

Application Number 07/2019/2044/FUL

Address Storage Land and Premise
Tomlinson Road
Leyland
Lancashire

Applicant Clive Hurt (Plant Hire) Ltd

Agent MCK Associates
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48 Watling Street Road
Fulwood
Preston
PR2 8BP

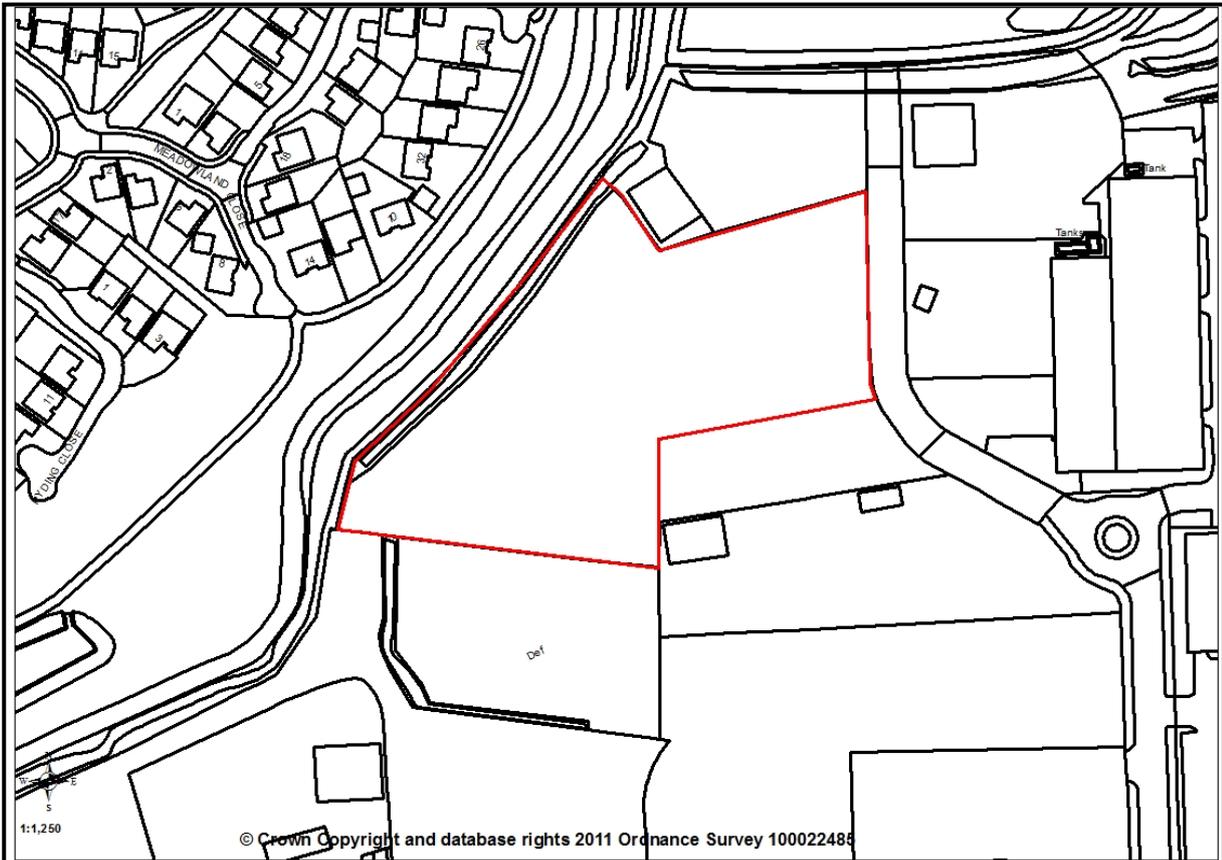
Development Erection of 8no. single storey industrial units
(classes B1,B2, and B8) with associated access
road and car parking

Officer Recommendation Approval with Conditions

Officer Name Mrs Janice Crook

Date application valid 05.03.2019
Target Determination Date 04.06.2019
Extension of Time 23.08.2019

Location Plan



1. Report Summary

1.1. The application proposes the development of a site within the Tomlinson Road Industrial Estate. Part of the site is currently used for external storage and the proposal is for 8 new industrial units with associated parking, servicing and manoeuvring areas. The site is accessed off Tomlinson Road which in turn is accessed off Golden Hill Lane. As Golden Hill Lane is part of an Air Quality Management Area, consideration has been given to the impact of the additional traffic the proposal will introduce and measures to mitigate those impacts. Therefore an Air Quality Assessment will be secured by condition. Mitigation measures can also be secured by condition and can include the promotion of cycling, public transport and walking together with the provision of Electric Vehicle Recharge Points and cycle storage and the submission of a Travel Plan.

