

Application Number 07/2020/01062/FUL

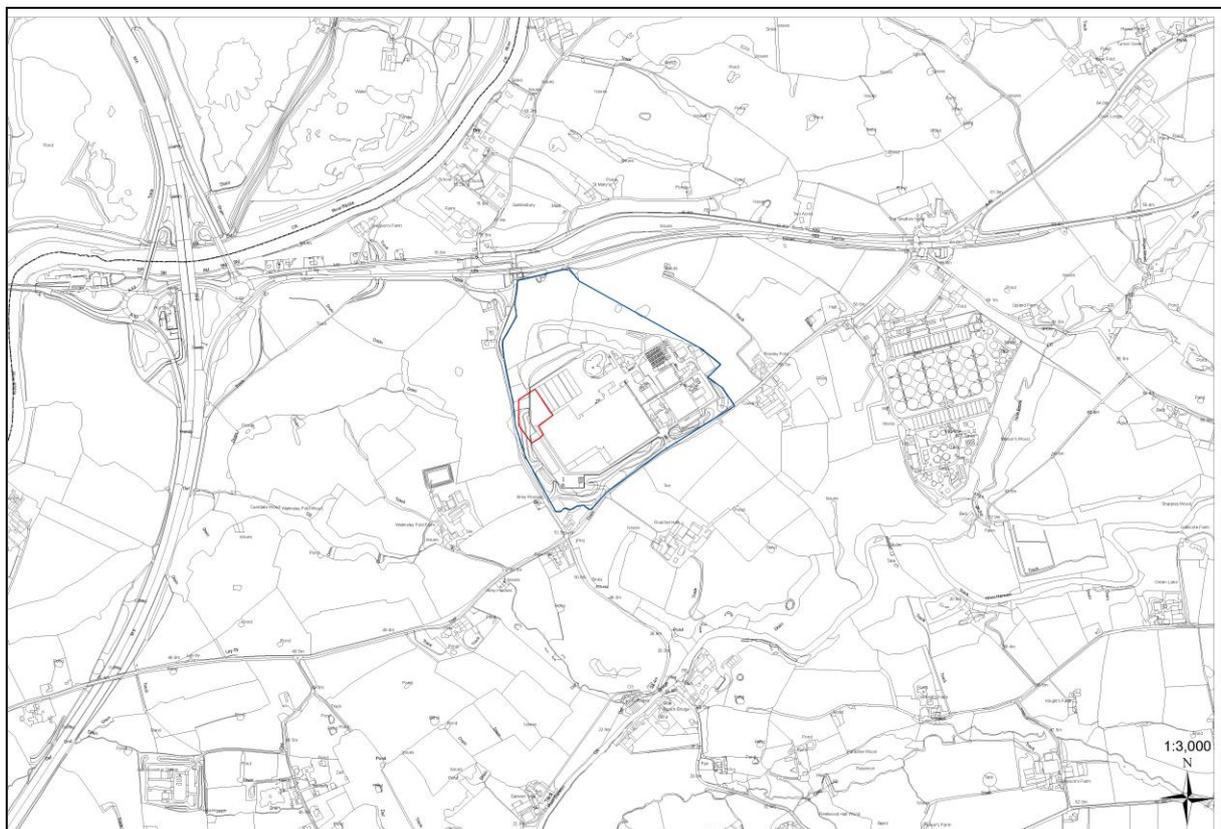
Applicant Address Budweiser Brewing Company Ltd
Ab Inbev UK Ltd
Cuerdale Lane
Samlesbury
Preston
Lancashire
PR5 0XD

Agent Mr Dominic Page
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1 Marsden Street
Manchester

Development Erection of a tented warehouse for storage and distribution (Use Class B8), construction of hardstanding to provide 80 HGV trailer spaces and 20 HGV cab spaces, widening of existing internal site road and yard areas, and associated works.

Officer Recommendation **Approval with Conditions**

Date application valid 15.12.2020
Target Determination Date 16.03.2021
Extension of Time 03.05.2021



1. Report Summary

1.1. AB Inbev ('the brewery') is an established commercial facility (2.25ha) located to the northern side of Cuerdale Lane, Samlesbury. The well screened site is bound on all sides by deep tracts of open land and woodland, and is accessed off Cuerdale Lane via secure, central gatehouse. The application refers to an area on the western side – part in operational use and part screening woodland, and an area of woodland to the rear (north).

1.2. This application seeks planning permission for erection of a tented warehouse for storage and distribution (Use Class B8), construction of hardstanding to provide 70 HGV trailer spaces and 20 HGV cab spaces, widening of existing internal site road and yard areas, and associated works. Original proposals suggested 80 trailer spaces but this has since been reduced

1.3. The site is designated in the current Local Plan by Green Belt (Policy G1).

1.4. Any decision must balance the harm caused by the proposed development to the natural environment and Green Belt openness as discussed below, against the economic, environmental, employment and commercial benefits seen from long term protection of an established site.

1.5. The proposed development is not considered to have an undue impact on the amenity of neighbouring properties, the character and appearance of the area, and should improve highways safety and the free flow of traffic. It therefore appears to also be compliant with Local Plan Policy G17 (Design for New Development).

