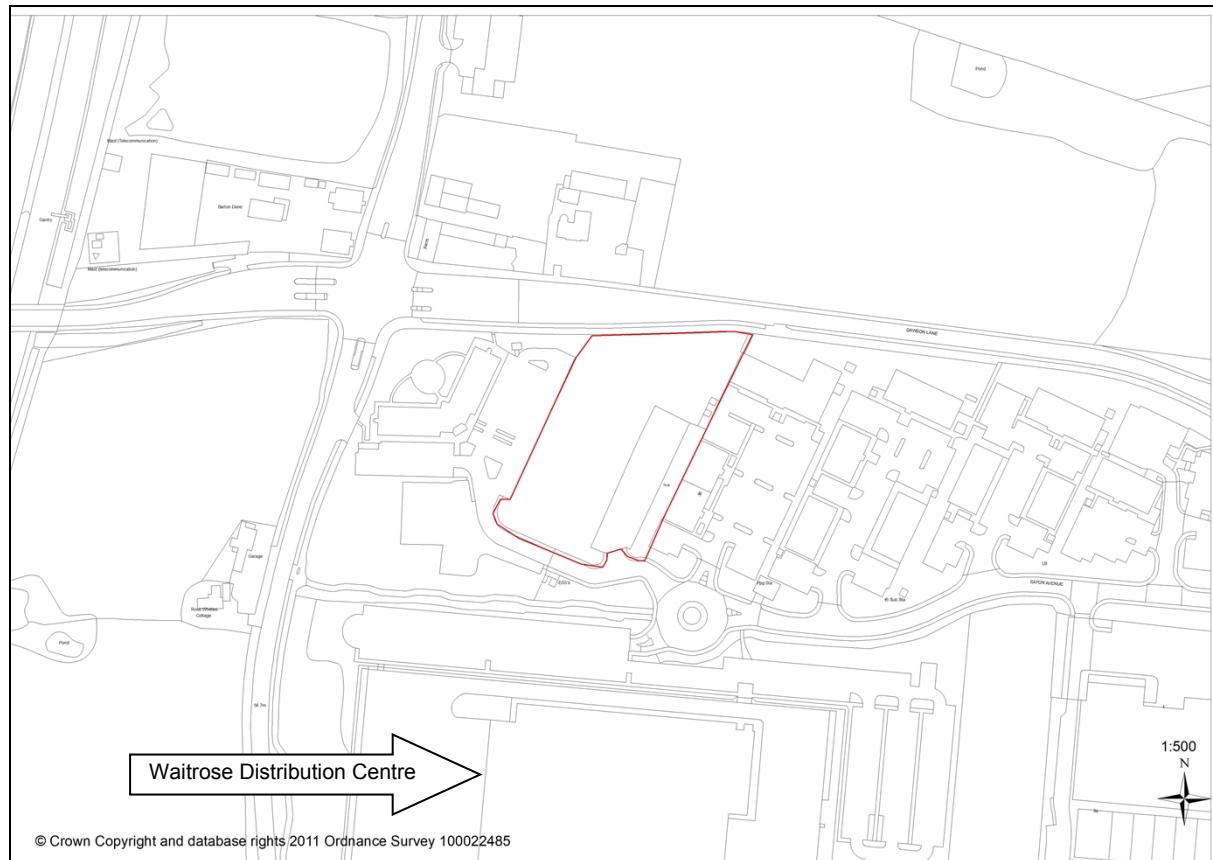


Application Number	07/2019/12542/FUL
Address	Plot 1400, Eaton Avenue, Buckshaw Village, Lancashire
Applicant	Neil Whittingham WW Medical Facilities Ltd
Agent	Steven Longstaff ELG Planning Gateway House 55 Coniscliffe Road Darlington DL3 7EH
Development	Erection of medical facility with associated car parking and landscaping.
Officer Recommendation	Approval with Conditions
Date application valid	6.12.2019
Target Determination Date	6.3.2020
Extension of Time	None



1. Report Summary

1.1. This application refers to an undeveloped piece of employment land on Matrix Park, Buckshaw Village. The site is surrounded on three sides by buildings in commercial use, with New Inn Farm (residential/commercial) facing across Dawson Lane.

1.2. The applicant proposes erection of a part single storey/part two storey, daytime use medical facility with landscaping, external works and siting of a mobile MRI scanner. The unit would be constructed in materials to complement the surrounding area and would be accessed off Eaton Avenue. On-site parking provision accords to adopted standards and in parking terms the facility should be self-contained.

