery, and materials in connection with the development.
REASON: To prevent damage to trees during construction works in accordance with Policy G13 in the South Ribble Local Plan 2012-2026
8. Should invasive species as identified under the Wildlife and Countryside Act 1981 be found during the development hereby approved, a detailed method statement for the removal or long-term management /eradication of the invasive plants, shall be submitted to and approved in writing by the Local Planning Authority. The method statement shall include proposed measures to prevent the spread of invasive plants during any operations such as mowing, strimming or soil movement. It shall also contain measures to ensure that any soils brought to the site are free of the seeds / root / stem of any invasive plant covered under the Wildlife and Countryside Act 1981. Development shall proceed in accordance with the approved method statement.
REASON: The spread of invasive plants is prohibited under the Wildlife and Countryside Act 1981. Without measures to prevent spread as a result of the development there would be the risk of an offence being committed and avoidable harm to the environment recurs
9. Prior to commencement of the construction phase of development hereby approved, a Construction Environmental Management Plan (CEMP Biodiversity) shall be submitted to and approved in writing by the local planning authority.
The CEMP (Biodiversity) shall include the following.
 - a) Risk assessment of potentially damaging construction activities.
 - b) Identification of "biodiversity protection zones".
 - c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
 - d) The location and timing of sensitive works to avoid harm to biodiversity features.
 - e) The times during construction when specialist ecologists need to be present on site to oversee works.
 - f) Responsible persons and lines of communication.
 - g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.
REASON: To protect habitats of wildlife in accordance with Policy 22 of the Central Lancashire Core Strategy and Policy G16 in the South Ribble Local Plan
10. The development hereby approved shall be carried out fully in accordance with the External Lighting Strategy for Planning, Dated 14/07/2022, Ref: 1720-CWC-XX-RP-E-0001 Rev P1 and Lighting Plan 1720-EX-6302 Rev P7. Lighting shall be retained in accordance with these approved details thereafter as required by the occupant.
REASON: To safeguard the amenities of neighbouring properties in accordance Policy 17 in the Central Lancashire Core Strategy and Policy G17 in the South Ribble Local Plan
12. Prior to any construction of the development hereby approved, the submitted ecological survey for badgers (Urban Green, September 2020) shall be reviewed and, where necessary, amended and updated. The review shall be informed by further surveys

commissioned 1 - 3 months prior to the expected construction to identify any likely new ecological impacts on badger that might arise from any changes including the need for a Badger Licence.

REASON: To ensure that adequate provision is made for these protected species in accordance with Policy 22 in the Central Lancashire Core Strategy and Policy G16 in the South Ribble Local Plan

13. 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 Local Planning Authority. The drainage schemes must include:

* Levels of the proposed drainage systems including cover and invert levels

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

Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details 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 in accordance with Policy 29 in the Central Lancashire Core Strategy.

14. The development hereby approved shall be carried out fully in accordance with the Noise Impact Assessment, Reference MCA2094-Unit 4-03 BWB, and the mitigation measures included at Section 5. The mitigation measures shall be retained and maintained at all times thereafter.

REASON: To safeguard the living conditions of nearby residents particularly with regard to the effects of noise in accordance with Policy 17 in the Central Lancashire Core Strategy

15. The development hereby approved shall be carried out in accordance with the Remediation Statement 5386-JPG-XX-XX -RP-G-0604-S2-P06. On completion of the development/remedial works, the developer shall submit written confirmation, in the form of a Verification Report, to the Local Planning Authority for approval in writing confirming that all works were completed in accordance with the approved Remediation Statement.

REASON: To ensure that the site investigation and remediation strategy will not cause pollution of ground and surface waters both on and off site, in accordance with Policy 17 in the Central Lancashire Core Strategy and Policy G14 in the South Ribble Local Plan 2012-2026

13. **RELEVANT POLICY**

Central Lancashire Core Strategy

- 2 Infrastructure
- 3 Travel
- 9 Economic Growth and Employment
- 10 Employment Premises and Sites
- 15 Skills and Economic Inclusion
- 17 Design of New Buildings
- 21 Landscape Character Areas
- 22 Biodiversity and Geodiversity
- 27 Sustainable Resources and New Developments
- 29 Water Management
- 30 Air Quality

South Ribble Local Plan

E1 Allocation of Employment Land

G8 Green Infrastructure and Networks Future Provision

G12 Green Corridors/Green Wedges

G13 Trees, Woodlands and Development

G14 Unstable or Contaminated Land

G15 Derelict Land Reclamation

G16 Biodiversity and Nature Conservation

G17 Design Criteria for New Development

Informative Notes

1. The grant of planning permission does not entitle a developer to obstruct a right of way and any proposed stopping-up or diversion of a right of way should be the subject of an Order under the appropriate Act. The applicant should be advised to contact Lancashire County Council's Public Rights of Way section by email on PROW@lancashire.gov.uk, quoting the location, district and planning application number, to discuss their proposal before any development works begin.