1.2. Consideration has also been given to the potential to impact on neighbouring residents on the opposite side of the River Lostock in terms of noise and disturbance. As the proposal will provide for internal business use rather than external storage, it is considered this will be to the benefit of neighbouring residents, particularly as a number of conditions are proposed.

1.3. Another main issue is the site's proximity to the River Lostock and potential flood risk but following the submission of a Flood Risk Assessment, both the Environment Agency and the Local Lead Flood Authority are satisfied with the proposals, providing a condition is imposed relating to the submission of a drainage scheme.

1.4. On balance, it is considered potential impact of the development can be controlled by conditions and/or suitable mitigation measures and the benefits this scheme will bring in terms of employment opportunities and a betterment for the site as a whole. The application is therefore recommended for approval subject to the imposition of conditions.

2. Site and Surrounding Area

2.1 The application relates to an irregular shaped 1.06ha parcel of land within the Tomlinson Road Industrial Estate off Golden Hill Lane in Leyland. The site is towards the north-western boundary of the industrial estate, adjacent the River Lostock. Neighbouring businesses include CW Berry's, Tilemaster Adhesives and Expac.

2.2 To the north is the Farington Hall Estates where the land is allocated for Employment uses. To the west is the River Lostock with residential properties beyond on Meadowland Close

3. Planning History

07/1982/0512 Proposed Industrial Unit. APV 03/11/1982

07/2000/0383 Erection of industrial building APV 13/07/2000

LCC/07/2014/0064 Change of use to inert waste transfer and storage, construction of concrete track and loop for vehicles and plant manoeuvring, site office cabin, welfare cabin and weighbridge. RNO 20/05/2014

LCC/07/2015/0009 Resubmission of application LCC/2014/0064 - Change of use to inert waste transfer and storage, construction of concrete track and loop for vehicles and plant manoeuvring, site office cabin, welfare cabin and weighbridge. RNO 13/02/2015

4. Proposal

4.1 The application proposes the erection of eight single storey industrial units for B1, B2 and B8 Use Classes together with associated access road and car parking.

4.2 Four of the units (Units 1 – 4) are to have a floor area of 284 sq metres and include a workshop area with office and staff facilities and four units (Units 5 – 8) will have a floor area of 469 sq metres, again with workshop, office and staff facilities. Each unit will have an eaves height of 7m and a shallow pitch roof with ridge heights of 8m.

4.3 Each unit will have two disabled parking spaces adjacent to the unit, amounting to 16 spaces together with a parking area for 72 vehicles adjacent to the new access road and 8 cycle spaces and a 25m turning circle.

4.4 Each units will be constructed in facing brick with powder coated steel cladding sheet and white uPVC windows and pedestrian doors, each also with a powder coated steel roller shutter door to the main elevation.

5. Summary of Publicity

- Neighbouring properties were notified and a site notice posted with 3 letters of representation being received, objecting to the proposal on the following grounds:
- The proposed development is situated adjacent to and within metres of a biological heritage site
- The state of Tomlinson Road is very poor and the addition of more lorries is only going to make this worse
- Parking on Tomlinson Road is very bad with road parking and pavement parking at capacity. This will make the situation worse
- Height of proposed development will cause overshadowing to properties on Meadowland Close
- There are been multiple complaints of noise from the industrial estate which is present during very early morning hours
- The building of more industrial capacity in this location will increase noise
- Section 11 of the planning application states that the proposal is not within 20m of a watercourse but is actually less than 20m from the River Lostock.

6. Summary of Consultations

6.1 **County Highways** comment, based on all the information provided by the applicant to date and after undertaking a site visit. They consider the proposed development will be accessed via an un-adopted private road off Tomlinson Road and therefore the applicant should check with their solicitor that they have rights over this road to access the site.

6.2 The internal layout, including parking provision as shown in drawing 1001 is acceptable for the size and nature of the development. When taking into consideration the existing land use and the proposed, County Highways are of the opinion that the level of traffic generated from the development would not have a detrimental impact on the adjacent highway network.

