

Application Number

07/2023/00765/FUL

Address

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

Applicant

Caddick Developments Ltd

Agent

Victoria Coleman
NJL Consulting
Origin, 6th Floor
70 Spring Gardens
Manchester
M2 2BQ

Development

Erection of a Class E(g)/B2/B8 Use building with ancillary office space, associated parking, landscaping and infrastructure

Officer Recommendation

Approval with Conditions

Date application valid

19.09.2023

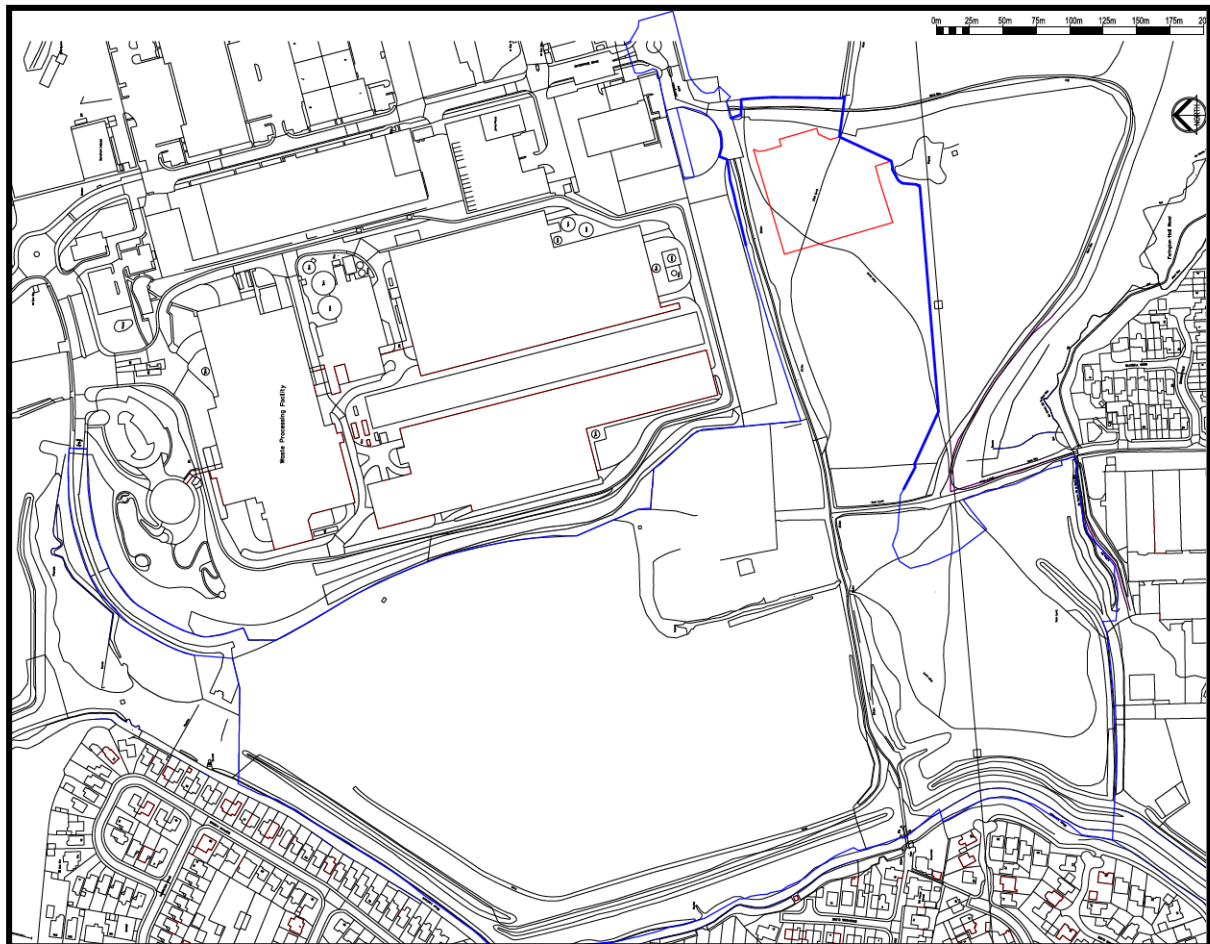
Target Determination Date

18.01.2024

Extension of Time

18.01.2024

Location Plan



1. Report Summary

1.1 Members will recall that planning application 07/2022/00912 for a single building, part of 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 were two reasons for refusal:

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.

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.

1.2 This current full planning application represents an amended scheme for Unit 5 (previously Unit 4). The proposal is for one unit within Use Classes E(g), B2 and B8 with ancillary office space and parking. Access is off Centurion Way and was approved as part of the outline approval and will also serve the other 3 units part of the Phase 2 development subject to planning application 07/2023/00764/REM.

1.3 Changes from the refused scheme include a reduction in the ridge height of the unit by 2m. The roof will now be a double hipped roof with an eaves height of 9.5m and a ridge height of 10.8m.