1.6. County Highways have fully assessed the application and raise no objections to the proposed development.

1.7. It is Officers view that proposed development would not detrimentally affect the amenity or nature conservation value of the site. Although some loss of trees is inevitable, mitigation in the form of well designed, effective landscaping and ecological compensation ensures protection of site biodiversity as a whole.

1.8. Following full consultation neighbour representation has not been made. Statutory consultee comments have been addressed either by amendments to the proposal, or by condition.

1.9. On balance, the application is considered compliant with the Central Lancashire Core Strategy, South Ribble Local Plan (policies as identified below) and the National Planning Policy Framework and is therefore recommended for approval subject to imposition of conditions.

2. Application Site and Surrounding Area

2.1. AB Inbev ('the brewery') is a large, established commercial facility located to the northern side of Cuerdale Lane, Samlesbury. The 2.25-hectare site is bound on all sides by deep tracts of open land and woodland, and is accessed off Cuerdale Lane via secure, central gatehouse. A HGV registration area has recently been approved to the sites frontage but does not affect this proposal in any way. To the north-eastern corner of the property is a large pond. Records are unclear whether this is a balancing / attenuation pond or the remainder of a natural pond from pre-brewery development days.

2.2. Sporadically placed residential and commercial properties inhabit Vicarage Lane which spans the site in the west. These are however screened by deep woodland and mature shrubbery. Preston New Road (dual carriageway) lies beyond farm land 230m north of the facility, and Rowley Fold and Cowells Farms are approximately 450m east of the northern woodland; these properties are 650m from the western part of the proposal site.

2.3. The site is designated as Green Belt (Policy G1), although only a small area (minor eastern woodland facing Cuerdale Lane) sits outside of the brewery's original employment allocation.

3. Site Context / Planning History

3.1. There are 83 planning applications on the history of this site; the most relevant of which are:

- ☐ 07/2015/0513/FUL - Extension of hard standing to north and west of existing pond to create additional keg storage space. Erection of retaining wall to west of pond, and erection of 6 lighting columns to north of pond and removal of two temporary buildings. April 2015
- ☐ 07/2016/0782/FUL – Construction of an HGV holding area to provide 15 bays including new access off Cuerdale Lane, construction of new point of access off Cuerdale Lane to existing staff car parking, additional car parking and associated works. Approved October 2016
- ☐ 07/2017/0936/FUL - Erection of portal framed detached building to provide storage and distribution (Class B8) with associated works. July 2017
- ☐ 07/2017/0863/FUL – Temporary gatehouse. Approved April 2017
- ☐ 07/2020/00865/SCE – Screening opinion for Environmental Impact Assessment in respect of forthcoming proposals. Confirmed November 2020 that EIA is not required.
- ☐ 07/2020/00946/FUL - Construction of an HGV self-registration area to provide 15 bays including new point of access off Cuerdale Lane, erection of portacabin and registration kiosk, installation of 3 weigh bridges, widening of existing internal site road, and associated works. Approved January 2021

4. Proposal

4.1. The application seeks permission for erection of a tented storage and distribution warehouse (Use Class B8), construction of hardstanding to provide 70 HGV trailer spaces (reduced from 80) and 20 HGV cab spaces, widening of existing internal site road and yard areas, and associated works.

4.2. **N.B.:** ongoing works to the front of the Budweiser site do not form part of this proposal

4.3. HGV Park

4.4. Proposed to the north of the northern service road and west of the pond is a HGV trailer and HGV cab park. The park would be 40m (north to south) x 170m wide and would accommodate 70 HGV trailer parking spaces with 20 dedicated HGV cab parking spaces on the eastern side; originally the scheme was for 80 trailer spaces but has been reduced to avoid a gas pipeline. Cabs are currently parked along roadsides in an ad-hoc manner, and during a site visit (21.1.21) it was noted that movements around, into and from the site were frequent but somewhat chaotic as vehicles parked in, and moved from any available space; many of which were not designated as formal parking spaces. The proposal requires removal of 7310m² of woodland. Surface water drainage would be via new connection to the existing network; foul water disposal is not necessary for this proposal

4.5. Warehouse Storage

4.6. On the western side of the facility is a large, tented warehouse used for keg storage. The brown, metal clad structure with PVC roof is accessed via circulatory road running from the main entrance to the rear of the site and screened by a deep swathe of woodland from Vicarage Lane; the woodland sits at a higher land level than the tent floor. Proposed is an extension to the tent on the western side. The extension would measure 31m x 85m with pitched roof and eaves heights to match the existing (11m and 6.4m respectively). There would be no heating or lighting within (low energy development), and roller shutter doors on the end

4.7. The circulatory road on the western side would be widened into the wooded bund resulting in loss of approx. 30m wide x 140m deep woodland. This area would also be used for loading and unloading. The secure boundary fence would be relocated 10m from Vicarage Lane

4.8. Lighting

4.9. A lighting scheme encompassing the entire site is proposed as follows:

- ☐ 7 no: 6m high LED Lanterns along the proposed tent extension western edge.
- ☐ 4 no:, 6m LED Lanterns on the northern edge of the existing and proposed warehouse
- ☐ 15 no:;, 10m LED Lanterns around the relocated fence edge on the western and northern boundaries

Lighting would be cowelled, replicates that which is already present and faces into the site

4.10. Landscaping / Ecological Mitigation

4.11. As proposed development results in the loss of a number of trees both north and west of the brewery, a comprehensive landscaping strategy has been prepared to compensate for the losses incurred. This includes bolstering landscape areas (mix of trees, hedgerows and shrubs) within the application site as well as to the brewery wider boundaries to north, west and south; all within the applicant's ownership.