1.3. In response to publicity 5 letters of representation have been received. Objections centre around highways capacity but LCC have assessed the proposal and find it acceptable; particularly as planning permission already exists for office and employment use which could include call centres or other buildings of intense use. Comments raised by statutory consultees have been dealt with either by amendments to the scheme or by condition

1.4. In policy and spatial separation terms the proposal is considered compliant, and having regard to the comments of statutory bodies and the above commentary, it is recommended that the application should be **approved subject to the imposition of conditions**

2. Application Site and Surrounding Area

2.1. The application refers to an undeveloped, tract of land (0.9ha) on Matrix Park; the commercial arm of Buckshaw Village's mixed-use development. Matrix Park is allocated by Policy E2 (Protection of Employment Sites) of the South Ribble Local Plan 2012-2026 and identified by the Central Lancashire Core Strategy as a key strategic site.

2.2. To the east are a number of two storey, office/call centre buildings, whilst immediately west is 'Rutherford Point'; a three-storey office building facing the junction of Dawson and Heald House Lanes and Wigan Road. In the south are a similarly sized piece of undeveloped land and the Waitrose Distribution Centre, and New Inn Farm (residential but with permission to change to commercial) faces across Dawson Lane. Access into the site is from Eaton Avenue (south-west).

2.3. Matrix Park sits within Flood Zone 1 (least probability of flooding). The closest flooding source is 550m north and at a much lower level than the site.

3. Site Context / Planning History

3.1. There is a very long and varied history for this site; the most relevant of which is:

- 07/97/0511 - Mixed use Buckshaw Village/Matrix Park development (housing, employment, leisure, commercial, open spaces, roads, sewers, community facilities and railway station) and indication of junction improvements on surrounding road network. Approved August 1999
- 07/2000/0290 - Variation of condition no: 1 of Planning Permission 07/97/0511 to Extend the Time for Submission of Reserved Matters Application to Ten Years. Approved June 2000
- 07/2007/0353/REM - Details of the siting, design, external appearance, landscaping and means of access in respect of the erection of 3 two storey office buildings (Class B1), with associated car parking. Approved June 2009

- 07/2011/0036/COU - Change of use of waste ground adjacent to create temporary car park accessed from the existing roundabout on Eaton Avenue. Approved March 2011 on the understanding that permission had already been granted for the principle of re-development (97/0511) and that the landowner would permit car park use only until development commenced.

4. **Proposal**

4.1. The application proposes erection of a part single/part two storey medical facility with ancillary works as follows:

4.2. *Medical Facility* – The proposal would have a roughly rectangular footprint of 40m (wide) x 57m (deep) – 2230m². Facing Eaton Avenue, the facility would be single storey with a flat, parapet roof at 5.6m high, rising to a similar flat roof measuring 8.5m towards the rear of the site. The unit would be constructed in a mix of red facing brickwork, Trespa cladding panels, and powder coated curtain walling with aluminium windows, doors and rainwater goods.

4.3. In addition to a glazed entrance, reception and staff areas at the front of the level access building, the ground floor would be split into four distinct areas with communal circulation, plant and storage space. These are:

- *Outpatients* – located along the eastern side this area is home to 2 no: assessment, 2 no: treatment and 5 no: consulting rooms, with ancillary space (WC's, store rooms and offices)
- *Physiotherapy* – next to the outpatient's section on the eastern side is the physiotherapy area with 8 physio bays, a gym and ancillary space
- *MRI Suite* – to the rear of the eastern side is the MRI suite which accommodates an MRI scanner, changing, diagnostics, control and technical/plant rooms. Access to the proposed mobile MRI scanner is from this area. Plans also identify an MRI expansion zone in case of future development.
- *Day Case/Theatre* – this area runs along the entire western side and is separate from other uses. Two theatres with ancillary rooms (anaesthetic, sterilisation, preparation, storage etc) would be located at the rear, in addition to recovery, changing, discharge and ancillary areas.

4.4. The first floor to the rear holds a plant room accessed via external staircase located on the rear elevation.

4.5. The proposed medical facility will be for day patients requiring minor procedures. It would be operated by a private medical provider. There would be no emergency facilities or overnight accommodation, and the unit would create 52 skilled posts; considerably more than that anticipated for 'B' use development, but favourably assessed against HCA employment density guidance¹.

4.6. Hours of operation are proposed as 8am – 9pm Monday to Sunday but the unit may occasionally be used outside of these hours. The applicant requests therefore that time restrictive conditions – other than during construction - are not imposed for this reason and having regard to the facilities employment area siting this request is not considered unreasonable; particularly as the adjacent Waitrose building is in 24 hr use. Environmental Health do not object to unrestricted hours.

