

Application Number 07/2020/00361/REM

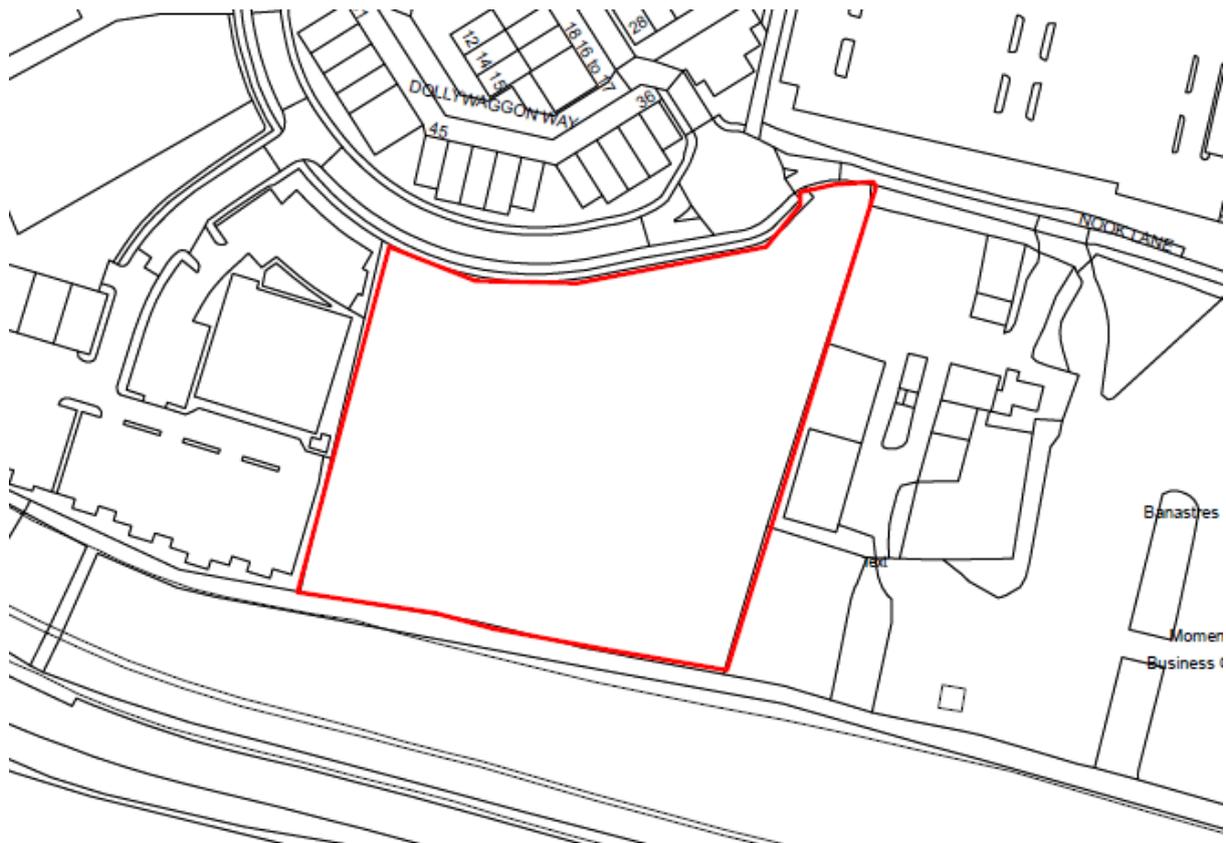
Address Plot 6000 South Rings Business Park
Craven Drive
Bamber Bridge
Preston
Lancashire
PR5 6BZ

Applicant Commercial Development Projects Limited
(CDP Ltd)

Development Storage and distribution unit (Use Class B8) with
associated offices (Use Class B1a), electricity
substation, car parking and service yard

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

Date application valid 01.05.2020
Target Determination Date 31.07.2020
Extension of Time 02.08.2020



1. REPORT SUMMARY

1.1 The proposal is a Reserved Matters application for the erection of a storage and distribution unit (Class B8) with ancillary office space and associated electricity substation, car parking and service yards, with the matters of 'Access', 'Appearance', 'Landscaping', 'Layout' and 'Scale' being applied for. The principle of the development on the site has been established by the previous outline approval.

