

Application Number 07/2021/00635/FUL

Address Two Acres
Preston New Road
Samlesbury
Preston
Lancashire
PR5 0UL

Applicant Messrs Ahmed

Agent Mrs Sophie Marshall
MacMarshalls Ltd
Hamill House
112-116 Chorley New Road
Bolton
BL1 4DH

Development Construction of a commercial building to extend existing business premises - stone/tile/flooring merchants

Officer Recommendation **Approval with Conditions**

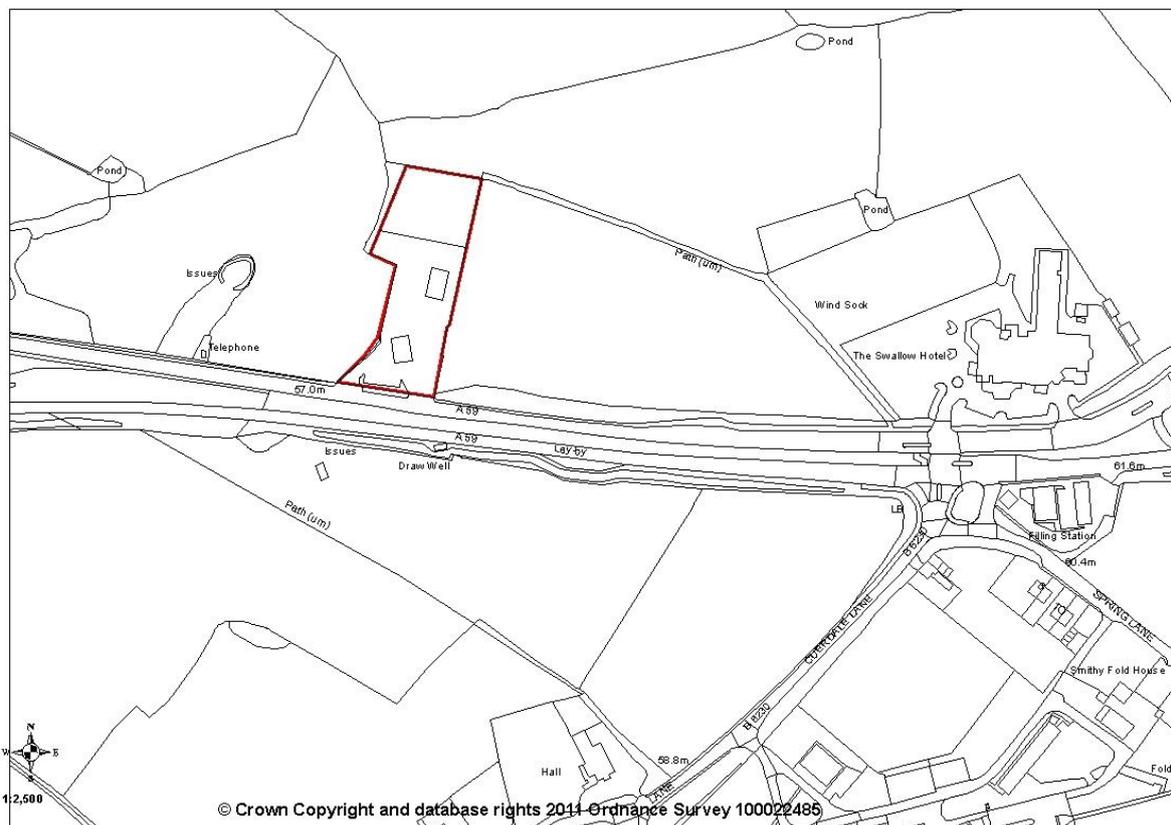
Officer Name **Mrs Janice Crook**

Date application valid 28.05.2021

Target Determination Date 23.07.2021

Extension of Time

Location Plan



1. Report Summary

1.1 Members may recall a similar application came before planning committee at its 14th January 2021 meeting. That application was refused due to its impact on the Green Belt.

1.2 The proposal now is for a smaller building for storage and workshop use on the Roman Stone site on Preston New Road in Samlesbury. The proposal is to enable the expansion of this existing business and a business plan has been submitted.

