

**Application Number**

07/2023/00764/REM

**Address**

Land West Of Lancashire Business Park  
Centurion Way  
Farington  
Lancashire  
PR26 6TS

**Applicant**

Caddick Development Ltd

**Agent**

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**Development**

Reserved Matters of Appearance, Landscaping, Layout and Scale following outline approval 07/2020/00781/OUT for 3no. buildings (Use Classes E(g)/ B2/B8) with associated works together with updated landscaping scheme and ecological enhancements for the Phase 1 development

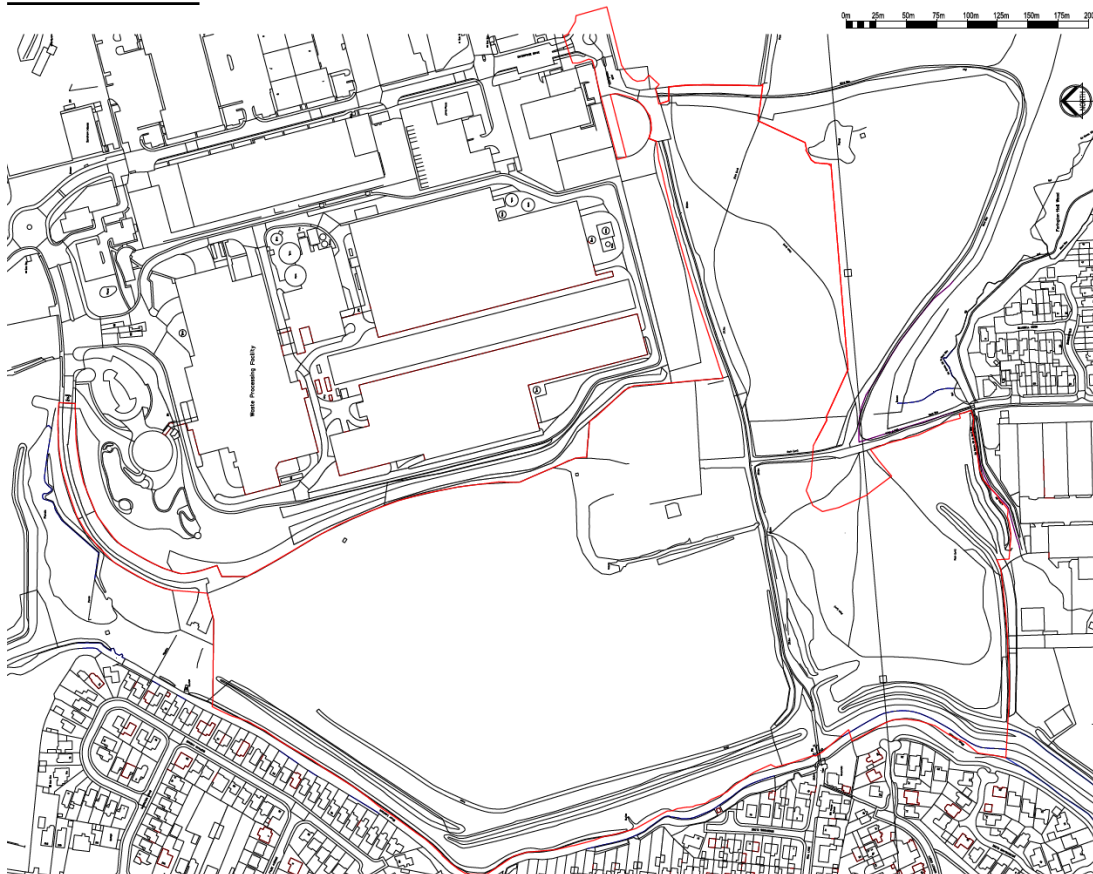
**Officer Recommendation**

**Approval with Conditions**

Date application valid  
Target Determination Date  
Extension of Time

19.09.2023  
18.01.2024  
18.01.2024

**Location Plan**



## **1. Report Summary**

- 1.1 Members will recall that Reserved Matters application 07/2022/00911 for Phase 2 of the overall development of this employment land site allocated under Policy E1 site g) Farington Hall Estate, West of Lancashire Business Park was refused at the June 2023 planning committee meeting. There was one reason for refusal:

*'The proposed buildings, by virtue of their size, scale and proximity, would have a detrimental impact on the amenities of residents on Grasmere Avenue as a result of overlooking, overshadowing and have an overbearing effect, contrary to the requirements of Policy G17 criteria a) of the South Ribble Local Plan.'*

- 1.2 This current application is an amended scheme and now seeks approval for 3 units within Use Classes E(g), B2 and B8 with ancillary office space and parking. The former unit 3 has been divided into 2 units and, importantly the ridge height of each of the proposed units has been reduced by 2m from the refused scheme.
- 1.3 Access is off Centurion Way and was approved as part of the outline approval 07/02020/00781/OUT.
- 1.4 Also proposed as part of this application are updates to the landscaping scheme and ecological enhancements approved as part of the Phase 1 development and the applicants seek to substitute the approved landscaping plans for revised plans which include additional landscape screening to the southern boundary.
- 1.5 A number of planning conditions are also being addressed as part of this application as some conditions imposed on the outline approval required details to be submitted for each reserved matters application. These relate to Conditions 13 and 15 Noise Impact Assessment; Condition 17 Landscaping; Condition 30 Employment and Skills Training Plan; Condition 32 Details of Ground Levels and Condition 33 Details of Overland Flood Flows.
- 1.6 The application is recommended for approval subject to the imposition of conditions and with reference to conditions imposed on the outline approval.

## **2. Site and Surrounding Area**

- 2.1 The application relates to the allocated Employment Site, Site g: Farington Hall Estate, West of Lancashire Business Park, Farington. The Farington Hall Estate site measures approximately 21 ha and is roughly 'L' shaped. The site is a derelict brownfield site and contaminated, having been used as a landfill site for inert foundry waste. The land is relatively flat scrubland with areas of trees, including areas protected by Tree Preservation Orders.
- 2.2 An earth bund visually separates the site from the adjacent River Lostock to the western boundary. Residential properties are located beyond the river Lostock and also to the south/south-east. To the north-east and east is the Lancashire Waste Technology Park and the Lancashire Business Park beyond with the Leyland Truck factory to the north. Further commercial and industrial uses are to the south-west within the Tomlinson Road Industrial Estate.
- 2.3 There is a protected woodland at Farington Hall Wood to part of the southern boundary. On the land to the west, formerly part of the Farington Hall Estate site, is a new residential development site, accessed off Grasmere Avenue.

- 2.4 Within the allocated employment site was the site of the former Lower Farington Hall and its associated buildings and moat which was located towards the eastern boundary and of archaeological interest.
- 2.5 The site benefits from outline planning approval for development of up to 56,904sqm of light industrial (E(g) Use), general industrial (B2 Use), storage and distribution (B8 Use) and ancillary office floorspace. Part of the site also benefits from Reserved Matters approval for a building of up to 51,794sqm within Use Class B8 with ancillary office space and associated work. This represents Phase 1 of the development, secured under planning approval 07/2021/00966/REM, and is nearing completion and will be operated by Victorian Plumbing.