1.2 The application relates to 1.2 hectare parcel of land identified as Plot 6000 within the South Rings Business Park off Craven Drive, Bamber Bridge. The commercial and retail development site at South Rings Business Park currently comprises of a B&Q store, a Holiday Inn hotel, a Burger King fast food restaurant, The Walton Fox Public House, a number of starter-office units, the 'Places for People' housing association offices and a gym, all of which are accessed off a junction on the A6 (Lostock Lane).

1.3 The Reserved Matters application is in keeping with the associated outline planning permission by proposing a B8 employment use, therefore according with the general principles of Policy B3.

1.4 The proposed scheme reflects the character and appearance of the area and includes features such as a mixture of horizontal and vertical cladded panels in two tones of grey, with orange feature panelling, and glazing in part on the front elevation to serve the office area which is split over two floors.

1.5 Sufficient car parking provision to serve the development is provided with County Highways raising no objections to the proposal subject to the imposition of conditions.

1.6 There is one nearby residential property, some 40m to the east of the site, which is situated within its own extensive commercial vehicle scrap and reclamation yard. The submitted Noise Impact Assessment concludes that given the existing background noise from surrounding commercial and motorway traffic, any noise from the proposed development would not have a detrimental impact on the quality of life. Environmental Health have assessed the proposal and have raised no objections subject to a number of conditions including restricting certain openings of the building to emergency access, the provision of acoustic fencing and restrictions on the types of forklift trucks that are permitted to be used with noise mitigation in mind.

1.7 The proposed development is deemed to be in accord with Policies 1, 3, 10, 17 and 22 of the Core Strategy and Policies B3, F1, G14 and G17 of the South Ribble Local Plan. For these reasons, and those contained within the report, the application is recommended for approval.

1.8 The outline permission included conditions relating to the site access, highway works, drainage details, ecology and tree works which do not need to be re-imposed as part of the Reserved Matters approval.

2. APPLICATION SITE AND SURROUNDING AREA

2.1 The application relates to 1.2 hectare parcel of land identified as Plot 6000 within the South Rings Business Park off Craven Drive, Bamber Bridge.

2.2 The commercial and retail development site at South Rings Business Park currently comprises of a B&Q store, a Holiday Inn hotel, a Burger King fast food restaurant, The Walton Fox Public House, a number of starter-office units, the 'Places for People' housing association offices and a gym, all of which are accessed off a junction on the A6 (Lostock Lane).

2.3 South Rings Business Park is bounded to the south by the western end of the M65 motorway, at a higher level than the site. To the west is a gym and starter units with a short length of dual carriageway road beyond. To the east of the application site is a vehicle scrap and reclamation yard with an on-site dwellinghouse (Banastres on Bank). To the north is Craven Drive with starter units beyond.

2.4 The site, which is currently largely cleared down to earth, is allocated as part of Policy B3: Commercial and Employment Site at South Rings Business Park, Bamber Bridge in the South Ribble Local Plan.

3. SITE HISTORY

3.1 In February 2000 planning permission (07/1999/0372) was granted by the Secretary of State following a 'call-in' Inquiry for a mixed use development on the wider site, now known as South Rings Business Park, comprising of a retail warehouse, public house, fast food outlet, offices, industry, storage, distribution and hotel uses (Classes A1, A3, B1, B2, B8 and C1) with associated landscaping at Lostock Lane, Cuerden. This permission has since been implemented with Reserved Matters consents granted on various parcels and then developed.

4. PROPOSAL

4.1 The proposal is a Reserved Matters application for the erection of a storage and distribution unit (Class B8) with ancillary office space and associated electricity substation, car parking and service yards, with the matters of 'Access', 'Appearance', 'Landscaping', 'Layout' and 'Scale' being applied for.

4.2 Separate accesses are proposed on to Craven Drive for the staff/visitor car parking area and the servicing area with landscaping proposed along the site frontage.