1.4 In terms of the second reason for refusal, the applicant has submitted Traffic Note which considers the traffic impacts of the proposal and has been considered by County Highways who advise that, whilst the proposed development has the potential to result in an increased traffic attraction to the site, in this industrial location, it should have a negligible impact on highway safety and capacity.

1.5 Given that the proposal is for an employment generating use on allocated employment land, the application is recommended for approval subject to the imposition of conditions.

2. Site and Surrounding Area

2.1 The application relates to a parcel of land within the larger allocated Employment Site, Site g: Farington Hall Estate, West of Lancashire Business Park, Farington.

2.2 The Farington Hall Estate site is a derelict brownfield site and was contaminated, having been used as a landfill site for inert foundry waste. The land is relatively flat and featureless scrubland with areas of trees, including a number of trees protected by Tree Preservation Orders.

2.3 This current application relates to a parcel to the eastern side of the site, accessed off Centurion Way.

2.4 There is an area of woodland at Farington Hall Wood to the southern boundary with the land to the west, formerly part of the Farington Hall Estate, is a new residential site accessed off Grasmere Avenue.

2.5 The site is in a highly sustainable location within walking distance of residential areas in Leyland, Farington and Farington Moss. There are nearby bus stops served by local bus routes and Leyland railway station is within walking distance. Leyland town centre is approximately 900m to the south-east. The main M6 / M65 junction is approximately 2 miles to the north-west.

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 of Appearance, Landscaping, Layout and Scale following outline approval 07/2020/00781/OUT for 2no. buildings totalling 5,388sq.m (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 20 June 2023 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 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 20 June 2023 on 2 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.*
- 07/2023/00764/REM 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. Pending Decision.

4. Proposal

4.1 The application in an amended scheme to 07/2022/00912/FUL and seeks full planning permission for the erection of a Class E(g)/B2/B8 Use building with ancillary office space, associated parking, landscaping and infrastructure.

4.2 The proposed building will measure 65.5m by 44m with a double hipped roof over with an eaves height of 9.5m and a ridge height of 10.8m. The building would be constructed in vertical profile cladding in Merlin grey, Goosewing grey and Grey/White with the roof in Goosewing Grey.

4.3 Internally, the unit will have a mezzanine floor measuring 26m by 11.4m and will have a reception area, WC/shower room and main staircase and lift at ground floor and an open office, meeting room and WCs at first floor. This ancillary space will be located to the northern elevation facing the car park. This will be clad in Albatross grey with commercial grade curtain walling to the northern and eastern elevations.

4.4 A service yard will be located to the eastern side of the unit with a 2.4m high paladin fence around it. Twelve parking spaces will be provided to the eastern side of the service yard with a further 23 parking space and 2 mobility impaired spaces to the north of the unit.

4.5 Although the outline planning permission 07/2020/00781/OUT covered this part of the site allocation, it established development of up to 56,904sqm of light industrial floor space. As the accompanying Reserved Matters application 07/2023/00764/REM for 3 units has met this threshold of floor space, a full application is required for this unit.

5. Summary of Publicity

5.1 Neighbouring properties were notified, site notices posted in the vicinity of the site and a press notice published with 3 letters of representation being 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 taken for those ultimately affected by this application.
- There has been no consultation from June onwards regarding this planning. The building size and design which will overlook our house and several others is a disgrace, not to mention the noise and light pollution this is going to cause for ourselves and other neighbours on the estate. How this planning was agreed with no consideration of the houses behind is totally out of order. We have already seen the extra bright outdoor lights shining in the distance from the other large unit that's been built on the furthest field so again this shows a total lack of consideration towards neighbours having to look out their windows at this eyesore. The whole planning should never have been allowed or agreed this close to a residential estate.
- As a resident on the Grasmere Avenue development, no correspondence has been received since June despite this being stated here.
- Concerns over the size and location (and noise from this) of the site being so close to the properties on Grasmere Avenue.

6. Summary of Consultations

6.1 **County Highways** advise that the principle of development and its traffic generation was accepted for the extant permission and whilst the proposed development has the potential to result in the increase traffic attraction to the site, County Highways are of the opinion the proposals at this industrial location should have a negligible impact on highway safety and capacity.

6.2 County Highways are satisfied with the proposed level of parking and number of disabled parking bays and E.V charging bays on the proposed site plan and are satisfied with the carparking layout and the separate service access point to the east for larger goods vehicles.

6.3 Initially, County Highways advised there was insufficient cycle storage but following the submission of amended plans which demonstrate that cycle parking is within the building, County Highways advised that the cycle hoops internal to the buildings would be secure and would be acceptable for staff cycle parking.

6.4 **Environmental Health** advise that, further to investigations, all conditions as per the previous application 07/2020/00781/OUT should be applied to this application.

6.5 **Environment Agency** have no objection but initially advised that the previous use of the site as industrial land presented a high risk of contamination that could be mobilised during construction to pollute controlled waters. As such, they required a condition to secure the submission of a remediation strategy.

