

**Application Number** 07/2017/1644/FUL  
**Address** 150 Liverpool Old Road  
Much Hoole  
Preston  
Lancashire  
PR4 4QB

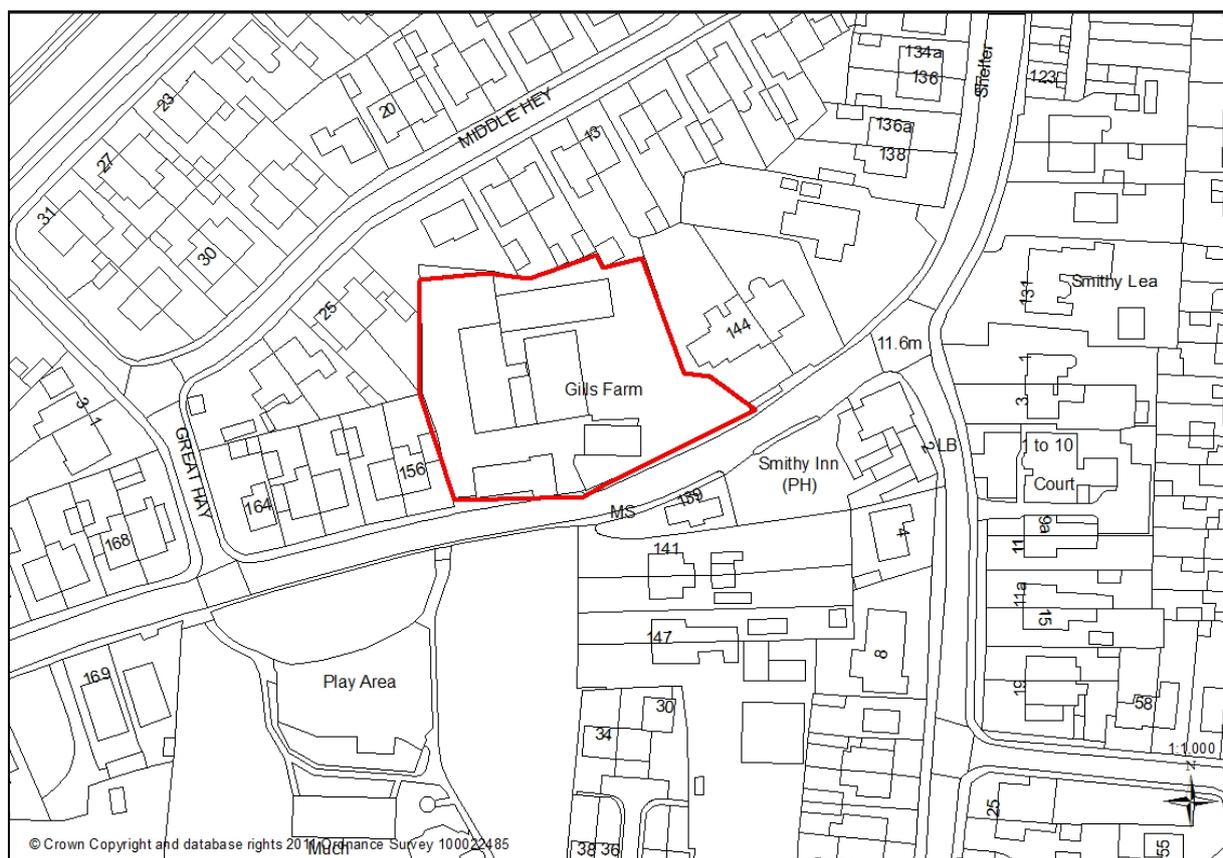
**Applicant** Athena Group

**Agent** Mr Butterworth  
57-59 Houghton Street  
Southport  
PR9 0PG  
United Kingdom

**Development** Erection of three blocks of two storey buildings for use as a residential care home (Class C2) together with car parking spaces, vehicular and pedestrian access and associated landscaping following demolition of existing buildings

**Officer Recommendation** Approval with Conditions  
**Officer Name** Mr Chris Sowerby

Date application valid 12.06.2017  
Target Determination Date 11.09.2017  
Extension of Time 20.10.2017



## **REPORT SUMMARY**

The application relates to a 0.34 hectare site fronting Liverpool Old Road within the settlement of Much Hoole that is close to the junction with Smithy Lane. The site, which is vacant and a former farm (Gills Farm), comprises of a farmhouse with garden, a brick built barn along the Liverpool Old Road frontage, two breezeblock barns and an extensive area of hardstanding. The site is located within an area of land designated as B1: Existing Built-Up Area in the South Ribble Local Plan.

