

Application Number

07/2016/1407/FUL

ITEM 7

Address

Heatherfield Works
Church Lane
Farington Moss
Leyland
PR26 6RD

Applicant

Whitfire Shavings and Sawdust Supplies Limited

Agent

Acland Bracewell Surveyors Ltd
The Barrons
Church Road
Tarleton
Preston
PR4 6UP

Development

Demolition of fire damaged building and replacement with 2 No. portal framed buildings together with 15 No. car parking spaces, 2 No. disabled spaces, parking for HGV's and associated landscaping works. Erection of 5 No. 10m high floodlighting columns and wall mounted floodlighting to site buildings

Officer Recommendation

Approval with Conditions

Officer Name

Mrs Catherine Lewis

Date application valid

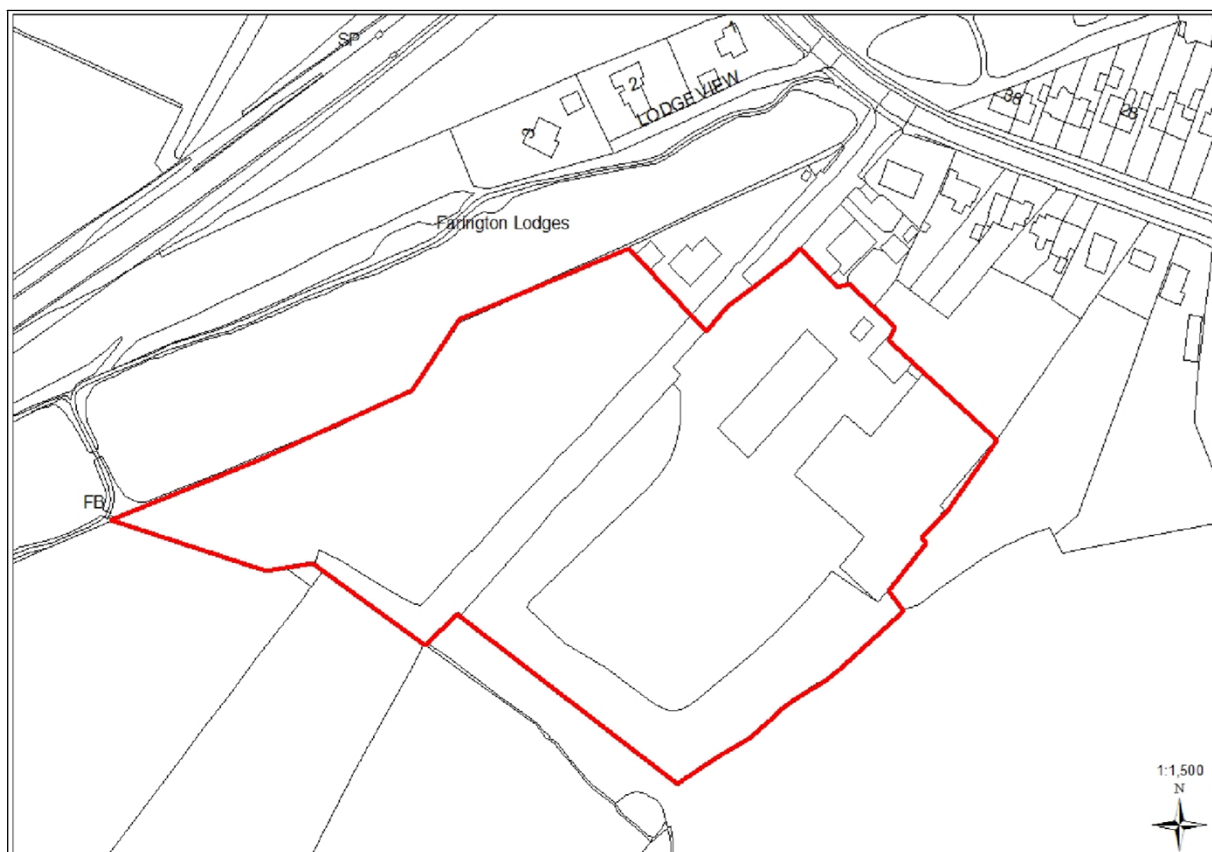
06.02.2017

Target Determination Date

08.05.2017

Extension of Time

N/A



1.0 Report Summary

1.1 Whitfires Shaving and Sawdust Suppliers Limited has been in operation since the mid 1930's and refines, compresses, packages and then bags wood shavings and sawdust. Following extensive fire damage in June 2016 the application seeks to demolish the existing buildings and construct two purpose built buildings to the south west of the site in land designed under Policy G3 Safeguarded Land. The applicant has considered and discounted relocating the business due to lack of suitable land and premises to meet their needs.

1.2 The redevelopment of the site would occur in two phases which would enable the applicant to start imminently on the construction of the replacement of the most fire damaged building. To address previous and ongoing issues of dust, noise and smoke the Environmental Health section have requested stringent conditions with regard to the construction and design of the proposed buildings.