6.3 They have reviewed Lancashire County Councils five year data base for Personal Injury Accident (PIA). The data base indicates there have been three slight incidents at the junction of Tomlinson Road and Golden Hill Lane and two slight on Tomlinson Road. On investigation of all the details recorded, the incidents recorded follow no pattern and appear to be of a nature that would not be worsened by the proposed development.

6.4 In summary, taking the above into consideration, County Highways have no objections to the proposed development and are of the opinion that the proposals should have a negligible impact on highway safety and capacity within the immediate vicinity of the site. However they require a condition be imposed to ensure the car parking and manoeuvring scheme is marked out in accordance with the plan, before the first use of the premises.

6.5 **Arboriculturist** has no objections to the development and comments that the area is industrial land which will offer little or no access to rooting system of adjacent trees. The Arboriculturist also comments that the woodland to the rear of the application site is protected and therefore any remedial works, not required to facilitate development, would need to be applied for.

6.6 **Environmental Health** comment that the applicant has applied for B2 consent (industrial use), for all proposed units. Due to the location of residential properties across the river there are likely to be exposed to an adverse impact created from either noise, dust or odour. It is acknowledged that this proposed development will be an improvement to the current usage which involves crushing and screening of construction waste material. However it is imperative that suitable controls are put in place now during the development to protect the amenities of local residents. Therefore Environmental Health require a number of conditions be imposed in respect of sound insulation; the submission of details of all extraction, filters, plant equipment, external ventilation stacks; a restriction on the hours of construction; details of any piling activities; an invasive species assessment; details of all external lighting; that electric vehicle recharge points are provided; that secure cycle storage is provided; a restriction on the hours of operation of the premises; that no work activity shall be undertaken outside of the units; a restriction on the hours of deliveries and that all doors/windows remain closed except for ingress and egress.

6.7 **Environment Agency** initially objected as the proposal involves building within 8 metres of the Main River Lostock. As originally submitted, the EA consider it would be unlikely that they would grant a flood risk activity permit for this application. Therefore amended plans were submitted to address the EA's concerns. The EA confirmed that, after reviewing the revised plans: Proposed Site Plan, drawing no. 1001 Rev. A (Dimensions added from Units 5 – 8 to the Top of the River Bank), they could withdraw the objection

6.8 However they provided advice to the applicant on The Environmental Permitting (England and Wales) Regulations 2016 which require a permit to be obtained for any activities which will take place on or within 8 metres from the top of the riverbank of a main river. They advise that the applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted. This advice can be included on the decision notice as an informative note.

6.9 **Lead Local Flood Authority (LLFA)** initially objected to the application as no Flood Risk Assessment had been submitted. Following submission of the FRA the LLFA withdrew their objection and considered the development to be acceptable subject to the imposition of a condition requiring the submission of the final design details of the sustainable drainage scheme.

7. **Policy Background**

7.1 **Central Lancashire Core Strategy Policy 17: Design of New Buildings** seeks, among other things, to ensure that new development is sympathetic to surrounding land uses and occupiers, and avoids demonstrable harm to the amenities of the local area and; seeks to ensure that the amenities of occupiers of the new development will not be adversely affected by neighbouring uses and vice versa.

7.2 **South Ribble Local Plan Policy E2: Protection of Employment Areas and Sites** protects land for employment uses including business, general industrial or storage and distribution.

7.3 **Policy G14: Unstable or Contaminated Land** has 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:

- 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;
- Development should not have an adverse impact on the stability of surrounding areas;
- 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.

7.4 **Policy G15: Derelict Land Reclamation** encourages development on derelict land where the reclamation of land is required and appropriate. Schemes on derelict sites should:

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

7.5 **Policy G16: Biodiversity and Nature Conservation** seeks to protect, conserve and enhance the Boroughs Biological and Ecological Network resources. This policy requires that, 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. Where the benefits for development in social or economic terms is 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.

7.6 **Policy G17: Design Criteria for New Development** permits new development, including extensions and free standing structures, provided that, 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, use of materials. Furthermore, the development should not cause harm to neighbouring property by leading to undue overlooking, overshadowing or have an overbearing effect; 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; 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; the proposal should 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 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.

