

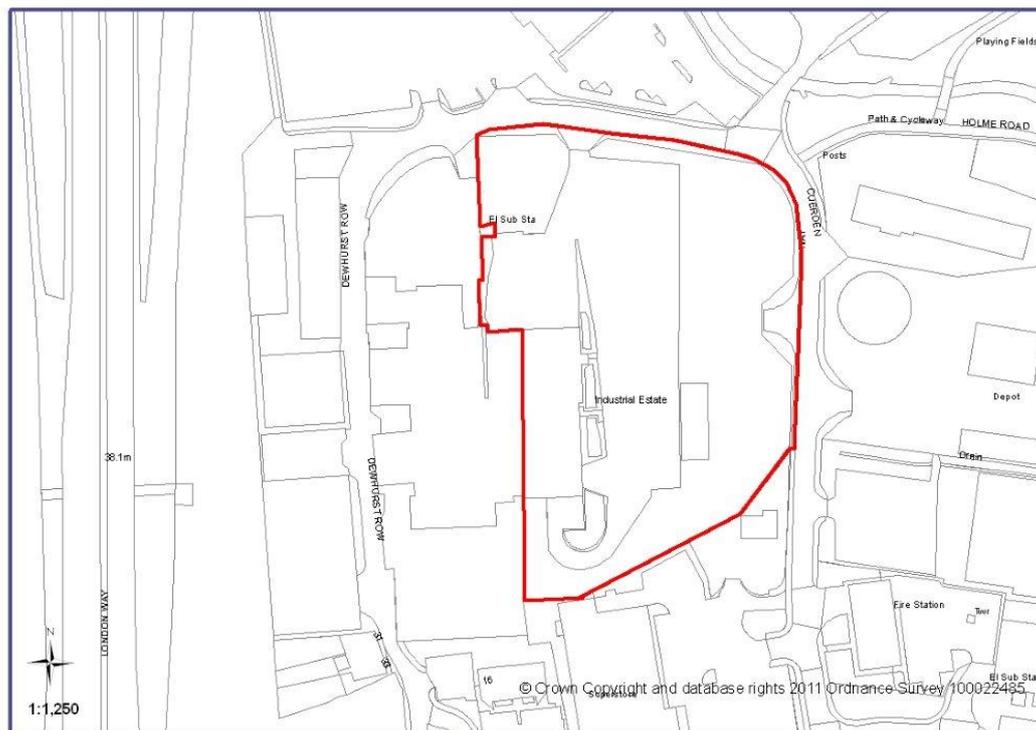
Application Number 07/2018/5649/REM
Address South Preston Office Village
Cuerden Way
Bamber Bridge
Lancashire
Applicant Roundhouse Properties 368 LLP
Agent Annabel Partridge

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M22 5LB
England

Development Reserved matters application for the layout, scale, landscaping and appearance of 5 units (Class A1 (non food), Classes B1, B2, B8,D2, and Trade Counter (Sui Generis) uses) with associated car parking and works to outline planning permission 07/2011/0624/OUT, as amended by 07/2013/0843/VAR

Officer Recommendation **Approval with Conditions**
Officer Name **Mr Chris Sowerby**

Date application valid 06.09.2018
Target Determination Date 06.12.2018
Extension of Time N/A



1. REPORT SUMMARY

1.1 The proposal is a Reserved Matters application for the 'layout', 'scale', 'landscaping' and 'appearance' of 5 commercial units (Class A1 (non food), Classes B1, B2, B8, D2 and Trade Counter (Sui Generis) uses) with associated car parking and works. The principle for the redevelopment of the site for commercial uses, together with the matter of access, has previously been established by outline planning permission 07/2011/0624/OUT, as amended by 07/2013/0843/VAR.

1.2 The application relates to a broadly rectangular 1.5 hectare site, located off Cuerden Way and close to the Sainsbury's Supermarket in Bamber Bridge. The site, a former United Utilities depot, comprises of an office / workshop and large yard area and is within an area of land designated as Policy B4: Commercial and Employment Site at Cuerden Way, Bamber Bridge in the South Ribble Local Plan.

1.3 The proposal comprises of 4 units, ranging from Gross Internal Areas of 511sqm to 2183sqm, in a single block along the northern boundary of the site. The larger 2 of these 4 units also include mezzanine floors. A single detached unit, with a Gross Internal Area of 511sqm, is also proposed along the western boundary of the site.

1.4 The proposed scheme reflects the character and appearance of the existing commercial units within the employment area and will not have a detrimental impact on the streetscene.