### 3. Planning History

- 07/1979/1138 Tipping of Factory and Foundry Waste – Approved
- 07/2019/12549/SCE Request for Screening Opinion (Environmental Impact Assessment) Regulations (2017) – EIA not required.
- 07/2020/00672/SCE Request for Screening Opinion for Proposed employment use led development at Farington Hall Estate – EIA not required.
- 07/2020/00782/SCE Request for a Screening Opinion for Proposed employment use led development at Farington Hall Estate, Farington – EIA not required.
- 07/2020/00781/OUT Outline planning application (all matters reserved apart from access from the public highway) for up to 612,500sqft (56,904sqm) of light industrial (E(g) Use), general industrial (B2 Use), storage and distribution (B8 Use) and ancillary office (E(g) Use) floorspace. Approved
- 07/2021/00966/REM Application for Reserved Matters of Scale, Layout Appearance and Landscaping following outline approval 07/2020/00781/OUT for up to 51,794 sq m building (Use Class B8) with ancillary office space and associated works – Approved.
- 07/2022/00911/REM Reserved Matters application seeks approval for matters of Appearance, Landscaping, Layout and Scale following outline approval 07/2020/00781/OUT for 2 buildings totalling 5,388sqm within Use Classes E(g)/B2/B8 with ancillary office space and associated works together with updated landscaping scheme and ecological enhancements for the Phase 1 development. Refused on one ground:  
*The proposed buildings, by virtue of their size, scale and proximity, would have a detrimental impact on the amenities of residents on Grasmere Avenue as a result of overlooking, overshadowing and have an overbearing effect, contrary to the requirements of Policy G17 criteria a) of the South Ribble Local Plan*
- 07/2022/00912/FUL for the erection of a Class B2/B8/E(g) Use building of 3,065 sq m with ancillary office space, associated parking, landscaping and infrastructure. Refused on two grounds:
  1. *The proposed building, by virtue of its size, scale and proximity, would have a detrimental impact on the amenities of residents on Grasmere Avenue as a result of overlooking, overshadowing and have an overbearing effect, contrary to the requirements of Policy G17 criteria a) of the South Ribble Local Plan.*
  2. *Insufficient information has been provided to demonstrate that the proposal would not have a detrimental impact on highway safety and highway capacity contrary to the requirements of Policy G17 criteria c) of the South Ribble Local Plan*
- 07/2023/00765/FUL for the erection of a Class E(g)/B2/B8 Use building with ancillary office space, associated parking, landscaping and infrastructure is currently pending.

### 4. Proposal

- 4.1 This Reserved Matters application is an amended scheme to the refused application 07/2022/00911/REM and seeks approval for matters of Appearance, Landscaping, Layout and Scale for 3 industrial units within Use Classes E(g)/B2/B8 with ancillary office

space and associated works together with an updated landscaping scheme and ecological enhancements to that approved for the Phase 1 development.

- 4.2 Unit 2 will measure 41m by 30m with a double hipped roof over with a ridge height of 10.8m and an eaves height of 9.5m. The unit will have a mezzanine floor of 18m by 8m and provides for a reception, locker room and showers at ground floor and a meeting room and WC's at first floor. Externally, the unit will be finished in vertical profile cladding in a mix of grey/white; goosewing grey and merlin grey. The office accommodation will be glazed to part of the northern and eastern elevations.
- 4.3 The unit will have its service yard to the western side with parking to the far side of the service yard and further parking to the north accessed directly off the access road.
- 4.4 Unit 3 will measure 49m by 31.5m with a hipped roof over with a ridge height of 11.3m and an eaves height of 9.5m. The unit will have a mezzanine floor measuring 11m by 16.5m. It will provide for a reception, shower rooms and WC at ground floor and an open office, meeting room and WC's at first floor. Externally, the unit will be finished in vertical profile cladding in a mix of grey/white; goosewing grey and merlin grey. The office accommodation will be glazed to part of the northern and eastern elevations.
- 4.5 The unit will have its service yard to the north with parking provision to the eastern side, accessed off a service road serving units 3 and 4.
- 4.6 Unit 4 will measure 44m by 40m with a double hipped roof over with an eaves height of 9.5m and ridge heights of 10.8m. Internally, the unit will have a mezzanine floor measuring 17m by 11m and will provide a reception area with lift, stairs and shower rooms at ground floor and at first floor will be an open office area, meeting room and WCs. Externally, the units will be finished in vertical profile cladding in a mix of grey/white; goosewing grey and merlin grey. The office accommodation will be glazed to part of the western and northern elevations.
- 4.7 The unit will have its service yard to the north with parking provision to the west, adjacent that of unit 3 and served by the same service road.
- 4.8 Units 3 and 4 replace a single unit previously proposed and all units have been reduced in height by 2m from that proposed under the refused scheme.
- 4.9 The current proposal also includes amendments to the Landscaping and Ecological Enhancements which were approved for the whole site as part of the Reserved Matters for Phase 1 of the development together with further details approved through the discharge of planning conditions.
- 4.10 The applicants have given further consideration to the landscaping proposals around the phase 2 parcel and particularly along the southern boundary which lies adjacent to residential development by increasing planting on the southern boundary.
- 4.11 The revised landscaping and ecological enhancements will still be managed as detailed within the Landscape and Ecology Management Plan by Urban Green dated August 2021 as required under Condition 3 of 07/2021/00966/REM.
- 4.12 Finally, the outline approval included a number of planning conditions which required details to be submitted for any reserved matters application and therefore these are also being discharged as part of this reserved matters application. For reference, the relevant documentation is as follows:

Condition 13 and 15 - Noise Impact Assessment;  
Condition 17 - Landscaping details;

Condition 30 - Employment and Skills Training Plan;  
Condition 32 - Details of Ground Levels; and  
Condition 33 - Details of Overland Flood Flows.

## 5. Summary of Publicity

- 5.1 Neighbouring properties were notified and site notices posted in the vicinity of the site. Two letters of representation were received, objecting to the proposal on the following grounds:
- 4.20 of the planning statement states. Further discussions, following the applications refusal, have taken place with some of the residents of Grasmere Avenue to provide clarity on the revised proposals regarding the different layout landscaping, height of the buildings and any impacts on residential amenity. Considering that my home has been used as a key reference point throughout the application and I was the only objector from Grasmere Avenue on the previous application there has been no contact from Caddick or their representatives about any of the proposals.
  - No clarity has been provided at any point. This demonstrates that there is no consideration being given for those ultimately affected by this application.
  - I feel the level of recent development around my address in recent years is above and beyond that which I find tolerable.
  - Two sizeable estates causing no end of traffic situation, on the other side of Croston road, a recycling plant which promised to be invisible but proceeded to emit noxious gases for 2 years before conforming, Amazon distribution warehousing which has stripped countless amounts of wildlife and
  - recreational opportunities for the masses of young and aging dog walkers alike locally and now the warehouse city gets closer to me and on the doorstep of those most affected.
  - It's only a matter of time, and space, and of course money, before we have our sunrise blocked until 10am by a monstrosity opposite my house on land deemed never to be built on reducing my house price by 40% and scuppered any chances of early retirement to downsize as the views are marred for ever.
  - Please advise if this is the final phase of development as the planning suggests that the river Lostock at constitutes a part of the boundary.
  - I am very concerned and would like a suggested finished plan of the local area as I cannot find one in the 50 or so documents in the application data.
- 5.2 A further letter of objection was also received, commenting on the landscaping. However, the comments relate to the Phase 1 development which is now completed.

## 6. Summary of Consultations

- 6.1 **County Highways** provided initial highway observations, commenting that the principle of development traffic and access have been established at outline.
- 6.2 County Highways initially had 'access' concerns as the submitted details failed to include a continuous footway along the access road to the east of the proposed units they would not wish to see this development occupied until there is a continuous footway linking to Centurion Way. Further the site layout fails to include internal pedestrian access and the submitted Highways Technical Note (September 2023) makes no mention of pedestrian access to the development site.
- 6.3 However, following confirmation from the developer that the access road and footpaths have already been approved and are currently being put in place, with this current application just detailing the access points of the road, County Highways confirmed this was acceptable, particularly as the developer offered a compliance condition to implement the footpath.