5. Summary of Supporting Documents

5.1. The application is accompanied by a suite of documents noted in proposed condition 2 (below)

6. Representations

6.1. Summary of Publicity

6.1.1. Site notices have been posted, and twenty-seven neighbouring properties consulted. Ward Councillors Yates and Mullineaux have also been notified.

6.2. Letters of Objection or Support

6.2.1. None received

6.3. Town/Parish Council Response

6.3.1. **Samlesbury and Cuerdale Parish Council** have not commented

7. Summary of Responses

7.1. The Environment Agency note that previous use of the proposal site as part of the wider brewery complex presents a medium risk of contamination that could be mobilised during construction to pollute controlled waters. Controlled waters are particularly sensitive in this location because the proposed development site is located on a principal aquifer

EA have reviewed documentation submitted with the application, agree with its findings, and believe that the report demonstrates that it will be possible to manage risks posed to controlled waters by this development. In light of this, proposed development is acceptable subject to a planning condition requiring submission of a remediation strategy. Without this condition EA would object to the scheme. An informative note referring to historic bore holes and water pollution is also provided

7.1. Lancashire Constabulary have no objection but offers security advice which is outside of the planning process but has been added as informative notes

7.2. Lancashire County Archaeologist has assessed the Salford Archaeology Written Scheme of Investigation (WSI) for a watching brief at the Budweiser site. Whilst the WSI is reasonable and has a good background section LCA are concerned that the proposal to undertake a simple watching brief without an agreed methodology for the groundworks in this area will lead to unrecorded losses of buried remains of the old parsonage. Experience shows that groundworks contractors are unused to dealing with archaeological sites and that unsuitable machines and methodology (as well as different priorities and time pressures) on larger sites like this one lead to poor visibility and limited recovery of remains. LCA therefore recommend that the stripping was under the direct control of the archaeologists and undertaken using a 360 degree tracked excavator fitted with a toothless bucket, removing material in shallow spits down to the first visible archaeology. At this point the remains can be planned and appropriate hand-excavation and detailed recording undertaken. As such LCA did not recommend accepting the initial WSI and requested a revised WSI with a 'Strip, Map and Record' methodology be provided. Such an approach allows the archaeologists to be in control of the machinery on site, avoids delays to groundworks on other sections of the site and is a cost-effective approach. Further assessment has since been provided and the archaeologist is now satisfied

7.3. Lancashire County Council Highways are of the opinion that the proposals would not have a severe impact on highway safety or capacity within the immediate vicinity of the site. LCC Highways has no objections to the application. Proposed development will be accessed from the existing main access on Cuerdale Lane; this arrangement is acceptable to LCC Highways.

7.4. Local Lead Flood Authority has no objection subject to development in accordance with approved documents and a number of drainage conditions. Amended plans have since been provided but drainage remains the same

7.5. Cadent Gas / National Grid Protection assessed the original proposal in relation to high and intermediate pressure assets, and notes that there was a major accident hazard pipeline in the vicinity (Whitbread branch) which runs along the north and north-western edges of the site. The pipeline is laid in a legally negotiated easement to which certain conditions apply, but development would have been within that easement; building proximity distance which for this pipeline is 15.5m; access cannot be restricted within these areas. There are other restraints imposed on high pressure gas pipelines for which the HSE was consulted, and working standards within gas pipelines have been provided to the applicant.

As proposed activity would be in close proximity to National Grid's Transmission assets Cadent referred the enquiry to the Asset Protection team for further assessment. A revised scheme which re-routes around the easement area has been passed to both National Grid and Cadent. Cadent now have no objection subject to National Grid comments. National Grid's engineer also has no objection on condition that none of the proposed works interact with the gas pipeline easement which is 12.2m either side of the pipeline at this location, and the pipeline is to be accurately located and pegged out by a National Grid technician prior to any works beginning. Any relevant guidelines from PADHI part of the HSE must also be followed. Comments have been included as an informative note if approved.

7.6. **Health & Safety Executive** – the proposal has been assessed through their online and formal consultation routes and HSE do not advise against development

7.7. **South Ribble Arborist** - development proposes removal of a large section of northern woodland which, although described as immature/semi-mature is considerable and its removal would require mitigation planting should planning permission be granted. A revised tree planting scheme has since been provided and the arborist comments are *'the landscaping plan is sufficient in that it mitigates the Cat B trees lost on vicarage lane. The tree whip planting is also sufficient to mitigate the loss of trees to the north of the site in the woodland although will take time to establish. I would have welcomed larger trees to be planted as oppose to whips but this would have led to increased competition with retained trees on the western boundary so whips will provide continuous future cover in this instance. Additional landscaping is also welcomed'*.