1.3 The site is within the Green Belt where there is general presumption against inappropriate development and there is a balance to be made between supporting the proposed expansion of an existing business and the impact on the openness of the Green Belt. It is officer's view that the proposal in its reduced form, does not detrimentally impact on the openness of the Green Belt to such an extent as to warrant a refusal of planning permission and the 'very special circumstances' put forward by the applicants outweigh any harm to openness.

2. Site and Surrounding Area

2.1 The application relates to the former Samlesbury Service Station site which gained planning permission in 2010 for redevelopment with the construction of a two storey building to be used as a showroom and office and a single storey storage building with outdoor display area and car parking. These have been erected and the business run from the site is Khotah Stone/Roman Stone, a stone and tile suppliers.

2.2 The site is within the Green Belt and consists of the two buildings, display area and car parking area with areas of hard standing used for outdoor storage. To the rear of the site is rough ground which is overgrown. Existing trees and vegetation are located to the boundaries with the boundary fencing being a concrete panel fence to the western and eastern boundaries. Public Rights of Way are adjacent the northern boundary

2.3 Within the site is the Thirlmere Viaduct, a large diameter high pressure water pipe which runs across the site between the showroom building and the storage building.

3. Planning History

3.1 There are a number of planning permissions dating back to the 1980's relating to the site's former use as a petrol filling station which are not relevant to this current application. The planning history for the current use is set out below:

07/2008/0810/OUT Construction of single storey building, providing showroom, office and storage area APV 17/07/2009

07/2010/0221/FUL Construction of two storey building providing showroom, office, single storey building providing storage together with associated outdoor display area and car parking spaces SOS 01/10/2010

07/2011/0460/NMA Application for non-material amendment to planning permission

07/2010/0221/FUL - erection of a brick cubicle for electricity. APV 19/07/2011

07/2012/0322/NMA Non-material amendment to planning permission 07/2010/0221/FUL - remove two windows on Eastern elevation and move door on Northern elevation APC 04/07/2012

07/2013/0904/ADV Advertisement consent for two internally illuminated box signs CONS 16/01/2014

07/2014/0584/NMA Application for a non-material amendment to planning approval

07/2010/0221/FUL - Installation of 2 no air source heat pumps on rear (North) elevation of showroom building. APC 26/08/2014

07/2015/1759/ADV Erection of 3no flagpoles and flags CONS 22/12/2015

07/2020/00924/FUL Erection of detached commercial building was refused on one ground:
“The proposed development by virtue of its size, scale and location would have a detrimental impact on the openness of the Green Belt and the purposes of including land within it and the very special circumstances offered by the applicant are not considered to outweigh the harm. The proposal is therefore contrary to Policy G1 in the South Ribble Local Plan”

4. Proposal

4.1 The application proposes the erection of a detached building measuring 28.8m by 10.6m with a pitched roof over with an eaves height of 4.2m and a ridge height of 7.6.

4.2 It would be constructed in profiled steel cladding sheets to the roof and walls with a red stock brick plinth below. Three steel shutter doors of 3.6m wide by 4.2m high and three pedestrian access doors would be formed in the front western elevation. The rear eastern elevation would have two pedestrian access doors. The building is to provide a workshop of 92.7 sq metres and a storage area of 189.2 sq metres.

4.3 This represents a reduction from the building that was previously refused which measured 36.3m by 10.6m with a pitched roof over with an eaves height of 4.2m and a ridge height of 7.6m.

5. Summary of Publicity

5.1 The neighbouring property was consulted and a site notice posted with no letters of representation being received.

6. Summary of Consultations

6.1 **County Highways** make comments based on all the information provided by the applicant to date. They have reviewed the Lancashire County Councils five year data base for Personal Injury Accident (PIA) and the Crashmap website. The data bases indicate that there have not been any recorded incidents within the vicinity of the proposed access for the last 5 years.

6.2 The proposed development will result in the increase traffic attraction to the site, however, the site access is of a good standard and there does not appear to be any accidents associated with the existing site use. County Highways are therefore of the opinion that the proposals should have a negligible impact on highway safety and highway capacity within the immediate vicinity of the site and has no objections to the planning application.

6.3 **National Grid** Advise that an assessment has been carried with respect to Cadent Gas Limited, National Grid Electricity Transmission plc and National Grid Gas Transmission plc apparatus. Searches have identified that there is apparatus in the vicinity of the site which may be affected by the activities specified. Therefore, the consultation has been referred to the Asset Protection team for further detailed assessment.