6.6 However, the EA previously reviewed the site remediation strategy for the whole site and therefore the applicant resubmitted the site investigation documents as part of this current application to address the concerns. The EA were reconsulted and their contaminated land specialist agreed, after having a second look that the documents submitted previously, that all the information has been supplied and signed off and therefore the EA do not need the contaminated land condition re-imposing.

6.7 **United Utilities** advised that, following their review of the submitted Drainage Strategy, prepared by JPG, Ref: 5386-JPG-ZZ-ZZ-DR-D-1419, they can confirm that whilst the strategy for the disposal of foul and surface water is acceptable in principle, there are elements of the detailed drainage design that might not be acceptable to United Utilities and will require resolution by the applicant.

6.8 UU consider that, should planning permission be granted without resolution of all drainage concerns, a condition should be imposed requiring details be submitted prior to commencement of the development.

6.9 They also recommend a condition for the submission of a management and maintenance scheme for the Sustainable Drainage Systems (SuDS).

6.10 Finally, UU provide advice for the applicant on their property, assets and infrastructure and require that a copy of their consultation response letter and its Appendix is made available to the applicant. This has been forwarded to the agent acting on behalf of the applicant.

6.11 **Lead Local Flood Authority** has no objection subject to the inclusion of conditions in respect of a Final Surface Water Sustainable Drainage Strategy; a Construction Surface Water Management Plan; and a Verification Report of the Constructed Sustainable Drainage System.

6.12 They also require an Informative note in respect of Connection to a Main River as the applicant will require an environmental permit from the Environment Agency to discharge to the main river.

6.13 The LLFA also provide some site-specific advice and general advice for the LPA and the applicant which has been passed on to them.

6.14 **Greater Manchester Ecology Unit (GMEU)** advise that there are unlikely to be any ecological issues associated with this development. In terms of Ecological Survey Requirements, the footprint of the development appears to be restricted to land that has already been cleared of vegetation and subject to ecological surveys as part of a previous application prior to clearance. No further information or measures are required.

6.15 GMEU also provide comments on wildlife Issues and contributing to and enhancing the Natural Environment, which are reported in the body of this report.

6.16 **National Grid** were consulted but did not respond.

6.17 **The Investment and Skills Team** confirm that the submitted Employment and Skills Statement for the construction phase of the development meets the requirement of part a) of condition 30 of outline planning approval 07/2020/00781/OUT. Part b) of the condition also requires a statement for the operation phase. This will need to be submitted prior to occupation.

6.18 **Farington Parish Council** suggest that if this planning application is approved, then conditions are **set** that relate directly to the following:

- Hours of construction should be limited
- Hours of operation should be limited
- Outside movement should be considered
- Restrictions to avoid noise pollution
- Restrictions to avoid light pollution
- Consideration for adequate parking
- No access to be provided from Grasmere (pedestrian or vehicle)
- Adequate landscaping to be a condition
- No access or fire exits in the direction of the residential properties
- Mitigation should include mature evergreen trees.

7. **Material Considerations**

7.1 **Background**

7.1.1 The application seeks full planning permission for a building within Use Classes B2, B8 and E(g) with ancillary office space, associated parking, landscaping and infrastructure. The site is part of the allocated Employment Site (g) Farington Hall Estate, West of Lancashire Business Park. Outline planning permission was granted for the whole of the allocation for up to 56,904sq m of floorspace. A Reserved Matters application was then approved for a building of 51,794sq m on part of the site, representing Phase 1 of the development. This was then followed by 2 applications for Phase 2 of the development, the first a Reserved Matter application for 2 buildings and the second a full application for a 4th building. Both were refused by planning committee in June 2023.

7.1.2 A further Reserved Matters application for 3 units covers the remaining floor space permitted by the outline approval, is currently pending and will also be considered by Planning Committee. As the level of approved floorspace at outline stage will be reached within the Reserved Matters applications, this proposal for Unit 5 has been submitted in full.

7.1.3 This full planning application is therefore considered in terms of relevant policies both nationally and locally and with reference to the adjacent Phase 2 Reserved Matters proposals.

7.2 **Access**

7.2.1 The access to this part of the site was approved at outline stage. Along with Units 2, 3 and 4, Unit 5 will be accessed off Centurion Way via an existing mini roundabout at 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. Although this is a full application, the access remains as per the outline approval which covered the whole of the allocated employment site, including the parcel subject of this current application.

7.3 **Traffic Generation**

One of the reasons for refusal of the previous application for this parcel was that insufficient information had been provided to demonstrate that the proposal would not have a detrimental impact on highway safety and highway capacity.

