

Application Number 07/2022/00948/FUL
Address Memorial Hall
94 Liverpool Old Road
Much Hoole
Preston
PR4 4QA

Applicant The Trustees of Hoole Village Memorial Hall

Agent Mrs Denise Hargreaves
184-186 Station Road
Bamber Bridge
Preston
PR5 6SE

Development Erection of single storey 'pavilion' building, formation of outdoor MUGA together with associated flood lighting, fencing, and parking

Officer Recommendation **Approval with Conditions**

Date application valid 12.12.2022
Target Determination Date 28.03.2024
Extension of Time 28.03.2024

Location Plan



1. Summary and Update

- 1.1 The application is for a single storey pavilion building together with the formation of a floodlit MUGA and associated parking. The MUGA will be located on the site of the existing tennis courts to the rear of the Much Hoole Village Memorial Hall and the pavilion will be between the tennis courts and the bowling green.
- 1.2 Members will recall that the application was presented to Planning Committee at its 9th November 2023 meeting, with a recommendation for refusal as Sport England objected to the application. However, Members deferred the decision to allow more time for the applicant to resolve issues raised by Sport England.
- 1.3 The applicant has now submitted the following documents and amended plans:
 - Sports Facility Assessment by Steven Abbott Associates LLP Ref: 3962 dated January 2024
 - Artificial Sports Grass Data Sheet by DCM Surfaces
 - Pavilion Plan as proposed ref: SK.0.1B
 - Pavilion Elevations as proposed ref: SK.0.2B
 - Site Layout as proposed including Fence Elevation as proposed ref: SK.32.3B
 - Design and Access Statement
- 1.4 They also provided an email with additional information that deals with comments made by Sport England.
- 1.5 Sport England were reconsulted and confirmed that the additional and updated information and plan were sufficient for them to withdraw their objection. As such the application can now be recommended for approval subject to the imposition of conditions.

2. Site and Surrounding Area

- 2.1 The application relates to the existing tennis courts, part of the Much Hoole Village Memorial Hall. The hall has recently been re-built and lies to the south of the tennis courts with a bowling green and pavilion and scout hut between.
- 2.2 To the north is Liverpool Road with commercial premises on the opposite side. To the east and west are residential properties on Thornfield and Westcroft respectively.
- 2.3 The site is within the village boundary of Much Hoole and therefore classed as the existing built-up area. It is also classed as Green Infrastructure.

3. Planning History

- 07/1980/0240 Rear extension. Approved 02/04/1980
- 07/1980/0172 Erection of metal storage container for use of playgroup, for toy storage. Withdrawn 24/04/1980
- 07/1982/0025 Renewal of Temporary Permission for Rear Extension to Much Hoole Village Hall Approved 17/02/1982
- 07/1984/0722 Games Room Extension. Approved 30/01/1985
- 07/1995/0050 Replacement of Existing Flat Roof over Kitchen and Bar Lounge with Pitched Roof to Match Main Hall Roof (Retrospective Application). Approved 23/02/1995
- 07/2015/1092/FUL Erection of part single, part two storey Village Hall and erection of detached building to form Scout hut to rear following demolition of existing Village Hall. Approved 03/09/2015
- 07/2016/0291/FUL Erection of part single, part two storey Village Hall and erection of detached building to form Scout hut and storage building to rear following demolition of existing Village Hall - Amended scheme of planning approval 07/2015/1092/FUL Approved 28/07/2016
- 07/2017/0285/VAR Application for the variation of condition 2 of application 07/2016/0291/FUL - Change of design and siting of proposed scout huts (Amended Description) Approved 20/04/2017
- 07/2019/0929/VAR Variation of condition 2 of planning approval 07/2017/0285/VAR for partial completion of the approved design with a single storey entrance and minor amendments to doors,

windows and roof. Variation of condition 4 of planning approval 07/2017/0285/VAR to allow a period of 6 months after occupation of the village hall for landscaping and car park to be completed.
Approved 25/03/2019.