¹ Homes and Community Agency: Employment Density Guide (Edition 3: November 2015)

4.7. External Consultation/ Plant Provision – located between the rear elevation and Dawson Lane would be a single, mobile MRI scanner unit accessed via external staircase. These units have a proven track record in providing ancillary services unavailable in the main building and resemble the breast screening unit found within the Council's own car park. The scanner could be relocated elsewhere but would be based at the medical facility.

4.8. Also, at the rear would be a plant facility - gas unit, bottle and waste stores, and due to the nature of the building and limited power supply a substation and generator would be located in this area. Rear plant areas would be secured by 1.8m Paladin and close boarded fencing (generator enclosure). Both scanner and plant space would also be screened by existing landscaping along Dawson Lane.

4.9. Parking / Access – Access would remain from Eaton Avenue, and 90 parking spaces (85 Standard/5 Mobility) provided to the south and west of the proposed facility. Eight of these spaces would accommodate electric vehicle charging points to be secured by condition should approval be granted. In addition, cycle and motorbike storage would be provided; a cycle path runs immediately adjacent on both Wigan Road and Dawson Lane.

4.10. A service yard skirts the plant facility at the rear, with service access identified to the eastern side and vehicle turning area in the north-east corner. A patient drop-off facility/circuit is also provided to the front of the main entrance.

4.11. Landscaping/Boundary Treatments – existing shrubbery and hedgerow screening would be retained in addition to landscape planting throughout, and around the boundaries of the site. A 1.8m Paladine fence is proposed along the eastern edge and outside areas finished in a mix of tarmac and permeable paving.

4.12. Foul and surface water drainage will be discharged to the public surface water sewer south-east of the site.

4.13. Advertisement is shown on proposal drawings but would be addressed later should permission be granted for this proposal.

5. Summary of Supporting Documents

5.1. The application is accompanied by the following:

- Design & Access Statement (P&HS Rev P1: Dec 2019)
- Employment & Skills Statement (WW Medical Facilities Ltd)
- Flood risk assessment / drainage strategy (P19-312-3E-00-XX-RP-C-9000 V1: 3E Consulting Engineers)
- Planning statement (ELG V1: 4.12.19)
- Preliminary Ecological Appraisal (18-1772-01 Delta Simons: Dec 2019)
- Structural civil geo-environmental (P19-312-P1 Issue 1 and P2 Issue 1: 3E Consulting Engineers)
- Transport Statement (P1250-20191129: TPS Consultants Dec 2019)

Existing Drawings

- Site plan PREST-PHS-XX-ZZ-DR-A-9001 P04

Proposal Drawings (P&HS Architects)

- Elevations PREST-PHS-XX-ZZ-DR-A-1000 P04
- First floor plan PREST-PHS-XX-02-DR-A-2011 P02
- GA Sections PREST-PHS-XX-ZZ-DR-A-1500 P01
- Ground floor plan PREST-PHS-XX-01-DR-A-2010 P02
- Location Plan PREST-PHS-XX-ZZ-DR-A-9000 P03
- Roof plan PREST-PHS-XX-RL-DR-A-2800 P01

- Site plan PREST-PHS-XX-ZZ-DR-A-9002 P08
- Site sections PREST-PHS-XX-ZZ-DR-A-1501 P01
- Proposed external levels (P19-312-3E-00-XX-DR-C-2000-P1: 3E Consulting.com)

6. Representations

6.1. Summary of Publicity

6.1.1.A site notice has been posted, and 24 neighbouring properties consulted. Ward Councillors Moon and Ogilvie have also been notified

6.2. Representation

6.2.1.Four letters of objection have been received, in addition to one letter of objection which neither supports or objects to the proposal.

Highways

- Concerns that the Dawson Lane/Eaton Avenue junction is already congested
- Eaton Avenue is used by haulage vehicles delivering to Waitrose (goods access 43m south-east of proposed medical facility access).
- That the site claims 52 staff but would have 90 parking spaces which '*suggests a lot of visiting patients*'.
- One respondent supports the scheme but suggests access / traffic light-controlled junction directly onto Wigan Road. As this would involve land outside of the applicant's control and would be an excessive financial obligation for a relatively minor development this is not a viable option. A separate objector suggests similar access arrangements but from Dawson Lane.