7.3.1 In response to this reason for refusal, the applicant has submitted a Traffic Note by Eddisons, dated September 2023 which considers the traffic impacts of the proposed development. The report concludes that the proposals will provide a sustainable development in transport terms, advising on the following points:

- *The proposed development will be accessed by a safe and efficient vehicular access arrangements.*
- *The proposed development complies with local, regional and national planning policy.*
- *The site is allocated within the South Ribble Local Plan for Employment development.*

- *The proposed development benefits from being accessible on foot with the existing area providing access to the surrounding areas of Leyland, Farington and Lostock Hall.*
- *The site is accessible by bus with bus services providing access to local destinations including Preston city centre.*
- *A Framework Travel Plan will be implemented to encourage the use of non-car modes.*
- *The robust traffic impact analysis of the proposed development without the A582 dualling has concluded that the proposed development will have a minimal impact on the operation of the local highway network.*
- *The assessments of the impact of the proposals on the highway network with the provision of the A582 dualling has concluded that the proposed development will have a minimal impact on operation of the local highway network. It should be noted that the proposed development can be accommodated on the local highway network without requiring the A582 dualling or improvements at the A582 Farington Road/Centurion Way/Croston Road roundabout.*

7.3.2 County Highways advise that, as this application site forms part of the wider Centurion Way Employment development consented under outline planning permission 07/2020/00781/OUT, on this basis the principle of development and its traffic generation was accepted for the extant permission. Therefore, whilst the proposed development has the potential to result in an increased traffic attraction to the site, they are of the opinion the proposals at this industrial location should have a negligible impact on highway safety and capacity.

7.4 Parking

7.4.1 Parking for Unit 5 is in two areas, to the north of the proposed building, a parking area will accommodate 25 vehicles, including 2 mobility spaces and 2 EVR spaces. The service yard will be located to the east of the proposed building which includes an additional parking area for 12 vehicles giving a total of 37 spaces overall.

7.4.2 County Highways are satisfied with the proposed level of parking and number of disabled parking bays and E.V charging bays. They are also satisfied with the car parking layout and the separate access point further east for larger vehicles.

7.4.3 County Highways initially commented that the submitted cycle storage is for wall mounted hoops, but no location is given for these on the site layout plan. The submitted Highways Technical Note (September 2023) fails to mention cycle storage and the included Transport Statement from the outline application 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.*' County Highways comment that there are no cycle storage details relevant to the application site and the use of hoops as proposed is only appropriate to short stay visitors but for staff cycle parking this should be within the building or a separate secure cycle store.

7.4.4 As such, amended plans were submitted to demonstrate cycle storage within the building and County Highways confirmed these would be secure by merit of being internal and would be acceptable for staff cycle parking.

7.5 Layout

7.5.1 Unit 5 is located to the south of the new access road off Centurion Way, and to the eastern side of the wider site. It will be located with its service yard to the east of the building with parking area to the north, as advised above. To the eastern boundary will be an acoustic fence to off-set any noise generated from the service yard, as discussed in the 'Noise' section later in this report.

7.5.2 The ancillary office accommodation is to the northern and eastern elevations of the building facing the access road. The building's southern elevation is blank and faces the boundary with the new residential development off Grasmere Avenue.

7.5.3 It is considered that the proposal is acceptable in terms of layout.

7.6 Scale

7.6.1 The proposed unit will measure 65.5m by 44m, and initially was 12.8m to ridge but this has now been reduced by 2m to 10.8m following refusal of the previous application. The eaves height is 9.5m. As such, the unit is large scale, but this is in keeping with the adjacent 3 units proposed under the accompanying reserved matters application 07/2023/00764/REM. The proposal will also be viewed in the context of the Waste Technology Plant, the new building for the Phase 1 of the development and the Lancashire Business Park. As such it is considered acceptable in terms of its scale.

7.7 Appearance

7.7.1 The proposed building would be constructed in a simple material palette, reflecting materials sympathetic to its industrial location, but with recognition of nearby residential areas. This represents the same palette used on the adjacent developments. The building will be constructed in vertical profile cladding in a mix of grey/white, merlin grey and goosewing grey and the roof will also be in goosewing grey. The aim is that the mass of the elevations will be 'broken down' with the use of this contrasting colour palette.

7.7.2 Given that the appearance of the proposal is similar to the adjacent units and will be viewed in the context of Lancashire Business Park and the existing Waste Technology Plant, it is considered appropriate in terms of appearance.

7.8 Landscaping and Biodiversity

7.8.1 Landscaping for the whole of the allocated employment site was considered and approved as part of the Reserved Matters for Phase 1 of the development. However, the accompanying Reserved Matters for Phase 2 proposes some amendments to the approved landscaping scheme.

7.8.2 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. The proposal includes an additional number of specimen/screening trees to enhance screening of southern boundary.

7.8.3 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.

7.8.4 In terms of biodiversity, ecological enhancements were approved as part of the Reserved Matters application for Phase 1 of the development and therefore GMEU advise that there are unlikely to be any ecological issues associated with this development.

7.8.5 In terms of Ecological Survey requirements, GMEU advise that the footprint of the development appears to be restricted to land that has already been cleared of vegetation and subject to ecological surveys as part of a previous application prior to clearance. No further information or measures are required.