4. Proposal

- 4.1 The application proposes the erection of single storey 'pavilion' building, formation of outdoor MUGA together with associated flood lighting, fencing, and parking.
- 4.2 The pavilion measures 17.18m by 7.65m with a pitched roof over with a ridge height of 5.3m. The roof overhangs the side elevation to provide a sheltered walkway along the front of the building. The pavilion is located between the existing bowling green and tennis courts and will be constructed in block with a render finish and tile effect steel sheeting to the roof. The pavilion will be associated with the existing bowling green and a new seating area will be formed in the location of the existing pavilion which lies between the proposed pavilion and the existing scout hut.
- 4.3 The tennis courts are to be replaced with a MUGA and tennis/netball court. Overall, these will measure 36m by 42.25m with weld mesh fencing to 3m in height with ball stop netting above, also 3m in height resulting in a combined height of 6m. Eight floodlights will be located outside of the perimeter fencing, 4 in each corner of the MUGA and 4 in each corner of the Tennis/Netball court. These will be to a height of 6.2m.
- 4.4 A car parking area will be formed to the west of the proposed MUGA and will provide parking for 19 vehicles. These are in addition to the 35 spaces provided to the south of the existing community centre building.
- 4.5 The hours of use of the facilities as applied for were 09:00am to 22:00pm each day. However, Environmental Health require a condition to restrict these to the hours of 09:00 to 20:00 Monday to Friday; 10:00 to 16:00 Saturdays, Sundays and Bank Holidays.

5. Summary of Publicity

- 5.1 Neighbouring properties were notified and a site notice posted with no letters of representation being received.
- 5.2 Neighbours were re-notified following submission of the additional information and amended plans and no representations were received.

6. Summary of Consultations

- 6.1 **County Highways** have no objections and consider the proposals should have a negligible impact on highway safety and capacity. The site will be accessed via a utilised and existing access point.
- 6.2 County Highways are also satisfied with the proposed car parking but expect the car park to provide E.V. charging and covered cycle storage.
- 6.3 The flood lighting is positioned away from the highway and nor should the proposed fencing cause a highway safety issue.
- 6.4 County Highways do however require conditions are imposed in respect of the provision of a facility for the cleaning of the wheels of vehicles leaving the site for the duration of the development; that EVR points are provided; that the car parking area is surfaced or paved prior to first use of the development and that covered cycle parking is provided.
- 6.5 **Environmental Health** initially advised that, prior to determination of the application, a Noise Impact Assessment should be provided and as such a Noise Impact Assessment was submitted and EH re-consulted. They advised that, whilst the fundamental findings of the noise assessment can be accepted a number of exceptions were highlighted and therefore a further updated Noise Impact Assessment 12th April 23 from PDA Acoustics was then submitted, and Environmental Health were again reconsulted.

- 6.6 EH advise that the assessment identifies there will be minor increase/negligible increase in noise levels from installation of the MUGA. As such EH recommend conditions are imposed to restrict the hours of use; the hours of construction, times of deliveries and for a lighting scheme to be submitted.
- 6.7 **Sport England** initially advised there was insufficient information to enable them to adequately assess the proposal or to make a substantive response. As such they placed a holding objection to the application, setting out the information they required.
- 6.8 Further information was submitted on a number of occasions, but Sport England maintained their objection, clearly setting out each time what the applicant needed to do to overcome their objection. As this was not forthcoming Sport England recommended the application be determined. However, Members deferred the application to give the applicant more time to provide the requested information.
- 6.9 Following deferral by Planning Committee, the requested information was finally submitted and Sport England reconsulted and they confirmed withdrawal of their objection.
- 6.10 This is reported more fully in the Green Infrastructure/Sport Provision section of this report.

7. Material Considerations

7.1 The application site is within the village boundary of Much Hoole and therefore within the existing built-up area where Local Plan Policy B1 permits proposals for the re-use of undeveloped and unused land and buildings, or for redevelopment, provided that the development complies with the requirements for access, parking and servicing; is in keeping with the character and appearance of the area; and will not adversely affect the amenities of nearby residents. An assessment of each of these criteria is carried out below.

7.2 Access and Parking

7.2.1 The Memorial Hall is accessed off Liverpool Old Road which leads to a parking area to the front/side of the village hall building. The access road then runs along the side of the bowling green leading to where the new parking area is to be formed to accommodate 19 vehicles. There is also an access route to the west of the bowling green which leads to the existing scout hut.

7.2.2 County Highways are satisfied with the proposed car parking but expect the car park to provide E.V. charging and covered cycle storage. As such conditions are recommended to ensure these are provided.

7.2.3 County Highways also comment that the flood lighting is positioned away from the highway and nor should the proposed fencing cause a highway safety issue.

7.2.4 County Highways require conditions are imposed in respect of the provision of a facility for the cleaning of the wheels of vehicles leaving the site for the duration of the development; that the car parking area is surfaced or paved prior to first use of the development and that covered cycle parking is provided.