7.8. **South Ribble's Ecology Consultant** finds no ecological reason to object to the proposal but suggests precautionary conditions should permission be granted.

7.9. **South Ribble Environmental Health** request conditions re: construction management are imposed if approved. No further comments to amended plans

7.10. **United Utilities** have no objection subject to foul and surface water drainage conditions and associated informative notes

8. Material Considerations

8.1. Site Allocation Policy

8.1.1. The site is designated under Policy G1 (Green Belt) of the South Ribble Local Plan 2012-2026

8.1.2. Both the National Planning Policy Framework (NPPF) and Local Plan Policy G1 (Green Belt) state a need for strict development control and a general presumption against inappropriate development in green belt areas unless there are very special circumstances. There are exceptions to this however, one of which is *'limited infilling or partial or complete redevelopment of previously developed sites (brownfield land) whether redundant or in continuing use which would not have a greater impact on the openness of the green belt'* (Local Plan G1: F / NPPF: Para 145).

8.1.3. In addition, both documents note that *'certain other forms of development are also not inappropriate where they preserve green belt openness including ...engineering operations and local transport infrastructure which demonstrates a need for a green belt location'* (G1:10.29/NPPF Para 146).

8.1.4. Policy G1 also includes a caveat which states that *'there are a number of major developed employment sites within the green belt. These sites can be developed within their*

curtilage and... should continue to secure jobs and prosperity'. All development proposed remains within the existing curtilage.

8.1.5. It is considered that in terms of Green Belt development, the bulk of this proposal benefits from exemption by virtue of its status as previously developed land, and that proposed development which would be contained and not visible from outside of the site would not impact on Green belt openness more than the current situation. The proposed tent warehouse and road widening to the west would infill an area already in operational use, within the confines of an established site, and although alterations to landscaped bunding are needed to facilitate the wider development, these also are within the operational boundary. Land proposed for the HGV park is also within the sites confines but does require mitigation to provide for lost biodiversity. Appropriate mitigation schemes however have been provided and are considered by the Councils consultees to be acceptable. As an exempt site the applicant does not need to justify any very special circumstances for the warehouse section or part of the area used for the HGV park. Very special circumstances in support of the remaining section (part woodland to the north) are provided to show that the benefits of the proposal outweigh the harm caused by it

- ☐ Proposed development is specific to the brewery's long-standing operation and cannot be feasibly located anywhere else without considerable damage to the Green Belt (if proximate) or to the environment (if off site i.e. transport movements and development impact) on a more prominent site
- ☐ The development would directly support the continued expansion of an established employment site which should be offered operational protection – proposals are well designed, subject to appropriate landscaping and ensure the longevity of the business.
- ☐ Despite Green Belt changes c1980, the site curtilage has remained unchanged since the 1970's. Production has expanded considerably within the confines of the historic boundary and is almost at capacity yet plans for changes to the production plant anticipate increased production and a need for additional storage of both product and vehicles. Space for larger scale development is no longer available
- ☐ Alterations would be limited to low level, engineering and transport infrastructure with appropriate landscaping, and as such are policy compliant by virtue of NPPF Paragraph 146

8.2. Additional Policy Background

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

8.2.1. Economic Policy

8.2.1.1. The NPPF at Para 11: provides a presumption in favour of sustainable economic growth and development .Chapter 6 (Building a strong and competitive economy) of the same document commits to securing growth, job creation and prosperity in order to meet the challenge of global competition whilst Para 81 aims to ensure that the planning system does everything it can to support sustainable economic growth.

8.2.1.2. Central Lancashire Policy 10 (Employment premises and sites) and Local Plan E2 (Employment Areas and Sites) offer similar protection to employment sites, promoting development to ensure their retention, with Policy E2:8.24 stating that '*industrial and business premises within the borough are essential to its prosperity, and the ability for existing firms to expand is seen as a main component of job retention and creation*'

8.2.2. Highways/Transport Policy

8.2.2.1. NPPF Chapter 9 (Promoting sustainable transport) states that '*developments should 'allow for the efficient delivery of goods, and access by service and emergency vehicles' ...'in safe accessible locations*' (Para 110) and should '*provide for any large scale*

transport facilities that need to be located in the area, and the infrastructure and wider development required to support their operation, expansion and contribution to the wider economy (Para 104e). Core Strategy Policy 3 (Travel) also seeks to improve the road network by reducing the need for vehicle journeys and amongst other things reviewing work place parking

8.2.3. Design Policy

8.2.3.1. Core Strategy Chapter 17 (Requiring Good Design) and Local Plan Policy G17 (Design of New Buildings) both 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.

8.2.4. Environmental Protection Policy

8.2.4.1. NPPF Chapter 15 (Natural Environment), Core Strategy 29 (Water Management) and Local Plan G16 (Biodiversity/Nature Conservation) seek to conserve and enhance the natural environment, reduce flood risk and protect site biodiversity; as reflected by Core Strategy Policy 22. In addition Local Plan Policy G13 (Trees, Woodlands and Development) states that development will not be permitted where it affects protected trees and woodland without suitable mitigation.