8. **Material Considerations**

Employment Use

8.1 The application site is within an existing employment site where Policy E2 seeks to protect the land for employment uses including business, general industrial or storage and distribution. Therefore the proposal for 8 industrial units is fully in accordance with this policy and it must be recognised that the proposed scheme will generate employment on a site which is considered sustainable, close to the Leyland Town Centre, on a public transport route and within an existing Industrial Estate.

8.2 However, consideration must also be given to other development plan policies, recognising that the site is adjacent to the River Lostock, classified as a Main River; a Wildlife Corridor; that the land is within the buffer zone of Hall Lane Landfill Tips A and B; a Hazardous Installation Consultation Zone, close to an Air Quality Management Area and that residential properties are located to the west.

Residential Amenity

8.3 Policy G17 seeks to ensure that the amenity of neighbouring residents is not impacted on and Core Strategy Policy 17 seek to ensure that new development is sympathetic to surrounding

land uses and occupiers, and avoids demonstrable harm to the amenities of the local area and ensures that the amenities of occupiers of the new development will not be adversely affected by neighbouring uses and vice versa.

8.4 The closest residential property, 10 Meadowland Close, is approximately 38m from the application site boundary with the proposed units being a further 3m off the boundary. The two uses are separated by the River Lostock which has a number of trees growing along its banks on both sides. Due to the separation distance and the nature of the intervening land, it is considered the proposal will have no undue impact on residential properties in terms of loss privacy, have an overbearing impact or create overshadowing. Additionally, the units have no doors or windows other than those in the main front elevation which front onto the access road and turning circle.

8.5 Occupants of Meadowland Close have objected to the proposal on ground of residential amenity, commenting that the height of proposed development will cause overshadowing to properties on Meadowland Close. The units are 8m in height and, as referred to above, the nature of the intervening land together with the separation distance, will alleviate any potential overshadowing.

8.6 Residents have also objected in terms of noise, commenting that there are been multiple complaints of noise from the industrial estate which is present during very early morning hours. The building of more industrial capacity in this location will increase noise.

8.7 This is something that Environmental Health have raised, commenting that the applicant has applied for B2 consent (industrial use), for all proposed units. Due to the location of residential properties across the river they are likely to be exposed to an adverse impact created from either noise, dust or odour. They do acknowledge that this proposed development will be an improvement to the current usage which involves, crushing and screening of construction waste material. However it is imperative that suitable controls are put in place now during the development to protect the amenities of local residents. These measures can be secured by suitably worded conditions and relate to the following:

- sound insulation level of 40 dB Rw to all external walls and ceilings.
- details of all extraction, filters, plant equipment, external ventilation stacks (including height of stacks and noise levels to be produced)
- no machinery, plant or powered tools shall be operated outside the hours of 08:00 to 18:00 Monday to Friday 09:00 to 13:00 on Saturdays with no construction to take place at anytime on Sundays or nationally recognised Bank Holidays.
- details of all piling activities with activities limited to 09:30 to 17:00 Monday to Friday with no activity on Saturday, Sunday or nationally recognised Bank Holidays.
- no external flood lighting or security lights to be installed to the rear of the new premises or facades which are adjacent to the residential properties. However if the developer has the intention to install lighting to this area then details of all external lighting be submitted for approval. The submitted scheme shall include:
 - full details of the luminaires to be used,
 - the installation heights,
 - the over spill contour plot of the designed scheme,
 - the upward light ratio of the proposed scheme,
 - The horizontal glare level at the nearby sensitive receptors, both ground and first floor as appropriate.
- the development shall only operate within the hours of 7:00am to 7:00pm Monday to Friday, 8:00am to 1:00pm Saturday with no operation carried out on Sundays or Bank Holidays.
- no work activity undertaken outside of the units.
- deliveries to be taken from the front of the premises only with no deliveries to take place to the rear of the premises
- all doors to remain closed except for ingress and egress.

8.8 It is considered that, with the inclusion of these conditions, the proposed development should have no undue impact on the neighbouring residential properties and the situation should improve from that which exists at present.

Flood Risk

8.9 The proposed development is classed as a 'Major' development and the application site boundary is within the 20m buffer zone to a main river, the River Lostock. The application site lies within Flood Zone 1 defined by the Planning Practice Guidance as having a low probability of flooding. Both the Lead Local Flood Authority and the Environment Agency were consulted on the application. The LLFA advised that, although in Flood Zone 1, the scale of development may present risks of flooding on-site and/or off-site if surface water run-off is not effectively managed. Therefore they required a Flood Risk Assessment be submitted together with the submission how surface water will be managed on site, satisfying the principles of the NPPF and the PPG.