2. The response from the LLFA does not cover highway drainage, matters pertaining to highway adoption (s38 Highways Act 1980) and/or off-site highway works (s278 Highways Act 1980). Should the applicant intend to install any sustainable drainage systems under or within close proximity to a public road network (existing or proposed), then they would need to separately discuss the use and suitability of those systems with the relevant highway authority.

The applicant is encouraged to discuss the suitability of any overland flow routes and/or flood water exceedance with the relevant highway authority should they have the potential to impact the public highway network and/or public highway drainage infrastructure (either existing or proposed).

3. If the applicant intends to offer wastewater assets forward for adoption by United Utilities, their proposed detailed design will be subject to a technical appraisal by our Developer Services team and must meet the requirements outlined in 'Sewerage Sector Guidance Appendix C - Design and Construction Guidance v2-2' dated 29 June 2022 or any subsequent iteration. This is important as drainage design can be a key determining factor of site levels and layout.

Acceptance of a drainage strategy does not infer that a detailed drainage design will meet the requirements for a successful adoption application. We strongly recommend that no construction commences until the detailed drainage design, has been assessed and accepted in writing by United Utilities. Any work carried out prior to the technical assessment being approved is done entirely at the developer's own risk and could be subject to change.

WATER AND WASTEWATER SERVICES

If the applicant intends to receive water and/or wastewater services from United Utilities, they should visit our website or contact the Developer Services team for advice. This includes seeking confirmation of the required metering arrangements for the proposed development.

If the proposed development site benefits from existing water and wastewater connections, the applicant should not assume that the arrangements will be suitable for the new proposal. In some circumstances we may require a compulsory meter is fitted. For detailed guidance on whether the development will require a compulsory meter please visit <https://www.unitedutilities.com/my-account/your-bill/our-household-charges-20212022/> and go to section 7.7 for compulsory metering.

If reinforcement of the water network is required to meet potential demand, this could be a significant project and the design and construction period should be accounted for.

To avoid any unnecessary costs and delays being incurred by the applicant or any subsequent developer, we strongly recommend the applicant seeks advice regarding water

and wastewater services, and metering arrangements, at the earliest opportunity. Please see 'Contacts' section below.

UNITED UTILITIES PROPERTY, ASSETS AND INFRASTRUCTURE

Water pipelines

United Utilities will not allow building over or in close proximity to a water main.

Wastewater pipelines

United Utilities will not allow a new building to be erected over or in close proximity to a public sewer or any other wastewater pipeline. This will only be reviewed in exceptional circumstances.

Nb. Proposals to extend domestic properties either above, or in close proximity to a public sewer will be reviewed on a case by case basis by either by a building control professional or following a direct application to United Utilities (see our website for further details).

Advice relating to both water and wastewater infrastructure

It is the applicant's responsibility to demonstrate the exact relationship between United Utilities' assets and the proposed development. Developer's should investigate the existence and the precise location of water and wastewater pipelines as soon as possible as this could significantly impact the preferred site layout and/or diversion of the asset(s) may be required. Where United Utilities' assets cross the proposed red line boundary, developers must contact our Developer Services team prior to commencing any works on site, including trial holes, groundworks or demolition.

Unless there is specific provision within the title of the property or an associated easement, any necessary disconnection or diversion of assets to accommodate development, will be at the applicant/developer's expense. In some circumstances, usually related to the size and nature of the assets impacted by proposals, developers may discover the cost of diversion is prohibitive in the context of their development scheme.

Any agreement to divert our underground assets will be subject to a diversion application, made directly to United Utilities. This is a separate matter to the determination of a planning application. We will not guarantee, or infer acceptance of a proposed diversion through the planning process (where diversion is indicated on submitted plans). In the event that a diversion application is submitted to United Utilities and subsequently rejected (either before or after the determination of a planning application), applicants should be aware that they may need to amend their proposed layout to accommodate United Utilities' assets.