7.2.5 In conclusion, as the site will be accessed via a utilised and existing access point, County Highways have no objections and consider the proposals should have a negligible impact on highway safety and capacity. As such, the proposal is compliant with Policy B1 in terms of access and parking provision.

7.3 Character and Appearance

7.3.1 There is no overriding character to the area in which the proposed development will be located. To the east are 2-storey residential properties of a modern design; to the west are semi-detached dormer bungalows and to the north is the A59 Liverpool Road with commercial properties fronting onto it.

7.3.2 The proposed pavilion will be constructed in block with render over and tile effect steel sheeting to the roof. The MUGA will have 1.2m high rebound fencing with 3m high sport fencing and 3m high ball stop fencing above that, giving an overall height of 6m.

7.3.3 As the proposal replaces the existing tennis courts and its associated fencing, it will not have any undue impact on the character and appearance of the area given the proposal is to be rear of the new community centre building and the nature of the surrounding development.

7.4 Residential Amenity

7.4.1 In addition to the requirements of Policy B1, Local Plan Policy G17 requires that new development does cause harm to neighbouring properties by leading to undue overlooking, overshadowing or have an overbearing effect. There are a number of residential properties to the west and east of the application site. Properties on Westcroft to the west will be adjacent the vehicle access road. No 7 Westcroft is a dormer bungalow with dormer windows to its rear elevation. It will be adjacent the car parking area and is set 6m off the common boundary and 28m from the MUGA. This property will have a view of the car park and proposed MUGA and associated ball stop netting from first floor windows. However, given the nature of the proposal and the spatial separation, there will be no impact in terms of overlooking/loss of privacy and the development is not considered to be overbearing. The proposal floodlights will also be visible, and this is discussed further in the 'Lighting' section of this report.

7.4.2 To the east properties on Thornfield are separated from the application site by a mature hedgerow and tree boundary. However, there are a number of gaps within the hedge. The proposed fencing with ball stop netting above will be visible from the rear of numbers 19 to 24, as will the proposed floodlights. The floodlights are discussed further in the 'Lighting' section of this report.

7.4.3 In terms of the requirements of Policy G17, the proposal is considered acceptable in terms of overlooking/loss of privacy and is not considered to be overbearing.

7.4.4 However, although no objections have been received from neighbouring residents, the proposal has the potential to impact on their residential amenity in terms of noise and disturbance and light pollution. Policy 17 in the Central Lancashire Core Strategy requires that new development is sympathetic to surrounding land uses and occupiers and avoids demonstrable harm to the amenities of the local area. As assessment has been carried out in respect of these potential impacts.

7.5 Noise and Disturbance

7.5.1 The proposal has the potential to impact on residential amenity in terms of noise as it is in very close proximity to residential premises. Environmental Health initially considered that the submission made an unsupported statement '*no increase in noise or disturbance to neighbours will occur*'.

7.5.2 As such, Environmental Health required a Noise Impact Assessment be submitted prior to determination of the application advising that the Noise Impact Assessment needs to have due regard to Sport England guidance and their 'typical' measurement data, commenting: "*Guidance from Sport England recognises the potential noise implications from installations as proposed, and in particular impact sounds and noise from users of a facility. The guidance advises that in many situations it will be necessary to appoint an Acoustic Consultant to undertake a site-specific noise assessment. This is in order to provide advice on possible suitable noise mitigation measures, if they are appropriate; and the site is ultimately suitable and can operate without adversely affecting neighbouring residential properties.*"

7.5.3 As such a Noise Impact Assessment reference J004268-6003-DH-01 Feb 23 from PDA Acoustics was submitted and Environmental Health were re-consulted. They advised that the assessment suggests there will be minimal impact from installation of the MUGA, alongside the initial Design and Access Statement which states '*no increase in noise or disturbance to neighbours will occur.*'

7.5.4 Environmental Health advised that, whilst the fundamental findings of the noise assessment can be accepted, a number of exceptions can be highlighted. These were forwarded to the applicant who responded to each of the highlighted points below in italics:

- **Calculations include a 2m high fence line which isn't present to all properties and is old and dilapidated in other places giving minimal attenuation** - *From on-site observations we noted that the majority of the properties had a fence line which we would deem in good condition where in some parts were constructed from concrete blocks. Please see attached pictures. However, we were unsure if there was a fence line to the closest property to the north-east of site and therefore has been removed from the initial assessment and then included as form of mitigation required by the developer.*
- **No weekend noise levels are included** - *An additional noise survey was carried out across an entire weekend period. Assessment has been updated to the measured noise levels.*
- **A number of dwellings are in very close proximity to the proposed MUGA giving a clear impact from intrusive maximum levels due to raised voices/shouting** - *The noise levels from the AGPs are modelled based upon Sports England research which states that 'the most significant noise levels were found to be generally derived from the voices of players...' We would suggest that this covers maximum noise levels due to raised voices and shouting which have been assessed and mitigated to conform to the relevant criteria.*
- **2 pitches on the MUGA can be used simultaneously** - *This has been accounted for within the assessment.*
- **No inclusion for spectator, coaching, or trainer noise** - *We would refer back to point 3 where it is found in the Sports England research that the significant noise levels were found to be from players' voices. Due to this, we would suggest that noise from spectators etc. would not give rise to the modelled noise emissions.*
- **Levels are given at the dwelling and not to garden areas where most noise intrusion is likely** - *This has now been assessed within the updated report.*

7.5.5 In addition to the points above, the Noise Impact Assessment was amended, and Environmental Health re-consulted again. They responded with updated comments, reiterating the requirement for conditions but removing the above 'questions' which have been satisfied by the applicant. They have also allowed slightly longer for the time of use condition. For clarity, the requested condition restricts the hours of use to 0900 to 2000 Monday to Friday; 1000 to 1600 Saturday and 1000 to 1600 Sundays and Bank Holidays. This is one hour longer on weekday evenings and 2 hours longer on Saturday PM than their previous request. Additionally, Environmental Health recommend conditions are imposed to control the hours of construction and times of deliveries, also to protect residential amenity should permission be granted.

7.5.6 Following submission of additional information required by Sport England, Environmental Health were reconsulted and re-iterated their comments and requirement for conditions to be imposed but added nothing further.

7.6 Lighting

7.6.1 Initially, 6 floodlights were proposed around the MUGA and tennis/netball court and Environmental Health considered they had the potential to impact on residential amenity in terms of light overspill. As such, EH required a condition be imposed for the submission of a lighting scheme, advising the scheme should include the following:

- full details of the luminaires to be used,
- the installation heights,
- the over spill contour plot of the designed scheme,
- the upward light ratio of the proposed scheme,
- The horizontal glare level at the nearby sensitive receptors, both ground and first floor as appropriate.

7.6.2 Sport England also commented on the proposed floodlights, advising that the sports lighting was within the fence line and potential safety concerns as a result of the location. Sport England requested that all of the columns be relocated so that they are outside the proposed fence line. Additionally, Sport England requested that the necessary lighting design and Lighting Impact

Assessment be submitted as part of this planning application and not submitted to discharge a condition due to the proximity of the development to dwellinghouses at Thornfield and to understand whether it is suitable from a sporting perspective.

7.6.3 As such the amended site plan now shows 8 lighting columns relocated to the outside of the fence line. However, the agent has requested the details of the proposed sporting lighting, including sports lighting specification and any Light Impact Assessment be dealt with by condition as per Environmental Health's initial response. As such, condition 8 has been included to cover this.

7.7 **Green Infrastructure/Sport Provision**

7.7.1 The application site is allocated as existing green infrastructure in the Local Plan under Policy G7. This policy seeks to protect and enhance existing Green Infrastructure and the proposal is to replace the existing tennis courts with a purpose built MUGA which includes a 5-a-side football 3G pitch finished with an artificial grass surface together with a tennis/netball court. As such, there will be no overall loss of facilities, in line with the requirements of Policy G7.

7.7.2 Sport England initially placed a holding objection on the application, advising they had sought to consider the application in light of the National Planning Policy Framework (particularly Para. 99). Unfortunately, there was insufficient information to enable them to adequately assess the proposal or to make a substantive response. As such, they requested further information. Additional information was then submitted and Sport England reconsulted.

7.7.3 Sport England maintained their objection as no evidence was provided that all of the three tennis courts are surplus to requirements or that there is a clear strategic and sporting need for the proposed sports facility for football and netball when assessed against paragraph 99 of the NPPF and Sport England's Planning for Sport Objectives 'Protect' and 'Provide.'