The proposal is for the erection of a residential care home (Use Class C2) comprising of 3 linked blocks, each two-storey in height, together with associated car parking and landscaping following the demolition of existing buildings on the site. The proposed care home would be a 53-bed dual status care home that would provide residential care and nursing care, including specialist dementia care.

The design of the proposed buildings is a blend of traditional and contemporary, with the use of rustic red bricks, pre-weathered grey slate roofing tiles and stone colour concrete lintel and sills mixed with vertical timber cladding, angled windows along the Liverpool Old Road frontage and glazed linkages. It is the Officer's view that the mixed traditional-contemporary design, which incorporates locally distinctive features, is of a high design standard and would not have a detrimental impact on the character and appearance of the area.

The proposed inter-relationships are considered to be acceptable and are not considered to result in undue overlooking / loss of privacy or overdominance / overshadowing.

County Highways have fully assessed the proposal and, following the submission of amended plans detailing footpath widening along the northern side of Liverpool Old Road, have raised no objections to the proposed development. The applicant is proposing the provision of 14 parking spaces exceeds the requirements of the minimum car parking standards. The sites previous use as a working farm would have generated a degree of traffic including farming machinery. The use of the site as a care home is not considered to materially impact on traffic in the vicinity of the site.

The results of a bat emergence survey confirmed low numbers of common pipistrelle bats in one of the buildings. Given the low numbers, and the common species, of bat Ecology are satisfied that the necessary license from Natural England would be provided. A condition has therefore been recommended requiring the necessary permission/s from Natural England are consented prior to the demolition of the barn that bat presence has been confirmed.

Mitigation planting, including trees and shrubs, is proposed along site boundaries. The existing hedgerow along the site frontage is required to be removed to allow the existing footway to be extended to the 2m width requested by County Highways. A new hedge is proposed to be planted parallel to the hedge to be removed along what would become the new front boundary of the site. The Local Authority's Arboriculturist has raised no objections to the proposal.

Conditions have been recommended by Environmental Health relating to the agreement of a Dust Management Plan, the provision of wheel washing facilities for construction traffic, agreement of the location and lighting of a the site compound and storage yard for the construction phase, restrictions on the permitted hours of construction, restrictions on piling, the agreement of a Noise Management Plan (for construction and operational use of the facility) and extraction/ventilation equipment details with neighbour amenity in mind.

The application complies with Policies 1, 9, 10, 17 and 29 of the Core Strategy together with Policies B1 and G17 of the South Ribble Local Plan. The application is therefore recommended for approval subject to the imposition of conditions.

## **APPLICATION SITE AND SURROUNDING AREA**

The application relates to a 0.34 hectare site fronting Liverpool Old Road within the settlement of Much Hoole that is close to the junction with Smithy Lane. The site, which is vacant and a former farm (Gills Farm), comprises of a farmhouse with garden, a brick built barn along the Liverpool Old Road frontage, two breezeblock barns and an extensive area of hardstanding.

The site lies within a predominantly residential area, with a pub (The Smithy Inn) and a convenience store also present at the junction between Liverpool Old Road and Smithy Lane. Further north of Liverpool Old Road are further commercial uses which are interspersed with residential properties. To the west of the site, fronting Liverpool Old Road, are a series of semi-detached dormer bungalows. Two detached bungalows are present immediately to the east of the site. To the rear of the site is a detached dormer bungalow and a series of semi-detached bungalow, some of which have had loft conversion and dormer extensions, on Middle Hey which back on to the site. Opposite the site frontage are playing fields, a detached two-storey property and a private driveway serving 4 residential properties.

The site is located within an area of land designated as B1: Existing Built-Up Area in the South Ribble Local Plan.

## **SITE HISTORY**

None relevant.

## **PROPOSAL**

The proposal is for the erection of a residential care home (Use Class C2) comprising of 3 linked blocks, each two-storey in height, together with associated car parking and landscaping following the demolition of existing buildings on the site.

The proposed care home would be a 53-bed dual status care home that would provide residential care and nursing care, including specialist dementia care.

The proposed blocks are arranged to provide a central courtyard and each measure 6m to the eaves and 8.4m to the roof ridge with a pitch roof. Car parking (14 spaces), in addition to motorcycle and cycle parking, is proposed to the rear of the site. The site access on to Liverpool Old Road would remain in the same position as it currently is (adjacent to the boundary with 156 Liverpool Old Road).

The buildings are proposed to be constructed in red rustic brick with grey slate style roof tiles. Stone colour concrete lintels and sills are proposed throughout the development in addition to elements of vertical timber cladding. On the first floor and part-ground floor front elevation of Block C (fronting Liverpool Old Road) the windows are proposed to project at an angle.