Officer Comment: It is acknowledged that the area of Eaton Avenue closest to the site is nearing capacity where parking is concerned, but all neighbouring properties were constructed to the Council's adopted, off road parking standards based upon appropriate employment density levels. Adjacent businesses therefore should be self-supporting and not dependent on remote areas of private land (e.g. the application site) for their continued occupation or effective function. Regardless, the site in question – along with others which remain undeveloped – already benefit from outline planning consent with access onto Eaton Avenue, and will be developed at some point; whether by this proposal or others similar to the adjacent call centres / offices / commercial operations etc which in their own right have proven to be overly intensive infrastructure users. The proposed scheme – as confirmed by the highway's authority – will be self-contained in parking terms, but whether approved or not the applicant would be within his rights to prevent use of the site as a temporary car park at any time.

7. Summary of Responses

7.1. **Chorley Borough Council** has no objection

7.2. **Ecology Consultant** has assessed the accompanying ecology survey (Delta Simons: Dec 2019) and subject to precautionary conditions (reasonable avoidance measures, nesting birds and mitigation) is satisfied with the approach. The survey records Japanese Rose on site for which an invasive species report was requested, but as these plants were planted as part of the original Buckshaw Village landscaping scheme, are prevalent throughout the Village, and are to be retained, this request is felt unreasonable.

7.3. **Economic Development** commented on the Employment and Skills Statement (WW Medical: Dec 2019) and support the proposal. They also welcome the creation of 52 skilled jobs which will provide career opportunities for local residents. ED request that the applicant works with the Council to review work placement and construction opportunities if approved, and once a contractor has been appointed.

7.4. **Environmental Health** have not responded in writing but have verbally agreed to conditions to control construction management. They also confirmed no objection to unrestricted usage once completed.

7.5. **Lancashire County Council Highways** have considered the accompanying transport statement (TPS: Dec 2019), and whilst they disagree with the applicant's assessment that the site should provide only 46 parking spaces, LCC are happy that the 90 parking spaces actually proposed (plan PREST-PHS-XX-ZZ-DR-A9002 P08) are policy compliant. Internal site layout including the future expansion zone – which was also included in the parking assessment - patient drop off, manoeuvring and pedestrian areas is also acceptable and should have a negligible impact on highways safety or capacity.

7.6. **Lead Local Flood Authority** assessed the applicants Flood Risk Assessment and Drainage Strategy (3E: Nov 2019) and has no objection subject to submission of the final sustainable drainage scheme. A condition to that effect is recommended

7.7. **Chorley and South Ribble CCG** have no comments to make

7.8. **South Ribble Arborist** has no objection subject to protection of trees to be retained. Replacement trees must be deciduous, broad leaf species suitable for urban environments.

7.9. **United Utilities** request conditions with regards to surface water and foul drainage

8. Material Considerations

8.1. Site Allocation Policy

8.1.1. The site is designated as Site 17 by Policy E2 (Protection of Employment Areas and Sites) of the South Ribble Local Plan. Core Strategy Policy 10 (Employment Premises and Sites) is also relevant.

8.1.2. Both policies seek to retain employment sites for employment use; particularly those in the 'B' class (Office, light and general industry and storage/distribution). Other uses however might be acceptable where it would not result in an unacceptable loss of employment land, the site and its location are suitable for the proposed use, and there would be a net improvement in amenity. The general aim of these policies is to ensure local employment, and to maintain the local economy.

8.2. Other Relevant Policy

Additional policy of marked relevance to this proposal is as follows:

8.2.1. National Planning Policy Framework (2018)

8.2.1.1. Chapter 2 (Achieving Sustainable Development) includes a presumption towards sustainable development across a number of different objectives; one of which is a social role which includes '*fostering well designed and safe environments ... that reflect current and future needs and support communities' health, social and cultural well-being'*

8.2.1.2. Chapter 11 (Effective Use of Land) also notes that '*local planning authorities should take a positive approach to applications for alternative uses of land ... where this would help to meet identified development needs*'

8.2.2. Central Lancashire Core Strategy

8.2.2.1. Policy MP: states that Councils will take a proactive approach which reflects the NPPF's presumption in favour of sustainable development, and that applications which accord with the policies of the Local Plan will be approved without delay unless material considerations indicate otherwise.

8.2.2.2. Policy 1 (Locating Growth) focusses growth and investment on well-located, brownfield sites within key service and urban areas of the Borough; one of which is Leyland. Policy 9 (Economic Growth and Employment) also provided for Buckshaw Village as being a regionally significant employment location.

8.2.2.3. Policy 3 (Travel) encourages alternative, sustainable travel methods to reduce dependence on motor vehicles, and parking provision to adopted standards.

8.2.2.4. Policy 17(Design of New Buildings) requires new development to take account of the character and appearance of the local area.

8.2.2.5. Policy 22 (Biodiversity and Geodiversity) conserves, protects and enhances the biological assets of the area

8.2.2.6. Policy 23 (Health) aims to reduce health inequalities by identifying sites for new facilities reflecting the spatial distribution of need, importance of accessibility and the ability for different service providers to share facilities. The types of health care services provided, and the method of delivery continues to change with alternatives '*taking pressure off hospitals*' and '*where the Primary Care Trust or other service provider identifies a need for a new facility, then the local authorities will assist with identifying a suitable site*' (Para 11.8).

8.2.2.7. Policies 27 (Sustainable Resources and New Developments) and 28 (Renewable & Low Carbon Energy Scheme) require all new development to incorporate sustainable resources, and renewable energy options through a number of measures; one of which is that all non-residential new build properties achieve BREEAM (Building Research Establishment Environmental Assessment Method) construction to an agreed level.

8.2.2.8. Policy 29 (Water Management) encourages the use of sustainable drainage systems, and seeks to protect existing and proposed development from flooding

8.2.3. South Ribble Local Plan

8.2.3.1. Policy F1 (Parking Standards) requires all development proposals to provide car parking and servicing space in accordance with parking standards adopted by the Council.

8.2.3.2. Policies G13 (Trees, Woodland and Development) and G16 (Biodiversity and Nature Conservation) seek to protect and enhance the natural environment

8.2.3.3. Policy G17 (Design of New Buildings) each attach great importance to the design of the built environment, requiring proposals to take account of the character, appearance and amenity of the local area, and to highways and pedestrian safety.

8.2.3.4. Policy H1 (Promoting Health, Well-being, Education and other Community Facilities) aims to enhance the health and well-being of all residents by improving access to health care. Health and well-being is one of the Core Strategies cross cutting themes with many aspects of planning policy contributing to achieving and maintaining better health.

8.2.3.5. Chapter J: Tackling Climate Change looks to reduce energy use and carbon dioxide emissions in new developments; encouraging the use of renewable energy sources.

8.2.4. *Central Lancashire Employment Skills SPD* – this document was adopted in September 2017 and as such carries considerable weight in planning decisions. The SPD has been driven by the Council's aspiration to see additional benefits (social value) incorporated into development opportunities; 'social value' in this case being a contribution towards employment and skills enhancement in the Borough.

8.3. Other Material Considerations

8.3.1. Site Allocation/ Health Care Provision

8.3.1.1. Outline permission was granted in 1999 for the Buckshaw Village/ Matrix Park mixed use development which amongst other things included housing, employment and community facilities; employment being usually, but not exclusively uses in the 'B' use classes (office, light and general industry, and storage and distribution). There is no evident restriction on permissions for housing which is covered by the 'C' class umbrella.

8.3.1.2. A clinic, hospital or medical diagnosis and treatment centre with only outpatient facilities is classed as a 'non-residential institution' by virtue of use class D1. The same facility whose only difference is overnight accommodation would however sit within the C2 use class (residential institutions). There is very little difference between these clinics, yet unlike its residential equivalent the proposal cannot claim the 'C' class link to the extant permission. The principle of permission for a facility in both community and employment use has however long been established, and it is considered that this proposal is likely to be similar in impact to other uses considered acceptable by Committee at the time of the outline approval. It will create employment, supports both local economy and local health care provision in line with Core Strategy Policy 23 (above), upgrades an untidy site to the benefit of the areas amenity and ultimately would be beneficial to the community it serves. It is therefore considered compliant with the requirements of Policy E2 as a relevant and appropriate employment use

8.3.2. Character and Appearance, and Relationship with Neighbouring Properties

8.3.2.1 Visually the proposal has been designed to resemble its neighbours with a mix of materials already in use in the area. The part single/part two storey unit would sit between two and three storey properties and faces a two-storey building across Dawson Lane. In design terms the medical facility is considered acceptable.

8.2.2.2. Proposed eastern elevation windows which open into control and consulting rooms, physio corridor space and the gym would face adjacent office windows on two levels. 1.8m screen fencing and existing landscaping would prevent any loss of privacy from neighbouring ground floor windows but not from adjacent first floor windows. The applicant has therefore amended plans to obscurely glaze these windows; this would be secured by condition. Windows on the western side face office windows in Rutherford Point across a car park at around 45m; more than acceptable for a proposal of this nature.