7.8.6 The only wildlife issue is the proximity to retained trees and scrub off the site and GMEU recommend that the agreed construction and environmental management plan for the adjacent site is provided and conditioned as part of any permission or a condition along the lines of condition 21 of the previous outline permission applied.

7.8.7 In terms of 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. The development is restricted to bare ground. Whilst normally some form of enhancement would be recommended for the habitats present prior to clearance, GMEU accept that mitigation and enhancement is already embedded in the landscape proposals for the wider site and therefore no further information or measures are required.

7.9 Residential Amenity

7.9.1 One of the reasons for refusal of the previous application 07/2022/00912/FUL was that Members considered the building would have a detrimental impact on the residential amenity of residents the new part of Grasmere Avenue as a result of overlooking, overshadowing and would have an overbearing effect due to its size, scale and proximity. An assessment of this revised scheme is carried out below in terms of the reason for refusal.

7.9.2 Scale

- i. The scale of the building has been assessed earlier in this report under the 'Scale' section which sets out the unit's measurements of 65.5m by 44m and that fact that the building has been reduced in height by 2m and the roof is now to a height of 10.8m with an eaves height of 9.5m.
- ii. The scale of the building is 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 which is considered acceptable.

7.9.3 Proximity

- i. The new residential development lies to the south and south-east and is an extension of and accessed off Grasmere Avenue. The nearest properties to Unit 5 are located on this new part of Grasmere Avenue and on the new estate road Derwent Close. There is an approximate 35m separation distance between the closest residential property and the site boundary. More specifically, 1,3,5 and 7 Derwent Close have a spatial separation distance of approximately 70m; 11 Derwent Close is located at a distance of approximately 60m; 66 Grasmere Avenue is located at a distance of approximately 52m from Unit 5.
- ii. These spatial separation distances are in excess of normally required distances as set out in the Council's planning policy guidance. Given that the accompanying Reserved Matters application also includes additional landscaping to the common boundary, it is considered there will be no undue impact on the residential properties in terms of the proximity of the proposed unit.

7.9.4 Overlooking/Loss of Privacy

- i. The proposed building has no windows in its rear elevation 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.
- ii. There is intervening land, outside of the site boundary, which presently consists of a rough landscaped area which includes trees and a pond. The land is within the site boundary of the new residential development and the site layout plan for that development indicates that it will be public open space, including a play area.
- iii. 1,3,5 and 7 Derwent Close have their main front elevations facing north and slightly to the east but do not look directly at Unit 5 due to the slightly angled relationship. These properties look more towards the open space.
- iv. 11 Derwent Close has a blank side elevation facing the unit and therefore will not be impacted.
- v. 66 Grasmere Avenue has a first-floor bedroom window and a ground floor lounge window facing towards the unit. However, given the spatial separation distance and the fact that there will be no windows in the rear elevation of the proposed unit, there will be no overlooking or loss of privacy to this property.

- vi. It must be noted that there is no right to a view in planning legislation and the fact that the existing properties will have some view of the proposed unit, either from windows or gardens, is not a material planning consideration.
- vii. 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.

7.9.5 Overshadowing

- i. The residential properties on Grasmere Avenue and Derwent Avenue lie to the south of the proposed building with the sun being to the south and travelling from east to west. As such, the proposed building will not overshadow the existing residential properties.
- ii. 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 receive to this, or any other, surrounding properties.

7.9.6 Overbearing

- i. 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.
- ii. 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. To clarify, there is an approximate 35m separation distance between the closest residential property and the site boundary. More specifically, 1,3,5 and 7 Derwent Close have a spatial separation distance of approximately 70m; 11 Derwent Close is located at a distance of approximately 60m; 66 Grasmere Avenue is located at a distance of approximately 52m from Unit 5.
- iii. As the unit has been reduced by 2m in the overall height of the roof, and the design approach seeks to break down the mass of the elevations by use of a contrasting colour palette, it is considered that the proposed building will not appear overbearing, to an extent which would warrant a refusal of planning permission.
- iv. In conclusion, it is considered that the proposal will have no undue impact on the residential amenity of the existing properties on Grasmere and Derwent Avenues 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 uses where such buildings can normally be expected.
- v. 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.

7.10 **Noise**

7.10.1 A Noise Impact Assessment by BWB Consulting Ltd for Unit 5, reference MCA2094 has been submitted which 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.

7.10.2 As such, noise mitigation measures are included at Section 5 of the Noise Impact Assessment. These measures include erection of acoustic fencing to the service yard.

7.10.3 Environmental Health have considered the document and advise that all conditions as per the previous outline approval 07/2020/00781/OUT should be applied. In terms of noise, conditions 13 and 15 of the outline approval were the relevant conditions. However, as this current application is for full planning approval, it is considered more appropriate to impose a condition to ensure the development is carried out fully in accordance with the Noise Impact Assessment submitted as part of this application.