6.4 Any further response received will be reported verbally at planning committee.

6.5 **Environmental Health** have no objections to the proposal

6.6 **United Utilities** advise that, in accordance with the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG), 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. Therefore, UU request drainage conditions are attached to any subsequent approval to reflect the above approach. They also require a condition requiring the submission of Risk Assessment Method Statement (RAMS) which outlines the potential impacts/ risks from all construction activities and details the protection

measures for the existing water mains and any associated apparatus lying within the site boundary.

7. Policy Background

7.1 Policy G1: Green Belt has a general presumption against inappropriate development and planning permission will not be given for the construction of new buildings unless there are very special circumstances. However, exceptions to this are buildings for agriculture and forestry; provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it; the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building; the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces; limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan; or limited infilling or the partial or complete redevelopment of previously developed sites, whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.

7.2 Policy G17: Design Criteria for New Development permits new development, including extensions and free standing structures, provided that, the proposal does not have a detrimental impact on the existing building, neighbouring buildings or on the street scene by virtue of its design, height, scale, orientation, plot density, massing, proximity, use of materials. Furthermore, the development should not cause harm to neighbouring property by leading to undue overlooking, overshadowing or have an overbearing effect; the layout, design and landscaping of all elements of the proposal, including any internal roads, car parking, footpaths and open spaces, are of a high quality and will provide an interesting visual environment which respects the character of the site and local area; the development would not prejudice highway safety, pedestrian safety, the free flow of traffic, and would not reduce the number of on-site parking spaces to below the standards stated in Policy F1, unless there are other material considerations which justify the reduction such as proximity to a public car park. Furthermore, any new roads and/or pavements provided as part of the development should be to an adoptable standard; the proposal would sustain, conserve and where appropriate enhance the significance, appearance, character and setting of a heritage asset itself and the surrounding historic environment. Where a proposed development would lead to substantial harm or loss of significance of a designated heritage asset, planning permission will only be granted where it can be demonstrated that the substantial public benefits of the proposal outweigh the harm or loss to the asset; and the proposal would not have a detrimental impact on landscape features such as mature trees, hedgerows, ponds and watercourses. In some circumstances where, on balance, it is considered acceptable to remove one or more of these features, then mitigation measures to replace the feature/s will be required either on or off-site.

7.3 Rural Development Supplementary Planning Document - D: Employment advises that it is important that employment opportunities exist in rural areas firstly, to enable local people to access employment close to where they live, secondly, to help avoid excessive levels of commuting to urban areas and thirdly to ensure that local communities remain vibrant and sustainable.

The rural areas in Central Lancashire no longer rely on agriculture as a major source of employment. There is now a much more diverse economic profile and it is important that this is encouraged and supported within the area.

The economic activity in the countryside differs from urban areas in that:

- businesses tend to be smaller;
- many businesses are home based;
- smaller businesses usually require premises, rather than land, to start operating or to expand;

- growing businesses in need of larger premises often have to move longer distances to find suitable premises due to a lack of choice;
- it is often harder to attract a skilled workforce to rural areas.

Employment development proposals should be conveniently located in relation to the surrounding road network, provide a safe access, be adequately serviced or can be serviced at a reasonable cost. Applicants seeking planning permission should also demonstrate that the proposed use would not be detrimental to local amenities and the use of neighbouring land. In order to protect visual amenity, signage should be kept to a minimum. The use of large and/or illuminated signs will not be appropriate in the countryside.

Uses that involve outside storage or large numbers of parked vehicles are also unlikely to be acceptable, as again these are likely to be visually intrusive in the countryside.

8. Material Considerations

8.1 In line with the National Planning Policy Framework, Local Plan policy G1 has a general presumption against inappropriate development and planning permission will not be given for the construction of new buildings unless there are very special circumstances. There are a number of exceptions to this, buildings for agriculture and forestry; provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it; the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building; the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces; limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan; or limited infilling or the partial or complete redevelopment of previously developed sites, whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.