The existing footway along the northern side of Liverpool Old Road is proposed to be widened to 2m along the site frontage.

Proposed landscaping is concentrated along the eastern boundary with 144 Liverpool Old Road, in the form of tree, hedge and shrub planting, and along the front boundary, in the form of a replacement hedge. Boundary fencing is proposed to remain in place.

A ground source heat pump is proposed to be installed within the garden area to provide hot water to the care home and improve energy efficiency.

The care home is anticipated to employ 30 full-time members of staff and 20 part-time members of staff on a rota system. The development would have a 24 hour staff presence.

The applicant, the Athena Group, currently have 5 residential homes and care homes that are either operational or under construction including homes in Southport, Ormskirk and Formby. Supporting documentation submitted with the planning application argues that there is a substantial demand for care facilities in Much Hoole and the Western Parishes, with the population in the area being 39% higher than the national average. The local demographics are also stated to show an under supply of 239 care beds within a 20-minute drive radius of the site.

## **REPRESENTATIONS**

As of the 20<sup>th</sup> September 3 letters of objections have been received in relation to the proposal. A summary of the points raised follows:

### **Character**

- ☒ Proposal is out of character with the area

### **Inter-relationship Issues**

- ☒ Overshadowing / overdominance of neighbouring properties
- ☒ Overlooking / loss of privacy

### **Highway Issues**

- ☒ Insufficient off-street parking proposed
- ☒ Increase in traffic volume with associated disturbance

### **Noise / Disturbance**

- ☒ Potential for noise / disturbance from use of air conditioning units and the day to day use of the facility
- ☒ Noise / disturbance during demolition and construction

### **Other Issues**

- ☒ Other uses for the site preferred

**Much Hoole Parish Council** object to the proposal citing issues relating to traffic, on-street parking issues and highway safety.

## **CONSULTATION REPLIES**

**County Highways** have fully assessed the application and have raised no objections in principle to the proposed development. At the request of County Highways the existing hedge along the front boundary of the site is to be removed to allow the footway along the northern side of Liverpool Old Road to be widened to 2m. County Highways confirm that adopted parking standards would require the provision of 11 off-street parking spaces, with the applicant exceeding this requirement by proposed 14 off-street parking spaces.

Conditions are recommended by County Highways relating to the provision of wheel washing facilities for construction traffic, the agreement of a Construction/Demolition Management Plan and the agreement of works to take place within the adopted highway.

**Environmental Health** have raised no objections to the proposal, recommending a number of conditions relating to the agreement of a Dust Management Plan, the provision of wheel washing facilities for construction traffic, agreement of the location and lighting of a the site compound and storage yard for the construction phase, restrictions on the permitted hours of construction, restrictions on piling, invasive plant species, contaminated land, the agreement of a Noise Management Plan (for construction and operational use of the facility), extraction/ventilation equipment details and the provision of electric vehicle recharging points. A condition recommended to restrict the burning of waste is not considered to meet the tests for conditions would need to be controlled through other legislation.

The Local Authority's **Arboriculturist** has raised no objections to the proposal.

The **Lead Local Flood Authority (LCC)** have raised no objections to the proposal following amendments been to the drainage strategy at their request, specifically confirmation that the surface water is to discharge into an existing culvert to the north of the site. This has since been provided.

**United Utilities** have raised no objections to the proposal recommending conditions relating to the submission of foul and surface water drainage details and the submission of a sustainable drainage management and maintenance plan for the lifetime of the development.

**Ecology** have confirmed that due to 2 of the buildings on the site being identified as having high bat roosting potential an emergence survey was required to be undertaken. The results of the emergence survey confirmed low numbers of common pipistrelle bats in one of the buildings. Given the low numbers, and the common species, of bat Ecology are satisfied that the necessary license from Natural England would be provided. A condition has therefore been recommended requiring the necessary permission/s from Natural England are consented prior to the demolition of the barn that bat presence has been confirmed.

Conditions relating to restrictions on work during bird nesting season and landscaping details, together with an informative relating to invasive plant species, were also recommended.

The **Lancashire Archaeology Advisory Service** have raised no objections to the proposal, recommending a condition relating to the agreement of a programme of archaeological recording and analysis due to the age of farmhouse and brick barn to be demolished.

The **Crime Prevention Officer (Lancashire Constabulary)** has raised no objections to the proposal, making numerous crime prevention suggestions which have been passed on to the applicant.

## **MATERIAL CONSIDERATIONS**

### **Policy Considerations**

#### **i) NPPF**

The NPPF is a material planning consideration to which weight needs to be attached. The NPPF promotes a presumption in favour of sustainable development and supports sustainable economic development, stating *"Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system."*

With regards to highway issues associated with development proposal, Paragraph 32 of the NPPF states *"Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe"*. Development therefore which would not result in a severe detrimental impact on traffic/highway conditions should not be refused on transport grounds.