1.5 County Highways and Environmental Health have raised no objections to the proposed development.

1.6 The proposed commercial development on the site accords with the requirements of Policies 1, 3, 9, 10, 11, 33 and 29 of the Core Strategy and Policies B4, G14 and G17 of the South Ribble Local Plan. For these reasons, and those contained within the report, the application be approved subject to the imposition of conditions.

1.7 The outline permission included conditions relating to the site access, sustainable transport, retail restrictions, ecology, hours of construction, dust management, wheel washing facilities for construction traffic, sound insulation of plant and machinery, asbestos, ground gases, importation of soil, contaminated land, drainage and hours of opening which do not need to be re-imposed as part of the Reserved Matters approval.

2. APPLICATION SITE AND SURROUNDING AREA

2.1 The application relates to a broadly rectangular 1.5 hectare site, located off Cuerden Way and close to the Sainsbury's Supermarket in Bamber Bridge. The site, a former United Utilities depot, comprises of an office / workshop and large yard area.

2.2 The site is bounded to the north and east by Cuerden Way with a Matalan store, LCC's Cuerden Depot and Bamber Bridge Fire Station present beyond. To the south is an Aldi Supermarket and to the west are buildings occupied by LCC. Beyond the building occupied by LCC, some 35m west of the site, is small pocket of residential properties comprising of a terrace of 3 dwellings.

2.3 The surrounding area comprises of a mixture of land uses including retail sites (Aldi, Sainsbury's, Matalan, B&Q) which sit alongside non-retail uses such as the South Ribble Tennis Centre, LCC's Cuerden Depot, the Cuerden Way Business Village, hotels and The Poachers Public House and restaurant. Some 50m beyond the south-western corner of the application site is a short terrace of residential properties within the employment site.

2.4 The application site is within an area of land designated as Policy B4: Commercial and Employment Site at Cuerden Way, Bamber Bridge in the South Ribble Local Plan.

3. SITE HISTORY

3.1 In January 2012 outline planning permission (07/2011/0624/OUT), with the access defined, was granted by the Planning Committee for the redevelopment of the site allowing Class A1 (non food), Classes B1, B2, B8, D2, and Trade Counter (Sui Generis) uses together with associated car parking area, landscaping and ancillary facilities following demolition of existing buildings.

3.2 In September 2012 a variation of conditions application (07/2012/0311/VAR) was approved which relaxed retail restrictions imposed by conditions 4 (restrictions on non-food retail use), 21 (restrictions on floor area) and 23 (restrictions on ancillary food sales) on planning approval 07/2011/0624/OUT in order to generate greater interest in the site from prospective tenants and to provide greater flexibility for the potential future occupiers.

3.3 In October 2015 a variation/removal of condition application (07/2013/0843/VAR) was approved which removed condition 23 of planning approval 07/2012/0311/VAR in order to generate greater interest from potential anchor tenants, which are required to make the scheme viable for development of the retail park to commence.

4. PROPOSAL

4.1 The proposal is a Reserved Matters application for the layout, scale, landscaping and appearance of 5 commercial units (Class A1 (non food), Classes B1, B2, B8, D2 and Trade Counter (Sui Generis) uses) with associated car parking and works to outline planning permission 07/2011/0624/OUT, as amended by 07/2013/0843/VAR.

4.2 The proposal comprises of 4 units, ranging from Gross Internal Areas of 511sqm to 2183sqm, in a single block along the northern boundary of the site. The larger 2 of these 4 units also include mezzanine floors. A single detached unit, with a Gross Internal Area of 511sqm, is also proposed along the western boundary of the site.

4.3 The units, which would measure 8m in height, are of a modern design with extensive areas of glazing on their frontages and a mixture of light and dark grey cladding on the remainder of the units.

4.4 Access to the development has previously been approved from Cuerden Way to the east with a service access to the block of 4 units from Cuerden Way to the north. A total of 191 parking spaces are proposed, which comprise of 162 regular parking spaces, 5 electric charging bays, 10 accessible spaces and 14 motorcycle spaces. Cycle hoops are also proposed close to the site access for up to 36 bicycles.

4.5 Low level boundary planting, which includes tree planting, is proposed along the southern and eastern boundaries with existing mature trees along the northern boundary to be retained

5. REPRESENTATIONS

5.1 No letters of representation have been received in relation to the proposal.

6. CONSULTATION REPLIES

County Highways have raised no objections to the proposal confirming that the internal layout and parking provision are acceptable.

Environmental Health have raised no objections subject to the imposition of a condition relating to the provision of electric vehicle recharge points.