4.3 The unit measures 89m (width) x 41m (depth) x 7.5-9 m (height) and would be finished in a mixture of horizontal and vertical cladded panels in two tones of grey with orange feature panelling. Glazing is proposed in part on the front elevation to serve the office area which is split over two floors. To the front of the unit 45 car parking spaces are proposed with parking for a further 10 cars to the rear on the periphery of the associated service area. Five loading bays are proposed on the rear of the unit.

4.4 To the front of the units, set within the proposed landscaping, a 3.5m x 3.5m brick built electricity substation is proposed to serve the units.

4.5 The application is accompanied by a Noise Impact Assessment

4.6 The plans have been amended since originally submitted to change from two smaller units to one larger unit following the securing of an end user.

5. REPRESENTATIONS

5.1 No letters of representation have been received in relation to the proposal.

6. CONSULTATION REPLIES

County Highways have raised no objections to the proposal stating *"the proposals should have a negligible impact on highway safety and highway capacity within the immediate vicinity of the site"*. In regards to parking County Highways advise that the proposal meets the Council's parking standards. Conditions are recommended relating to the agreement of a Construction Traffic Management Plan and site access details.

Environmental Health have raised no objections to the proposal recommending the imposition of conditions relating to dust management during construction, hours of construction, restrictions on piling, contaminated land, external plant, noise mitigation, external lighting and the provision of electric vehicle charging points. A condition recommended relating to the burning of waste cannot be imposed as this would be controlled by other legislation. Given the extant outline planning a new condition cannot be imposed requiring the submission of a Contaminated Land Survey, a pre-cautionary can however be imposed detailing the necessary steps should land contamination be suspected during construction.

7. MATERIAL CONSIDERATIONS

7.1 The principle of a mixed use development comprising of Class B1 (Business), B2 (General industry), B8 (Storage and distribution) and a Health and Fitness Club, together with the matter of 'Access', has previously established by the granting of outline planning permission 07/2014/0072/OUT.

7.2 i) NPPF

7.2.1 The NPPF promotes a presumption in favour of sustainable development and supports sustainable economic development, stating *"Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development"*.

7.3 ii) Core Strategy Policy Considerations

7.3.1 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.

7.3.2 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.

7.3.3. 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.

7.4 iii) South Ribble Local Plan

7.4.1 In the South Ribble Local Plan the site is allocated as Policy B3: Commercial and Employment Site at South Rings Business Park, Bamber Bridge which reserves the sites for offices, non-food retail, employment, leisure, recreation and tourism facilities.

7.4.2 The Reserved Matters application is in keeping with the associated outline planning permission by proposing an employment use in line with the Outline planning consent, therefore according with the general principles of Policy B3.

7.5 Character and Design

7.5.1 Policy G17 of the Local Plan, amongst other things, requires development to be well related to neighbouring buildings and the locality in terms of its size, scale and intensity (plot coverage) and Policy 17 of the Core Strategy expects new buildings to *"take account of the character and appearance of the local area"*.

7.5.2 A mixture of buildings scales are present within the South Rings Business Park, ranging from large warehouse retail units and office buildings to small business starter units. With this variety present the scale and siting of the proposed building will not be unduly prominent.

7.5.3 The building is proposed to be finished in a mixture of horizontal and vertical cladded panels in two tones of grey with orange feature panelling. Glazing is proposed in part on the front elevation to serve the office area which is split over two floors. With the business park comprising of a mixture of commercial and retail development designed in a similar modern style. The proposed development would be in keeping with the character of the local area and complies with Core Strategy Policy 17 and Policy G17 of the South Ribble Local Plan.

7.6 Relationship to Neighbours

7.6.1 There is one nearby residential property (Banastres on Bank), 40m to the east of the application site set inside its own extensive vehicle scrap and reclamation yard. This spatial separation distance, with substantial boundary landscape treatment and intervening structures in the reclamation yard also present, is sufficient to prevent the proposal form

having an undue impact on the neighbouring property in terms of overshadowing / overdominance and overlooking / loss of privacy.

7.7 Highway Issues

7.7.1 The proposed access from Craven Drive has been assessed by County Highways and is considered to be suitable to serve the development and that the development should have a *“negligible impact on highway safety and highway capacity within the immediate vicinity of the site”*.