#### **ii) Core Strategy Policy Considerations**

Policy 1 of the Core Strategy is entitled 'Locating Growth' and encourages the focussing of growth and investment in the Key Service Centres of Chorley and Leyland and the other main urban areas in South Ribble.

Policy 9 of the Core Strategy is entitled 'Economic Growth and Employment' and encourages the focussing of economic growth in existing main urban areas.

Policy 10 of the Core Strategy is entitled 'Employment Premises and Sites' and highlights the need to protect sites last used and allocated for employment for future employments use.

Policy 17 of the Core Strategy is entitled 'Design of New Buildings' and requires new buildings to take account of the character and appearance of the local area.

Policy 25 of the Core Strategy is entitled 'Community Facilities' and identifies an increase in demand for facilities catering for older people.

### **iii) South Ribble Local Plan**

The site is within an area of land designated as B1: Existing Built-Up Areas. Policy B1 permits the re-use of land and buildings provided that:

- i) the development complies with the requirements for access parking and services, as set out elsewhere in the Plan;
- ii) is in keeping with the character and appearance of the area; and
- iii) will not adversely affect the amenities of nearby residents.

This will be assessed in the following sections of this report.

### **CIL**

The proposed development is not in a Use Class that would require a CIL payment.

### **Character / Appearance**

Policy 17 of the Core Strategy and Policy G17 of the Local Plan, sets out design criteria for new development and requires development to be well related to neighbouring buildings and the locality in terms of its size, scale and intensity (plot coverage).

In consideration of the above, the local distinctiveness and character of the local area have been assessed. Much Hoole does not have a conventional 'village centre', with what limited retail and commercial premises the village possesses sporadically spread along Liverpool Old Road which is predominantly residential. The residential properties in the surrounding area comprise of a mixture of designs and styles. Properties to the west and north (rear) of the site predominately comprise of a mixture of 1970s detached and semi-detached bungalows/dormer bungalows. To the east of the site more traditional style properties are located along Liverpool Old Road, including The Smithy Inn Public House. Opposite the site are playing fields and a children's playground. Whilst there is a mixed vernacular to the streetscene the scale of the surrounding development is wholly conventional residential.

The operational need of the applicant would prevent a series of detached buildings therefore glazed and timber clad linkages are proposed between the different building blocks. The dividing of the development into a series of 3 two-storey building blocks reduces the overall bulk of the development, with a streetscene that is comparable in scale to a terrace of dwellings.

The design of the proposed buildings is a blend of traditional and contemporary, with the use of rustic red bricks, pre-weathered grey slate roofing tiles and stone colour concrete lintel and sills mixed with vertical timber cladding, angled windows along the Liverpool Old Road frontage and glazed linkages. In terms of building design Paragraph 60 of the NPPF states *"Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness."* It is the Officer's view that the mixed traditional-contemporary design, which incorporates locally distinctive features, is of a high design standard.

Along this stretch of Liverpool Old Road there is no uniform distance that buildings are setback from the footpath running along both sides of the carriageway, with the existing barn on the site within 0.5m of the front boundary and 139 Liverpool Old Road opposite within 1m of the front boundary.

For the above reasons the proposed development is considered to comply with Core Strategy Policy 17 and Policy G17 of the South Ribble Local Plan.

### **Relationship To Neighbours**

A minimum distance of 16m would be present from the front elevation of Block C (fronting Liverpool Old Road) to the front elevation of 139 Liverpool Old Road Opposite. Windows on the front elevation of Block C that oppose 139 Liverpool Old Road have however been angled so they face west along Liverpool Old Road so that they do not result in undue overlooking / loss of privacy. The two-storey scale of the proposed development would not result in undue overshadowing / overdominance of neighbouring properties on the opposite side of Liverpool Old Road.

A minimum distance of 16.5m would be present from the western elevation of Block A to the side elevation of the semi-detached dormer bungalow at 156 Liverpool Road. This inter-relationship is considered to be acceptable and meets the recognised minimum spatial separation standards at the first floor window in the side elevation of 156 Liverpool Road is obscurely glazed and serves a non-habitable room.

A minimum distance of 5.8m would be present from the western side elevation of the semi-detached bungalow at 144 Liverpool Old Road to the north-eastern (rear) corner of Block C. As there is only a side door which serves a utility room (a non-habitable room) present western side elevation of 144 Liverpool Old Road there is no required recognised minimum spatial separation distance. It should also be noted that there is a window present on the front elevation of 144 Liverpool Old Road that serves the utility room. The main useable garden space for 144 Liverpool Old Road is at the rear of the property, where there would be a distance of 13m to the two-storey Block B. These inter-relationships are considered to be acceptable and meet the recognised minimum spatial separation standards.

A minimum distance of 18m would be present from 17 and 19 Middle Hey to the blank side gable of Block B. A minimum distance of 27.5m and a splayed distance of 22m would be present from the rear elevation of Block A to 21 and 23 Middle Hey respectively. These distances recognised minimum spatial separation standards and are considered to be acceptable.

### **Highway Issues**

County Highways have fully assessed the proposal and, following the submission of amended plans detailing footpath widening along the northern side of Liverpool Old Road, have raised no objections to the proposed development.

The parking standards as set out in Appendix 4 of the South Ribble Local plan for residential care homes/nursing homes (Use Class C2) require a minimum of 1 parking space per 5 beds. A minimum of 11 parking spaces would therefore be required for the proposed development. As the applicant is proposing the provision of 14 parking spaces the proposal exceeds the minimum car parking standards.

The sites previous use as a working farm would have generated a degree of traffic including farming machinery. The use of the site as a care home is not considered to materially impact on traffic in the vicinity of the site. Residents would not be car users, therefore traffic would be restricted to the likes of staff, visitors, medical practitioners and grounds/maintenance staff. In their response County Highways confirm that the sight lines at the site access points onto Liverpool Old Road are acceptable and fully achievable over the existing adopted highway.

Conditions are recommended by County Highways relating to the provision of wheel washing facilities for construction traffic, the agreement of a Construction/Demolition Management Plan and the agreement of works to take place within the adopted highway.

### **Tree Issues / Wildlife**

A Bat Survey Report submitted with the planning application concluded that two of the buildings on the site have high bat roosting potential, with evidence of bat roosting apparent in one of the buildings. An emergence survey was therefore required to be undertaken to confirm if bats are currently roosting in these buildings on the site which are proposed to be demolished. The results of the emergence survey confirmed low numbers of common pipistrelle bats in one of the buildings. Given the low numbers, and the common species, of bat Ecology are satisfied that the necessary license from Natural England would be provided. A condition has therefore been recommended requiring the necessary permission/s from Natural England are consented prior to the demolition of the barn that bat presence has been confirmed.

A precautionary condition restricting tree works to the months outside of the bird nesting season and landscaping details were also recommended by Ecology.

The proposed development would require the removal of approximately 11 trees on the site. None of the trees on the site are protected by Tree Preservation Order and none are worthy of such protection. Mitigation planting, including trees and shrubs, is proposed along site boundaries. The existing hedgerow along the site frontage is required to be removed to allow the existing footway to be extended to the 2m width requested by County Highways. A new hedge is proposed to be planted parallel to the hedge to be removed along what would become the new front boundary of the site. The Local Authority's Arboriculturist has raised no objections to the proposal.

### **Noise / Disturbance**

Concern has been raised by objectors relating to the potential for noise and disturbance resulting from the day to day use of the facility, the use of air conditioning units and during the demolition and construction phase. Environmental Health have fully considered the proposed development and have recommended a condition requiring the submission and agreement of a Noise Management Plan covering both the construction and operational use of the facility. Conditions have also been recommended relating to agreement of extraction/ventilation equipment details. The agreement and implementation of these conditions is considered sufficient to safeguard the amenities of neighbouring properties for the duration of the use of the buildings.

As with any development, a degree of noise and disruption is likely during the demolition and construction phases. Any such disruption would however be temporary and, through the agreement of conditions relating to noise management and restrictions on hours of construction, can be acceptably managed.

### **Other Issues**

Objectors have stated preference for other uses of the site. Applications however have not been forthcoming for such uses and the proposal therefore has to be considered on its individual merits.

### **CONCLUSION**

The proposed erection of a residential care home (Use Class C2) comprising of 3 linked blocks, each two-storey in height, together with associated car parking and landscaping following the demolition of existing buildings on the site is considered to be acceptable on the site. The proposed development will not have a detrimental impact on the character and appearance of the area and will not adversely affect the amenities of nearby residential properties. There are no highway safety, ecological or amenity implications.

The application complies with Policies 1, 9, 10, 17 and 29 of the Core Strategy together with Policies B1 and G17 of the South Ribble Local Plan. The application is therefore recommended for approval subject to the imposition of conditions.

**RECOMMENDATION:**

Approval with Conditions.

**RECOMMENDED CONDITIONS:**

1. That the development 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. No work shall be commenced until satisfactory details of the colour and texture of the facing and roofing materials to be used have been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved details

REASON: To ensure the satisfactory detailed appearance of the development in accordance with Policy 17 in the Central Lancashire Core Strategy and Policy G17 in the South Ribble Local Plan.

3. The development hereby permitted shall be registered with the Building Research Establishment (BRE) under BREEAM and constructed to achieve a BREEAM rating of 'Very Good' (or where possible in urban areas 'Excellent'. No phase or sub-phase of the development shall commence until a Design Stage Assessment Report showing that the development will achieve a BREEAM rating of 'Very Good' or 'Excellent' 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

4. Prior to first use of the development hereby approved, a BRE issued Design Stage Certificate demonstrating that the development has achieved a BREEAM rating of 'Very Good' (or where possible in urban areas) 'Excellent' 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. On completion of the development hereby approved a Building Research Establishment issued Post Construction Review Certificate confirming that the development has achieved a BREEAM rating of 'Very Good' (or where possible in urban area) 'Excellent' 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

6. Prior to the commencement of development, a ground level survey to include existing ground levels and existing and proposed ground and slab levels shall be submitted to

and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with this scheme.

REASON: To ensure the satisfactory appearance and drainage of the site and to accord Policy 17 of the Core Strategy

7. Prior to the commencement of development, a scheme for the provision of foul water drainage shall be submitted to and be approved in writing by the Local Planning Authority. The approved scheme shall be implemented in accordance with the approved plans during the development and shall be thereafter retained and maintained for the duration of the approved use.

REASON: For the avoidance of doubt and to protect the living conditions of future occupants of the site in accordance with Policy 29 in the Central Lancashire Core Strategy

8. Prior to the commencement of any development, a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions shall be submitted to and approved in writing by the Local Planning Authority.

The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards and shall include, as a minimum:

- a) Information about the lifetime of the development, design storm period and intensity (1 in 30 and 1 in 100 year + allowance for climate change see EA advice Flood risk assessments: climate change allowances), discharge rates and volumes (both pre and post development), temporary storage facilities, the methods employed to delay and control surface water discharged from the site, and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters, including watercourses, and detail of floor levels in AOD;
- b) The drainage strategy should demonstrate that the surface water run-off must not exceed the pre-development greenfield runoff rate. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed;
- c) Flood water exceedance routes, both on and off site;
- d) A timetable for implementation, including phasing as applicable;
- e) Evidence of an assessment of the site conditions to include site investigation;
- f) Details of water quality controls, where applicable;
- g) The pass forward flow rate to the public sewer restricted to 8 l/s, in the event of surface water draining to the public surface water sewer

The development shall not be occupied until the sustainable drainage scheme has been completed in accordance with the agreed details. The sustainable drainage scheme shall be managed and maintained thereafter with the agreed management and maintenance plan.

REASON: To ensure that the proposed development can be adequately drained, to improve water management and reduce the risk of flooding in accordance with Policy 29 in the Central Lancashire Core Strategy

9. Prior to occupation of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the local planning authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:

- a. Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a resident's management company; and
- b. Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.

The development shall subsequently be completed, maintained and managed in accordance with the approved plan.

REASON: To ensure that the proposed development can be adequately drained, to improve water management and reduce the risk of flooding in accordance with Policy 29 in the Central Lancashire Core Strategy

10. The demolition of building B1 is likely to cause harm to pipistrelle bats as identified in the Bat Dusk Emergence/Dawn re-entry survey, Brindle & Green Ref BG16.267 section 7 and shall not in any circumstances commence unless the local planning authority has: either:
  - a) been provided with a license issued by Natural England pursuant to Regulation 53, of the Conservation of Habitats and Species Regulations 2010 authorising the specified activity/development go ahead;
  - b) been provided with a statement in writing form the relevant licensing body to the effect that it does not consider that the specified development will require a license or;
  - c) agreed in writing that a license is no longer required from the relevant licensing body

REASON: To ensure the protection of scheduled species protected by the Wildlife and Countryside Act 1981 in accordance with Policy 22 in the Central Lancashire Core Strategy and Policy G16 in the South Ribble Local Plan 2012-2026

11. No development shall take place, including any further works of demolition, until a Construction Method Statement 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:
  - (i) measures to control the emission of dust and dirt during construction
  - (ii) measures to control the emission of noise during construction
  - (iii) a scheme for recycling/disposing of waste resulting from demolition and construction works
  - (iv) the parking of vehicles of site operatives and visitors
  - (v) loading and unloading of plant and materials
  - (vi) storage of plant and materials used in constructing the development
  - (vii) the location of the site compound
  - (viii) suitable wheel washing/road sweeping measures
  - (ix) details of all external lighting to be used during construction

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

12. 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 and the NPPF.