8.3.3. Highways and Access

8.3.3.1. LCC Highways have assessed the proposal which provides parking and manoeuvring space in line with adopted standards as acceptable. Anecdotal evidence suggests that there is a parking problem on Eaton Avenue eased by this site's informal use as a temporary overflow car park. The site however is private land which was only approved as a temporary facility and which may be withdrawn by the owner at any time. In addition, the proposed facility would be self-contained in parking terms, is not expected to use the

highway outside of the site for parking and as such impact on the wider road network as a result of this development should not change. Neighbouring properties who currently use the site as overflow parking would be expected to make their own alternative arrangements.

8.3.4. Natural Environment, Ecology and Ground Conditions

8.3.4.1. The applicants contaminated land study notes that contaminants on site are within accepted levels; remediation presumably occurring following grant of outline permission in 1999. There is little biodiversity value to the site centre, but soft landscaping and ornamental trees present to the outer edges would be retained. There are no protected trees within or surrounding the site.

8.3.5. Community Infrastructure Levy

8.3.5.1. D1 (non-residential institutions) uses are classed by the CIL charging structure as community use, and as such CIL is not chargeable on this proposal.

8.4. Conclusion

In policy and spatial separation terms the proposal is considered compliant, and having regard to the comments of statutory bodies and the above commentary, it is recommended that the application should be **approved subject to the imposition of conditions**

RECOMMENDATION:

Approval with Conditions.

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 following approved plans and suite of documents:

- Design & Access Statement (P&HS Rev P1: Dec 2019)
- Employment & Skills Statement (WW Medical Facilities Ltd)
- Flood risk assessment / drainage strategy (P19-312-3E-00-XX-RP-C-9000 V1: 3E Consulting Engineers)
- Planning statement (ELG V1: 4.12.19)
- Preliminary Ecological Appraisal (18-1772-01 Delta Simons: Dec 2019)
- Structural civil geo-environmental (P19-312-P1 Issue 1 and P2 Issue 1: 3E Consulting Engineers)
- Transport Statement (P1250-20191129: TPS Consultants Dec 2019)

Existing Drawings

- Site plan PREST-PHS-XX-ZZ-DR-A-9001 P04

Proposal Drawings (P&HS Architects)

- Elevations PREST-PHS-XX-ZZ-DR-A-1000 P04
- First floor plan PREST-PHS-XX-02-DR-A-2011 P02
- GA Sections PREST-PHS-XX-ZZ-DR-A-1500 P01
- Ground floor plan PREST-PHS-XX-01-DR-A-2010 P02
- Location Plan PREST-PHS-XX-ZZ-DR-A-9000 P03
- Roof plan PREST-PHS-XX-RL-DR-A-2800 P01

- Site plan PREST-PHS-XX-ZZ-DR-A-9002 P08
- Site sections PREST-PHS-XX-ZZ-DR-A-1501 P01

REASON: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with Policy 17 of the Central Lancashire Core Strategy and Local Plan 2012-2026 Policy G17

3. Prior to first use of the medical facility hereby approved, windows on the eastern elevation facing 34-42 Eaton Avenue shall be fitted with obscured glazing. This shall be retained at all times thereafter unless agreed in writing by the local planning authority.

REASON: To prevent undue overlooking and loss of privacy to the occupants of 34-42 Eaton Avenue in the interests of amenity of the occupiers of that property as required by Policy 17 in the Central Lancashire Core Strategy and Policy G17 in the South Ribble Local Plan 2012-2026

4. The development hereby permitted shall be registered with the Building Research Establishment (BRE) under BREEAM and constructed to achieve a BREEAM rating agreed with the Local planning authority. No phase or sub-phase of the development shall commence until a Design Stage Assessment Report showing that the development will achieve that rating has been submitted to and approved by the Local Planning Authority

REASON: To be in accordance with Policy 27 in the Central Lancashire Core Strategy

5. Prior to first occupation of the development hereby approved, a BRE issued Design Stage Certificate demonstrating that the development has achieved the agreed BREEAM rating has been submitted to and approved by the Local Planning Authority.

REASON: To be in accordance with Policy 27 in the Central Lancashire Core Strategy.

6. On completion of the development, and prior to first occupation a Building Research Establishment issued Post Construction Review Certificate confirming that the development has achieved the agreed BREEAM rating has been submitted to and approved in writing by the Local Planning Authority.

REASON: To be in accordance with Policy 27 in the Central Lancashire Core Strategy

7. During demolition, construction and site clearance, no machinery shall be operated or deliveries taken at or dispatched from the site where associated with construction outside the following times:

0800 hrs to 1800 hrs Monday to Saturday

No activities shall take place on Sundays, Bank or Public Holidays.