- 6.4 County Highways were also disappointed with the proposed cycle storage which initially appeared to be only hoops attached to building walls for units 2 and 3. The cycle parking has been addressed through the submission of amended plans to show the cycle hoops are within each of the proposed units and County Highways confirmed this is acceptable as these would be secure by reason of being internal and would be acceptable for staff cycle parking.
- 6.5 County Highways also commented that provision of car parking does not appear to have been conditioned in the outline permission, and therefore assume parking will be secured in line with the adopted standards.
- 6.6 **Environmental Health** advise that, further to investigations they have no objections to the Reserved Matters as proposed but provide comments in respect of noise, lighting and contaminated land.
- 6.7 **Environment Agency** initially objected, requesting the applicant submit a revised FRA and previously agreed documents which had not been submitted as part of this current application.
- 6.8 The request documents were duly submitted and the Environment Agency reconsulted. They advised that, having reviewed the submitted document Farington Culverted Watercourse, Phase 2 Site Development, Final Report, prepared by JBA Consulting (Reference: 0-JBAU-XX-00-RP-Z-0001; Revision: 2.0; Date: 7/11/2023), they could withdraw their objection but made a number of comments in respect of Flood Risk; Environmental permitting and Conditions 32 and 33 of the outline approval, advising that the requirements of these conditions have been satisfied.
- 6.9 **United Utilities** advise that, further to a review of the submitted documents, drawing 5386-JPG-ZZ-ZZ-DR-D-1401 , Rev C04 - Dated 08.11.22, they confirm the proposals are acceptable in principle. However, according to their records, there is an easement crossing part of the proposed development site which is in addition to UU's statutory rights for inspection, maintenance and repair. The easement ref: Z3464 has restrictive covenants that must be adhered to. It is the applicant's responsibility to obtain a copy of the easement document, available from United Utilities Legal Services or Land Registry. The applicant must comply with the provisions stated within the document. UU also provided an Appendix to their consultation response, containing Supporting information for the decision maker, applicant, developers and any other interested party.
- 6.10 **Lead Local Flood Authority** has no objection subject to the inclusion of conditions in respect of the submission of Construction Surface Water Management Plan and Verification Report of Constructed Sustainable Drainage System. The LLFA also require an informative note to be included on the decision notice in respect of any Connection to Main River. Finally, the LLFA also provide General Advice to advise the applicant.
- 6.11 **Greater Manchester Ecology Unit (GMEU)** advise that ecological issues were resolved at outline stage and the phase 1 reserved matters. The phase 2 site has also now been cleared. There do not appear to be any ecological issues associated with the slightly amended scheme. In more detail, GMEU advise on Ecological Survey Requirements, Protected Species and other Wildlife; Nesting Birds; Invasive Species; Protection of Watercourses; Contributing to and Enhancing the Natural Environment.
- 6.12 GMEU also advise that this phase 2 application has resulted in minor change to the planting schedule, but this does not materially change the ecological design strategy. GMEU are therefore satisfied that condition 19 of the outline approval can still be considered discharged.

- 6.13 GMEU have also previously accepted the landscape layout and the Landscape and Environmental Management Plan for both phases. Again, they are satisfied that the minor amendments to the phase 2 landscape proposals do not materially change their opinion that these are adequate.
- 6.14 In conclusion GMEU are satisfied that no further information or measures are required.
- 6.15 **Investment and Skills Manager** confirmed that the submitted Employment and Skills Statement for the construction phase meets the requirement of part a) of condition 30 imposed on the outline approval. Part b) of the condition also requires a statement for the operation phase and this will need to be submitted prior to occupation.
- 6.16 **National Grid** were consulted but did not respond.
- 6.17 **Farington Parish Council** suggest that if this planning application is approved, then conditions are set that relate directly to:
1. Hours of construction should be limited
  2. Hours of operation should be limited
  3. Outside movement should be considered
  4. Restrictions to avoid noise pollution
  5. Restrictions to avoid light pollution
  6. Consideration for adequate parking
  7. No access to be provided from Grasmere (pedestrian or vehicle)
  8. Adequate landscaping to be a condition
  9. No access or fire exits in the direction of the residential properties
  10. Mitigation should include mature evergreen trees

## 7. Material Considerations

### 7.1 **Background/Principle of Development**

- 7.1.1 The site is a derelict brownfield site and was used as a landfill site for inert foundry waste. It was allocated for employment use under Policy EMP1 site D in the Local Plan 2000 and this allocation was brought forward under Policy E1 site g) in the Local Plan 2015. The justification to Policy E1 advises that sites allocated as employment sites ensure that there are the necessary employment and skills opportunities in local areas. The site had been allocated based on its appropriate and sustainable location.
- 7.1.2 Within the description of Site g) in the Local Plan, it refers to the site having been split into two sites to enable separate parts of the site to be allocated for both employment and Housing. The housing element is allocated under Policy D1 Site L: Land West of Grasmere Avenue, Farington. The Policy advises that the residential development would be expected to act as an enabling development to assist the delivery of the adjoining employment allocation. Planning consent was granted for the construction of 160 dwellings on Site L and development is nearing completion. As part of the planning permission for Site L, a Section 106 was entered into to secure a commuted sum of £454,400.00 *“to be expended on measures which facilitate the development and use of the Employment Land for purposes which are likely to result in the growth of employment prospects within the South Ribble area such measures may include but are not limited to the provision of infrastructure, access, roadways, footpaths, sewers, drains, telecommunications equipment the provision of utilities and civil engineering works”*. It is understood that the money paid to facilitate the access has meant this financial obligation is fulfilled.
- 7.1.3 Development proposals for the site were subject to formal pre-application discussions between the applicant, the local planning authority and highways authority, along with local community consultation. The proposals have also been subject to Environmental

Impact Assessment 'Screening' which confirmed the proposals are not EIA development for the purposes of the relevant legislation.

- 7.1.4 Outline application 07/2020/00781/OUT was then approved and further established the principle of development of the site for up to 56,904sqm of light industrial (E(g) Use), general industrial (B2 Use), storage and distribution (B8 Use) and ancillary office (E(g) Use) floorspace together with the means of access to the site.
- 7.1.5 This was followed by a Reserved Matters application for Phase 1 of the development for a single building of up to 51,794 sqm within Use Class B8 with ancillary office space and associated works which was approved in April 2022. The Phase 1 building is nearing completion and will be operated by Victorian Plumbing.
- 7.1.6 Two applications for Phase 2 of the development were then submitted, 07/2022/00911/REM sought approval for matters of Appearance, Landscaping, Layout and Scale for 2 buildings totalling 5,388sqm within Use Classes E(g)/B2/B8 with ancillary office space and associated works together with updated landscaping scheme and ecological enhancements for the Phase 1 development and 07/2022/00912/FUL for the erection of a Class B2/B8/E(g) Use building of 3,065 sqm with ancillary office space, associated parking, landscaping and infrastructure. Both applications were refused by Planning committee at the June 2023 meeting.
- 7.1.7 This current application for reserved matters represents a resubmission of the refused reserved matters application. It is supported by additional detailed information in relation to the impact on residential amenity and incorporates changes to mitigate potential impacts of the development which include a revised layout to incorporate three units rather than the two units previously proposed in order to break up the perceived massing of the former unit 3, a reduction in height by 2m for all units, revised cladding materials to make the buildings more visually recessive and a commitment to a significant landscaping buffer to the adjacent residential development.
- 7.1.8 A full planning application has also been submitted for a further building with ancillary office space, associated parking, landscaping and infrastructure which is currently pending and will be determined by planning committee.
- 7.2 **Access**
- 7.2.1 Access was approved at outline stage where it was agreed that Phase 1 would be accessed off Enterprise Drive via an extension to Sustainability Way, both within the existing Lancashire Business Park. Phase 2 is accessed off Centurion Way via an existing mini roundabout to the end of Centurion Way. The approved plan is 2371-F01 Rev J 'Proposed Access Points' and was secured by condition 2 of the outline approval. This Reserved Matters application is for Phase 2 of the overall development for 3 units which will be accessed off the Centurion Way access.
- 7.2.2 County Highways initially had some 'access' concerns, advising that, although this is a reserved matters application and the principle of development traffic and access have been established at outline, this submission fails to include a continuous footway along the access road to the east of the proposed units and County Highways would not wish to see this development occupied until there is a continuous footway linking to Centurion Way. Further the site layout fails to include internal pedestrian access and the submitted Highways Technical Note (September 2023) makes no mention of pedestrian access to the development site.
- 7.2.3 As such the applicant advised that the access road and footpaths have been approved and are currently being put in place and this current application is just detailing the access points of the access road. The applicant does however offer a compliance



condition to implement the footpath and County Highways confirmed this would be acceptable.