1.3 The application is recommended for approval subject to the conditions set out at the back of the report.

2.0 Site and Surrounding Area

2.1 Whitfires Shaving and Sawdust Suppliers Limited has been in operation since the mid 1930's and refines, compresses, packages and then bags wood shavings and sawdust.

2.2 The application site is located approximately 4.5 miles south west of Preston to the southwest of Church Lane, Farrington Moss. Extending approximately 3.3 hectares the site comprises a range of industrial buildings of various sizes, design and appearance and includes office buildings, an open storage yard and land used as part of the business.

2.3 Currently truckloads of unrefined wood, sawdust and off cuts from other wood manufacturing businesses are brought into the site. A number of industrial processes take place and include:

- Within the building known as Units G-H on the approved site layout plan associated with planning permission ref 07/2012/0187/FUL raw timber is reduced mechanically to unrefined wood shavings.
- Unrefined sawdust is brought to site for processing. The unrefined wood shavings are then transferred to Units A-F on the approved site layout plan compressed, packaged and bagged to be distributed by the applicants own vehicle's to various agricultural enterprises to be used as livestock bedding.

2.4 The use of the product includes livestock bedding on agricultural holdings.

2.5 The site has an historical use and following planning permission 07/2012/0187 condition no 4 was imposed to restrict the hours of operation for the two buildings and states:

That the extensions hereby approved to Units G-H and A-F, as shown on the approved site layout plan (drawing no. PR12-0232/Site/01 Rev. A), shall only be operational between the hours of 07.00 and 18.00 on weekdays, 08.00 and 13.00 on Saturdays, and not at all on Sundays and Bank Holidays. Outside of these hours only maintenance and cleaning of the machinery shall be permitted.

2.6 However there are occasional times when freak weather conditions or long periods of rain leads to urgent orders which results in weekday work beyond 18.00 and on weekends. Vehicles delivering to or from the site also enter / depart the site beyond the core hours of operation.

2.7 To the north of the site are the rear garden areas of the residential properties on Church Lane. To the west is the internal access road, a residential property known as "The Bungalow" with Farrington Lakes beyond. Open countryside exists to the south and east. A ribbon of

residential properties are present to the north of the site with 6 of the adjacent residential properties being in the ownership of the applicant and his family.

2.8 The application relates to two detached existing industrial sheds within the 0.8 hectare Whitfire Shaving & Sawdust Supplies Ltd. site on Green Lane, off Church Lane, in Farington Moss. A small number (approximately 5) of other smaller industrial buildings / site offices are present within the site which are clustered relatively close together. A ribbon of residential properties are present to the north of the site with 6 of the adjacent residential properties being in the ownership of the applicant and his family.

2.9 Part of the application site is designated as B1 Existing Built- Up Areas and Open land, designated as G3: Safeguarded Land in the South Ribble Local Plan, is present beyond the southern/ south-western boundaries of the application site.

3.0 Planning History

3.1 The site is an established B2 (General industrial) Use and benefits from several historic planning permissions which are summarised as follows:

07/2012/0633/DIS Application to discharge conditions Nos 2 (materials), 3 (materials/noise) and 6 (interlock doors) of planning permission 07/2012/0187/FUL.

07/2012/0187/FUL Extensions to units A-F creating machinery and tipping platform enclosure and vehicle cleaning area and extension to units G-H

07/2008/0743/FUL Part retrospective for increase in height to existing unit H and enclosure of existing Unit F with metal profile cladding to roof and side elevations

07/2001/0100 Erection of storage building

07/1997/0194 Two storey extension to side and rear.

07/1997/0139 Two storey side extension.

07/1996/0410 Erection of a Building for the Storage of Bulk Wood Shavings.

07/1989/0315 Erection of building for storage and loading of wood shavings.

4.0 Proposal

4.1 Planning permission is sought for the following aspects:

4.2 Construction of 2 replacement portal frame buildings:

Building one measures 30.4m (deep) x 97.5m (width) with a maximum height to the ridge of 20.9m (tower) although the majority of the building would be 13.6m in height. This building would be constructed as part of Phase 1 and would be located running parallel along the southern boundary of the application site. Designed with a central bay that has higher roof line to enable the tipping process to continue the building would be used to house the bulk shavings and bagging areas.

Building two measures 19m- to 23 m in depth x 48.5 m in length and 12.6m in height with a stack of 15m. Located running parallel along the eastern boundary of the application site this building contains machinery to turn timber into saw dust and would house the biomass boiler. Lighting: 5 no.10metre high lighting columns with lighting on the building. Parking: Provision is made for HGV parking within the site together with 15 car park spaces and 2 disabled spaces.

Landscaping is proposed to some of the site boundaries together with the yard area to be concreted.