8.2 The redevelopment of this site did not fall within the exceptions to the general presumption and planning permission was granted following referral to the Secretary of State under the Town and Country Planning (Development Plans and Consultation) Directions 1999 for a decision as a departure from the development plan. The very special circumstances that were required to be demonstrated were due to the length of commercial inactivity on the site. These very special circumstances were:
'remediation works for potential contamination was require and this resulted in a lengthy period between the commercial use of the site ceasing and the time when the remediation could be carried out. Buildings associated with the former petrol filling station had to be removed in the interests of health and safety, security and to prevent a source of nuisance to nearby residents and businesses.'

8.3 The site now can be classed as a previously developed site due to the re-instatement of commercial activity on the site resulting from the planning permission, the buildings on the site and time passed since the current use of the site commenced.

8.4 The proposal is to erect a new detached building for use for storage and workshop. This does not fall within the exceptions to the general presumption against inappropriate development. It is not an extension to the existing building nor is it a replacement building. Although the site is classed as 'previously developed', the proposal does not represent redevelopment of this previously developed site and therefore very special circumstances would need to be demonstrated to allow for this building. The supporting statement submitted with this application advises that the very special circumstances are:
"5.14.1. The business wants to expand into supplying new lines and cutting/manipulating material onsite to suit customers' needs. Accordingly, there is a business need for additional storage and workshop space. - see the comprehensive business plan to support this.

5.14.2. *The business is taking on larger commercial customers. They need space to present the bulk materials to these clients. From a presentation and health and safety perspective, this needs to be separate to the workshop areas.*

5.14.3. *There is a need to stockpile more products on site due to imminent and continued EU restrictions and supply issues caused by the coronavirus pandemic.*

5.14.4. *The business has been forced to store high end products outside due to the lack of space. They need more internal space to protect the high value products.*

5.14.5. *Over a number of years the business has built up with a lot of associated goodwill. It is not possible to relocate due to the highway, locational and space requirements of the existing business.*

5.14.6. *The fallback position is extensions to existing buildings and using more unsuitable external storage space.”*

8.5 Business Growth

8.5.1 To support the ‘very special circumstances’ a Business Plan and Financial Forecasts document has been submitted which provides further details. There was no such document with the previously refused application and therefore it was difficult to fully understand the need for the additional storage and workshop building. The document advises:

“2.1 The business has been supplying stone and tiles to customers across the UK for over 20 years. Due to current levels of high demand received, the business is constantly evolving, and broadening the product range to suit supplier demand. There is a significant growth to large commercial customers at present, including housing and commercial developers, who want to purchase products in bulk.

2.2 However, because of the continuous growth, and lack of internal storage space, this has meant that stock has started to be stored outside. Obviously this is not suitable for the high end tile products due to their current value and size, from both a security and aesthetic re-sale standpoint, and notwithstanding the weather vagaries and unsuitability in this regard to withstand such conditions.

2.3 Naturally the business wants to be able to let such customers view and inspect them in areas away from the showroom where there is more space and opportunity to inspect the quality and design. From a presentation and health and safety perspective, this needs to be separate to the workshop areas.

2.4 The special circumstances of the proposal highlight the specialised nature of the job creation. The business wants to expand into supplying new lines and cutting/manipulating material onsite to suit customers’ needs.

2.5 Accordingly, there is a business need for additional storage and workshop space to develop the cutting and fabrication side of the business. This involves working with large slabs and expensive products to provide tailored tiles and stones, so there needs to be plenty of room to manoeuvre and work around.

2.6 To facilitate the growing demand from customers and to keep up-to-date with the current tile market, more products will be imported on a larger scale, as well as larger tiles which will be imported to provide on a commercial scale. The business would like to import more of a unique and particular stone from India to ensure it has authenticity, however, these are shipped in containers, compared to other stone, which is usually shipped on pallets, and so this is another reason for requiring more storage space.

2.7 Over a number of years the business has built up its contacts and connections, trade and relationships with a lot of associated goodwill. Most of the business’s tile products are imported from Italy. There are various letters of support at the Appendix to accompany this report, which demonstrates the business’s demand, competence, and capability to expand.

2.8 Alongside the hard landscaping materials sold (i.e. paving, stone, tiles), the business also offers timber products for sale on site, as a complementary add-on to its core products and activities.

2.9 This timber is used for example for fencing, fence panelling, fence posts, and decking. It comes palletised, being banded, and is ready for direct sale i.e. no further operations are needed such as cutting to different sizes. Therefore as a product with a fast turnaround in terms of purchase, storage, and sale it makes efficient use of the external storage areas.

2.10 The timber is purchased from a local supplier at wholesale and then sold on with a mark-up to retail and trade customers. This provides the supplier with additional business to what they are currently serving to their own customers. Although only recently introduced into the business offering, it is anticipated that approximately £50,000 of turnover can be achieved in the initial 12 months.

2.11 For Roman Stone Tile Company, it is a natural response to customer demand where landscapers and others in the trade have requested the ease and ability to purchase timber on site as well as the other hard landscaping materials rather than go elsewhere.

2.12 In addition to being able to compete against other 'one-stop shops' offering similar products, it also raises the awareness of the business and its products to new custom. The price of timber has risen over 80% in the past 12 months and there needs to be a business case for stocking the materials for onwards sale. The directors are always looking to reinforce the ability to sell products that are a natural fit to the business core products, and where there is a profit margin to do so.

2.13 The specific products currently supplied by the business to customers include:

- High end Italian porcelain surface tiles, for both internal and external use;
- Stone paving;
- Building stone;
- Tile products;
- Timber products.

2.14 Through expanding the current working area, and creating a new workshop, with the proposed expansion thus the turnover is expected to increase also, bringing with it significant job creation through the addition of 10 full-time equivalent (FTE) roles over the forthcoming 10 years to 2031. Having complementary products that can be stored on the external areas at the rear of the site further reinforces the need for new jobs as this demand rises.

2.15 This would include the opportunity for 3 fabricators, 3 delivery drivers, 2 general workers, 1 warehouse supervisor, and 1 sales marketer/CAD technical specialist. The specific requirements of which roles are needed in which year(s) over the forthcoming decade will be dictated by market demand and opportunity. In-house training will also be offered.

2.16 The business is currently at a crossroads; it is needing to grow and develop but is hampered in its efforts without additional specialised facilities, putting it at a competitive disadvantage to other companies. The nearest local competitor business is less than a 20-minute drive distance and has already infiltrated this gap in the market, of offering large porcelain fabricated tiles. They were able to do this due to having the infrastructure to support the growth of the market. This poses a threat, as the risk to losing other existing customers in respect of this product is therefore high.

2.17 In addition, having to undergo a 4 week turnaround time on orders and delivery due to lack of storage space rather than next day delivery capabilities is seriously preventing the business from capitalising on the buoyant tile and porcelain market presently.”

8.5.2 The Business Plan and Financial Forecasts document concludes the following:

“5.1 Roman Stone Tile Company requires an additional commercial building on site to service its growing business needs and provide a quality service to its customers. There is an easily identifiable market need and the plan is to increase capabilities on site to prevent losing the opportunity to refine and improve its offering by way of range and quality of stone products.

5.2 The directors are looking to establish a sustainable business, and this is a set of plans and financial forecasts that will enable them to achieve their objectives over the next few years. It demonstrates a growing business that can grow sustainably over the next decade, by creating jobs from the local area and introducing new skills and specialisms into the work, and by improving on the current outlook to stay competitive within the marketplace.

5.3 The business can produce good profits and undertaking further sensitivity analysis to understand exact impacts on turnover and serviceability will give an even clearer picture on finances and where further improvements can be made as needed in response to market and economic changes and demand.

5.4 The reason for this proposal and planning application is to continue the business development, and to avoid staying at a standstill in business and economic terms. There is a market demand for such stone and associated landscaping products at present, and by establishing good relationships, strong supplier lines, and by sourcing the best products from around the world and also within the locality, identifies a business opportunity to not only add value to products but also to the wider business offering. “

8.5.3 Business expansion is a material consideration when assessing ‘very special circumstances’ and Chapter 6: Building a strong, competitive economy of the National Planning Policy Framework recognises that supporting a prosperous rural economy is essential. At paragraph 83 it advises that planning policies and decisions should enable the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings.

8.5.4 In terms of its design, the proposed building has been designed to be in keeping with the existing storage building on site, using the same materials and colour palette and therefore will not be out of keeping with the existing buildings on the site. As such, it is considered to accord with the aims of paragraph 83.