13. 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.

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

Note to Applicant: Mitigation measures may include and are not limited to:

- I. The use of low impact piling, auger piling
- II. Boundary vibration and noise monitoring
- III. Informing neighbouring properties on the times and duration of piling activities.

14. Prior to the commencement of development, a detailed method statement for the removal or long-term management /eradication of invasive plants, as identified under the Wildlife and Countryside Act 1981 shall be submitted to and approved in writing by the Local Planning Authority. The method statement shall include proposed measures to prevent the spread of invasive plants during any operations such as mowing, strimming or soil movement. It shall also contain measures to ensure that any soils brought to the site are free of the seeds / root / stem of any invasive plant covered under the Wildlife and Countryside Act 1981. Development shall proceed in accordance with the approved method statement.

REASON: The spread of invasive plants is prohibited under the Wildlife and Countryside Act 1981. Without measures to prevent spread as a result of the development there would be the risk of an offence being committed and avoidable harm to the environment recurs

15. Prior to the commencement of development hereby approved, the following information shall be submitted to the Local Planning Authority (LPA) for approval in writing:

a) A Desk Study which assesses the risk of the potential for on-site contamination and ground gases and migration of both on & off-site contamination and ground gases.

b) If the Desk Study identifies potential contamination and ground gases, a detailed Site Investigation shall be carried out to address the nature, degree and distribution of contamination and ground gases and shall include an identification and assessment of the risk to receptors as defined under the Environmental Protection Act 1990, Part IIA, focusing primarily on risks to human health and controlled waters. The investigation shall also address the implications of the health and safety of site workers, of nearby occupied building structures, on services and landscaping schemes and on wider environmental receptors including ecological systems and property.

The sampling and analytical strategy shall be submitted to and approved in writing by the LPA prior to the start of the site investigation survey.

c) A Remediation Statement, detailing the recommendations and remedial measures to be implemented within the site.

Any works identified in these reports shall be undertaken when required with all remedial works implemented by the developer prior to occupation of the first and subsequent dwellings.

On completion of the development/remedial works, the developer shall submit written confirmation, in the form of a Verification Report, to the LPA, that all works were completed in accordance with the agreed Remediation Statement.

REASON: To ensure that the site investigation and remediation strategy will not cause pollution of ground and surface waters both on and off site, in accordance with

Policy 17 in the Central Lancashire Core Strategy and Policy G14 in the South Ribble Local Plan 2012-2026

16. Prior to first occupation of the property a noise management plan shall be submitted and agreed with the local planning authority to mitigate against noise from vocalisation of care users. Development shall proceed in accordance with the approved management plan.

Reason: In the interests of the amenity of the nearby residents in accordance with Policy 17 and 28 of the Central Lancashire Core Strategy and Policy G17 in the South Ribble Local Plan.

Note:

The noise management plan should include the following control measures:

- o Liaise with local residents in the event of complaint/s and agree an action plan.
- o If specific equipment is associated with the adverse noise, then reduce or remove access to this equipment.
- o In agreement with residents determine access time to the garden.
- o Implement a plan to reduce the impact of vocalisations from individual care users which take into account their needs.

The above list is only a guide and not intended to be entirely inclusive, further points and more detail will be needed to produce a noise management plan.

17. Prior to the installation of any extraction/ventilation systems full details of the noise levels to be experienced at the nearest properties and the fixings to be used shall be provided to the local planning authority for written approval. The approved system shall then be installed as agreed and thereafter maintained as approved. Any changes to the system shall first be agreed with the local planning authority in writing.

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.

Note:

The extraction/ventilation system shall be so designed to ensure the following standards are achieved:

The proposed development shall be designed so the rating levels for cumulative noise from all noise sources shall not exceed, 10 dB(A) below the existing LA90, at the nearest noise-sensitive premises to the proposed development as assessed in accordance with British Standard 4142 (2014) or:

LAeq 50 dB 16 hours - gardens and outside living areas (for example balconies)

LAeq 35 dB 16 hours - indoors daytime

LAeq 30 dB 8 hours - indoors night-time (23.00-07.00)

LAFmax 45 dB( 8 hours - indoors night-time (23.00-07.00)

LAFmax 45 dB 4 hours - indoors evening (19.00-23.00)

Whichever is lower.

18. To promote and improve local air quality 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.

19. No development, including site clearance, shall commence until the developer has secured the implementation of a programme of building recording and analysis. This must be undertaken in accordance with a written scheme of investigation which shall have been submitted to, and approved in writing by, the Local Planning Authority. The final report shall be submitted to the Local Planning Authority prior to the occupation of the development.