8.10 Following the submission of the Flood Risk Assessment and Surface Water Management & Disposal Strategy for a Proposed Commercial Development at Tomlinson Road, Leyland ref.2019.110 issue 01 dated June 2019, the LLFA who withdrew their objection, subject the inclusion of a condition requiring the submission of final details of the design, based on sustainable drainage principles, and implementation of an appropriate surface water sustainable drainage scheme. The details of the scheme must include:

- a) Final sustainable drainage layout plan appropriately labelled to include all pipe/structure references, dimensions, design levels, finished floor levels in AOD with adjacent ground levels.
- b) The drainage scheme should demonstrate that the surface water run-off and volume shall not exceed the pre-development runoff rate. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.
- c) Sustainable drainage flow calculations (1 in 1, 1 in 30 and 1 in 100 + climate change).
- d) Plan identifying areas contributing to the drainage network
- e) Measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters, including watercourses,
- f) A plan to show overland flow routes and flood water exceedance routes and flood extents.
- g) Evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltrations rates;
- h) Details of an appropriate management and maintenance plan for the sustainable drainage system for the lifetime of the development. This shall include arrangements for adoption by an appropriate public body or statutory undertaker or management and maintenance by a Management Company and any means of access for maintenance and easements, where applicable

8.11 The scheme would then need to be implemented in accordance with the approved details prior to the first occupation of any of the industrial units, or on completion of the development, whichever is the sooner

8.12 The LLFA also require informative notes be included on the decision notice advising the applicant that permission is required to connect to the River Lostock and the granting of planning permission does not mean that an Environmental Permit will be given and therefore the applicant should obtain an Environmental Permit from The Environment Agency **before** starting any works on site.

8.13 Environment Agency also initially objected to the application as it involved building within 8 metres of the Main River Lostock and the submitted site layout plan did not clearly show the distance between units 5 to 8 and the top of the River Lostock river bank. The advised:

- Development within 8m of the River Lostock would restrict essential maintenance and emergency access to the watercourse. The permanent retention of a continuous

unobstructed area is an essential requirement for future maintenance and/or improvement works.

- The proposed development may adversely affect the construction and stability of the river bank which will compromise its function. The proposal will therefore increase the risk of flooding to the surrounding area.
- The buildings may interfere with natural geomorphological processes and could be placed at risk of damage arising from channel migration/erosion.

8.14 The applicant was advised and submitted amended plans which were considered by the EA who were satisfied with the amendments and withdrew their previous objection. However, they provided advice to the applicant on The Environmental Permitting (England and Wales) Regulations 2016 and the requirement for a permit to be obtained for any activities which will take place on or within 8 metres from the top of the riverbank of a main river and that the applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted. This advice can be included on the decision notice as an Informative Note.

Air Quality

8.15 As the proposal will generate additional traffic onto Golden Hill Lane, which forms part of the Air Quality Management Area, an Air Quality Assessment will be required prior to commencement of any development and this can be secured by a suitably worded condition. Other measures to help mitigate impact on Air Quality and to encourage a reduction in reliance on private diesel/petrol vehicles and increase the use of cycling, public transport and walking are the provision of Electric Vehicle Recharge Points and cycle storage together with a submission of a Travel Plan and again these can be secured by conditions.

Contamination

8.16 The site is within a historic landfill site buffer zone of the Hall Lane Tip. However, as the proposal is for industrial units with associated hard surfacing for parking and servicing, there is no requirement for a contaminated land assessment to be submitted, and Environmental Health have not raised contamination as an issue.

Biodiversity

8.17 The application site is outside of but adjacent to the River Lostock Biological Heritage Site and Wildlife Corridor which are both located on the opposite side of the river. Policy G16 seeks to protect, conserve and enhance the Boroughs Biological and Ecological Network resources. This policy requires that, 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. Where the benefits for development in social or economic terms is 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.

8.18 In this case no such survey has been undertaken or report submitted in support of the application. The submitted Design and Access Statement refers to the proximity of the River Lostock but comments '*is not anticipated to affect the proposed development*'.

8.18 The proposal is not considered to have any undue impact on the Biological Heritage site due to its location on the opposite side of the river, towards the north-western end of the site boundary. The proposal for industrial units is considered to be less harmful than the current use of the site and, with the inclusion of habitat enhancement measure, the proposal can be of benefit to the area.