7.10.4 It is considered that, with the proposed mitigation in place, there will be no undue impact on the residential amenity of neighbouring properties in terms of noise.

7.11 Lighting

7.11.1 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.

7.11.2 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.

7.11.3 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.

7.12 Air Quality

7.12.1 An Air Quality Assessment by SLR Consulting Limited Ref: 5342 Rev 3.0 dated 29 August 2023 has been submitted in support of this full planning application. The assessment considered impacts from the construction and operational phases of development in order to determine both the potential impact and to identify an emission cost associated with the proposed scheme.

7.12.2 The report concludes the following:

Construction Phase

A qualitative assessment of the potential dust impacts during the construction of the development has been undertaken following IAQM guidance. Following the construction dust assessment, the Site is found to have at worst 'medium risk' in relation to dust soiling effects on people and property, and 'low risk' in relation to human health impacts. Providing mitigation measures are implemented, such as those outlined in Section 7.1 of this report, residual effects from dust emissions arising during the construction phase are considered to be 'not significant'.

Operational Phase

The Proposed Development is expected to generate road traffic volumes below the relevant indicative EPUK & IAQM screening criteria. As such, road traffic impacts associated with the operation of the Site can be considered as having an insignificant effect on local air quality.

Emissions Assessment

An emissions assessment was undertaken in accordance with the SRBC's PAN for the years between 2024-2028. Over a 5-year period (commencing from 2024 – the assumed opening year of development), the calculated emission cost associated with the Proposed Development is £5,899. Caddick Development Limited has provided mitigation measures that more than offset these emission costs.

7.12.3 In terms of the proposed mitigation measure, these are included at Section 7.0 of the report. Measures include the control of construction dust; the control of construction emissions through the adoption of a Construction Environmental Management Plan; Electric Vehicle Infrastructure; and a Framework Travel Plan.

7.13 Drainage

7.13.1 A Drainage Strategy, prepared by JPG, Ref: 5386-JPG-ZZ-ZZ-DR-D-1419, has been submitted. United Utilities were consulted and confirm that whilst the strategy for the disposal of foul and surface water is acceptable in principle, there are elements of the detailed drainage design that might not be acceptable to United Utilities and will require resolution by the applicant. For this reason, UU request that the proposed drainage strategy is not approved until such time as all concerns are resolved and have recommended that a suitably worded planning condition be imposed.

7.13.2 United Utilities also require a condition to secure the submission of a management and maintenance of Sustainable Drainage Systems (SuDS). They consider that, without effective management and maintenance SuDS can fail or become ineffective which may have a detrimental impact on the surrounding area. There is also a risk ineffective SuDS could impact the performance of the public sewer network where the two systems interact.

7.14 Flood Risk

7.14.1 The Lead Local Flood Authority has no objection to the above application subject to the inclusion of the conditions in respect of the submission of a Final Surface Water Sustainable Drainage Strategy; a Construction Surface Water Management Plan; and a Verification Report of Constructed Sustainable Drainage System.

7.14.2 The LLFA also require an informative note be included on the decision notice advising the applicant on connection to a Main River and the requirement for an environmental permit from the Environment Agency to discharge to the main river.

7.14.3 The LLFA also provide some site-specific advice to inform the applicant and some more general advice which can be included on the decision notice as informative notes.

7.14.4 However, the applicant noted the LLAs comments and provided updated documents and their drainage consultants also provided responses to the individual condition requirements. These were forwarded to the LLFA who advised that:

"Condition 1: remains the same as previously recommended (on 13th Oct), as the LLFA provided site specific comments that will need to be addressed and this information will be required as part of the requirements for condition 1. Whilst the LLFA appreciate that the applicant has provided some information relating to the requirements of this condition but comment that, should the applicant alter the proposed plans, in light of the site-specific comments or other reasons, then there would be no 'protection' for these changes should this be omitted.

Condition 2: no alteration to the previously recommended condition. However, the applicants accepted this condition.

Condition 3: there has been slight alterations to the wording of the recommended condition to capture the applicants' comments."

7.15 Contaminated Land

7.15.1 The Environment Agency advise that the previous use of the site as industrial land presented a high risk of contamination that could be mobilised during construction to pollute controlled waters. Controlled waters are particularly sensitive in this location because the site is located adjacent to an unnamed stream that flows into the river Douglas, and located upon a secondary aquifer A.

7.15.2 In light of the above, the proposed development would be acceptable to the EA if a planning condition is included requiring the submission of a remediation strategy. This should be carried out by a competent person in line with paragraph 189 of the National Planning Policy Framework.

7.15.3 The Environment Agency advised that, without this condition they would object to the proposal in line with paragraph 180 of the National Planning Policy Framework because it cannot be guaranteed that the development will not be put at unacceptable risk from, or be adversely affected by, unacceptable levels of water pollution.