United Utilities have raised no objection to the proposal, recommending a condition relating to the agreement of a sustainable drainage management plan.

The **Local Lead Flood Authority (LCC)** have raised no objections to the proposal subject to the imposition of conditions relating to surface water drainage and the agreement of a lifetime management plan

Ecology have advised that as general practice dictates that survey reports for bats are only valid for 2 years the reports submitted with the original outline consent are outdated. It was however noted by Lancashire County Council Ecology during the original outline application that, whilst due to bats being mobile species, it is always difficult to entirely rule out the bat presence but there is no roof space within the site that could have any realistic potential for bats due to a lack of ingress points within the buildings. As such, a precautionary approach to demolition was taken which prompted the inclusion of condition 5 on the outline consent which required the development (including demolition) to proceed in full accordance with the recommendations set out in the submitted ecology report which required additional surveys during that active season for bats prior to demolition offering the protection Ecology have sought. An update on the potential presence of invasive plant species has also been requested, however this can be secured by a suitably worded condition.

The Local Authority's **Arboriculturist** has raised no objections to the proposal, recommending that trees identified for retention should be secured as such by way of a suitably worded landscaping condition.

Preston City Council has raised no objections to the proposal.

7. MATERIAL CONSIDERATIONS

7.1 The principle for the redevelopment of the site, allowing Class A1 (non food), Classes B1, B2, B8, D2, and Trade Counter (Sui Generis) uses together with the details of the site access, has previously been established by the granting of the outline consent 07/2011/0624/OUT and the subsequent approved variation and removal of conditions on that consent (07/2012/0311/VAR and 07/2013/0843/VAR).

Policy Considerations

7.2 i) NPPF

7.2.1 The revised NPPF promotes a presumption in favour of sustainable development and supports sustainable economic development stating *“Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development”* (para. 80)

7.3 ii) Core Strategy Policy Considerations

7.3.1 Policy 1 of the Core Strategy is entitled ‘Locating Growth’ and encourages the focussing of growth and investment in the Key Service Centres of Chorley and Leyland and the other main urban areas in South Ribble.

7.3.2 Policy 10: Employment Premises and Sites seeks to protect all existing employment premises and sites last used for employment for employment use.

7.3.3 Policy 17: Design of New Buildings expects the design and new buildings to take account of the character and appearance of the local area and effectively mirrors criterion in the South Ribble Local Plan (2012-2026) Policy G17.

7.4 CIL

7.4.1 The approval of the associated outline planning permission and variations pre-dated the introduction of the Community Infrastructure Levy charging schedule and, as such, monies would not be required through CIL.

7.5 Character and Design

7.5.1 Policy 17 of the Core Strategy expects new buildings to “*take account of the character and appearance of the local area*” with Policy G17 of the South Ribble Local Plan requiring development not to have a detrimental impact on “*the existing building, neighbouring buildings or on the street scene by virtue of its design, height, scale, orientation, plot density, massing, proximity, use of materials*”. In consideration of the above, the local distinctiveness and character of the local area have been assessed. The surrounding area comprises of a mixture of land uses and includes medium to large retail units of a similar modern design that utilize large areas of glazing on their frontages and style of cladding. As a result, the proposed external appearance of the units is not considered to be out of character with the surrounding area. Landscape retention and planting softens the impact of the development, with the proposed development resulting in significant visual betterment over the existing appearance of the site.

7.5.2 For the above reasons the proposed development is considered to comply with Core Strategy Policy 17 and Policy G17 of the South Ribble Local Plan.

7.6 Relationship To Neighbours

7.6.1 A minimum distance of 50m would be present from a short terrace of residential properties to the south-west corner of the site where areas of landscaping and car parking are proposed. A greater distance, in excess of 80m, would be present to the servicing area on Unit B1 with existing intervening commercial uses. Environmental Health have raised no objections to the proposal.

7.7 Highway Issues

7.7.1 County Highways have fully assessed the application and have raised no objections to the proposal, confirming that the internal layout and parking provision are acceptable.

7.7.2 The site access detail for the development was agreed as part of the associated outline planning consent.

7.8 Tree Issues / Wildlife

7.8.1 No trees within the site are subject to Tree Preservation Orders, with no trees worthy of such protection. The submitted landscaping scheme proposes the retention of existing mature trees along the northern boundary which, with low level shrub and tree planting proposed along the southern and eastern boundaries, the Local Authority’s Arboriculturist has raised no objections to.