7.7.2 The proposed 55 car parking spaces meets the minimum car parking standards contained within Policy F1 and Appendix 4 of the South Ribble Local Plan.

7.8 Noise Issues

7.8.1 The application is accompanied by a Noise Impact Assessment which considers the impact of the proposed development and concludes given the characteristics of the surroundings the proposed development would not result in a *“perceived change in the quality of life”* for the occupant of the sole nearby residential property to the east of the application site set inside its own extensive vehicle scrap and reclamation yard.

7.8.2 Environmental Health have raised no objections to the proposal recommending a number of conditions relating to noise mitigation including restricting certain openings of the building to emergency access, the provision of acoustic fencing and restrictions on the types of forklift trucks that are permitted to be used.

8. CONCLUSION

8.1 The proposed development conforms with the permitted uses detailed within the associated extant outline planning consent on the wider South Rings site according with the requirements of Policy B3. The proposed development would not be out of character with the local area and there are not highway safety issues associated with the proposal. Environmental Health have raised no objections to the proposal subject to the imposition of conditions.

8.2 The proposed development is deemed to be in accord with Policies 1, 3, 10, 17 and 22 of the Core Strategy and Policies B3, F1, G14 and G17 of the South Ribble Local Plan. For these reasons, and those contained within the report, the application is recommended for approval.

8.3 The outline permission included conditions relating to the site access, highway works, drainage details, ecology and tree works which do not need to be re-imposed as part of the Reserved Matters approval.

RECOMMENDATION:

Approval with Conditions.

RECOMMENDED CONDITIONS:

1. The development hereby approved shall be begun before the expiration of 2 years from the date of this permission.

REASON: To comply with the requirements of Section 92 of the Town and Country Planning Act 1990

2. The development shall be carried out in accordance with the approved materials schedule detailed on the approved Drawings no. M2530-301 (Elevations), M2530-203 (Roof Layout Plan), M2530-601 (Substation Details), M2530-602 (Substation Elevations) and M2530-603 (Substation Roof) unless otherwise agreed in writing with the Local Planning Authority.

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 2012-2026.

3. Prior to the commencement of development details of the landscaping of the site including, wherever possible, the retention of existing trees and hedges have been submitted to, and approved in writing by, the Local Planning Authority. The approved scheme shall be implemented in the first planting season following the development being brought into use, or first occupation/use, whichever is the soonest.

The approved scheme shall be maintained by the applicant or their successors in title thereafter for a period of 5 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub which is removed, becomes seriously damaged, seriously diseased or dies, by the same species or different species, and shall be agreed in writing by the Local Planning Authority. The replacement tree or shrub must be of similar size to that originally planted.

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

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

4. 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
- (x) Periods when plant and materials trips should not be made to and from the site (mainly peak hours but the developer to identify times when trips of this nature should not be made)
- (xi) Measures to ensure that construction and delivery vehicles do not impede access to adjoining units and obstruct the public highway

REASON: To safeguard the amenities of neighbouring properties and to protect existing road users in accordance with Policy 17 of the Central Lancashire Core Strategy.

5. The development shall not be brought into use until a scheme for the construction of the site access has been fully implemented prior to which it will have been submitted to, and approved in writing 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 highway scheme/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.

6. No part of the development hereby approved shall be occupied until the approved scheme referred to in Condition 5 has been constructed and completed in accordance with the scheme details, unless otherwise agreed in writing with the Local Planning Authority.

REASON: In order to satisfy the Local Planning Authority and Highway Authority that the traffic generated by the development does not exacerbate unsatisfactory highway condition in advance of the completion of the highway scheme/works.

7. Prior to the commencement of development, full details of the bin facilities within the site shall be submitted to and approved in writing by the Local Planning Authority. The approved bin facilities shall be provided prior to first use of the associated buildings and be retained as such thereafter.

REASON: To ensure the satisfactory appearance of the site in accordance with Policy 17 in the Central Lancashire Core Strategy.