7.7.4 They considered that the submitted Hoole MUGA 3G Pitch and Pavilion Report, together with supporting resident questionnaires, survey results and supporting letters from football clubs and local schools, did not amount to a robust 'Needs Assessment' using Sport England's 'Assessing Needs and Opportunities Guidance.' Furthermore, the supporting information had not been informed by the Council's most current evidence base for tennis and football, which is Central Lancashire Playing Pitch Strategy 2018.

7.7.5 Additionally, Sport England considered that insufficient information had been provided to clearly demonstrate that the proposed sports facility surface types and associated sports lighting design would be fit for purpose and would not have any adverse impact on residential amenity. The lighting aspect is discussed above in the 'Lighting' section and Environmental Health's requirement for a condition to be imposed for the submission of a lighting scheme.

7.7.6 The agent then submitted further information provided by the Village Hall Committee which shows clear support for the MUGA proposal that has been put forward. This was forwarded to Sport England who again provided a further detailed response. Within their email of 12 May 2023 Sport England clearly stated the following possible resolutions to their objection:

1. A robust 'Needs Assessment' using Sport England's 'Assessing Needs and Opportunities Guidance' to justify the loss of the three tennis courts and to demonstrate the strategic and sporting need for the proposed sports facility.
2. A revised scale plan of the proposed development clearly showing the number and layout of the courts/pitches (including sports lighting outside the fence line), car parking and the proposed pavilion building to be provided.
3. Details of the proposed artificial grass pitch, for the proposed football pitch and the netball/tennis court, including surface specifications, elevations and cross sections to understand the suitability of the proposed outdoor facility for its intended sporting use. Sport England recommend that all products and contractors are SAPCA registered - <https://sapca.org.uk/members/>
4. Details of the proposed sporting lighting, including sports lighting specification and any Light Impact Assessment.
5. Revised proposed floor plans of the pavilion building with due consideration to any potential privacy and safeguarding issues.

7.7.7 Following deferral by Planning Committee and in order to address the 5 points set out by Sport England, the applicant submitted a Sporting Facility Assessment to address point 1; an amended site plan clearly showing the number and layout of the courts/pitches (including sports lighting outside the fence line), car parking and the proposed pavilion building to be provided. To address point 2; an updated Design and Access Statement that describes the proposed surface together with a data sheet for the 3G football pitch artificial grass surface to address point 3; a request for the lighting specifications and light impact assessment to be secured by a planning condition to address point 4 and an amended floor plan of the pavilion building to include screens/lobbies to deal with the potential privacy/safeguarding issues raised by Sport England in point 5.

7.7.8 Sport England were reconsulted on the amended plans and additional information and advised that the Sports Facility Assessment: *"has sought to articulate (against existing strategic assessments of need) the sport/recreational value of the facility being lost against the value of what is being proposed. The Assessment also sets out the local consultation undertaken which identified the village's sport/activity priorities for the development.*

The adaptation of the footprint of an existing sports facility has resulted in compromises in terms of the design of the football MUGA and that of the tennis/netball court. Both football and netball have reiterated their position that the pitch/court dimensions for the respective parts of the MUGA do not meet their recommended sizes for competitive play. However, both the Sports Facility Assessment and the support it contains from local clubs and schools suggests that the MUGA's combination of surfaces and courts will be of value to recreational play and training, as well as significantly adding to the range of sports facilities available to village residents. As such Sport England is now content that Sport England's main issue of principle – that facility loss / reprovision is properly justified – has now been met.

There remain some frustrations around the design detail of the proposal, namely;

- *There is contradictory detail as to the type of artificial grass proposed (the term 3G features frequently, but the details show a sand-dressed short pile surface)*
- *The light design and illumination levels are missing.*
- *The pavilion changing areas are too small for football use.*
- *The tennis nets and netball hoops design is not specified*

Now that there is greater clarity as to the intended level of use of the proposed MUGA it is possible for Sport England to condition the submission of further / missing detail. Given that the football pitch will not be used for formal matches the size of the pavilion's changing accommodation is less problematic."

7.7.9 In conclusion, Sport England confirmed they wished to withdraw the objection as it is considered to meet Objective 2 (Enhance - To enhance opportunities through better use of existing provision) of Sport England's planning objectives. However, the withdrawal of their objection is subject to the imposition of a condition in respect of the submission of the design and layout of surfacing the football pitch, floodlights (including illumination levels), tennis nets and netball goals.