7.15.3 However, for clarity, 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 had 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 therefore requested a contaminated land condition as part of the outline consent. Caddick discharged the contaminated land condition through planning application 07/2021/00928/DIS subject to a verification report. The verification report was then submitted as part of discharge of conditions application 07/2023/00735/DIS and both Environmental Health and the Environment Agency confirmed the validation of the works undertaken to be complete and were satisfied that conditions 14 and 36 could be discharged.

7.15.4 However, in the interests of clarity, the applicant resubmitted the site investigation documents, and the EA were reconsulted. They confirmed that their contaminated land specialist agreed, after having a second look that the documents submitted previously, that all the information has been supplied and signed off therefore as such the EA would not need the contaminated land condition re-imposing.

7.16 Employment and Skills

7.16.1 An Employment and Skills statement was submitted as part of this full planning application and the Investment and Skills Team were consulted. They confirmed that the submitted Employment and Skills Statement for the construction phase of the development meets the requirements of part a) of condition 30 imposed on the outline approval.

7.16.2 A statement for the operation phase of the development to satisfy part b) of the condition will need to be submitted prior to occupation and this can be secured by condition.

7.17 BREEAM

7.17.1 Core Strategy Policy 27 requires new commercial development to achieve a minimum energy efficiency standard of 'Very Good' or where possible, in urban areas, 'Excellent' according to the Building Research Establishment's Environmental Assessment Method (BREEAM). As such, a Sustainability Statement for Phase 2 Unit 5 was submitted.

7.17.2 The document advises that, following a desktop BREEAM pre-assessment, it has been concluded that 58.74% of credits could be targeted which exceeds the 55% threshold to achieve a BREEAM Very Good rating.

7.17.3 This demonstrates the project can meet the requirements of Policy 27 for a BREEAM rating of Very Good with a buffer of credits. It further advises that the BREEAM assessment will be continually monitored throughout the detailed design and construction of the proposed scheme to ensure a Very Good rating is achieved.

8. Conclusion

8.1 It is officers' view that this application for the erection of a building within Use Class B2/B8/E(g) with ancillary office space, associated parking, landscaping and infrastructure is in accordance with the relevant policies, both nationally and locally. The application is therefore 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:
2100 Rev P1 Location Plan
2213 Proposed Site Plan
2202 Rev P3 Masterplan
2207 Unit 5 Building Plan
2211 Unit 5 Elevations
2220 Fencing Details
2229 Cycle Storage Plan
2106 Rev P1 Bin Store Details
2224 External Materials
2217 Unit 5 Roof Plan
2222 Proposed Finish Floor Levels
2225 Site Sections
1720-EX-6302-T5 External Lighting Plan
UG_35_LAN_SL_DRW_14 P07 Soft Landscaping Plan
REASON: For the avoidance of doubt and to ensure a satisfactory standard of development
3. Prior to the first occupation of the building hereby permitted, the car parking area will be surfaced in accordance with the scheme as approved on the External Materials Plan 2164-03 2224 and the car parking spaces and manoeuvring areas marked out in accordance with the approved site plan 2164-03 2213 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.
4. 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

5. Prior to first occupation of the development hereby approved, the secure cycle parking shown on the Cycle Storage plan Ref 2164-03 2229 shall be provided and retained at all times thereafter and kept 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
6. The approved Landscaping Plan UG_35_LAN_SL_DRW_14 P07 shall be implemented in the first planting season following completion of the development or first occupation/use, whichever is the soonest, and shall be maintained thereafter for a period of not less than 5 years to the satisfaction of the Local Planning Authority, in compliance with BS 5837 2012 - Trees in Relation to Design, Demolition and Construction - Recommendations. This maintenance shall include the watering, weeding, mulching and adjustment and removal of stakes and support systems, and shall include the replacement of any tree or shrub which is removed, becomes seriously damaged, seriously diseased or dies by the same species. The replacement tree or shrub must be of similar size to that originally planted.
REASON: In the interests of the amenity of the area in accordance with Policy 17 in the Central Lancashire Core Strategy, Policy G13 and Policy G17 in the South Ribble Local Plan 2012-2026
7. Prior to the construction phase of the development hereby approved, the retained trees, shrubs and pond area shall be protected with high visibility temporary fencing or hoarding set back 5m (pond bank top) or to the root protection zone. Within these fenced areas no development, vehicle manoeuvring, storage of materials or plant, removal or addition of soil may take place. This includes ground disturbance for utilities. The fencing shall remain in place until completion of all development works and removal of site vehicles, machinery, and materials in connection with the development.
REASON: To prevent damage to trees during construction works in accordance with Policy G13 in the South Ribble Local Plan 2012-2026
8. Should invasive species as identified under the Wildlife and Countryside Act 1981 be found during the development hereby approved, a detailed method statement for the removal or long-term management /eradication of the invasive plants, shall be submitted to and approved in writing by the Local Planning Authority. The method statement shall include proposed measures to prevent the spread of invasive plants during any operations such as mowing, strimming or soil movement. It shall also contain measures to ensure that any soils brought to the site are free of the seeds / root / stem of any invasive plant covered under the Wildlife and Countryside Act 1981. Development shall proceed in accordance with the approved method statement.
REASON: The spread of invasive plants is prohibited under the Wildlife and Countryside Act 1981. Without measures to prevent spread as a result of the development there would be the risk of an offence being committed and avoidable harm to the environment recurs
9. The development hereby approved shall be carried out fully in accordance with the approved Construction Environment Management Plan: Biodiversity (CEMP) Dated August 2021 by Urban Green. The CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.
REASON: To protect habitats of wildlife in accordance with Policy 22 of the Central Lancashire Core Strategy and Policy G16 in the South Ribble Local Plan
10. 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.
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.