8.5.5 Paragraph 84 of the NPPF goes on to advise that it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable. The application site is on the busy Preston New Road close to the M6 motorway junction. It has both access and egress points and ample parking provision. County Highways have no objections to the proposal, commenting that the proposed development will result in the increase traffic attraction to the site, however, the site access is of a good standard and there does not appear to be any accidents associated with the existing site use. County Highways have reviewed the Lancashire County Councils five year data base for Personal Injury Accident (PIA) and the Crashmap website. The data bases indicate that there have not been any recorded incidents within the vicinity of the proposed access for the last 5 years.

8.5.6 In summary, County Highways are of the opinion that the proposals should have a negligible impact on highway safety and highway capacity within the immediate vicinity of the site. Therefore, the proposal meets the requirements of paragraph 84.

8.5.7 Paragraph 144 of the NPPF advises that, when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. ‘Very special circumstances’ will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations. Therefore, an assessment of whether the harm to the openness of the Green Belt is outweighed by the expansion of this business, resulting in the need for the new building is carried out, below.

8.5.8 The proposed building is of substantial scale, measuring 28.8m by 10.6m with a pitched roof over with an eaves height of 4.2m and a ridge height of 7.6. This is a reduction from the previously refused scheme where the building was to measure 36.3m by 10.6m with a pitched roof over with an eaves height of 4.2m and a ridge height of 7.6m and a footprint of 384.78 square metres.

8.5.9 As a general guideline, when extending buildings in the Green Belt, a 50% increase is considered permissible as a starting point. Clearly the proposal is for a detached new building not an extension to the existing building and is in excess of the 50% increase anyway. The supporting statement refers to the ‘fallback’ position of an extension to the existing building, as follows:

“The NPPF states that construction of new buildings in the Green Belt is by definition inappropriate, unless they meet one of the exemptions, including, amongst others:

5.2.1. the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
5.3. Local Plan Policy D5 also contains this exception. Although the proposal does not represent the extension of the existing buildings on site, it is considered that this is the fallback position. A proposed extension of the buildings would be compliant with this policy as long as it did not result in disproportionate additions.”

8.5.10 The proposed building will be located to the rear of the existing storage building running along the site's eastern boundary. Although the existing buildings on site will screen the proposed building from view of passing motorists on the A59, there will be some views from the public rights of way that run to the north of the site. The surrounding area is open and relatively flat farmland with hedgerow boundaries and therefore views of the proposed building will be afforded from a wide area. However, the site does have some screening from the PROW in the form of a mounded area, trees and shrubs, which separate the site from the wide Green Belt land. Therefore, it is considered that there will be limited impact on the visual openness of the Green Belt when viewed from the PROW.

8.5.11 The creation of jobs and the economic benefit to the borough does amount to the “very special circumstances” required to build on green belt land. In this case just 6 full time jobs will be created in addition to the 4 existing positions. Whilst this is of some benefit to the area, it does not create sufficient jobs to result in economic benefits to the borough.

8.5.12 In more local terms, the Rural development SPD advises that *employment development proposals should be conveniently located in relation to the surrounding road network, provide a safe access, be adequately serviced or can be serviced at a reasonable cost. Applicants seeking planning permission should also demonstrate that the proposed use would not be detrimental to local amenities and the use of neighbouring land..... Uses that involve outside storage or large numbers of parked vehicles are also unlikely to be acceptable, as again these are likely to be visually intrusive in the countryside.*

8.5.13 The proposal includes storage and at the case officer's site visit, it was noted that a large number of pallets of tiles were being stored outside. The proposal will provide for these to be stored internally. Previously a large number of vehicles had been stored to the rear of the site and these have now been removed and the area used for storage of timber products. Although the SPD advises that outside storage is unacceptable, it must be recognised that the original permission, 07/2010/0221/FUL, did identify external storage and therefore was accepted at that time. The fact that timber materials are no longer being stored at the premises, in association with the main use as a tile and stone premises, is considered compatible and acceptable.

8.5.14 In summary it is considered that there is a clear balance to be made between the expansion of an existing business in the Green Belt which requires a new building and the impact this would have on the openness of the Green Belt and whether the very special circumstances put forward by the applicants are sufficiently demonstrated to outweigh any harm to the openness of the Green Belt. It is considered that, on balance, the proposed building, due to its reduced size and scale from the previously refused scheme, would have some impact on the openness of the Green Belt. However, the very special circumstances provided by the applicant in the form of the Business Plan are considered to outweigh any harm to the Green Belt.