7.8.2 The ecology report submitted with the associated outline planning application confirmed that there is no roof space within the site that could have any realistic potential for bats due to a lack of ingress points within the buildings. As such, a precautionary approach to demolition was taken which prompted the inclusion of condition 5 on the outline consent which required the development (including demolition) to proceed in full accordance with the recommendations set out in the submitted ecology report which required additional surveys during that active season for bats prior to demolition offering the protection Lancashire County Council Ecology sought.

8. CONCLUSION

8.1 The proposed commercial development on the site is considered to be acceptable. The proposed development is not considered to result in the overdevelopment of the site and is not considered to be out of character with the streetscene. The proposed development is not

considered to have an undue impact on the amenities of neighbouring properties and there are no significant highway safety or amenity implications.

8.2 The outline permission included conditions relating to the site access, sustainable transport, retail restrictions, ecology, hours of construction, dust management, wheel washing facilities for construction traffic, sound insulation of plant and machinery, asbestos, ground gases, importation of soil, contaminated land, drainage and hours of opening which do not need to be re-imposed as part of the Reserved Matters approval.

RECOMMENDATION:

Approval with Conditions.

RECOMMENDED CONDITIONS:

1. The development hereby approved shall be begun either before the expiration of 3 years from the date of the outline permission, or before the expiration of 2 years from the date of the permission herein.

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

2. The development shall be carried out in accordance with the approved materials schedule detailed on the approved Drawings no. 10489 PL-1 E01 A (Building A Units A1 to A4 Proposed Elevations & Sections) and 10489 PL-2 E01 A (Building B Proposed Elevations) unless otherwise agreed in writing with the Local Planning Authority.

REASON: To ensure the satisfactory detailed appearance of the development in accordance with Policy 17 in the Central Lancashire Core Strategy and Policy G17 in the South Ribble Local Plan 2012-2026.

3. None of the units hereby approved shall be occupied, or be brought into use, until the car parking area detailed on the submitted Proposed Site Plan (drwg. no. 10489 PL-X L03 B) have been surfaced or paved in accordance with a scheme to be approved in writing by the Local Planning Authority and the car parking spaces and manoeuvring areas marked out in accordance with the approved plan.

REASON: To allow for the effective use of the parking areas, in accordance with Policy 17 in the Central Lancashire Core Strategy and Policy F1 of the South Ribble Local Plan 2012-2026.

4. Before any site activity (construction or demolition) is commenced in association with the development, barrier fencing shall be erected around all trees to be retained on the site as detailed on the Proposed Site Plan (drwg. no. 10489 PL-X L03 B) which has been agreed by the Local Planning Authority. The fencing shall be constructed and located in compliance with BS 5837 2012 - Trees in Relation to Design, Demolition and Construction - Recommendations. 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 not be moved in part or wholly without the written agreement of the Local Planning Authority. 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

5. Prior to the commencement of development details of the landscaping of the site including, wherever possible, the retention of existing trees and hedges have been submitted to, and approved in writing by, the Local Planning Authority. The approved scheme shall be implemented in the first planting season following completion of the development, or first occupation/use, whichever is the soonest.

The approved scheme shall be maintained by the applicant or their successors in title thereafter for a period of 5 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub which is removed, becomes seriously damaged, seriously diseased or dies, by the same species or different species, and shall be agreed in writing by the Local Planning Authority. The replacement tree or shrub must be of similar size to that originally planted.

Details submitted shall be compliant with 'BS 5837 2012 - Trees in Relation to Design, Demolition and Construction - Recommendations' and shall include details of trees and hedges to be retained or removed, root protection zones, barrier fencing, and a method statement for all works in proximity to those trees or hedges to be retained during the development and construction period. Details shall also indicate the types and numbers of trees and shrubs, their distribution on site, those areas seeded, turfed, paved or hard landscaped, including details of any changes of level or landform and the types and details of all fencing and screening.

REASON: In the interests of the amenity of the area in accordance with Policy 17 in the Central Lancashire Core Strategy and Policy G8 in the South Ribble Local Plan 2012-2026

6. Prior to the commencement of development an assessment shall be undertaken by a suitably qualified person/s for the presence of invasive plants on the site, the results of which shall be sent to the Local Planning Authority.

Should the presence of invasive plants be confirmed a detailed method statement for the removal or long-term management /eradication of invasive plants, as identified under the Wildlife and Countryside Act 1981 shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. 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 reoccurs

7. Notwithstanding details provided on the submitted Proposed Site Plan (drwg. ref. 10489 PL-X L03 B), prior to the first use of the development 10% of parking bays shall be provided with a rapid (30 mins) electric vehicle recharge point to the parking area. The parking bay shall be appropriately marked to ensure the sole use by electric vehicles and an adequate charging infrastructure with associated cabling provided for the designated parking bay. The charging point shall be located so that a 3m cable will readily reach the vehicle to be charged when parked in the designated parking bay.