11. The development shall be carried out fully in accordance with the approved Air Quality Assessment SLR Ref: 410.065351.00001 Rev 3.0 Dated 29 August 2023. The mitigation measures at Section 7.0 of the AQA shall be fully implemented during both the construction and operational phases in accordance approved documents.
REASON: In the interests of the amenity of the nearby residents in accordance with Policy 17 of the Central Lancashire Core Strategy.
12. The development shall be carried out fully in accordance with the Remedial Strategy Report 5386-JPG-XX-XX -RP-G-0604-S2-P06 dated August 2020 by JPG.
On completion of the development/remedial works, the developer shall submit written confirmation, in the form of a verification report, to the LPA, that all works were completed in accordance with the agreed Remediation Statement.
REASON: To ensure that the remediation strategy will not cause pollution of ground and surface waters both on and off site, in accordance with Policy 17 in the Central Lancashire Core Strategy and Policy G14 in the South Ribble Local Plan
13. No development shall commence in any phase until a detailed, final surface water sustainable drainage strategy for the whole site has been submitted to, and approved in writing by, the Local Planning Authority.
The detailed surface water sustainable drainage strategy shall be based upon the indicative surface water sustainable drainage strategy (5386-JPG-XX-XX-RP-D-0627-S2-P06, 13/07/22, JPG Ltd) submitted and sustainable drainage principles and requirements set out in the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems. No surface water shall be allowed to discharge to the public foul sewer(s), directly or indirectly.
The details of the drainage strategy to be submitted for approval shall include, as a minimum;
a) Sustainable drainage calculations for peak flow control and volume control for the:
i. 100% (1 in 1-year) annual exceedance probability event;
ii. 3.3% (1 in 30-year) annual exceedance probability event + 35% climate change allowance, with an allowance for urban creep;
iii. 1% (1 in 100-year) annual exceedance probability event + 40% climate change allowance, with an allowance for urban creep Calculations must be provided for the whole site, including all proposed surface water drainage systems.
b) Final sustainable drainage plans appropriately labelled to include, as a minimum:
i. Site plan showing all permeable and impermeable areas that contribute to the drainage network either directly or indirectly, including surface water flows from outside the curtilage as necessary;
ii. Sustainable drainage system layout showing all pipe and structure references, dimensions and design levels;
iii. Details of all sustainable drainage components, including landscape drawings showing topography and slope gradient as appropriate;
iv. Drainage plan showing flood water exceedance routes in accordance with Defra Technical Standards for Sustainable Drainage Systems;
v. Finished Floor Levels (FFL) in AOD with adjacent ground levels for all sides of each building and connecting cover levels to confirm minimum 150 mm+ difference for FFL;
vi. Details of proposals to collect and mitigate surface water runoff from the development boundary;
vii. Measures taken to manage the quality of the surface water runoff to prevent pollution, protect groundwater and surface waters, and delivers suitably clean water to sustainable drainage components;
Reason: 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
14. 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.

Reason: 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.

15. 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 relating to:

o The development proposal and site details including evidence, comprising CCTV survey reports of installed drainage and photographs (during the construction, installation and completion phases), of details and locations (including national grid references) of critical drainage infrastructure (including inlets, outlets, and control structures);

o Full as-built drawings, including an as-built topographical survey.

The scheme shall thereafter be maintained in perpetuity, in line with the submitted manufactures technical literature/information, and guidance, for the products used within the drainage system- for example petrol separators, pumps, attenuation tanks, flow controller, SuDs features and proprietary treatment systems.

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 167 and 169 of the National Planning Policy Framework.

16. The development hereby approved shall be carried out fully in accordance with the Noise Impact Assessment, Reference MCA2094- Unit 5-01 by BWB dated 29/08/2023 and the mitigation measures included at Section 5. The mitigation measures shall be provided prior to the building being brought into use and 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

17. 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

18. Prior to the first occupation of the development hereby approved, an Operation Phase Employment and Skills Training Plan shall be submitted to and approved in writing by the Local

Planning Authority. The development shall be carried out in accordance with the details of the approved Plan.

REASON: In the interests of delivering local employment and skills training opportunities and in accordance with Policy 15 in the Central Lancashire Core Strategy.

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
- 30 Air Quality

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