Where United Utilities' assets exist, the level of cover to United Utilities pipelines and apparatus must not be compromised either during or after construction and there should be no additional load bearing capacity on pipelines without prior agreement from United Utilities. This would include earth movement and the transport and position of construction equipment and vehicles.

Any construction activities in the vicinity of United Utilities' assets, including any assets or infrastructure that may be located outside the applicant's red line boundary, must comply with national building and construction standards and where applicable, our 'Standard Conditions for Works Adjacent to Pipelines'. The applicant, and/or any subsequent developer should note that our 'Standard Conditions' guidance applies to any design and construction activities in close proximity to water pipelines and apparatus that are no longer in service, as well as pipelines and apparatus that are currently operational. A copy of this document is available on our website.

The applicant or developer should contact our Developer Services team for advice if their proposal is in the vicinity of water or wastewater pipelines and apparatus. It is their responsibility to ensure that United Utilities' required access is provided within their layout and that our

infrastructure is appropriately protected. The developer would be liable for the cost of any damage to United Utilities' assets resulting from their activity. Please see 'Contacts' section below.

CONTACTS

Website

For detailed guidance on water and wastewater services, including application forms and the opportunity to talk to the Developer Services team using the 'Live Chat' function, please visit:

<http://www.unitedutilities.com/builders-developers.aspx>

Email

For advice on water and wastewater services or to discuss proposals near to pipelines, email the Developer Services team as follows:

Water mains and water supply, including metering -

DeveloperServicesWater@uuplc.co.uk

Public sewers and drainage - WastewaterDeveloperServices@uuplc.co.uk Telephone - 0345 072 6067

Property Searches (for asset maps):

A number of providers offer a paid for mapping service including United Utilities. For more information, or to purchase a sewer and water plan from United Utilities, please visit <https://www.unitedutilities.com/property-searches/>

Water and sewer records can be viewed for free at our Warrington Head Office by calling 0370 751 0101. Appointments must be made in advance. Public sewer records can be viewed at local authority offices. Arrangements should be made directly with the local authority.

The position of the underground apparatus shown on asset maps is approximate only and is given in accordance with the best information currently available. United Utilities Water will not accept liability for any loss or damage caused by the actual position being different from those shown on the map.

4. It should be noted that Watercourse 1 (M6 to Stansfield Lane), which runs through the wider Lancashire Business Park development site, has recently been diverted from a Main River culvert to run through a new culvert and new open cut permanent channel. These alterations were dealt with as part of Flood Risk Activity Permit EPR/WB3959MM in accordance with the Proposed Attenuation Pond and Watercourse Diversion Details Option C drawing (reference: C5386-JPG-ZZ-ZZ-DR-D-1419-A5, revision: C01, dated: 30/03/2022) produced by JPG Group. This permit was granted on 24/06/2022.

The Main River map has not yet been updated to represent this watercourse diversion - it is expected that the old river course will no longer be designated as Main River whilst the new river course will be designated as Main River channel. This should be considered for any subsequent planning applications on the site. The new confluence with the River Lostock is approximately 300m downstream from the old culvert outlet.

The Flood Map for Planning has also not been updated to represent the watercourse diversion which presents an element of uncertainty to flood risk on the site. However, a Flood Risk Strategy (reference: 2021s0345, dated: 03/09/2021) and Flood Risk Review (reference: 2021s0345, dated: 25/06/2021) were produced by JBA Consulting prior to the undertaking of any culvert realignment works. These reports demonstrated that the permitted works would not increase flood risk; Environment Agency approved hydraulic modelling showed that the realigned culvert and open channel would improve the local floodplain connectivity by managing overland flow. The development of a more natural watercourse also offers significant ecological and environmental benefits. In order for the Environment Agency Flood Map for Planning to represent the new flood picture on site, the applicant should submit a challenge to the Flood Map.

As the applicant is applying for new development adjacent to Watercourse 1 Main River culvert, they should be aware that a new permit will be required for any works within 8 metres of this. In particular, no trees or shrubs may be planted, nor fences, buildings, pipelines (including outfalls) or any other structure erected.

The Environmental Permitting (England and Wales) Regulations 2016 may require a permit to be obtained for any activities which will take place:

- o on or within 8 metres of a main river (16 metres if tidal)

- o on or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal)

- o on or within 16 metres of a sea defence

- o involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert

o in the floodplain of a main river if the activity could affect flood flow or storage and potential impacts are not controlled by a planning permission

For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> or contact our National Customer Contact Centre on 03708 506 506. The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

Proximity to Existing Industry Regulated by the EA - Advice to LPA and applicant