5.0 Summary of Supporting Documents

5.1 Several supporting documentations accompany the planning application including:

- Planning Statement
- Transport Statement
- Noise Assessment
- Flood Risk Assessment and Drainage Strategy
- Extended Phase 1 Habitat Survey
- Japanese Knotweed Management Plan.
- Landscape and Visual Impact Assessment
- Lighting assessment

6.0 Summary of Publicity

6.1 An advert was posted in the newspaper; five site notices were posted around the surrounding area and 53 letters were sent to neighbouring properties.

6.2 Initially 8 letters of representation were received which have been summarised below:

6.3 Letters of objection

6.4. Seven letters of objection which raise the following points:

6.5 There have been major problems before the fire at the site with regard to the following:

- Sawdust falling everywhere
- Loud whining noise from the wood shaving saw which operates 07:00 to 18:00
- Cannot open windows due to burning wood smell, smoke and sawdust
- Cannot put any washing out because of sawdust and smoke
- Whitfires operates late in the evening beyond opening hours
- Health concerns about asthma and other breathing issues which restrict children playing outside.
- External wood chippers in the yard operating.
- Trucks leaving the site at night cause disturbance.
- The business should not operate at the weekend.
- The current site should be developed for housing and Whitfire Shavings moved to a more suitable location.
- If all the buildings were moved to their proposed location in a set time period the factory do not increase production, the yard is screened and the hours of use are reviewed no objection would be raised.
- Concern that as the factory has expanded and increased output in the past, the proposal would make the situation worse.
- Planning restrictions should be real, easily monitored, easily enforceable and enforcement to protect residents is essential.
- Concern about the proposed 10m high floodlights, and associated light pollution
- Noise from the HGV's starting up early in the morning is an issue
- Emissions from the chimney and possible pollution of the surrounding nature reserve is a concern.
- The plans look promising as the huge fire damaged building is an eyesore but concern that there would be four chimneys instead of 1.
- Noise, drainage and screening appear to have been carefully considered and which should not have any effect on the future of the adjacent land.
- Right of access via Green Lane exists for one adjacent land owner and provided that this access is clear do not object to the application.
- Concern from residents on Lodge Lane that the proposals are moving towards their properties.
- Concern that the business is already flouting regulations and controls.
- A suggestion has been made that mock trees are painted on the buildings to camouflage them

6.6 Letters of Support

6.7 One letter in support which states that the scheme is fully supported.

6.8 Following the submission of revised plans and additional information five site notices were posted and 53 letters were sent to neighbouring properties. An update will be provided at the meeting if any other letters are received.

7.0 Consultee Response

LCC Highways No objection the proposed access and parking arrangements are acceptable and the development should have a negligible impact on highway safety and highway capacity in the immediate vicinity of the site.

LCC LLFA Flooding No objection subject to the imposition controlling the lifetime management and maintenance plan for the surface water.

United Utilities: Comments will be reported

Environmental Health (South Ribble) Initially concern was raised about the lack of detail of the construction of the buildings to ensure that the proposals would not have an adverse impact upon the amenities of the residential properties in terms of noise and dust. The applicant has provided further information to address these concerns which in principle are acceptable subject to conditions as set out at the end of the report.

Ecology: Although the site is close to a number of waterbodies providing that precautions (Reasonable Avoidance Measures) are adopted and controlled by a condition it is concluded that no harm to amphibians will be caused by the development. As part of biodiversity measures further native tree planting should be provided. A bat survey is not required due to the extent of the fire damage.

Environment Agency: No comment to make

Health and Safety Executive: No comment to make

Arboculturalist (South Ribble): Comments will be reported

8.0 Policy Background

The **NPPF**, at paragraph 14, provides a presumption in favour of sustainable development *“which should be seen as a golden thread running through both plan-making and decisiontaking”* and specifies the three dimensions to sustainable development as being economic, social and environmental.

Central Lancashire Core Strategy

Policy 10 of the Core Strategy, which is entitled ‘Employment Premises and Sites’, promotes sites of employment subject to the appropriateness of the use and that there would be no unacceptable impact on amenity.

Policy 17 of the Core Strategy, which is entitled ‘Design of New Buildings’, requires an assessment to be made of the design of new buildings to ensure that they are in character with the surroundings and will not adversely affect neighbours.

Policy 29: Water Management Aims to improve water quality water management and reduce the risk of flooding. New development is encouraged to adopt Sustainable Drainage Systems.

South Ribble Local Plan

Policy B1: Existing Built-Up Areas which states – “Within the existing built-up areas, as defined on the Policies Map, proposals for the re-use of undeveloped and unused land and buildings, or for redevelopment, will be permitted provided that the development:

- a) Complies with the requirements for access, parking and services, as set out else wherein this Plan;
- b) Is in keeping with the character and appearance of the area; and
- c) Will not adversely affect the amenities of nearby residents”.