8. 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 use of the associated building 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

9. 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 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 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.
10. 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 is suitable for its intended end use and development work will not cause pollution of ground and surface waters both on and off site, in accordance with Policy 17 of the Central Lancashire Development Plan, Policy G14 of the South Ribble Local Plan and the National Planning Policy Framework.

NOTE TO APPLICANT: If no adverse conditions are encountered to discharge this condition photographic evidence of all ground workings shall be submitted together with a description of the ground encountered

11. Prior to the importation of any subsoil and/or topsoil material into the proposed development site, information supporting the suitability of the material shall be submitted to the Local Planning Authority for approval in writing.

The information submitted shall include details of the material source, sampling methodologies and analysis results, which demonstrates the material does not pose a risk to human health as defined under Part 2A of the Environmental Protection Act 1990.

Reason: To ensure that the site is suitable for its intended end use and development work will not cause pollution of ground and surface waters both on and off site, in accordance with Policy 17 of the Central Lancashire Development Plan, Policy G14 of the South Ribble Local Plan and the National Planning Policy Framework.

12. Prior to the development being brought into use a scheme to provide sound attenuation measures for any fixed external plant shall be submitted to and agreed in writing by the local planning authority. The agreed measures shall be implemented and thereafter retained and maintained for the duration of the approved use.

Any external plant must not result in sound levels at the nearest noise sensitive property above;
50dB(A) 07:00-19:00
45dB(A) 19:00-23:00
39dB(A) 23:00-07:00

Reason: In the interests of the amenity of the nearby residents in accordance with Policy 17 of the Central Lancashire Core Strategy and NPPF.

13. Any external doors to the South East elevation of the development(facing 'Banastres on Bank') shall be restricted to use as an emergency exit only and shall not be used as a staff entrance/exit door or for the purposes of taking deliveries.

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

14. Deliveries shall be only taken at the designated service area to the rear / South West elevation of the building hereby approved only with no deliveries to take place to the front or sides of the premises.

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

15. The approved acoustic fence shall be completed as per the application details prior to the development being brought into use.

Thereafter the acoustic fence shall be maintained as per the specification within the application at all times.

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

16. All forklift trucks in use at the site shall be fuelled by gas or electric. No forklift trucks in use at the site shall be powered by diesel or petrol.

As per the noise impact assessment provided as part of the application, all forklift trucks in use at the site must be fitted with white noise (broadband) reverse alarms, lights or alternative procedures employed (to ensure compliance with health and safety legislation, and NOT tonal reverse alarms).

All silencing or soundproofing equipment shall be the standard set out in the manufacturers original specifications or greater and shall be maintained in such a condition at all times.

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

17. Prior to the development being brought into use 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.

18. Prior to the commencement of the approved scheme details of 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 and NPPF.

NOTE TO APPLICANT:

The submitted scheme shall include:

- o full details of the luminaires to be used,
- o the installation heights,
- o the over spill contour plot of the designed scheme,

- o the upward light ratio of the proposed scheme,
- o The horizontal glare level at the nearby sensitive receptors, both ground and first floor as appropriate.

19. The development, hereby permitted, shall be carried out in accordance with the submitted approved plans no. M2530-100-02 (Location Plan), M2530-100-01 (Site Layout Plan), M2530-301 (Elevations), M25030-201 (Floor Layout Plans), M2530-202 (Office Layout Plans), M2530-203 (Roof Layout Plan), M2530-601 (Substation Details), M2530-602 (Substation Elevations) and M2530-603 (Substation Roof) unless otherwise agreed in writing with the Local Planning Authority.

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 2012-2026.

RELEVANT POLICY

- 1 Locating Growth (Core Strategy Policy)**
- 3 Travel (Core Strategy Policy)**
- 10 Employment Premises and Sites (Core Strategy Policy)**
- 17 Design of New Buildings (Core Strategy Policy)**
- 22 Biodiversity and Geodiversity (Core Strategy Policy)**
- POLB3 Commercial and Employment Site at South Rings**
- POLF1 Car Parking**
- POLG14 Unstable or Contaminated Land**
- POLG17 Design Criteria for New Development**
- NPPF National Planning Policy Framework**

Note:
