

**Planning Committee Agenda Update Sheet – 07/2022/00798/FUL Gregson Lane
Community centre**

The conditions which are recommended for, and have been agreed by the applicant of Gregson Lane Community Centre prior to this agenda closing, did not pull through onto the committee report published on this agenda. For reference, all conditions and informative notes recommended for imposition are noted below should permission be granted

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
Existing location plan 8046/L01/P01 Cassidy Ashton
Existing and proposed site plans TQRQM2256113503856 Request a plan
Manhole record card 11.8.22 Drain Alert
Drain CCTV Inspection JN32819 11.8.22 Drain Alert
Ecology survey Sept 22/2022-169 Erap
Planning statement
Main sewer plan
Proposed plans and elevations 23776D Springfield
REASON: For the avoidance of doubt and to ensure a satisfactory standard of development
3. No machinery shall be operated, no process carried out and no deliveries taken at or dispatched from the site during construction, demolition or clearance of the site outside the following times:
0800 hrs to 1800 hrs Monday to Friday
0800 hrs to 1300 hrs Saturday
No activities shall take place on Sundays, Bank or Public Holidays.
REASON: To safeguard the living conditions of nearby residents particularly with regard to the effects of noise in accordance with Policy 17 in the Central Lancashire Core Strategy
4. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
 - a) proposed suitable times of construction.
 - b) parking of vehicles of site operatives and visitors
 - c) loading and unloading of plant and materials
 - d) storage of plant and materials used in constructing the development
 - e) location of site compound
 - f) measures to control the emission of dust and dirt during construction
 - g) measures to control the emission of noise during construction
 - h) details of external lighting to be used during construction
 - i) a scheme for recycling/disposing of waste resulting from demolition and construction works
 - j) anticipated delivery timesREASON: To ensure before development commences that construction methods will safeguard the amenities of neighbouring properties in accordance with Policy 17 of the Central Lancashire Core Strategy and Local Plan 2012-2026 Policy G17

5. For the full period of construction, facilities shall be available on-site for the cleaning of the wheels of vehicles leaving the site. Such equipment shall be used as necessary to prevent mud and stones being carried onto the highway. The roads adjacent to the site shall be mechanically swept as required during the full construction period.
REASON: In the interests of highway safety and other highway users in accordance with Policy G17 in the South Ribble Local Plan 2012-2026
6. Prior to the commencement of demolition and construction of development a Traffic Management Plan (TMA) shall be submitted to and approved in writing by the Local Planning Authority (in conjunction with the highway authority). The TMA shall include and specify the provisions to be made for the following:-
- o The parking of vehicles of site operatives and visitors;
 - o Loading and unloading of plant and materials used in the construction of the development;
 - o Storage of such plant and materials;
 - o Wheel washing facilities;
 - o Periods when plant and materials trips should not be made to and from the site (mainly peak hours but the developer to identify times when trips of this nature should not be made)
 - o Routes to be used by vehicles carrying plant and materials to and from the site;
 - o Measures to ensure that construction and delivery vehicles do not impede access to adjoining properties.
- Reasons: to protect existing road users, to maintain the operation and safety of the local highway network and to minimise the impact of the construction works on the local highway network in accordance with Core Strategy Policy 3 and South Ribble Local Plan Policy G17
7. Prior to first occupation of the community centre hereby approved, one Electric Vehicle Recharge point to service two vehicles including adequate charging infrastructure and cabling and specifically marked out for the use of Electric Vehicles shall be provided. Once installed this shall be retained and maintained thereafter.
REASON: To enable and encourage the use of alternative fuel use for transport purposes in accordance with Policy 3 of the Central Lancashire Core Strategy
8. Prior to the commencement of development, a scheme for the provision of foul and surface water drainage shall be submitted to and be approved in writing by the Local Planning Authority. The approved scheme shall be implemented in accordance with the approved plans during the development and shall be thereafter retained and maintained for the duration of the approved use.
REASON: For the avoidance of doubt and to protect the living conditions of future occupants of the site in accordance with Policy 29 in the Central Lancashire Core Strategy
9. That any tree felling, vegetation clearance works, demolition work or other works that may affect nesting birds shall not take place during the nesting season, normally between March and August, unless the absence of nesting birds has been confirmed by further surveys or inspections and written approval has been given from the Local Planning Authority.
REASON: To protect habitats of wildlife in accordance with Policy 22 of the Central Lancashire Core Strategy.
10. If the presence of bats or other protected species is detected or suspected on the development site at any stage before or during development or site preparation, works must cease and advice sought from a suitably qualified ecologist.

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

11. Prior to first occupation of the centre hereby approved, bat and bird roosting opportunities as detailed in Chapter 5 of the approved ecological assessment (ERAP 2022-169 Sept 2022) shall be provided. Once installed these shall be maintained and retained thereafter.

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

RELEVANT POLICY

NPPF National Planning Policy Framework

- 1 Locating Growth (Core Strategy Policy)**
- 3 Travel (Core Strategy Policy)**
- 17 Design of New Buildings (Core Strategy Policy)**
- 22 Biodiversity and Geodiversity (Core Strategy Policy)**
- 26 Crime and Community Safety (Core Strategy Policy)**
- 27 Sustainable Resources and New Developments (Core Strategy Policy)**
- 29 Water Management (Core Strategy Policy)**

POLA1 Policy A1 Developer Contributions

POLF1 Car Parking

POLG16 Biodiversity and Nature Conservation

POLG17 Design Criteria for New Development

RES Residential Extensions Supplementary Planning Document

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. Lancashire Constabulary Designing Out Crime Team Notes:

Secured by Design - To prevent and fight crime and to keep our communities and people safe the new community centre should be built to achieve Secured by Design (SBD) Commercial certification. The Secured by Design Commercial design guide and application forms can be found at www.securedbydesign.com as well as the 3D interactive design guide for commercial schemes. Further details about the benefits and crime reduction features of

Building Design - Design out covered, recessed spaces and any climbing aids that could aid climbing/access to upper floors of the building. Lancashire Constabulary would welcome the opportunity to discuss these issues in detail with the applicant to ensure that the building does not become a hub for anti-social behaviour and a target for criminal damage.

Outdoor seating in publicly accessible spaces is known to be misused. This should only be introduced into private spaces of the site/building.

Security Rated Products - When specifying products for the scheme such as doors, windows, roller shutters, glazing, fencing etc, ensure that the products procured are tested and certified to their relevant industry standard to the appropriate Security Rating (SR). This means that the products have been tested to withstand intruder attack to their relevant industry standard. Further details about Security Rated products can be found on the Secured by Design website - www.securedbydesign.com or by contacting the Designing Out Crime Officers at Lancashire Constabulary.

Fencing - Restrict access to the rear and side of the building with a 2m high certified fence system such as a paladin mesh fence tested to a standard such as Loss Prevention Standard (LPS) 1175. An LPS 1175 Issue 8 C5 Rating fence has been tested to withstand deliberate forced entry using a wide selection of commonly available, relatively easily concealed tools. Any new fencing and gate system that is specified should be certified to withstand intruder attack and be anti-climb.

Padlocks - When specifying padlocks for gates and doors ensure that Security Rated certified products are introduced. Sold Secure steel padlocks with a closed shackle offer a robust level of security and have been certified to withstand determined intruder attack. The Secured by Design website has details of Sold Secure and certified padlocks which can be found via an approved product search on www.securedbydesign.com

CCTV - A recorded HD digital, colour CCTV system should be installed to BS EN 62676 series. The CCTV cameras should capture clear full body and facial images of persons entering or leaving the building and the general site area. Captured images must be clearly marked with the time, date, and location to aid detection should an offence occur. Cameras must not be located where they can be easily disabled or tampered with; however, if they can then they must be housed in a casing to protect them from damage or mounted on dedicated anti-climb 'poles. Where onsite CCTV recording equipment is utilised, it must be stored in a secure and alarmed room within a lockable steel cabinet to LPS 1175 or STS 202 BR1. Ideally, this room should have solid walls and no windows, and only be accessed by authorised trained staff in system use and image retrieval. Recorded data should be stored for a 30-day period, before deletion and where not required for evidential purposes. The CCTV system must comply with the General Data Protection Regulation (GDPR) 2018.

Lighting - The external lighting scheme should be sufficient to cater for lawful after dark activity within the site and comply with BS 5489-2020. The lighting system should evenly distribute the light creating no dark shadows, provide good colour rendition, not cause glare, or light pollution and should support both formal and informal surveillance of the site. The community centre should be illuminated at all external doors with vandal resistant photoelectric 'dusk until dawn' LED light fittings. The lighting design should be co-ordinated with the CCTV installation to ensure that the lighting is sufficient to support a CCTV system. Light fittings should be protected where vulnerable to vandalism.

Intruder Attack Alarm - The building should be fitted with a monitored intruder attack alarm. The alarm installation company should be certified by the National Security Inspectorate (NSI) or Security Systems Alarm Inspection Board (SSAIB), as both organisations promote high standards of service within the security community. The alarm system should incorporate a combination of internal passive infrared detectors, magnetic door and window contacts and personal attack facilities for staff.

Internal Access Control - A robust anti tamper proof system such as proximity card or fob system, should be introduced on internal doors so that unauthorised access is restricted into private areas of the building such as staff rooms, the office etc. This type of system provides an audit trail of who has entered each private room within the building and at what time etc.

Construction Site Security - The Secured by Design construction site security guidance 2021 should be used as a guide to secure the site throughout the development - www.securedbydesign.com

3. The applicant is advised that under the terms of the Wildlife and Countryside Act 1981, Wild Mammal (Protection) Act 1996 and Countryside and Rights of Way Act 2000, it is an offence to disturb nesting birds, roosting birds or other protected species, or to inflict unnecessary suffering to wild animals. The work hereby granted does not override the statutory protection afforded to these species or provide defence against prosecution under this act, and you are advised to seek expert advice if you suspect that any aspect of the development would disturb any protected species