Policy G3: Safeguarded Land for Future Development- Land remains safe and not designated for any specific purposes.

Policy G13: Trees Woodland and Development Seeks to protect existing trees woodlands and hedgerows

Policy G16: Biodiversity and Nature Conservation Seeks to protect, conserve and enhance the Boroughs biodiversity and ecological network.

Policy G17: Design Criteria for New Development seeks to ensure development proposals do not have a detrimental impact on existing buildings or on the street scene; does not have a detrimental impact on landscape features such as mature trees, hedgerows, ponds and watercourses; does not prejudice highway safety, pedestrian safety or the free flow of traffic and provide the required number of off-street car parking spaces to the standards set out in **Policy F1**.

9.0 Material Considerations

9.1 Local Plan Allocation

9.2 The application site is allocated on the Policies Map which accompanies the South Ribble Local Plans as falling within Policy B1 Existing Built up areas and Policy G3 Safeguarded Land.

9.3 The site where the buildings are located has an established B2 (General Industrial) Use which has been in operation since the 1930's and this area is subject to Policy B1 which provides for development subject to certain criteria being met. Therefore, the use of this land has been established. Due to the recent fire, there is an opportunity to provide purpose built industrial units and rationalise the business operations so that the impact of the development on the adjoining neighbours is mitigated. On that basis, the application provides for the industrial buildings to be located on an area currently used for storage and vehicular parking but which is subject to Policy G3 Safeguarded land. The applicant has submitted information to justify the proposal.

9.4 The applicant states that the whole of the westerly area of the Safeguard Land is within the applicant's ownership- as such the comprehensive development of the site to the east is unlikely to be prejudiced. The applicant argues that as the land is already used in conjunction with the business the policy designation should not preclude the use of the land as part of this application. However, to formally demonstrate this aspect the applicant would have to apply for a Certificate of Lawful Use.

9.5 Concern has been expressed that this type of use should be located on an industrial estate rather than the current location which is adjacent residential properties and the open countryside. To address these points the applicant has provided additional information to demonstrate the sequential approach that has been undertaken.

9.6 The fire in June 2016 caused substantial damage to several buildings which are no longer fit for purpose. Following the fire three options were identified:

- Redevelop the site as existing
- Redevelop the site and relocate some of the buildings.
- Consider an alternative premise within South Ribble.

9.7 Additional information has been requested from the applicant to demonstrate that there are no alternative sites within South Ribble. A key site that was identified by the applicant earlier on in the process was the former Global Renewables unit at Sustainability Way Leyland. Being near to Whitfires yet further away from residential properties the applicant contacted LCC who advised at the time that the site was being mothballed. More recently (March 2017) the applicant has gone back to LCC to check the status of the former unit and has been advised that LCC are currently considering to utilise the facilities for other forms of waste treatment, but operating a much simpler process. Due to trials being conducted LCC are unclear if there would be any surplus land and buildings, although present thinking is that the former Global Renewables Site would be fully utilised again.

9.8 Other sites including Redscar have been discounted as being too far away from the current operations. On that basis, the applicant focussed upon the existing site.

9.9 It is acknowledged that the site due to its historical use has developed and expanded incrementally. Planning permission has been sought and granted to address residential amenity issues whilst supporting the adaption and growth of the successful business. Consideration has been given to repairing the existing buildings which would mean that the business would function as previously and it is acknowledged that complaints from the surrounding residential properties about noise and dust from the site have been raised with the Environmental Health Department.

However, the fire has provided an opportunity for the applicant to take a more holistic approach to the development of the site. The potential to provide for two purpose built units albeit within the Safeguarded Land would reduce the impact of the business upon the adjacent residential properties and as such is a material consideration. Further, the applicant has stated that if planning permission is not granted there is a real possibility that the business could not continue and that there is the potential of the loss of local employment opportunities. National policy, states that the Government is committed to securing economic growth to create jobs and prosperity (Paragraph 18 of the Framework).

On balance the principle of the proposed units within the safeguarded land is supported. The details of the scale and appearance, highway safety, ecology, etc will now be assessed.

9.10 Compliance with Other Policies

9.11 Suitability of Access

9.12 The applicant has provided a Transport Assessment which examined: the existing site and local highway network; reviewed the road safety records; considered the traffic impact of the proposed development on the existing highway network and assessed the proposed internal site layout for the movement of large vehicles. The Report concludes that as there would be no significant increase in the industrial floor space at the site as a result of the replacement buildings there would be no increase in traffic generation at the site. Further, the turning areas for the large vehicles would be improved with the proposed concrete surfacing.

9.13 The application provides for 16 car park spaces and two disabled spaces to the north west of the site. There are a further eight dedicated lorry spaces to the middle of the site.

9.14 LCC Highways has raised no objection to the HGV movements or with the vehicles exiting the site heading either North or South. It is therefore considered that the suitability of the access and parking arrangements are acceptable subject to a condition controlling concrete paving to the yard area.