Trees

8.20 There are no trees on site however the western boundary abuts existing substantial tree planting which will be protected during site and construction works. It is considered appropriate to

impose a condition to ensure the protection measures are installed prior to commencement of any development works.

8.21 The Council's Arboriculturist has no objections to the development. The area is industrial land which will offer little to no access to rooting from adjacent trees. The woodland to the rear of the site is protected and any remedial works, not required to facilitate development, would need to be applied for.

9. Conclusion

9.1 For the reasons set out above, and on balancing the provision of industrial units on this existing industrial estate, close to the Leyland town centre and within a sustainable location against the potential impact of the development in terms of residential amenity, air quality, and flood risk, the proposal is considered acceptable and any potential impacts can be controlled by conditions and/or suitable mitigation measures. The benefits this scheme will bring in terms of employment opportunities and a betterment for the site as a whole is considered to outweigh any negative impact and the application is recommended for approval subject to the imposition of conditions.

10. RECOMMENDATION:

10.1 Approval with Conditions.

11. 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 Dg 1001 Rev A Proposed Site Plan; 1002 Rev A Proposed Floor Plan & Elevations - Units 1 & 2; 1003 Rev A Proposed Floor Plan & Elevations - Units 3 & 4; 1004 Rev A Proposed Floor Plan & Elevations - Units 5 & 6; 1005 Rev A Proposed Floor Plan & Elevations - Units 7 & 8;
REASON: For the avoidance of doubt and to ensure a satisfactory standard of development
3. The car parking and manoeuvring scheme to be marked out in accordance with the approved plan 1001 Rev A 'Proposed Site Plan', before the use of the premises hereby permitted first becomes operative and the parking and manoeuvring shall be permanently maintained thereafter.
REASON: To allow for the effective use of the parking areas in accordance with Policy G17 in the South Ribble Local Plan.
4. No development shall commence until final details of the design, based on sustainable drainage principles, and implementation of an appropriate surface water sustainable drainage scheme have been submitted to and approved in writing by the local planning authority and LLFA.
Those details shall include:
 - a) Final sustainable drainage layout plan appropriately labelled to include all pipe/structure references, dimensions, design levels, finished floor levels in AOD with adjacent ground levels.
 - b) The drainage scheme should demonstrate that the surface water run-off and volume shall not exceed the pre-development runoff rate. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.
 - c) Sustainable drainage flow calculations (1 in 1, 1 in 30 and 1 in 100 + climate change).
 - d) Plan identifying areas contributing to the drainage network

- e) Measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters, including watercourses,
- f) A plan to show overland flow routes and flood water exceedance routes and flood extents.
- g) Evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltrations rates;
- h) Details of an appropriate management and maintenance plan for the sustainable drainage system for the lifetime of the development. This shall include arrangements for adoption by an appropriate public body or statutory undertaker or management and maintenance by a Management Company and any means of access for maintenance and easements, where applicable

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

REASONS:

1. To ensure that the final drainage designs are appropriate following detailed design investigation.
 2. To ensure that the proposed development can be adequately drained.
 3. To ensure that there is no flood risk on or off the site resulting from the proposed development
 4. To ensure that water quality is not detrimentally impacted by the development proposal
 5. To reduce the flood risk to the development as a result of inadequate maintenance
 6. To identify the responsible organisation/body/company/undertaker for the sustainable drainage system
5. Prior to first use of the development a sound insulation level of 40 dB Rw shall be provided to all external walls and ceilings. To ensure that this level of attenuation is achieved an assessment must be undertaken, by a qualified acoustician, and a written report produced and submitted to the local planning authority for approval. Upon completion of any attenuation work a follow up assessment must be undertaken to ensure that 40 dB Rw has been achieved, written details of this assessment must be submitted and approved by the local planning authority
REASON: To safeguard the amenities of neighbouring properties in accordance with Policy 17 of the Central Lancashire Core Strategy
6. Prior to the installation of any extraction, filters, plant equipment and/or external ventilation stacks, to any of the units hereby approved, details shall be submitted for written approval to the local planning authority. Once agreed the approved scheme shall be fully implemented prior to first use of the unit(s) and shall thereafter be retained and maintained in efficient working order in line with the approved scheme for the duration of the approved use. Any changes to the approved scheme must first be agreed with the local planning department.
REASON: To safeguard the amenities of neighbouring properties in accordance with Policy 17 of the Central Lancashire Core Strategy
7. During the site preparation and construction of the development no machinery, plant or powered tools shall be operated outside the hours of 08:00 to 18:00 Monday to Friday 09:00 - 13:00 on Saturdays. No construction shall take place at anytime on Sundays or nationally recognised Bank Holidays.
REASON: To safeguard the amenities of neighbouring properties in accordance with Policy 17 of the Central Lancashire Core Strategy
8. Prior to the commencement of any works on site, details of all piling activities shall be submitted to the local planning authority together with all mitigation measures to be taken. Piling activities shall be limited to 09:30-17:00 Monday to Friday with no activity on Saturday, Sunday or nationally recognised Bank Holidays.