REASON: To ensure and safeguard the recording and inspection of matters of archaeological and/or historical importance associated with the building/site in accordance with Policy 16 in the Central Lancashire Core Strategy

20. No part of the development shall be commenced until all highway works within the adopted highway have been constructed in accordance with a scheme that shall be submitted to and approved by the Local Planning Authority in consultation with the Highway Authority as part of a Section 278 Agreement, under the Highways Act 1980.

REASON: In order to satisfy the Local Planning Authority and Highway Authority that the final details of the highways works are acceptable before work commences on site and to enable all construction traffic to enter and leave the premises in a safe manner without causing a hazard to other road users so as to accord with Policy 17 of the Core Strategy and Policy G17 of the South Ribble Local Plan.

21. Prior to the commencement of the development full details of the waste storage and management systems within the site shall be submitted to and approved in writing by the Local Planning Authority. The agreed waste storage facilities shall be provided prior to the first occupation of the development and shall be retained and maintained thereafter.

REASON: To provide effective and sufficient storage facilities for refuse and to safeguard amenities and living conditions of any nearby residents particularly with regards to odour, noise and insects in accordance with Policy 17 in the Central Lancashire Core Strategy.

22. Prior to the commencement of development, full details of the cycling facilities within the site shall be submitted to and approved in writing by the Local Planning Authority. The approved cycling facilities shall be provided prior to the first occupation of the development and retained and permanently maintained thereafter.

REASON: To ensure the provision and retention of adequate on-site parking facilities and to accord with Policy 3 in the Central Lancashire Core Strategy, Policy F1 and Policy G17(c) in the South Ribble Local Plan.

23. That any tree felling, vegetation clearance works, demolition work or other works that may affect nesting birds shall not take place between March and August inclusive of any year, unless the absence of nesting birds has been confirmed by further surveys or inspections and written approval has been given from the Local Planning Authority.

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

24. That full details of any external lighting shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The

scheme shall be implemented in accordance with the approved details unless otherwise agreed in writing with the Local Planning Authority.

REASON: In the interests of the amenity of neighbouring residential properties so as to accord with Policy 17 of the Core Strategy and Policy G17 of the South Ribble Local Plan.

25. The approved landscaping scheme, detailed on Landscape Proposal dwg. no. 5469.01 Rev C, shall be implemented in the first planting season following completion of the development or first occupation/use, whichever is the soonest, and shall be maintained thereafter for a period of not less than 5 years to the satisfaction of the Local Planning Authority, in compliance with BS 5837 2012 - Trees in Relation to Design, Demolition and Construction - Recommendations. This maintenance shall include the watering, weeding, mulching and adjustment and removal of stakes and support systems, and shall include the replacement of any tree or shrub which is removed, becomes seriously damaged, seriously diseased or dies by the same species. The replacement tree or shrub must be of similar size to that originally planted.

REASON: In the interests of the amenity of the area in accordance with Policy 17 in the Central Lancashire Core Strategy, Policy G13 and Policy G17 in the South Ribble Local Plan 2012-2026

26. Notwithstanding the provision of the Town and Country Planning (Use Classes) Order 1987 (as amended) Paragraph 3(1) or any provision equivalent to this in any statutory instrument revoking and re-enacting this Order, the use of the development hereby permitted shall be restricted to the use applied for.

REASON: To define and limit the proposed use on the site to that set out in the planning application.

27. The development, hereby permitted, shall be carried out in accordance with the submitted approved plans A100 (Proposed Site Plan), A101 (GA Ground Floor), A102 (GA First Floor), A201 (Proposed Elevations Block A), A202 (Proposed Elevations Block B+C) and 5469.01 Rev C (Landscape Proposals).

REASON: To ensure a satisfactory standard of development in accordance with Policy 17 in the Central Lancashire Core Strategy and Policy G17 of the South Ribble Local Plan.

## **RELEVANT POLICY**

- 1 Locating Growth (Core Strategy Policy)**
- 3 Travel (Core Strategy Policy)**
- 7 Affordable and Special Needs Housing (Core Strategy Policy)**
- 9 Economic Growth and Employment (Core Strategy Policy)**
- 10 Employment Premises and Sites (Core Strategy Policy)**
- 17 Design of New Buildings (Core Strategy Policy)**
- 28 Renewable and Low Carbon Energy Schemes (Core Strategy Policy)**

**29 Water Management (Core Strategy Policy)**

**POLB1 Existing Built-Up Areas**

**POLF1 Car Parking**

**POLG13 Trees, Woodlands and Development**

**POLG14 Unstable or Contaminated Land**

**POLG16 Biodiversity and Nature Conservation**

**POLG17 Design Criteria for New Development**

**Note:**

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