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

8. Prior to the commencement of any works on site a Dust Management Plan 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: In the interests of the amenity of the nearby residents in accordance with Policy 17 of the Central Lancashire Core Strategy and the NPPF.

9. For the full period of construction, facilities shall be available on-site for the cleaning of the wheels of vehicles leaving the site. Such equipment shall be used as necessary to

prevent mud and stones being carried onto the highway. The roads adjacent to the site shall be mechanically swept as required during the full construction period.

REASON: In the interests of highway safety and other highway users in accordance with Policy G17 in the South Ribble Local Plan 2012-2026

10. No development shall take place, including any works of demolition, until a Construction Method Statement / Traffic Management Plan has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- parking of vehicles of site operatives and visitors
- loading and unloading of plant and materials
- storage of plant and materials used in constructing the development
- location of site compound (if any)
- measures to control the emission of noise during construction
- details of external lighting to be used during construction
- a scheme for recycling/disposing of waste resulting from demolition and construction works
- anticipated delivery times and routes to be used by vehicles carrying plant and materials to and from the site
- Measures to ensure that construction and delivery vehicles do not impede access to adjoining properties.

REASON: To ensure before development commences that construction methods will safeguard the amenities of neighbouring properties in accordance with Policy 17 of the Central Lancashire Core Strategy and Local Plan 2012-2026 Policy G17

11. Once works commence on the site, should site operatives discover any adverse ground conditions and suspect it to be contaminated, they should report this to the Site Manager and the Contaminated Land Officer at South Ribble Borough Council. Works in that location should cease and the problem area roped off. A Competent Person shall be employed to undertake sampling and analysis of the suspected contaminated materials. A Report which contains details of sampling methodologies and analysis results, together with remedial methodologies shall be submitted to the Local Planning Authority for approval in writing. The approved remediation scheme shall be implemented prior to further development works taking place and prior to occupation of the development.

Should no adverse ground conditions be encountered during site works and/or development, a Verification Statement shall be forwarded in writing to the Local Planning Authority prior to occupation of the building(s), which confirms that no adverse ground conditions were found.

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

12. The drainage for the development hereby approved, shall be carried out in accordance with principles set out in the submitted Flood Risk Assessment (Ref No. P19-312-3E-00-XX-RP-C-9000, Issue: 3, Dated: December 2019) which was prepared by 3E Consulting Engineers). Surface water from the development will be restricted to 5l/s and discharged into our 750mm diameter public surface water sewer network. Any variation to the discharge of foul shall be agreed in writing by the Local Planning Authority prior to the commencement of the development. The development shall be completed in accordance with the approved details.

REASON: In order to satisfy the Local Planning Authority that the final details of proposed drainage are acceptable, to reduce the risk of flooding, to protect the living conditions of future occupants of the site by ensuring satisfactory storage and/or disposal of surface water from the site, and for the avoidance of doubt in accordance with Policy 29 in the Central Lancashire Core Strategy with Policy 29 in the Central Lancashire Core Strategy

13. Should the development not have commenced within 24 months of the date of this permission, a re-survey be carried out to establish whether bats or other protected species are present at the site shall be undertaken by a suitably qualified person or organisation. In the event of the survey confirming the presence of such species details of measures, including timing, for the protection or relocation of the species shall be submitted to and agreed in writing by the Local Planning Authority and the agreed measures implemented.

REASON: To ensure the protection of schedule species protected by the Wildlife and Countryside Act 1981 and so as to ensure work is carried out in accordance with Policy 22 in the Central Lancashire Core Strategy and Policy G16 in the South Ribble Local Plan 2012-2026

14. Development shall be undertaken in line with the recommendations of approved Preliminary Ecological Appraisal (18-1772-01 Delta Simons: Dec 2019)

REASON: To ensure adequate provision is made for these protected species in accordance with Policy 22 of the Central Lancashire Core Strategy and Policy G16 in the South Ribble Local Plan 2012-2026

15. No tree felling, clearance works, demolition work or other works that may affect nesting birds shall take place between March and August inclusive, unless the absence of nesting birds has been confirmed by surveys or inspections.

REASON: To protect habitats of wildlife, in accordance with Policy 22 in the Central Lancashire Core Strategy

16. Before any site activity (construction or demolition) is commenced in association with the development, barrier fencing shall be erected around all trees and hedges to be retained on or bordering the site. The fencing shall be constructed and located in compliance with BS 5837 2012 - Trees in Relation to Design, Demolition and Construction - Recommendations. 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 ensure before commencement of works on site that there shall be no damage to trees during construction works in accordance with Policy G13 in the South Ribble Local Plan 2012-2026

17. Prior to the occupation of the development hereby approved, a landscaping scheme shall be submitted and approved. The approved scheme 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 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.

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

18. Prior to first occupation of the development hereby approved, the parking and motorcycle spaces, cycle and waste storage areas identified on approved site layout PREST-PHS-XX-ZZ-DR-A-9002 Rev P08 (P&HS) shall be provided. These areas shall be retained at all times thereafter and shall not be used for any purpose other than as approved.

REASON: To ensure the provision and retention of adequate on-site parking in the interests of residential amenity and highway safety as required by Policy F1 and Policy G17 in the South Ribble Local Plan 2012-2026

19. Prior to first occupation of the development hereby approved, the electric vehicle charging points identified on approved plan PREST-PHS-XX-ZZ-DR-A-9002 Rev P08 (P&HS) shall be installed. These spaces shall be specifically marked out for the use of Electric Vehicles and shall be retained and maintained thereafter

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

20. 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. Final longitudinal sections plan appropriately labelled to include all pipe/structure references, dimensions, design levels and gradients in AOD. Cross section drawings of integrated pumping chamber, attenuation tank and bypass separator. Pump details including discharge rates are also required.

b) The drainage scheme shall be in accordance with the principles and mitigation measures detailed in the 3E Consulting Engineers Flood Risk Assessment & Drainage Strategy Proposed Medical Facility, Matrix Park, Chorley ref.P19-312-3E-00-XX-RP-C-9000 issue 3 and the surface water discharge shall not exceed 5 litres per second. 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) with allowance for urban creep.

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) Breakdown of attenuation volume in pipes, manholes and attenuation tank.

The scheme shall be implemented in accordance with the approved details prior to first occupation of the medical facility, 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.

REASON: In order to satisfy the Local Planning Authority that the final details of proposed drainage are acceptable, to reduce the risk of flooding, to protect the living conditions of future occupants of the site by ensuring satisfactory storage and/or disposal of surface water from the site, and for the avoidance of doubt in accordance with Policy 29 in the Central Lancashire Core Strategy with Policy 29 in the Central Lancashire Core Strategy

21. Prior to first occupation of the proposal hereby approved, details of an appropriate management and maintenance plan for the sustainable drainage system for the lifetime of the development shall be provided and agreed in writing with the Local Planning Authority. 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 the medical facility, 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.

REASON: In order to satisfy the Local Planning Authority that the final details of proposed drainage are acceptable, to reduce the risk of flooding, to protect the living conditions of

future occupants of the site by ensuring satisfactory storage and/or disposal of surface water from the site, and for the avoidance of doubt in accordance with Policy 29 in the Central Lancashire Core Strategy with Policy 29 in the Central Lancashire Core Strategy

RELEVANT POLICY

NPPF National Planning Policy Framework

Central Lancashire Core Strategy

- 1 Locating Growth
- 3 Travel
- 10 Employment Premises and Sites
- 17 Design of New Buildings
- 23 Health

South Ribble Local Plan

- E2 Protection of Employment Areas and Sites
- F1 Car Parking
- G17 Design Criteria for New Development
- H1 Protection of Health, Education and Other Community Services and Facilities

Note:

Other application Informative

1. Attention is drawn to the condition(s) attached to this planning permission. In order to discharge these conditions an Application for Approval of Details Reserved by Condition form must be submitted, together with details required by each condition imposed. The fee for such an application is £116. The forms can be found on South Ribble Borough Council's website www.southribble.gov.uk
2. Ecology Note: The applicant is advised that under the terms of the Wildlife and Countryside Act 1981, Wild Mammal (Protection) Act 1996 and Countryside and Rights of Way Act 2000, it is an offence to disturb nesting birds, roosting birds or other protected species, or to inflict unnecessary suffering to wild animals. The work hereby granted does not override the statutory protection afforded to these species or provide defence against prosecution under this act, and you are advised to seek expert advice if you suspect that any aspect of the development would disturb any protected species
3. Economic Development Note: Economic Development request that the applicant works with the Council to review work placement and construction opportunities once a contractor has been appointed.
4. United Utilities Note: Foul and surface water should be drained on separate systems. The applicant can discuss any of the above with Developer Engineer, Robert Brenton, by email at wastewaterdeveloperservices@uuplc.co.uk.