Reason: To safeguard the amenities of neighbouring properties in accordance with Policy 17 of the Central Lancashire Core Strategy

9. No external flood lighting or security lights shall be installed to the rear of the buildings hereby permitted or the facades which are adjacent to the residential properties, without first obtaining written permission from the local planning authority.
Reason: In the interests of the amenity and to safe guard the living conditions of the nearby residents in accordance with Policy 17 in the Central Lancashire Core Strategy
10. Prior to the first occupation of the development hereby approved, a scheme detailing all external lighting shall be submitted for written approval to the local planning authority. The approved scheme shall then be installed, maintained and retained as approved. Any changes to the agreed scheme shall first be agreed with the local planning authority and no other external lighting shall be used thereafter.
REASON: In the interests of the amenity and to safe guard the living conditions of the nearby residents in accordance with Policy 17 in the Central Lancashire Core Strategy
11. Prior to the first use of the development hereby approved, 10% of parking bays shall be provided with a fast (3-4 hrs) electric vehicle recharge point to the parking area. The parking bay shall be appropriately marked to ensure the sole use by electric vehicles and an adequate charging infrastructure with associated cabling provided for the designated parking bay. The charging point shall be located so that a 3m cable will readily reach the vehicle to be charged when parked in the designated parking bay.
REASON: To enable and encourage the use of alternative fuel use for transport purposes in accordance with Policy 3 of the Central Lancashire Core Strategy.
12. Prior to the first use of the development hereby approved, the cycle storage facilities be provided in accordance with a scheme to be submitted to and approved by the Local Planning Authority and the cycling facilities to be provided in accordance with the approved plan and permanently maintained thereafter.
REASON: To enable and encourage the use of alternative means of transport in accordance with Policy 3 and Policy 30 of the Central Lancashire Core Strategy
13. The proposed development shall only operate within the hours of 7:00am to 7:00pm Monday to Friday, 8:00am to 1:00pm Saturday. No operation shall be carried out on Sundays or Bank Holidays.
REASON: In the interests of the amenity of the nearby residents in accordance with Policy 17 of the Central Lancashire Core Strategy
14. Deliveries shall be taken from the front of the premises only with no deliveries to take place to the rear of the premises
REASON: In the interests of the amenity of the nearby residents in accordance with Policy 17 of the Central Lancashire Core Strategy
15. Prior to the commencement of any works on site an Air Quality Assessment (AQA) shall be carried out and submitted for approval to the Local Planning Authority. Where the ambient air quality will be reduced by the development suitable and appropriate mitigation measures shall be detailed within the assessment.
REASON: In the interests of the amenity of the nearby residents in accordance with Policy 17 of the Central Lancashire Core Strategy.

RELEVANT POLICY

Central Lancashire Core Strategy

Policy 17: Design of New Buildings

South Ribble Local Plan

- E2 Protection of Employment Areas and Sites
- G14 Unstable or Contaminated Land
- G15 Derelict Land Reclamation
- G16 Biodiversity and Nature Conservation
- G17 Design Criteria for New Development

Informative Note

1. For the avoidance of doubt, this response does not grant the applicant permission to connect to the River Lostock and, once planning permission has been obtained, it does not mean that an Environmental Permit will be given.

The applicant should obtain an Environmental Permit from The Environment Agency before starting any works on site.

2. Environmental permit - advice to applicant

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

*On or within 8 metres from the top of the riverbank of a main river.

For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activitiesenvironmental-permits> or contact The Environment Agency's National Customer Contact Centre on 03702 422 549. The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and it is advised to consult with The Environment Agency at the earliest opportunity.