9.15 Relationship to Neighbours

9.16 The application site is to the rear (south) of a ribbon of two-storey traditional residential properties on Church Lane. These residential properties are a mixture of detached and semi-detached properties with driveways between the properties. A minimum distance of 135m would be present between the proposed building no 2 to the nearest property on Church Lane. This standoff would provide a further 35m than currently exists. A minimum distance of 200m would be present between the proposed building no1 to the nearest property on Lodge Lane. The location of the proposed buildings would also be further way from the three residential properties on Lodge View than currently exists by approximately 25m.

9.17 It is considered that these distances are considered to be sufficient to prevent the proposed buildings from unduly impacting upon the amenities of nearby residents in terms of overshadowing/over dominance. The proposal is therefore considered acceptable and meets the aims of Policy G17 of the South Ribble Local Plan.

9.18 Impact on Character of Area

9.19 The applicant has provided a Landscape and Visual Assessment which summarises the main changes to the visual appearance as:

- The main production building would be longer and would be more regimented.
- The central tower maintains the tall focal point of the existing building but is comparatively slim in profile.
- The mounding which is an artificial feature would be removed to provide a level ground for the building.
- A laurel hedge planted as a windbreak would be removed together with a small area of self-generated willow/poplar scrub.

9.20 The report concludes that overall the appearance would be less industrial and that the magnitude of changes introduced would generally be low. As such the overall impact is considered as a minor effect of an adverse nature. However, this is balanced by the beneficial effect of removing the existing structure which is more industrial in its appearance. This is considered to be of a high or medium benefit in views from the residential areas to the east.

9.21 It is acknowledged that the proposal by virtue of its height and scale would have an impact upon the landscape and would be visible to the surrounding residential properties on all sides. However, there would be a small decrease in the overall height from the existing development. The impact of the scale and design upon the residential amenities of the properties on Church Lane would be less and although the building would be closer to the properties on Lodge Lane there is an existing wooded area that would provide some mitigation. The applicant has advised that further landscaping planting to the existing hedges to the perimeter of the site would be undertaken.

9.22 A condition requiring the agreement on a muted colour for the proposed cladding, is considered sufficient so as to prevent the proposal having a detrimental impact on the streetscene or the character of the area.

9.23 On balance and subject to conditions controlling the additional planting and the colour of the cladding, the proposals are considered acceptable.

9.24 Noise and Disturbance

9.25 The application has been submitted following extensive discussions with Environmental Health as there have been previous statutory abatement notices served on the site under the Environmental Health legislation. Amended plans and additional information has been submitted which in principle addresses issues raised by Environmental Health in relation to the design of the scheme.

9.26 As the proposed development would lead to a reduction in noise emissions and dust particles leaving the site, Environmental Health have raised no objections in principle to the proposal subject to conditions detailed at the end of this report.

9.27 Lighting

9.28 The applicant has submitted a lighting strategy which advises amongst other things that the external lighting is required to:

- Allow the road ways and pedestrian areas to be lit in periods of darkness (via photocell/time lock controls) to provide safe passage.
- The lighting would enhance security to the site together with the installation of CCTV cameras.

9.29 The lighting scheme as set out in the Design and Access Statement dated December 2016 advises that the scheme would include 5 No. 10 metre high lighting columns with 11 floodlights mounted on the new buildings. The Environmental Health department has assessed the lighting scheme and advised that the scheme is acceptable. A condition controlling the hours of illumination is proposed.

9.30 Ecology

9.31 The application is accompanied by an Extended Phase 1 Habitat Survey. Ecology Services has advised that due to the extent of the fire damage bat surveys are not required. As there are no ponds on the site a precautionary approach to Great Crested Newts/Amphibians is required. Further native tree/hedge planting is recommended as part of biodiversity enhancement. Subject to conditions controlling these aspects the proposal meets the aims of Policy G16- Biodiversity and Nature Conservation.

9.32 Flood Risk and Drainage

9.33 A Flood Risk Assessment and Drainage Strategy accompanies the application. The report concludes that the site is located within Flood Risk Zone 1 according to the Environment Agencies Flood Map. Flood Risk Management measures would be put into place to ensure that the risk of flooding to areas downstream of the site is not increased as a result of the development. Such measures would include Sustainable Drainage Systems. Lancashire County Council as Local Lead Flood Authority has raised no objection subject to a condition controlling details of the surface water lifetime management and maintenance plan.

9.34 Other Matters:

9.35 Extensive consultation has been undertaken and the majority of the responses raise issues that have occurred with the site in the past. The site is subject to an Environmental Permit which is monitored through South Ribble's Environmental Health Department and as such controls issues of dust. Noise too, can be monitored through statutory legislation which is overseen by Environmental Health. It is acknowledged that there have been ongoing issues with the site and proposed development in 2012 sought to address these concerns. The recent fire damage has increased the issues of noise and dust as the site has tried to continue to operate. An Enforcement Notice has been served on the applicant in response to these latest complaints.

9.36 The NPPF makes clear that the planning process should focus on whether the development itself is an acceptable use of land and the impact of the use rather than the control of processes or emissions themselves where these are subject to approval under pollution control regimes (paragraph 122). The planning department works closely with the Environmental Health department and in this case the opportunity to ensure that some of the issues that have impacted upon the residents in the past can be mitigated through a revised location is supported. Furthermore, the opportunity to construct purpose built units would provide for further mitigation measures ensuring additional controls to those included in 2012 are incorporated into the design.

10 CONCLUSION

10.1 Whitfires is an important local family business employing approximately 45 people which has a longstanding historic use at Church Lane. The proposal is considered to be acceptable in principle. The applicant has provided information that demonstrates other sites have been considered and discounted to justify in this case, the development of safeguarded land.

10.2 It is acknowledged that the operations on the site cause concern to the local residents. The damage caused by the fire provides the opportunity to construct state of the art, purpose built buildings which would through the imposition of conditions address these concerns and would make a significant improvement to the quality of life of the residents.

10.3 Although the building would be closer to the residents on Lodge Lane, a sufficient distance would be present to neighbours to prevent the proposal from having an undue impact on the amenities of residential properties. Given the opportunity to address residential amenity issues through the redevelopment of the site, the location of the proposed buildings would not have an adverse impact on the character and appearance of the area.

10.4 Therefore, the redevelopment of the site through a phased approach would have a positive effect. The proposed development complies with the National Planning Policy Framework and the development plan in particular, Policies B1, G3, G13, G16 and G17 of the South Ribble Local Plan and is therefore recommended for approval, subject to the imposition of conditions.

RECOMMENDATION:

Approval with Conditions.

RECOMMENDED CONDITIONS:

1. Work on the construction of building 1 shall commence within 3 months from the date of this planning permission, and all works shall be completed within 18 months of the date of commencement. All abatement/control systems detailed with the application and agreed with the local planning authority as part of this planning permission shall be implemented and fully operational.

REASON: To ensure that the operations on the site protect the amenities of the local residents and to comply with the Pollution Prevention and Control Act 1999 the Environmental Permitting (England and Wales) Regulations 2016 and the aims of Policy 17 of the Core Strategy.

2. Work on the construction of Building 2 shall commence no longer than 1 year after the date of this planning permission and shall be completed within 12 months of the start date, including all abatement/control and transfer systems.

REASON: To ensure that the operations on the site protect the amenities of the local residents and to comply with the Pollution Prevention and Control Act 1999 the Environmental Permitting (England and Wales) Regulations 2016 and the aims of Policy 17 of the Core Strategy.

3. The existing buildings on site which are to be demolished shall be demolished within 1 month of Building 1 being completed, and in the case of building G-H as detailed on Drawing no 101 P 01 entitled "Redevelopment of Production Facilities, Church Lane" the existing stack, within 3 months of building 2 being completed. Within 3 months of the date of this permission a scheme and programme of works detailing the demolition methodology and dust suppression shall be submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented during the demolition process.

REASON: To safeguard the amenities of neighbouring properties and to accord with Policy G17 of the South Ribble Local Plan.

4. Following the demolition of the existing fire damaged buildings suitable scaffolding and access points to the existing stack shall be made to allow testing of the emissions from the stack and its structural stability.

REASON: To safeguard the amenities of neighbouring properties and to accord with Policy G17 of the South Ribble Local Plan.

5. Prior to the first use of Building 1, the full specifications for the negative pressure system, including all calculations undertaken, specification for the filter system, shall be submitted and approved in writing by the local planning authority. The buildings shall not be operated until the implementation of these systems.

REASON: To safeguard the amenities of neighbouring properties and to accord with Policy G17 of the South Ribble Local Plan.

6. Prior to the first use of any extraction/filtration or negative pressure system an assessment of the sound emissions from said systems shall be made and submitted in writing for approval to the local planning authority.

REASON: To safeguard the amenities of neighbouring properties and to accord with Policy G17 of the South Ribble Local Plan.

7. Prior to the commencement of any works on building two full design details of the extraction/filtration equipment for this building shall be submitted to and approved by the local planning authority. These details shall include the full calculations for the negative pressure system, the filtration system and its capability and an assessment of the sound emissions from the plant and any external fans/motors.

REASON: To safeguard the amenities of neighbouring properties and to accord with Policy G17 of the South Ribble Local Plan.

8. Prior to the commencement of works on building 2, full details of the mist curtains to be used shall be submitted and approved by the local planning authority. Once agreed the mist curtains shall be installed and operated in accordance with the agreed specifications.

REASON: To safeguard the amenities of neighbouring properties and to accord with Policy G17 of the South Ribble Local Plan.