### 7.3 **Parking**

- 7.3.1 Unit 2 has its service yard to the west of the building and includes parking for 15 vehicles. There is a further parking area to the north of the building directly off the access road for 16 vehicles, including 2 mobility spaces and 2 EVR points, a total of 31 spaces overall.
- 7.3.2 Unit 3 has its service yard to the north of the building with a car parking area to the east for 16 vehicles, including 1 mobility space.
- 7.3.3 Unit 4 has its service yard to the north of the building with a car parking area to the west for 21 vehicles including 2 mobility spaces.
- 7.3.4 County Highways advise that the provision of car parking does not appear to have been conditioned in the outline permission, and therefore they assume parking will be secured in line with the adopted standards.
- 7.3.5 The Car Parking Standards are set out in Appendix 4 of the South Ribble Local Plan and require the following:
- B1 (now E Use Class) 1 per 30sqm of floorspace
  - B2 1 per 45sqm of floorspace
  - B8 1 per 100sqm of floorspace
- 7.3.6 The total floorspace for the 3 units is 5,829 sqm. Given that the proposals have been accommodated for the split of 80% B8 Use and 20% B2 Use of the floorspace together with ancillary office accommodation, it is considered the level of car parking is acceptable, albeit it is acknowledged that there would be a shortfall were the buildings to be used mainly for Class E(g) or B2 purposes.
- 7.3.7 Initially, County Highways were disappointed with the proposed cycle parking which appeared to be hoops attached to building walls, commenting that the submitted June 2022 cycle storage drawing indicates this is only for units 2 and 3, and could not locate any proposals for unit 4. Additionally, the Highways Technical Note fails to mention cycle storage and the included Transport Statement from the outline only indicates that, 'Cycle parking for staff and visitors will be provided in accordance with the South Ribble Borough Council car parking standards and agreed as part of the Outline or Reserved Matters application stages.'
- 7.3.8 County Highways consider that the use of hoops is only appropriate to short stay visitors but for staff cycle parking this should be in a secure cycle store either separate to the 3 buildings or included within the buildings. Further the site plan fails to indicate the location of the proposed cycle storage hoops for units 2 and 3.
- 7.3.9 In response, the cycle parking has been addressed through the submission of amended plans to show cycle hoops within each of the proposed units and County Highways confirmed this is acceptable and would be secure cycle parking by merit of being internal and therefore would be acceptable for staff cycle parking.

### 7.4 **Layout**

- 7.4.1 The outline application was supported by an illustrative masterplan which demonstrated how the scheme could be accommodated within the development phases. For Phase 2, the masterplan illustrated 3 industrial units, each of similar scale, accessed off the approved vehicular access from Centurion Way and located to the southern part of the

allocated site and to the north of newly constructed dwellings on the residential development site known as land off Grasmere Avenue.

- 7.4.2 Following refusal of the previous applications and in response to concerns raised, this current application now proposes a revised layout. The layout now includes 3 units with a separate full application proposing a further unit. The layout incorporates two smaller units in place of where the former unit 3 under the previous refused application was positioned, albeit they have the same orientation. The introduction of the 2 smaller units in place of unit 3 is considered to break up the massing when viewed from Grasmere Avenue.
- 7.4.3 The planning statement advises that the vehicle access is as approved with the layout of the estate road serving the proposed units runs parallel to the diverted PROW and landscaping strip and in layout terms forms the most efficient road access for the overall development.
- 7.4.4 The individual units and their service yards/parking areas are enclosed with Paladin perimeter fencing with a 2.4m high gate for entry. Where appropriate this has been supplemented with specialist acoustic fencing to minimise noise impacts on existing noise sensitive receptors in the vicinity of the site from break out noise, deliveries, plant and car parking and movements. The issue of noise impact is discussed fully within the 'Noise' section of this report.
- 7.4.5 In summary, it is considered that the layout the proposed development of the 3 units is acceptable.

## 7.5 **Scale**

- 7.5.1 The outline permission set the parameter of up to 56,904sqm of floorspace. The reserved matters for the Phase 1 development sought permission for one unit of up to 51,793.49sqm, although the actual building footprint was 50,539 sqm which therefore allowed for a remaining 6,365sqm of floorspace against the outline permission. This reserved matters proposal for 3 units has a total floorspace of 5,829 sqm, as follows:
- Unit 2 - 2,601 sqm  
Unit 3 – 1,370 sqm  
Unit 4 – 1,858 sqm
- 7.5.2 This scale for each of the proposed units is considered a 'mid box' size and is a type of unit which can accommodate a diverse tenant requirement from local to international businesses.
- 7.5.3 In terms of height, the outline permission did not explicitly set or limit the proposed building heights of future buildings but in the supporting Landscape and Visual Impact Assessment document, parameters were identified for potential maximum building heights of 15m to 25m generally with localised building heights of up to 30m above existing AOD in certain areas.
- 7.5.4 The units proposed are well below the maximum quantum and have also been reduced in height from the previously refused applications by 2m. Unit 3 is 11.3m to ridge and units 2 and 4 are 10.8m to ridge. Importantly, the units also sit at a lower ground level to the adjacent residential site and therefore comfortably sit below the parameters assessed at outline stage.
- 7.5.5 It is therefore considered that the scale of the proposed development will not unduly impact on the neighbouring residential dwellings in terms of appearing overbearing and as such is compliant with Policy G17 in the South Ribble Local Plan. Additionally, the units are to be screened by a significant landscape buffer, approved as part of previous

reserved matters application and being updated as part of this current reserved matters application in order to increase screening, as advised below in the 'Landscaping' section of this report.

## 7.6 Appearance

7.6.1 In terms of the appearance of the proposed units, the materials palette will consist of three different shades of vertical profile cladding, a mix of grey/white; goosewing grey and merlin grey, for the main warehouse elevations with the office areas clad with a horizontal composite cladding and aluminium curtain walling system.

7.6.2 The Design and Access Statement advises that the proposed development will be of a high-quality design and make use of appropriate materials which make a positive contribution to the character and immediate vicinity of the site.

7.6.3 Given the industrial setting and backdrop of large employment units, the proposed design and appearance is considered acceptable.

## 7.7 Landscaping and Biodiversity

7.7.1 The landscaping scheme was approved for the whole site as part of the Reserved Matters for Phase 1 of the development together with further details approved through the discharge of planning conditions.

7.7.2 The planning statement advises that the proposed units for Phase 2: *'include planting and landscaped areas surrounding the units as well as incidental areas adjoining the car parking areas and boundary fencing. Urban Green plan ref. UG\_35\_LAN\_GA\_DRW\_10\_P12 provides specification for this planting and landscaping which includes amenity grass areas, street tree planting and semi-native shrub mix planting. This planting strategy ties in with the wider approved landscaping details to ensure consistency in treatments.'*

7.7.3 This reserved matters seeks to substitute the approved drawings for the following revised plans:

- Ecological Enhancements Plan UG35\_ECO\_EEP\_01 Rev P13
- Hard Landscape Plan UG35\_LAN\_HL\_DRW\_02 Rev P13
- Soft Landscape Plan Sheet 1 of 5 UG35\_LAN\_SL\_DRW\_03 Rev P20
- Soft Landscape Plan Sheet 3 of 5 UG35\_LAN\_SL\_DRW\_05 Rev P09
- Soft Landscape Plan Sheet 4 of 5 UG35\_LAN\_SL\_DRW\_06 Rev P11
- Soft Landscape Plan Sheet 5 of 5 UG35\_LAN\_SL\_DRW\_07 Rev P16 6.42
- General Arrangements Plan (ref. UG35\_LAN\_GA\_DRW\_01 P20)

7.7.4 The reason for the amendments is that, on preparation of the application, further consideration was given by the developer to both the ecological enhancements plan and landscaping proposals around the phase 2 parcel and particularly along the southern boundary which lies adjacent to a recently built out housing development by increasing the planting.