8.3. Other Material Considerations

8.3.1. Area Character and Economic Protection

8.3.1.1. This development proposal relates well to neighbouring buildings and the extended locality, including a high-quality design with appropriate landscaping. Proposed development would be almost invisible from outside of the site other than through landscaping from Vicarage Lane. It is therefore considered to respect local character whilst offering necessary levels of internal parking and servicing space.

8.3.1.2. Adopted national and local planning policy aims to preserve where practicable existing employment sites, as long as development proposals accord to other planning policy such as that afforded to Green Belt protection. It is considered that as the industrial facility is well established, provides significant employment and helps to support the local economy, proposed changes which benefit the business's long-term future should be offered considerable weight in the planning balance.

8.3.1.3. Despite its green belt location, the proposal site in the main enjoys Green Belt exemption as a previously developed site; the very special circumstances normally required of this designation only therefore need to be demonstrated for a small area (see above). Proposed changes would be significant, but not excessive in the context of this large industrial site.

8.3.1.4. A Landscape and Visual Impact Assessment assesses the various viewpoints around the application site. Development is likely to increase visibility of the brewery site in the short term as a result of lost woodland, but impact is limited to users of Vicarage Lane and the residents of Walmsley Fold farm (10m and 22m west respectively). Loss of visual amenity to these occupants is assessed as *'low to medium'* Over time as woodland mitigation grows impact would be reduced; a management and maintenance condition ensures this to be the case.

8.3.2. Impact Upon Neighbouring Properties

8.3.2.1. The closest residential properties facing the proposal site are Roacher Hall and Cowells Farm (200m and 160m respectively); more than acceptable separation for a

scheme of this nature when taking into account existing and proposed landscape screening and the sites current use. There are other properties within similar distance of the site, but these are screened by the brewery buildings and would not be affected.

8.3.2.2. Planning permission exists to the west at New Southworth Hall, for restoration of the Grade II listed building to office use (completed) with erection of 2 no: dwellings (not implemented). Although this would be only 130m adjacent to the site, existing, retained woodland is such that impact by virtue of noise, lighting and traffic generation is considered unlikely.

8.3.3. Highways, Access and Parking

8.3.3.1. The applicants Transport Statement notes that following development of the HGV park and storage tent, more kegs could be stored on, rather than being transported off site before being returned for despatch. Staff numbers and production are not expected to increase, but the HGV park would improve circulation within the site and conflict with users of the wider network. The assessment has been separately considered by LCC Highways, whose comments are noted above, and in light of these comments this proposal is considered unlikely to detrimentally impact upon highways safety or capacity. The proposal is not expected to increase staff numbers or traffic generation in the short term, but would allow for business growth in the future.

8.3.4. Natural Environment, Ecology and Ground Conditions

8.3.4.1. A significant portion of the site is described as being '*semi mature to immature broad leaved plantation woodland with low lying shrubs and brambles*'. Trees vary in quality from low to moderate, there are no Tree Preservation Orders on or bordering the site and the woodland does not form part of a designated ancient woodland. Land immediately north proposed for the HGV park is protected woodland and a Biological Heritage Site but would not be severed or affected by development.

8.3.4.2. Tree constraint, protection and mitigatory planting plans have been provided which are acceptable to the Councils Arborist.

8.3.4.3. An ecological appraisal was also provided in support of this application which finds that trees and vegetation are of low ecological value, and that there would be no adverse impacts on statutory and non-statutory nature conservation designations. Nesting bird watching briefs during felling work could be conditioned. Three ponds within 300m, but outside of the site were also assessed, but as these are regularly mown and disconnected from the proposal site, use by newts and amphibians is likely to be limited. In discussion with the Councils ecologist it was agreed that Reasonable Avoidance Measures during site clearance would be acceptable. Overall development impact to biodiversity would be low, but would result in long term biodiversity benefits. Mitigation measures have been identified and subject to these being secured by condition these are acceptable to the Councils ecologist.

8.3.5. Drainage, Lighting and Noise

8.3.5.1. *Drainage* - Assessment of the site has been made by the Local Lead Flood Risk Authority whose comments are noted above. The applicants flood risk and drainage strategy suggests that there is no risk of flooding from artificial sources resulting from this development. It does however recommend that sustainable drainage is incorporated into the site, and that a suitable maintenance schedule is secured by condition. Foul drainage is not required on this occasion.

8.3.5.2. *Lighting* - Proposed lighting has been designed to complement the existing, and to take into account ecological requirements i.e. reduced light spill and directional needs, and impact upon the adjacent highway and rural locale. Current and proposed landscaping,

woodland and earthworks would further screen adjacent areas from excessive light spillage, and as such the scheme which for the warehouse section relocates the existing, is considered to be appropriate in this location.

8.3.5.3. *Noise* – A noise survey has been undertaken on the basis that the site is, and would be in operational use for 24hrs a day. Currently 24 forklift truck hourly movements are undertaken at the warehouse during the day and 6 during the night time period. This would rise by 8 and 2 respectively if the extension is approved. In terms of the HGV park there are expected to be 4 reversing HGV's with trailer, and 4 HGV's reversing to couple with trailers in any hourly daytime/evening period. One of each of the same is expected during night time. The applicant's assessment finds that operational use of proposed development would result in limited additional noise issue. Environmental Health have not objected on noise grounds

9. Conclusion

9.1. AB Inbev ('the brewery') is an established, but well screened commercial facility located to the northern side of Cuerdale Lane, Samlesbury; a semi-rural open area with only sporadically placed neighbours of adequate spatial separation. Although the facility is designated under Local Plan Policy G1 as Green Belt, it has enjoyed for many years allocation as an employment site.

9.2. Green Belt policy seeks to protect Green Belt lands from inappropriate development, but includes exceptions to previously developed sites such as this, or where the applicant can demonstrate that very special circumstances exist to allow for non-conforming development. It is considered that both exemption and very special circumstances do exist, as detailed within this report.

9.3. The proposed development would not have an undue impact on the amenity of neighbouring properties, the character and appearance, water management or nature conservation of the area, and is expected to improve highways safety and the free flow of traffic. It has been fully assessed by the Councils statutory consultees as acceptable subject to conditions.

9.4. On balance, and taking into account the above discussion, it is considered that this application is considered compliant with the Central Lancashire Core Strategy, South Ribble Local Plan (policies as identified below) and the National Planning Policy Framework and is therefore recommended for **approval subject to 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:
 - o Acoustic report (Lighthouse Acoustics Ref 0121/APR3: 26.11.20)
 - o Phase 1 site appraisal (Y20057 27.10.20 Patrick Parsons)
 - o Ecological Appraisal (Tyler Grange Ref: 10217-R06A 6.11.20)
 - o Environmental Lighting Report (Waterman Ref WIE17226-100R3.1.3)
 - o Flood Risk/Drainage Strategy (Waterman Nov 20)

- Planning, Design & Access Statement (Gerald Eve Ref: U0114518: 10.12.20)
- Transport Statement (Peter Evans Partnership: Nov 2020)
- Arboricultural Impact Assessment/Method Statement (10217_R08a - Tyler Grange 2.12.20)
- Topographical Survey (Y20057-902 P1 Patrick Parsons)
- Landscape and Visual Assessment (Tyler Grange Ref 10217/P09a)
- Landscape environmental Management Plan (10217-R11-TW-HM: 4.3.21)
- Soft landscaping strategy (P16a Tyler Grange)
- Invasive species method statement (IWM – March 2021)
- Archaeological investigation written scheme of investigation – March 2021
- Construction Project Method Statement Overview (Rev 1 - 26.03.21)

Proposed Plans

- Existing sections (Y20057-903-P2 (Patrick Parsons)
- Existing site plan (Y20057-901-P2 (Patrick Parsons)
- Location plan (Y20057-900 P2 Patrick Parsons)
- Proposed drainage (Y20057-200 P1 Patrick Parsons)
- Proposed lighting plan (Y20057-906-P1 Patrick Parsons)
- Proposed site layout plan (Y20057-904 P6 Patrick Parsons)
- Proposed elevations and Sections (Y20057-905 P4 Patrick Parsons)
- Site clearance layout (Y20057-201 P2)
- Cut and fill earthworks (Y20057-205 P3)
- Proposed kerbing layout (Y20057-210 P2)
- External levels layout (Y20057-215 P2)
- External works details (Y20057-216 P2)
- Drainage layout (Y20057-220 P2)
- Typical drainage details (Y20057-221 P2)
- Typical attenuation tank details (Y20057-222 P2)
- Detailed planting plan (10217_P22a)

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. For the full period of construction / site clearance facilities shall be available on site for the cleaning of the wheels of vehicles leaving the site and such equipment shall be used as necessary to prevent mud, stones and debris being carried onto the highway. Provision to sweep the surrounding highway network by mechanical means will be available and the roads adjacent to the site shall be mechanically swept as required during the full construction period.
Reason: To prevent stones, mud and debris being carried onto the public highway to the detriment of road safety.
4. Before any site activity (construction or demolition) is commenced in association with the development, barrier fencing shall be erected around all trees to be retained on the site. Protective fencing should be erected in accordance with Figure 2 of BS 5837 - 2012 comprising a metal framework. Vertical tubes will be spaced at a maximum interval of 3m. Onto this, weldmesh panels shall be securely fixed with scaffold clamps. Weldmesh panels on rubber or concrete feet should not be used. The site manager or other suitably qualified appointed person will be responsible for inspecting the protective fencing daily; any damage to the fencing or breaches of the fenced area should be rectified immediately. The fencing shall not be moved in part or wholly without the written agreement of the Local Planning Authority. 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 prevent damage to trees during construction works in accordance with Policy G13 in the South Ribble Local Plan 2012-2026

5. During the site preparation and construction of the development no machinery, plant or powered tools shall be operated and no deliveries of construction materials or removal of construction waste shall take place outside the hours of 08:00 to 18:00 Monday to Friday 09:00 - 13:00 on Saturdays. No construction, deliveries associated with the development or waste removal shall take place at any time 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.

6. The approved landscaping scheme (Tyler Grange Ref10217/P05B) shall be implemented in the first planting season following completion of the development, or first occupation/use, whichever is the soonest.

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

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

7. 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

8. The proposal shall at all times be undertaken in line with the mitigation proposed by the approved ecology reports

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

9. If the presence of bats, barn owls, great crested newts or other protected species is detected or suspected on the development site at any stage before or during development or site preparation, works must not continue until Natural England has been contacted regarding the need for a licence.

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

10. 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

11. Development shall be undertaken in accordance with the agreed method statement detailed within Arboricultural Impact Assessment 10217-R08A (Tyler Grange)
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

12. External lighting associated with the development shall be directional and designed to avoid excessive light spill and shall not illuminate bat roosting opportunities within and surrounding the site, or trees and hedgerows in the area. The principles of relevant guidance should be followed (e.g. the Bat Conservation Trust and Institution of Lighting Engineers guidance Bats and Lighting in the UK, 2009).
REASON: To ensure that adequate provision is made for these protected species in accordance with Policy 22 in the Central Lancashire Core Strategy and Policy G16 in the South Ribble Local Plan 2012-2026

13. No development shall commence in any phase until a detailed, final surface water sustainable drainage scheme for the site has been submitted to, and approved in writing by, the local planning authority. The detailed sustainable drainage scheme shall be based upon the site-specific flood risk assessment and indicative sustainable drainage strategy submitted and sustainable drainage principles set out in the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems and no surface water shall be allowed to discharge to the public sewer, directly or indirectly.
Those details shall include, as a minimum:
 - a) Final sustainable drainage layout plan appropriately labelled to include all pipe/structure references, dimensions, design levels, discharge rates, finished floor levels in AOD with adjacent ground levels. Final sustainable longitudinal sections plan appropriately labelled to include all pipe/structure references, dimensions, design levels, discharge rates, with adjacent ground levels. Cross section drawings of flow control manholes, attenuation tank and connection to existing private manhole.
 - b) Evidence that the existing private surface water sewer has sufficient capacity to take the proposed discharge from the tented warehouse and HGV trailer park. Detailed drainage layout plan from the new connection point to the existing outfall in the watercourse.
 - c) The drainage scheme should be in accordance with the principles of the Waterman Samlesbury Brewery Tented Warehouse and HGV Trailer Park - Flood Risk Assessment ref.WIE17726-100-R-4-1-2_FRA First Issue dated 1st December 2020 and demonstrate that the surface water run-off shall not exceed 5 litres per second. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.
 - d) Sustainable drainage flow calculations (1 in 1, 1 in 2, 1 in 30 and 1 in 100 + climate change).
 - e) Plan identifying areas contributing to the drainage network
 - f) Measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters, including watercourses,
 - g) A plan to show overland flow routes and flood water exceedance routes and flood extents.
 - h) Evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltration rates;
 - i) Breakdown of attenuation in pipes, manholes and attenuation tank.

The scheme shall be implemented in accordance with the approved details prior to first use of the tented warehouse and HGV trailer park.

Reason: To ensure satisfactory sustainable drainage facilities are provided to serve the site in accordance with the Paragraphs 163 and 165 of the National Planning

Policy Framework, Planning Practice Guidance, Defra Technical Standards for Sustainable Drainage Systems and Core Strategy Policy 29.

14. No development shall commence until details of how surface water and pollution prevention will be managed during each construction phase have been submitted to and approved in writing by the local planning authority.
Those details shall include for each phase, as a minimum:
- a) Measures taken to ensure surface water flows are retained on-site during construction phase(s) and, if surface water flows are to be discharged they are done so at a restricted rate to be agreed with the Lancashire County Council LLFA.
 - b) Measures taken to prevent siltation and pollutants from the site into any receiving groundwater and/or surface waters, including watercourses, with reference to published guidance.

The development shall be constructed in accordance with the approved details.

Reasons:

1. To ensure the development is served by satisfactory arrangements for the disposal of surface water during each construction phase(s) so it does not pose an undue flood risk on site or elsewhere; and
2. To ensure that any pollution arising from the development as a result of the construction works does not adversely impact on existing or proposed ecological or geomorphic condition of water bodies in accordance with Core Strategy Policy 29.

15. No building on any phase (or within an agreed implementation schedule) of the development hereby permitted shall be occupied until a Verification Report and Operation and Maintenance Plan for the lifetime of the development, pertaining to the surface water drainage system and prepared by a suitably competent person, has been submitted to and approved by the Local Planning Authority.
The Verification Report must demonstrate that the sustainable drainage system has been constructed as per the agreed scheme (or detail any minor variations), and contain information and evidence (including photographs) of details and locations (including national grid reference) of inlets, outlets and control structures; landscape plans; full as built drawings; information pertinent to the installation of those items identified on the critical drainage assets drawing; and, the submission of an final 'operation and maintenance manual' for the sustainable drainage scheme as constructed.
Details of appropriate operational, maintenance and access requirements for each sustainable drainage component are to be provided, with reference to published guidance, through an appropriate Operation and Maintenance Plan for the lifetime of the development as constructed. This shall include arrangements for adoption by an appropriate public body or statutory undertaker, and/or management and maintenance by a Management Company and any means of access for maintenance and easements, where applicable. Thereafter the drainage system shall be retained, managed and maintained in accordance with the approved details.
Reason :To ensure that flood risks from development to the future users of the land and neighbouring land are minimised, together with those risks to controlled waters, property and ecological systems, and to ensure that the development as constructed is compliant with and subsequently maintained pursuant to the requirements of Paragraph 165 of the National Planning Policy Framework and in accordance with Core Strategy Policy 29.

16. All tree assessed as having bat roosting potential by the approved ecological assessment (Tyler Grange 10217-R06) shall be felled using soft felling techniques

under the supervision of a suitably qualified ecologist unless otherwise agreed in writing with the local planning authority

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

17. If site clearance for the development hereby approved does not commence by the 19th May 2021, further survey of the site and within 30m of the site boundary for badger setts will be required. The findings shall be provided to and agreed in writing with the local planning authority before commencement of any clearance works, and any agreement shall be implemented in full

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

18. No development, site clearance or earth moving shall take place, or materials or machinery brought onto site until a method statement to show how Brewery Wood biological heritage site will be protected from accidental damage has been supplied to, and agreed in writing by the local planning authority. Once agreed all measures shall be implemented and maintained for the duration of the construction period in accordance with the approved details.

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

19. No development shall take place until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological work. This must be carried out by an appropriately qualified and experienced professional archaeological contractor to the standards and guidance set out by the Chartered Institute for Archaeologists in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority.

Reason: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the site in accordance with Core Strategy Policy 16 and the National Planning policy Framework.

20. 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 in that location and prior to occupation of that part 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

RELEVANT POLICY

NPPF National Planning Policy Framework

Central Lancashire Core Strategy

- 3 Travel
- 10 Employment Premises and Sites
- 17 Design of New Buildings
- 22 Biodiversity and Geodiversity
- 29 Water Management

South Ribble Local Plan

- G1 Green Belt
- G17 Design Criteria for New Development
- G16 Biodiversity and Nature Conservation

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. Environment Agency Note:

a) Surface Water Disposal - The British Geological Survey Onshore Geo Index indicates that there may be historical trial boreholes, either beneath or in close proximity to, the development. Caution should be taken during the construction phase, and if the holes are still open then it will need to be ensured that they do not act as a rapid conduit for pollutants to deeper groundwater.

b) Environmental permitting - hardcore importation for the trailer/HGV park. There is a significant amount of land being excavated from the site. Budweiser should explore whether excavated material can be utilised on site prior to disposal or treatment elsewhere. There are exemptions available from the Environment Agency to authorise the disposal of waste materials produced on site.

c) Permit variation - The site is subject to regulation by the Environment Agency (IPPC HP3406BT). As development is part of a larger re-development at the brewery, some of the proposed redevelopment will require a permit variation. The extension to the trailer park, HGV park and extended storage area will not require a permit variation.

United Utilities

3. United Utilities Note: Not all public sewers are shown on the statutory utility records. The applicant should be made aware that the proposed development may fall within the required access strip of a public sewer and make contact with a Building Control body at an early stage. South Ribble Building Control can be contacted on 01772 625420

United Utilities 3

4. United Utilities Note: The site should be drained on a separate system with foul water draining to the public sewer and surface water draining in the most sustainable way. We would ask the developer to consider the following drainage options in the following order of priority:

a) an adequate soak away or some other adequate infiltration system (approval must be obtained from local authority/building control/environment agency) or where that is not reasonably practical

b) a watercourse (approval must be obtained from the riparian owner/land drainage authority/environment agency; or where this is not reasonably practicable

c) a sewer (approval must be obtained from United Utilities)

To reduce the volume of surface water drainage from the site we would promote the use of permeable paving on all driveways and other hard standing areas including footpaths and parking areas.

5. Lancashire Constabulary Notes:

The proposed hardstanding should be developed in accordance with ParkMark Safer Parking requirements to provide a safer environment for users. This standard includes fencing, lighting and security measured and to deter offenders the area should be monitored by CCTV

The warehouse should be well lit, fitted with an intruder alarm and attached alarm system covered by CCTV which is monitored by security staff. The building should be able to withstand a determined intruder attack and any openings should be security rated (e.g. Loss Prevention Standard 1175 Issue 8).

6. Cadent Note: It is the responsibility of the applicant to contact Cadent Gas prior to any works commencing on site. It is therefore essential that the applicant contacts Cadent Gas at the earliest convenience providing detailed site plans, method statements and risk assessment.

Correspondence should be submitted with a scheduled enquiry into Cadent Plant protection <https://www.beforeyoudig.cadentgas.com/login.aspx?ReturnUrl=%2f> so that prior to commencement of work within that area the pipeline can then be marked out and advise how works can safely be done without the pipeline being affected this includes heavy plant/machinery, vibration levels, and to arrange appropriate site supervision

7. National Grid Note: All guidelines in National Grid document SSW/22 are to be followed and the pipeline is to be accurately located and pegged out by a National Grid technician prior to any works beginning. (<https://www.nationalgrid.com/uk/gas-transmission/document/82951/download>). Any relevant guidelines from PADHI part of the HSE must be followed <https://www.hse.gov.uk/landuseplanning/padhi.htm>