9. Prior to the first use of building 1, full details of the mist curtains to be used shall be submitted for approval by the local planning authority. Once approved the agreed mist curtains shall be installed and operated in accordance with the agreed specifications.

REASON: To safeguard the amenities of neighbouring properties and to accord with Policy G17 of the South Ribble Local Plan.

10. Prior to the commencement of works on building 2 a stack height calculation shall be submitted to and approved in writing by the local planning authority. The stack shall then be erected to the height approved before the building is brought into use.

REASON: To safeguard the amenities of neighbouring properties and to accord with Policy G17 of the South Ribble Local Plan.

11. As part of the construction of building 2, access to the stack shall be made available to allow sampling of the emissions from the stack. The access shall be designed to meet the requirements set out in the Environment Agency's TGN M1 document 'Sampling Requirements for Stack Emission Monitoring', and the Source Testing Association (STA) booklet 'Risk Assessment Guide: Industrial-emission monitoring'.

REASON: To safeguard the amenities of neighbouring properties and to accord with Policy G17 of the South Ribble Local Plan.

12. Processing or storage of material shall be undertaken inside enclosed process buildings (building 1 & 2). The only exception to this is the storage of intact virgin logs and packaged sealed material. A scheme and programme for the storage of virgin logs and packaged sealed materials shall be submitted to and approved in writing by the local planning authority within six months of the date of this permission. The scheme and programme shall include the location and maximum height of the stock piled materials.

REASON: To safeguard the amenities of neighbouring properties and to accord with Policy G17 of the South Ribble Local Plan.

13. No vehicle repair or pallet repair operations shall be undertaken outside of the buildings on the site.
REASON: To safeguard the amenities of neighbouring properties and to accord with Policy G17 of the South Ribble Local Plan.
14. The processing of materials within Buildings 1 and 2 shall only be undertaken with all dust abatement measures operational as identified in the submitted application details and controlled through conditions 6, 7, 8, 9, 10 and 14.
REASON: To safeguard the amenities of neighbouring properties and to accord with Policy G17 of the South Ribble Local Plan.
15. A suitable and sufficient dust suppression system shall be installed to the external areas of the site. The dust suppression system shall be capable of covering the entire site to minimise dust emissions. The system shall be installed and working prior to first use of building 1.
REASON: To safeguard the amenities of neighbouring properties and to accord with Policy G17 of the South Ribble Local Plan.
16. There shall be no burning of waste material or vegetation on site.
REASON: To safeguard the amenities of neighbouring properties and to accord with Policy G17 of the South Ribble Local Plan.
17. Prior to the commencement of any works on site a Dust Management Plan associated with the construction phases shall be submitted, for written approval, to the local planning authority. The Dust Management Plan shall identify all areas of the site and site operations where dust may be generated and further identify control measures to ensure dust and soil does not travel beyond the site boundary. The Dust Management Plan shall consist of a suitable risk assessment in line with national guidance.
Once agreed the identified control measures shall be implemented and maintained throughout the duration of the site preparation and construction phase of the development.
REASON: To safeguard the amenities of neighbouring properties and to accord with Policy G17 of the South Ribble Local Plan.
18. A wheel wash shall be installed and used at the entrance of the site by all vehicles leaving the site to prevent the transfer of debris onto the public highway, during site preparation and the construction phases of the development. Prior to the commencement of any works on site details of the wheel wash and its location shall be submitted to the local planning authority for written approval. The details shall include the following aspects:
- Location,
 - Type of wheel wash
 - Water source
 - Prevention and treatment of water run off
 - Management of the use of the wheel wash
 - If road sweepers are to be used - the company providing the road sweeper, response times, criteria to be followed for calling the road sweeper.
- In the interests of residential amenity and to comply with G17 of the South Ribble Local Plan
19. No development shall commence until details of an appropriate management and maintenance plan for the sustainable drainage system for the lifetime of the development have been submitted which, as a minimum, shall include:
- a) The arrangements for adoption by an appropriate public body or statutory undertaker, management and maintenance by a Residents' Management Company
 - b) Arrangements concerning appropriate funding mechanisms for its on-going maintenance of all elements of the sustainable drainage system (including mechanical components) and will include elements such as:
 - i) on-going inspections relating to performance and asset condition assessments
 - ii) operation costs for regular maintenance, remedial works and irregular

maintenance caused by less sustainable limited life assets or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime;

- c) Means of access for maintenance and easements where applicable.

The plan shall be implemented in accordance with the approved details prior to first occupation of any of the approved dwellings, or completion of the development, whichever is the sooner. Thereafter the sustainable drainage system shall be managed and maintained in accordance with the approved details.

REASONS

1. To ensure that appropriate and sufficient funding and maintenance mechanisms are put in place for the lifetime of the development
2. To reduce the flood risk to the development as a result of inadequate maintenance
3. To identify the responsible organisation/body/company/undertaker for the sustainable drainage system.