7.7.5 The proposal includes an additional number of specimen/screening trees to enhance screening of southern boundary, including:

Alnus glutinosa (200-250cm, multistem)

Betula pubescens (450-500cm)

Picea omorika (550-600cm)

Other species that changed during plans amendments:

Sorbus aria (girth 8-10cm)

Prunus x schmitti (girth 8-10cm)

Betula pendula (girth 8-10cm)

Prunus avium (girth 8-10cm)  
Prunus padus (girth 8-10cm)  
Alnus glutinosa  
Sorbus aucuparia  
Betula pendula (girth 12-14cm)  
Crataegus monogyna (girth 8-10cm)

- 7.7.6 Overall, there are 13 species more in the proposed tree planting. However, to accommodate the screening some trees needed to be relocated or omitted to allow appropriate space but overall, the tree planting proposals are maximised to ensure the appropriate screening.
- 7.7.7 There have also been some minor amendments to the location of some trees to ensure there are no clashes with level changes, utilities and fences as well as an additional section of hard standing adjacent to the eastern boundary of phase two to allow for policy compliant car parking for the unit proposed under the full application.
- 7.7.8 It is noted that the planning statement advises: *'Under the previous refused application, Caddick agreed to a commitment to bring forward planting around Phase 2 to ensure this was in place and growing out ahead of commencement on the Phase 2 buildings. This commitment is still in place and will be adhered to.'*
- 7.7.9 The revised landscaping and ecological enhancements will still be managed as detailed within the Landscape and Ecology Management Plan by Urban Green dated August 2021 as required under Condition 3 of 07/2021/00966/REM.
- 7.7.10 In ecological and biodiversity terms the site is bounded by woodland to the west and south, which are High Spatial Priority as Woodland Priority Habitats, Priority Habitats as deciduous woodland, and are on the National Forest Inventory. The woodland to the south of the site (Farington Wood) is designated as Green Infrastructure in the Local Plan
- 7.7.11 As part of this proposal, the Ecological Enhancements Plan has been updated with the approved plan for the previous RM application UG35\_ECO\_EEP\_01 Rev P07 being replaced with Rev P13.
- 7.7.12 GMEU have been consulted and they advise that ecological issues were resolved at outline stage and the phase 1 reserved matters. The phase 2 site has also now been cleared. There do not appear to be any ecological issues associated with the slightly amended scheme. In more detail, GMEU advise the following:
- "Ecological Survey Requirements - GMEU are satisfied that no updated ecological surveys are required for this phase, as it is not located near any of the high risk habitats (eg watercourses) and has already been cleared of vegetation.*
- Protected Species and other Wildlife - There were no specific protected species issues associated with this phase, with residual risk dealt with through condition 21 of outline permission. This condition was discharge as part of the phase 1 reserved matters application, the amended phase 2 layout not materially changing the ecological issues as the footprint of the total development is unchanged. GMEU are therefore satisfied that no additional measures are required and that previously provided CEMP is still valid.*
- Nesting Birds - Nesting birds are dealt with under the CEMP for biodiversity that has already been discharged. The site has also already been cleared, the risks now primarily relating to disturbance of any nests in the adjacent trees and shrubs. No further information or measures are required.*

*Invasive Species - Condition 25 of the outline application deals with invasive species. No invasive species were however recorded on this phase of the development and the site has now been cleared. Condition 25 has also already been discharged for the entire site. No further information or measures are required.*

*Protection of Watercourses - There do not appear to be any watercourses on this phase of the development. No further information or measures are required.*

*Contributing to and Enhancing the Natural Environment- Section 180 of the NPPF 2023 states that the planning policies and decisions should contribute to and enhance the natural and local environment. Conditions 1, 17, 18 & 19 of the outline permission are relevant to the mitigation and enhancement of the site for biodiversity. Condition 19 was previously discharged as part of phase 1."*

7.7.13 The phase 2 application has resulted in minor change to the planting schedule. This change does not however materially change the ecological design strategy. GMEU are therefore satisfied that condition 19 of the outline approval can still be considered discharged.

7.7.14 GMEU have also previously accepted the landscape layout and the Landscape and Environmental Management Plan for both phases. Again, they are satisfied that the minor amendments to the phase 2 landscape proposals do not materially change their opinion that these are adequate.

7.7.15 In conclusion GMEU are satisfied that no further information or measures are required.

## 7.8 Residential Amenity

7.8.1 The previous reserved matters application had one reason for refusal which related to the impact of the proposal on residential amenity, as set out below. Therefore, an assessment of the proposal's impact on residential amenity with reference to the reason for refusal has been carried out.

*"The proposed buildings, by virtue of their size, scale and proximity, would have a detrimental impact on the amenities of residents on Grasmere Avenue as a result of overlooking, overshadowing and have an overbearing effect, contrary to the requirements of Policy G17 criteria a) of the South Ribble Local Plan."*

7.8.2 Size and Scale - The size and scale of the building has been assessed earlier in this report under the 'Scale' section which sets out the measurement of the three units and the fact that the units have been reduced in height by 2m and the roof is now to be a double hipped roof. For clarity Unit 3 is 11.3m to ridge above the finished floor level and units 2 and 4 are 10.8m to ridge. Importantly, the units also sit at a lower ground level to the adjacent residential site.

7.8.3 The size and scale of the units are commensurate with what would normally be expected for an industrial building on an allocated employment site and the reduction in height is in response to the previous reason for refusal and is considered acceptable in compliance with Policy G17.

7.8.4 Proximity - to the south of the proposed development is a recently constructed housing development off Grasmere Avenue. The dwellings are located approximately 35m from the site boundary with the development site.

Unit 2 has no dwellings opposite its rear elevation.

Unit 3 is opposite 89 and 107 Grasmere Avenue at a distance of approximately 42m and 48m respectively.

Unit 4 is opposite 105 Grasmere Avenue at a distance of approximately 51m

- 7.8.5 These spatial separation distances are in excess of the normally required distances as set out in planning policy guidance and are therefore considered acceptable and in compliance with Policy G17.
- 7.8.6 Overlooking/Loss of Privacy - The proposed units have no windows in their rear elevations facing towards the residential properties on Grasmere Avenue and Derwent Close and therefore there will be no overlooking or loss of privacy as a result of the development.
- 7.8.7 Additionally, the plans demonstrate substantial landscaping to the common boundary, as reported in the Landscaping and Biodiversity section of this report.
- 7.8.8 It must also be noted that there is no right to a view in planning legislation and the fact that existing properties will have some limited view of the proposed units either from windows or gardens is not a material planning consideration.
- 7.8.9 Policy G17 seeks to ensure that the new development will not cause harm to neighbouring property by leading to undue overlooking and in this case it does not.
- 7.8.10 Overshadowing - The existing residential properties on Grasmere Avenue and Derwent Avenue lie to the south of the proposed building with the sun travelling from east to west in a southerly direction. As such, the proposed units will not overshadow the existing residential properties.
- 7.8.11 Additionally, a daylight/sunlight Technical Note has been submitted which summarises that the proposed development will subtend a 25-degree angle measured at the centre point of the lowest window to the closest residential property on Grasmere Avenue. The proposal will therefore not impact on the daylight received to this, or any other, surrounding properties.
- 7.8.12 As such the proposal is considered to be in accordance with Policy G17.
- 7.8.13 Overbearing - In terms of appearing overbearing, as set out in the Residential Design Guide SPD, whether a proposal is overbearing depends upon a number of factors, including the lie of the land, the scale and height of the walls and roof and the proximity of the development to any neighbouring boundary.
- 7.8.14 As set out in the 'Proximity' section above, the spatial separation distances are in excess of what would normally be required between existing and new development. There is an approximate 35m separation distance between the closest residential property and the site boundary. The closest properties themselves are between 42m and 51m to the proposed units. The height of the units has also been reduced by 2m from the refused scheme. Therefore, it is considered the proposal will not appear overbearing when viewed from the residential properties and is in accordance with Policy G17.
- 7.8.15 In conclusion, it is considered that the proposal will have no undue impact on the residential amenity of the existing properties on Grasmere Avenue in terms of overlooking, overshadowing or having an overbearing impact. Additionally, it must be recognised that the residential development off Grasmere Avenue was built as an enabling development to bring the employment site forward and was built with the full knowledge that the adjacent site would be developed for Employment where such buildings can normally be expected.
- 7.8.16 However, it is important to consider other potential impacts on residential amenity, which include impacts from noise and lighting. Therefore, an assessment of each of these elements is carried out below.