7.7.10 Local Plan Policy G7 requires that development which would involve the loss of Green Infrastructure will not be permitted, subject to a number of criteria. It is considered that the proposal now is compliant with Policy G7 as it provides better facilities for the community, and it has been demonstrated to Sport England's satisfaction that the existing facility does not satisfy a need in the local area. Furthermore, the proposed development has no impact on the amenity value or the nature conservation value of the site.

8. Conclusion

8.1 For the reasons set out above in the body of this report, this application is recommended for approval subject to the imposition of a number of conditions.

9. Recommendation

9.1 Approval with Conditions.

10. Recommended Conditions

1. The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this permission.
REASON: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
2. The development, hereby permitted, shall be carried out in accordance with the submitted approved plans Dwg: SK.32.3B Site Plan as Proposed; SK.0.2B Pavilion Elevations as Proposed; SK.0.1B Pavilion Plan as Proposed
REASON: For the avoidance of doubt and to ensure a satisfactory standard of development
3. No development shall commence until details of the design and layout of surfacing the football pitch, tennis nets and netball goals have been submitted to and approved in writing by the Local Planning Authority [after consultation with Sport England]. The MUGA shall not be constructed other than in accordance with the approved details.
REASON: To ensure the development is fit for purpose and sustainable and to be in accordance with policy G7 in the South Ribble Local Plan and Policy 24 in the Central Lancashire Core Strategy
4. For the full period of construction facilities shall be available on site for the cleaning of the wheels of vehicles leaving the site and such equipment shall be used as necessary to prevent mud, stones and debris being carried onto the highway. Provision to sweep the surrounding highway network by mechanical means will be available and the roads adjacent to the site shall be mechanically swept as required during the full construction period.
REASON: To prevent stones, mud and debris being carried onto the public highway to the detriment of road safety in accordance with Policy G17 in the South Ribble Local Plan
5. A scheme for the provision of electric vehicle charging points within the proposed car park shall be submitted to and approved in writing by the Local Planning Authority. Charging points shall be provided in accordance with the approved scheme prior to the hereby approved development being brought into use.
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
6. The hereby approved pavilion and MUGA shall not be brought into use until the car parking area has been surfaced or paved in accordance with a scheme to be approved by the Local Planning Authority and the car parking spaces and manoeuvring areas marked out in accordance with the approved plan. The car parking area shall thereafter be kept free of obstruction and be available for the parking cars at all times.
REASON: To allow for the effective use of the parking areas in accordance with Policy G17 in the South Ribble Local Plan
7. Prior to commencement of the development hereby approved, a scheme for covered and secure cycle parking shall be submitted to and approved in writing. The cycle parking shall be provided in accordance with the approved details prior to the development hereby approved being brought into 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
8. Prior to the commencement of the development hereby approved, details of the proposed sports lighting, its specification and illumination levels and details of any other external lighting to be installed together with a Light Impact Assessment, shall be submitted to the Local Planning Authority for approval in writing. The approved scheme shall then be installed prior to the development hereby approved being brought into use, maintained and retained as approved. Any changes to the agreed scheme shall first be agreed with the local planning authority and no other external lighting shall be used thereafter.
REASON: In the interests of the amenity and to safeguard the living conditions of the nearby residents in accordance with Policy 17 in the Central Lancashire Core Strategy.

9. The use of the facility hereby approved shall be restricted to the hours of 09:00 to 20:00 Monday to Friday; 10:00 to 16:00 Saturdays, Sundays and Bank Holidays
REASON: In the interests of the amenity and to safeguard the living conditions of the nearby residents in accordance with Policy 17 in the Central Lancashire Core Strategy
10. During the site preparation and construction of the development no machinery, plant or powered tools shall be operated outside the hours of 08:00 to 18:00 Monday to Friday 09:00 to 13:00 on Saturdays. No construction shall take place at any time on Sundays or nationally recognised Bank Holidays.
REASON: To safeguard the amenities of neighbouring properties in accordance with Policy 17 of the Central Lancashire Core Strategy
11. No deliveries of construction materials or removal of construction waste shall be undertaken outside the hours of 09:00 to 17:00 Monday to Friday. No deliveries or removal of waste shall be carried out at weekends or nationally recognised Bank Holidays.
Reason: To safeguard the amenities of neighbouring properties in accordance with Policy 17 of the Central Lancashire Core Strategy

11. **Relevant Policy**

South Ribble Local Plan

- B1 Existing Built-Up Areas
- G7 Green Infrastructure Existing Provision
- G17 Design Criteria for New Development

Central Lancashire Core Strategy

Policy 17: Design of New Buildings