8.6 Drainage

8.6.1 Within the site is the Thirlmere Viaduct, a large diameter high pressure water pipe which runs across the site between the showroom building and the storage building. Therefore, United Utilities were consulted and advised that they require a condition for the submission of Risk Assessment Method Statement (RAMS) which outlines the potential impacts/ risks from all construction activities and details the protection measures for the existing water mains and any associated apparatus lying within the site boundary.

8.6.2 UU also advise that, in accordance with the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG), 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. Therefore, UU request drainage conditions are attached to any subsequent approval to reflect the above approach.

8.6.3 UU also provide some detailed advice to be included as informative notes on the decision notice in respect of water supply; property assets and infrastructure; water assets and sewer transfers and provide contact details and links to further information.

8.7 **Conclusion**

8.7.1 There is a clear balance to be made between the expansion of an established business in the Green Belt which results in the requirement for a new building and the impact this would have on the openness of the Green Belt and whether the very special circumstances put forward by the applicants outweigh any harm to the openness of the Green Belt. It is considered that, on balance, the proposed building, due to its reduced size and scale from the previously refused scheme, would have some impact on the openness of the Green Belt. However, the very special circumstances provided by the applicant in the form of the Business Plan are considered to outweigh any harm to the Green Belt and therefore the application is recommended for approval subject to the imposition of conditions.

9. **RECOMMENDATION:**

9.1 Approval with Conditions.

10. **RECOMMENDED CONDITIONS:**

1. The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this permission.

REASON: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2. The development, hereby permitted, shall be carried out in accordance with the submitted approved plans Dwg 19/010/P10 Rev D Proposed Site Plan; 19/010/P11 REv A Proposed Plan and Elevations

REASON: For the avoidance of doubt and to ensure a satisfactory standard of development

3. No development shall commence until a surface water drainage scheme has been submitted to and approved in writing by the Local Planning Authority. The drainage scheme must include:

(i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water;

(ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations); and

(iii) A timetable for its implementation

The approved scheme shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards.

The development hereby permitted shall be carried out only in accordance with the approved drainage scheme.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution.

4. Foul and surface water shall be drained on separate systems.

Reason: To secure proper drainage and to manage the risk of flooding and pollution.

5. No development shall take place until a Risk Assessment Method Statement (RAMS) is submitted to and approved in writing by the Local Planning Authority. The statement shall outline the potential impacts/ risks from all construction activities and detail the protection measures for the existing water mains and any associated apparatus lying within the site boundary that will be required for both construction phase and the lifetime of the development, with particular regard to the load bearing impacts of materials/ heavy duty vehicles, changing land levels, vibration, disturbance and health and safety considerations. Protection measures should be in line with the guidance found within United Utilities Standard Conditions for works adjacent to Pipelines (dated July 2015). All mitigation measures must be implemented in accordance with the approved details.

Reason: In order to protect the existing UU infrastructure and public drinking water supplies for the wider area.

6. 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 management arrangements are in place for the sustainable drainage system in order to manage the risk of flooding and pollution during the lifetime of the development.

11. RELEVANT POLICY

11.1 South Ribble Local Plan

Policy G1: Green Belt Policy

G17: Design Criteria for New Development

11.2 Supplementary Planning Document

Rural Development - D: Employment

12. Informative Notes

The applicant can discuss any of the drainage conditions with Developer Engineer, Alistair Graham, by email at wastewaterdeveloperservices@uuplc.co.uk.

Please note, United Utilities are not responsible for advising on rates of discharge to the local watercourse system. This is a matter for discussion with the Lead Local Flood Authority and / or the Environment Agency (if the watercourse is classified as main river).

If the applicant intends to offer wastewater assets forward for adoption by United Utilities, the proposed detailed design will be subject to a technical appraisal by an Adoptions Engineer as we need to be sure that the proposal meets the requirements of Sewers for Adoption and United Utilities' Asset Standards. The detailed layout should be prepared with consideration of what is necessary to secure a development to an adoptable standard. This is important as drainage design can be a key determining factor of site levels and layout. The proposed design should give consideration to long term operability and give United Utilities a cost effective proposal for the life of the assets. Therefore, should this application be approved and the applicant wishes to progress a Section 104 agreement, we strongly recommend that no construction commences until the detailed drainage design, submitted as part of the

Section 104 agreement, has been assessed and accepted in writing by United Utilities. Any works carried out prior to the technical assessment being approved is done entirely at the developers own risk and could be subject to change.