## 7.9 Noise

- 7.9.1 Condition 13 imposed on the outline planning approval was repeated in error by condition 15. These conditions required that:

*As part of any reserved matters application for each phase of the development, a noise assessment detailing the potential impact of that phase shall be undertaken and submitted to the local planning authority. The assessment shall include consideration of all external plant, deliveries and all associated equipment (including fork lift trucks), on-site traffic movements and noise breakout from the proposed phase*

- 7.9.2 A Noise Impact Assessment Reference MCA2094-Phase 2-04 BWB has been submitted in support of this reserved matters application. The Assessment considers noise from HGV movements, loading and unloading activities, noise break-out from the proposed building, noise from fixed plant and noise from movements on the internal access road and carparking at existing noise sensitive receptors, i.e the existing residential properties to the south of the application site on Grasmere Avenue.
- 7.9.3 The results of the noise impact assessment indicate that without mitigation in place operations associated with the development have the potential to result in a significant adverse impact at some existing noise sensitive receptors during the night-time period. Specifically, this is in relation to southern edge of the service yard of Unit 2.
- 7.9.4 The noise mitigation measures are included at Section 5 of the Noise Impact Assessment. These measures include erection of acoustic fencing to the service yard.
- 7.9.5 Environmental Health have considered the Noise Impact Assessment and the mitigation measures in Section 5 and confirm these need to be implemented to ensure the development does not cause loss of amenity to nearby residential properties. This can be ensured through the imposition of a condition.

## 7.10 Lighting

- 7.10.1 An External Lighting Planning Statement by CWC ref: 1720-CWC-XX-RP-E-0001 together with an External Lighting Plan 1720-EX-6302 Rev 15 have been submitted. The statement considers lighting to the Access Roads; Car Parks; HGV Docking Yards / Service Yards; Pathway lighting; Building perimeter lighting and lighting controls for each.
- 7.10.2 As the site is expected to be operational 24hrs per day, lighting control will be provided as follows:

*Access Roads - Column mounted lanterns will be equipped with photocell control integral to the lantern. Timeclock and manual override control will also be provided at the electrical supply position.*

*Car Parks - Column mounted lanterns will be equipped with photocell control integral to the lantern. Timeclock and manual override control will also be provided at the electrical supply position.*

*Docking Yards / Service Yards - Floodlighting will be controlled by a central photocell. Timeclock and manual override control will also be provided at the electrical supply position.*

*Pathway lighting - Column mounted lighting will be equipped with photocell control integral to the fitting. Timeclock and manual override control will also be provided at the electrical supply position.*

*Building perimeter lighting - Floodlighting will be controlled by a central photocell and PIR arrangement to reduce use of this lighting until required or for security purposes.*

7.10.3 Environmental Health have no objections, advising that the lighting should be installed as per the submitted plan/statement, CWC Project No: 1720, to ensure the development does not affect nearby sensitive receptors. This can be secured by a planning condition.

#### 7.11 Drainage

7.11.1 A Phase 2 Drainage Strategy ref 5386-JPG-ZZ-ZZ-DR-D-1404 P05 together with a Drainage Maintenance and Management Plan Reference 5386-JPG-XX-XX-RP-D-0602-S2-P02 Date July 2021 to Drainage Layout Ref 5386-JPG-ZZ-ZZ-DR-D-1401 C04 have all been submitted. United Utilities advise that, further to their review of the submitted documents, they can confirm the proposals are acceptable in principle.

7.11.2 UU also provide an appendix to their consultation response, to be forwarded to the applicant, which contains advice for the applicant including contact details; the adoption of wastewater assets; water and/or wastewater services from United Utilities; water pipelines; easements and diversions; 'Standard Conditions for Works Adjacent to Pipelines' and where to view water and sewer records.

#### 7.12 Flood Risk

7.12.1 The Environment Agency advise they were previously consulted on the refused application 07/2022/00911/REM to which they had no objection. However, the FRA submitted as part of this current application does not comply with the requirements for site-specific flood risk assessments, as set out in paragraphs 20 to 21 of the Flood Risk and Coastal Change planning practice guidance and its site-specific flood risk assessment checklist. The FRA does not therefore adequately assess the flood risks posed by the development and fails to consider how a range of flooding events will affect people and property. Additionally, the FRA refers to the following documents that were not provided as part of this latest submission:

*Drawing (5386-JPG-ZZ-ZZ-DR-D-1454) - Flood Routing Plan.*

*A flow routing / exceedance plan has been developed by JPG.*

*Drawing (5386-JPG-ZZ-ZZ-DR-D-1419) – JPG construction drawing of the proposed channel diversion details. It is noted that an older version of the channel diversion drawing has been provided as an appendix of the FRA but not as a standalone document. As part of the previous planning application, a newer version of the document (status: Issue for Construction) was submitted standalone. An up-to-date version of the drawing should be submitted. The FRA could also implement the newer version of this drawing.*

7.12.2 In order to overcome the EA's objection, the applicant should submit a revised FRA and any missing/requested documents.

7.12.3 Following the EA's comment, the applicant set out the position advising that only the phase 2 report was issued and they have therefore now issued the approved flood risk strategy report for historic reference on what has been agreed. Additionally, the listed documents below, alongside the strategy, have now been submitted to detail elements within the flood risk strategy.

JBA Updated Farington Phase 2 Flood Risk Strategy

Original JBA Flood Risk Assessment September 2021

JPG Drawing 5386-JPG-ZZ-ZZ-DR-D-1419-A5-C05 – Attenuation Pond

JPG Drainage Maintenance and Management Plan

5386-JPG-ZZ-ZZ-DR-D-1454-S4-P03 Flood Routing Plan

7.12.4 These details and documents were forwarded to the EA who reviewed the documents and confirmed they could withdraw the objection but made a number of comments.



- 7.12.5 In terms of Flood Risk, the EA are satisfied that the development would be safe without exacerbating flood risk elsewhere if the proposed flood risk mitigation measures are implemented. The proposed development must proceed in strict accordance with this FRA and the mitigation measures identified and therefore it is appropriate to impose a condition to secure this.
- 7.12.6 In terms of Environmental permitting, the EA comment that Watercourse 1 (M6 to Stansfield Lane) and River Lostock are designated as 'Main Rivers'. The developer may require a permit under the Environmental Permitting (England and Wales) Regulations 2016 from the Environment Agency for any proposed works or structures, in, under, over or within 8 metres of the edge of culvert or top of bank of the river. This advice can be included on the decision notice as an informative note.
- 7.12.7 In terms of Environmental Permitting in respect of the adjacent waste facility which is regulated by the Environment Agency, they advise that the proximity may result in people at the new development being exposed to impacts including odour, noise, dust and pests. The severity of these impacts will depend on the size of the facility, the nature of the waste it takes and prevailing weather conditions.
- 7.12.8 Planning policy requirements (paragraph 193 of the NPPF) states that new development should integrate effectively with existing businesses and not place unreasonable restrictions upon them. Where the operation of an existing waste transfer facility could have significant adverse effects on new development (including changes of use), the applicant should be required to provide suitable mitigation for these effects. Mitigation can be provided through the design of the new development to minimise exposure to the neighbouring waste transfer facility and/or through financial contributions to the operator of the activity to support measures that minimise impacts.
- 7.12.9 Environmental Permitting Regulations require operators to demonstrate that they have taken all reasonable precautions to mitigate impacts of their operations. This is unlikely to eliminate all emissions and there are likely to be residual impacts. In some cases, these residual impacts may cause neighbouring properties concern. There are limits to the measures that the operator can take to prevent impacts to neighbouring properties. Consequently, it is important that planning decisions take full account of paragraph 194 of the NPPF. When a new development is built near to an existing waste transfer facility this does not automatically trigger a review of the permit.
- 7.12.10 It is considered that, given the proposed development is for industrial units within Use Classes E(g), B2 and B8, there will be limited impact on the future employees of the proposed units.