20. The following measures are required to ensure protection of Great Crested Newts or other amphibians:

- All excavations on site should be covered at night or a ramp should be provided to allow amphibians to exit excavations. All excavations should be checked for amphibians each morning prior to the re-commencement of any works.
- All exposed new pipework and drains should be capped at night so as to avoid trapping amphibians.
- All excavated materials/waste should be stored in skips or similar and not on the ground where it could be used as a refuge/resting area by amphibians. Alternatively all waste should be removed from site daily.
- All stored building materials that might be used as temporary resting places by amphibians should be stored off the ground on pallets or similar.
- If Great Crested Newts (GCN) are found at any time during works, then works should cease immediately and advice sought from a suitably qualified GCN ecologist.

REASON: To ensure that adequate provision is made for these protected species in accordance with Policy G16 in the South Ribble Local Plan 2012-2026

21. That the recommendations contained in the document entitled "Japanese Knotweed Management Plan dated Nov 2016 are implemented in full.

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.

22. That no work shall commence until satisfactory details of the colour and texture of the cladding and roofing materials to be used have been submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of visual amenity and to conform with Policy G17 of the South Ribble Local Plan.

23. That the development hereby approved shall only be operational between the hours of 07.00 and 18.00 on weekdays, 08.00 and 13.00 on Saturdays, and not at all on Sundays and Bank Holidays. Outside of these hours maintenance and cleaning of the machinery shall only be permitted to 23:00 Monday to Saturday and not at all on Bank Holidays.

REASON: To safeguard the amenities of neighbouring properties and to accord with Policy G17 of the South Ribble Local Plan

24. That the Floodlights as set on Drawing Number 100 P01 entitled "Masterplan" hereby approved shall only be operational between the hours of 07.00 and 18.00 on weekdays, 08.00 and 13.00 on Saturdays, and not at all on Sundays and Bank Holidays.

REASON: To safeguard the amenities of neighbouring properties and to accord with Policy G17 of the South Ribble Local Plan.

25. Within six months of the date of this decision notice details of the landscaping of the site including, wherever possible, the retention of existing trees and hedges have been submitted to, and approved in writing by, the Local Planning Authority. The approved scheme shall be implemented in the first planting season following completion of the development, or first occupation/use, whichever is the soonest. The approved scheme shall be maintained by the applicant or their successors in title thereafter for a period of 5 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub which is removed, becomes seriously damaged, seriously diseased or dies, by the same species or different species, and shall be agreed in writing by the Local Planning Authority. The replacement tree or shrub must be of similar size to that originally planted.

Details submitted shall be compliant with 'BS 5837 2012 - Trees in Relation to Design, Demolition and Construction - Recommendations' and shall include details of trees and hedges to be retained or removed, root protection zones, barrier fencing, and a method statement for all works in proximity to those trees or hedges to be retained during the development and construction period. Details shall also indicate the types and numbers of trees and shrubs, their distribution on site, those areas seeded, turfed, paved or hard landscaped, including details of any changes of level or landform and the types and details of all fencing and screening.

REASON: In the interests of the amenity of the area in accordance with Policy 17 in the Central Lancashire Core Strategy and Policy G8 in the South Ribble Local Plan 2012-2026

26. That the development hereby permitted shall be carried out in accordance with the submitted approved plans :
Location Plan entitled Whitfires
Drawing Number 100 P01 entitled Masterplan.
Drawing Number P5878- 01 Rev A entitled Plans and Elevations
Drawing Number P5947- 01 Rev A entitled Stack Details
Drawing Number 16.543-105 Rev A March 2017 entitled Indicative Internal Layout.
REASON: For the avoidance of doubt and to ensure a satisfactory standard of development.

RELEVANT POLICY

NPPF National Planning Policy Framework

10 Employment Premises and Sites (Core Strategy Policy)

17 Design of New Buildings (Core Strategy Policy)

POLB1 Existing Built-Up Areas

OLG3 Safeguarded Land for Future Development

POLG13 Trees, Woodlands and Development

POLG16 Biodiversity and Nature Conservation

POLG17 Design Criteria for New Development

Note:

1. The applicant should obtain Land Drainage Consent from Lancashire County Council before starting any works on site. Information on the application process and relevant forms can be found here:
<http://new.lancashire.gov.uk/roads-parking-and-travel/roads/flooding/alterations-to-awatercourse.aspx>
2. Pollution prevention guidance can be found on the Environment Agency's website:
<https://www.gov.uk/government/collections/pollution-prevention-guidance-ppg>
3. Pollution Prevention to Ordinary Watercourse
Even if the applicant is not intending to discharge or carry out any works to an ordinary watercourse(s) Dirkets Brook they should contact the Lead Local Flood Authority on 0300-123-6780 or highways@lancashire.gov.uk to discuss the proposals to ensure that the development will not result in a negative impact of the water quality or ecology of the watercourse.