Management and Maintenance of Sustainable Drainage Systems

Without effective management and maintenance, sustainable drainage systems can fail or become ineffective. As a provider of wastewater services, we believe we have a duty to advise the Local Planning Authority of this potential risk to ensure the longevity of the surface water drainage system and the service it provides to people. We also wish to minimise the risk of a sustainable drainage system having a detrimental impact on the public sewer network should the two systems interact. We therefore recommend the Local Planning Authority include a condition in their Decision Notice regarding a management and maintenance regime for any sustainable drainage system that is included as part of the proposed development.

For schemes of 10 or more units and other major development, we recommend the Local Planning Authority consults with the Lead Local Flood Authority regarding the exact wording of any condition.

Please note United Utilities cannot provide comment on the management and maintenance of an asset that is owned by a third party management and maintenance company. We would not be involved in the discharge of the management and maintenance condition in these circumstances

Water Supply

If the applicant intends to obtain a water supply from United Utilities for the proposed development, we strongly recommend they engage with us at the earliest opportunity. If reinforcement of the water network is required to meet the demand, this could be a significant project and the design and construction period should be accounted for. To discuss a potential water supply or any of the water comments detailed above, the applicant can contact the team at DeveloperServicesWater@uuplc.co.uk.

Please note, all internal pipework must comply with current Water Supply (water fittings) Regulations 1999.

United Utilities' Property, Assets and Infrastructure

Several water mains cross the site. As we need unrestricted access for operating and maintaining them, we will not permit development over or in close proximity to the main. We require an access strip as detailed in our 'Standard Conditions for Works Adjacent to Pipelines', a copy of which is enclosed.

The applicant must comply with our Standard Conditions, a copy of which is enclosed, for work carried out on, or when crossing aqueducts and easements. This should be taken into account in the final site layout or a diversion may be necessary at the applicant's expense. Given the size and nature of the water mains in this location it is likely that the cost of this would be prohibitive.

Where United Utilities' assets exist, the level of cover to the water mains and public sewers must not be compromised either during or after construction.

The Water Industry Act 1991 affords United Utilities specific rights in relation to the maintenance, repair, access and protection of our water infrastructure;

□ Sections 158 & 159, outlines the right to inspect, maintain, adjust, repair or alter our mains. This includes carrying out any works incidental to any of those purposes. Service pipes are not our property and we have no record of them.

□ Under Section 174 of the Act it is an offence to intentionally or negligently interfere with any resource main or water main that causes damage to or has an effect on its use or operation. It is in accordance with this statutory provision that we provide standard conditions to assist developers when working in close proximity to our water mains.

Both during and post construction, there should be no additional load bearing capacity on the main without prior agreement from United Utilities. This would include earth movement and the transport and position of construction equipment and vehicles.

For advice regarding protection of United Utilities assets, the applicant should contact the teams as follows:

Water assets – DeveloperServicesWater@uuplc.co.uk

Wastewater assets – WastewaterDeveloperServices@uuplc.co.uk

It is the applicant's responsibility to investigate the possibility of any United Utilities' assets potentially impacted by their proposals and to demonstrate the exact relationship between any United Utilities' assets and the proposed development.

A number of providers offer a paid for mapping service including United Utilities. To find out how to purchase a sewer and water plan from United Utilities, please visit the Property Searches website; <https://www.unitedutilities.com/property-searches/>

You can also view the plans for free. To make an appointment to view our sewer records at your local authority please contact them direct, alternatively if you wish to view the water and the sewer records at our Lingley Mere offices based in Warrington please ring 0370 751 0101 to book an appointment.

Due to the public sewer transfer in 2011, not all sewers are currently shown on the statutory sewer records and we do not always show private pipes on our plans. If a sewer is discovered during construction; please contact a Building Control Body to discuss the matter further.

Should this planning application be approved the applicant should contact United Utilities regarding a potential water supply or connection to public sewers. Additional information is available on our website <http://www.unitedutilities.com/builders-developers.aspx>