### 7.13 Contaminated Land

- 7.13.1 Contamination was addressed for the whole of the development site through the outline planning application 07/2020/00781/OUT. Condition 14 was imposed to ensure that the recommendations within the submitted Geo-environmental Desk Study and Ground Investigation Report (Ref DH/DSGI/5386.v1) are followed and mitigation measures undertaken.
- 7.13.2 Environmental Health commented that Condition 14 required several elements to be addressed.
- Remediation statement/strategy which has been addressed by the JPG Remedial Strategy Report August 2020 which includes reference to previous geotechnical reports.
  - Verification Report which has not been submitted to inform/advise on measures taken to complete the contaminated land investigation process.
  - Gas protection measures which have been included in the JPG August 2020 report and satisfactorily addressed.

- 7.13.3 Initially, Environmental Health advises that Item b) above was outstanding, However, this was addressed through discharge of conditions application 07/2023/00735/DIS when Environmental Health confirmed conditions 14 (a) (Remediation Statement), and 14 (b) (Confirmation Report); and 36 (Remediation Strategy) could be considered discharged. As such they revised their response to this current application.
- 7.13.4 The Environment Agency also considered the validation of the works undertaken to be complete and were satisfied that conditions 14 and 36 could be discharged.
- 7.13.5 It is noted that, in their response to this current application, the EA advised that: *"further to our response dated 22 December 2022, in relation to the previous reserved matters application 07/2022/00911/REM, they have no additional comments to add. Prior contamination of the site was addressed for the whole of the development site through the outline planning application 07/2020/00781/OUT. The EA therefore have previously reviewed the site remediation strategy, by JPG, provided in this application (ref: 5386-JPG-XX-XX -RP-G-0604-S2-P06, dated August 2020) and we requested a contaminated land condition as part of the outline consent. The applicant sought to discharge the contaminated land condition through planning application 07/2021/00928/DIS. In our response dated 15 October 2021 (our ref - NO/2021/113918/01-L01) we recommended the discharge of parts 1-3 of Condition 36 and await submission of the verification report upon completion of the work."*
- 7.13.6 However, the EA in respect of discharge of conditions application 07/2023/00735/DIS dated 13 October 2023 did confirm that, following their review of the Groundwater and Surface Water Quality Assessment, ref. 5386-JPG-XX-XX-RP-G-0622-S2-P01, dated October 2023, produced by JPG agreed with the conclusions drawn in the report and were satisfied that both conditions 14 and 36 could be discharged.
- 7.13.7 As such there is no further requirements in respect of contaminated land as this has been fully addressed.

#### 7.14 **Outline Approval Planning Conditions**

- 7.14.1 A number of planning conditions imposed on the outline approval required the submission of details at Reserved Matters stage and are therefore being discharged as part of this application. For reference, the relevant conditions as follows:
- 7.14.2 Condition 13 and 15 - Noise Impact Assessment are discussed earlier in this report under the 'Noise' section. Essentially, Condition 13 required that a Noise Assessment be submitted as part of any reserved matter application which detailed the potential impact of each phase. Condition 15 was a duplicate of condition 13 and imposed in error. The requirements of these conditions are satisfied.
- 7.14.3 Condition 30 specified that an Employment and Skills Training Plan be submitted as part of any reserved matters application which provides details on two main elements - the Construction Phase Employment and Skills Training Plan and an Operational Employment and Skills Plan. The Employment and Skills plan has been duly submitted and considered by the Council's Investment and Skills Manager who has confirmed that it meets the requirement of part a) of the condition. Part b) of the condition also requires a statement for the operation phase. This will need to be submitted prior to occupation.
- 7.14.4 Condition 32 required the submission of the existing and proposed ground levels. Plan Ref 2164-03 2221 Proposed Finish Floor Levels has been submitted which shows the following floor levels for each building:

FFL = 28.300 Building 4  
FFL = 28.000 Building 3

FFL = 27.600 Building 2

7.14.5 Condition 33 required the submission of details of overland flood flows during the culvert blockage scenario. A Technical Note for the Phase 2 Drainage for Units 2 - 5, Reference 5386-JPG-XX-XX-RP-D-0627-S2-P06 dated 13 July 2022 has been submitted which includes details required by Condition 33 of the outline approval.

7.14.6 The Environment Agency advise that, when reserved matters application 07/2021/00966/REM was submitted, it included a flood risk strategy for the site which involved the partial de-culverting of the Main River Watercourse 1 on site to satisfy these 2 conditions. Flood risk on-site has since been reduced following the completion of these works in accordance with a Flood Risk Activity Permit (Reference: EPR/WB3959MM). A detailed hydraulic model review was also previously undertaken by the Environment Agency to confirm the conclusions were based on an agreed evidence base.

7.14.7 Given the above, the EA consider that the requirements of Conditions 32 and 33 have already been satisfied based on information submitted for application 07/2021/00966/REM and these conditions were not designed for the proposals in their current form and therefore not now relevant.

#### 7.15 **Points of Objection Raised**

7.15.1 Three letters of objection have been received making a number of comments, as reported in the 'Summary of Publicity' section of this report.

7.15.2 One objector advises they were not contacted by the applicant as per the submitted statement. However, whilst it is unfortunate that the resident was not contacted by the applicant, the LPA have consulted them and provided an opportunity to comment on the applications. Additionally, the submitted statement outlines what changes have been made since the previous applications were refused. The changes have been made specifically to address concerns raised with the refused application, to the benefit of residents on the adjacent residential estate.

7.15.3 Another objector considered that the level of development in recent years is above and beyond what is tolerable and refers to the residential developments off Croston Road. The residential developments off Croston Road are on allocated housing land where development was expected to come forward. The proposal now is also on allocated land and will provide employment opportunities to support the new residential developments. Additionally, it must be recognised that South Ribble is a growth area and part of the City Deal where such development is encouraged.

7.15.4 Comments related to the recycling plant and the emission of noxious gases is no longer an issue as this element of the waste technology plant is no longer operating.

7.15.5 It is not clear how the objector considers the Amazon distribution warehouse has '*stripped countless amounts of wildlife and recreational opportunities for the masses of young and aging dog walkers alike locally*'. The Amazon warehouse is within the Lancashire Business Park and was constructed on brownfield land that once held a large industrial unit that burnt down some years ago.

7.15.6 The comment that "*the warehouse city gets closer to me*" is considered unfounded. On checking the location of the objector's address, the new ecological area and pond separates the property from the proposed units.

7.15.7 In terms of the comments that sunrise is blocked until 10am by the '*monstrosity opposite my house on land deemed never to be built on*' is not accurate as the land is allocated in the South Ribble Local Plan for Employment use.

7.15.8 The objector's property lies to the west of Phase 2 and to the south-west of Phase 1 and therefore will not be impacted on in terms of loss of sunlight/daylight.

7.15.9 Finally, a development's impact on house prices is not a material planning consideration.

## **8. Conclusion**

8.1 It is officers' view that this Reserved Matters application for 3 units within Use Classes E(g), B2 and B8 is in line with the parameters set out in the outline approval and meets the relevant policy standards. Furthermore, the proposed development enables investment and economic benefits on what is a contaminated brownfield site.

8.2 The developer advises this will be a high-quality development which makes effective and efficient use of a site which is allocated for employment development in the Local Plan

8.3 The application is recommended for approval subject to the imposition of conditions and with reference to those already imposed on the outline approval which remain relevant.

## **9. Recommendation**

Approval with Conditions.

## **10. Recommended Conditions**

1. The development hereby approved shall be begun either before the expiration of 5 years from the date of the outline permission, or before the expiration of 2 years from the date of the permission herein.

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

2. The development, hereby permitted, shall be carried out in accordance with the submitted approved plans:

2000 Rev P1 Location Plan

2212 Proposed Site Plan

2202 Rev P3 Masterplan

2204 Unit 2 Building Plan

2205 Unit 3 Building Plan

2206 Unit 4 Building Plan

2208 Rev A Unit 2 Elevations

2209 Unit 3 Elevations

2210 Unit 4 Elevations

2219 Fencing Details

2007 Rev P1 Cycle Storage Details

2008 Rev P1 Bin Store Details

2223 External Materials

2214 Unit 2 Roof Plan

2215 Unit 3 Roof Plan

2216 Unit 4 Roof Plan

2221 Proposed Finish Floor Levels

2225 Site Sections

1720-EX-6302 Rev T5 External Lighting Plan

UG\_35\_LAN\_SL\_DRW\_13 P10 Soft Landscaping Plan

UG\_35\_LAN\_HL\_DRW\_11 P09 Hard Landscaping Plan

UG\_35\_LAN\_GA\_DRW\_10 P12 General Arrangement Plan

Ecological Enhancements Plan UG35\_ECO\_EEP\_01 Rev P13

Hard Landscape Plan UG35\_LAN\_HL\_DRW\_02 Rev P13

Soft Landscape Plan Sheet 1 of 5 UG35\_LAN\_SL\_DRW\_03 Rev P20  
Soft Landscape Plan Sheet 3 of 5 UG35\_LAN\_SL\_DRW\_05 Rev P09  
Soft Landscape Plan Sheet 4 of 5 UG35\_LAN\_SL\_DRW\_06 Rev P11  
Soft Landscape Plan Sheet 5 of 5 UG35\_LAN\_SL\_DRW\_07 Rev P16  
additional General Arrangements Plan UG35\_LAN\_GA\_DRW\_01 Rev P20

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

3. The development hereby approved shall be carried out fully in accordance with the Noise Impact Assessment, Reference MCA2094-Phase 2-04 BWB, and the mitigation measures included at Section 5. The mitigation measures shall be provided prior to the new buildings being brought into use and shall be retained and maintained at all times thereafter.  
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. The development hereby approved shall be carried out fully in accordance with the External Lighting Strategy for Planning, Dated 14/07/2022, Ref: 1720-CWC-XX-RP-E-0001 Rev P1 and Lighting Plan 1720-EX-6303 Rev T5. Lighting shall be retained in accordance with these approved details thereafter.  
REASON: To safeguard the amenities of neighbouring properties in accordance Policy 17 in the Central Lancashire Core Strategy and Policy G17 in the South Ribble Local Plan
5. The development hereby approved shall be carried out fully in accordance with the TV/FM and DAB Reception Survey Report by SCS Technologies Ltd dated 15 July 2022 Reference TBAER068 and the mitigation measures contained therein.  
REASON: In the interests of the residential amenity of neighbouring properties in accordance with Policy G17 in the South Ribble Local Plan
6. Prior to the first occupation of each building hereby permitted, the car parking area associated with the respective building will be surfaced in accordance with the scheme as approved on the External Materials Plan (ref. 2009 Rev P1) and the car parking spaces and manoeuvring areas marked out in accordance with the approved site plan (ref. 2001 Rev P1) unless an alternative arrangement is first submitted and agreed with the Local Planning Authority. The car parking area shall thereafter be always kept free of obstruction and available for the parking cars.  
REASON: To allow for the effective use of the parking areas and to be in accordance with Policies F1 and G17 in the South Ribble Local Plan
7. Prior to installation, details of an electric vehicle charging scheme shall be submitted to an approved in writing by the Local Planning Authority. Charging points shall be provided in accordance with the approved scheme, prior to the occupation of the building and shall be retained thereafter.  
REASON: To support sustainable transport objectives and to contribute to a reduction in harmful vehicle emissions, in accordance with Policy 3 in the Central Lancashire Core Strategy
8. Prior to the first occupation of each building hereby permitted, the covered and secure cycle parking associated with the respective building will be completed and available for use. The area shall thereafter be always kept free of obstruction and available for the parking of cycles only.  
REASON: To ensure the provision and availability of adequate cycle parking and the promotion of sustainable forms of transport, in accordance with Policy 3 in the Central Lancashire Core Strategy

9. No development shall commence until a Construction Surface Water Management Plan, detailing how surface water and stormwater will be managed on the site during construction, including demolition and site clearance operations, has been submitted to and approved in writing by the Local Planning Authority.  
The details of the plan to be submitted for approval shall include method statements, scaled and dimensioned plans and drawings detailing surface water management proposals to include for each phase, as a minimum:
- a) Measures taken to ensure surface water flows are retained on-site during the construction phase(s), including temporary drainage systems, and, if surface water flows are to be discharged, they are done so at a restricted rate that must not exceed the equivalent greenfield runoff rate from the site.
  - b) Measures taken to prevent siltation and pollutants from the site entering any receiving groundwater and/or surface waters, including watercourses, with reference to published guidance.
- The plan shall be implemented and thereafter managed and maintained in accordance with the approved plan for the duration of construction.  
Reasons: 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 surface water flood risk on-site or elsewhere during any construction phase in accordance with Paragraph 173 of the National Planning Policy Framework.
10. Within 12 months of completion of the surface water drainage system a site-specific verification report, pertaining to the surface water sustainable drainage system, and prepared by a suitably competent person, has been submitted to and approved in writing by the Local Planning Authority.  
The verification report must, as a minimum, demonstrate that the surface water sustainable drainage system has been constructed in accordance with the approved drawing(s) (or detail any minor variations) and is fit for purpose. The report shall contain information and evidence, including photographs, of details and locations (including national grid references) of critical drainage infrastructure (including inlets, outlets, and control structures) and full as-built drawings. The scheme shall thereafter be maintained in perpetuity.  
Reason: To ensure that surface water 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 the requirements of Paragraphs 173 and 175 of the National Planning Policy Framework.
11. The development hereby approved shall not be brought into use or occupied until a continuous footway linking to Centurion Way has been provided in accordance with the approved Hard Landscaping Plan ref UG\_35\_LAN\_HL\_DRW\_02 Rev P13  
REASON: In the interests of highway and pedestrian safety as required Policy G17 in the South Ribble Local Plan 2012-2026

## 11. Relevant Policy

### Central Lancashire Core Strategy

- 2 Infrastructure
- 3 Travel
- 9 Economic Growth and Employment
- 10 Employment Premises and Sites
- 15 Skills and Economic Inclusion
- 17 Design of New Buildings
- 21 Landscape Character Areas
- 22 Biodiversity and Geodiversity
- 27 Sustainable Resources and New Developments
- 29 Water Management

### **South Ribble Local Plan**

- E1 Allocation of Employment Land
- G8 Green Infrastructure and Networks Future Provision
- G12 Green Corridors/Green Wedges
- G13 Trees, Woodlands and Development
- G14 Unstable or Contaminated Land
- G15 Derelict Land Reclamation
- G16 Biodiversity and Nature Conservation
- G17 Design Criteria for New Development

### **Informative Notes**

1. Watercourse 1 (M6 to Stansfield Lane) and River Lostock are designated 'Main River'. The developer may require a permit under the Environmental Permitting (England and Wales) Regulations 2016 from the Environment Agency for any proposed works or structures, in, under, over or within 8 metres of the edge of culvert or top of bank of the river, which is designated a Main River. In particular, no trees or shrubs may be planted, nor fences, buildings, pipelines (including outfalls) or any other structure erected within 8 metres of the edge of culvert / top of bank of the Main River, or landward toe of any flood defences, without an environmental permit. Some activities are also now excluded or exempt. For further information, the developer should refer to the GOV.UK website: <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>.

The Environmental Permitting (England and Wales) Regulations 2016 may require a permit to be obtained for any activities which will take place:

- o on or within 8 metres of a main river (16 metres if tidal)
- o on or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal)
- o on or within 16 metres of a sea defence
- o involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- o in the floodplain of a main river if the activity could affect flood flow or storage and potential impacts are not controlled by a planning permission

For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> or contact our National Customer Contact Centre on 03708 506 506. The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

We note that although Watercourse 1 has been partially diverted, the decommissioned culvert remains designated Main River as the Statutory Main River map is yet to be updated. Thus, environmental permitting requirements remain for the decommissioned Main River culvert (see response referenced: NO/2022/114880/01-L01).