Reason: To enable and encourage the use of alternative fuel use for transport purposes in accordance with Policy 3 of the Central Lancashire Core Strategy.

8. No development shall commence until details of the design, based on sustainable drainage principles, and implementation of an appropriate surface water sustainable drainage scheme have been submitted to and approved in writing by the local planning authority.

Those details shall include, as a minimum:

a) Detailed design drawings, including :

- o Cross section of flow control manhole and attenuation tank
- o Longitudinal section drawings of proposed drainage systems including design levels

b) Corrections are required in the run off rate as there are discrepancies in the run off rate used in the drainage strategy, drainage system flow calculations and drainage plan

c) The drainage strategy should demonstrate that the surface water run-off must not exceed the pre-development runoff rate. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

d) Flood water exceedance routes, both on and off site;

e) A timetable for implementation, including phasing as applicable;

f) Site investigation report, including the results for each SuDS feature of :

- o Boreholes or Trial Pits
- o Infiltration (Permeability) Testing
- o Factual Ground Investigation Report (GIR)
- o Geotechnical Design Report (GDR)

g) Details of water quality controls, where applicable.

h) Breakdown of attenuation volume in pipes, manholes and tank.

The scheme shall be implemented in accordance with the approved details prior to completion of the development. Thereafter the drainage system shall be retained, managed and maintained in accordance with the approved details.

REASON: To ensure that the proposed development can be adequately drained, to improve water management and reduce the risk of flooding in accordance with Policy 29 in the Central Lancashire Core Strategy

9. No development hereby permitted shall be occupied until the sustainable drainage scheme for the site has been completed in accordance with the submitted details.

The sustainable drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.

REASON: To ensure that the proposed development can be adequately drained, to improve water management and reduce the risk of flooding in accordance with Policy 29 in the Central Lancashire Core Strategy

10. No development shall commence until details of an appropriate management and maintenance plan for the sustainable drainage system for the lifetime of the development have been submitted which, as a minimum, shall include:

- a) The arrangements for adoption by an appropriate public body or statutory undertaker, management and maintenance by a Management Company
- b) Arrangements concerning appropriate funding mechanisms for its on-going maintenance of all elements of the sustainable drainage system (including mechanical components) and will include elements such as:
 - i. on-going inspections relating to performance and bespoke asset condition assessments
 - ii. operation costs for regular maintenance, remedial works and irregular maintenance caused by less sustainable limited life assets or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime;
- c) Means of access for maintenance and easements where applicable.

The plan shall be implemented in accordance with the approved details prior to completion of the development. Thereafter the sustainable drainage system shall be managed and maintained in accordance with the approved details.

REASON: To ensure that the proposed development can be adequately drained, to improve water management and reduce the risk of flooding in accordance with Policy 29 in the Central Lancashire Core Strategy

- 11. The development, hereby permitted, shall be carried out in accordance with the submitted approved plans Dwgs no. 10489 PL-X L01A (Site Location Plan), 10489 PL-X L03 B (Proposed Site Plan), 10489 PL-2 S01 A (Building B Proposed Section), 10489 PL-2 P01 B (Unit B Proposed Ground Floor Plan), 10489 PL-2 E01 A (Building B Proposed Elevations), 10489 PL-1 E01 A (Unit A Proposed Sections), 10489 PL-1 PL02 A (Unit A Proposed Roof Plan), 10489 PL-1 E01 A (Building A Units A1 to A4 Proposed Elevations & Sections) and 10489 PL-2 P02 A (Building B Unit B1 Proposed Roof Plan).

REASON: To ensure a satisfactory standard of development in accordance with Policy 17 in the Central Lancashire Core Strategy and Policy G17 in the South Ribble Local Plan 2012-2026.

RELEVANT POLICY

- 1 Locating Growth (Core Strategy Policy)**
- 3 Travel (Core Strategy Policy)**
- 9 Economic Growth and Employment (Core Strategy Policy)**
- 10 Employment Premises and Sites (Core Strategy Policy)**
- 11 Retail and Town Centre Uses and Business Based Tourism (Core Strategy Policy)**
- 22 Biodiversity and Geodiversity (Core Strategy Policy)**
- 29 Water Management (Core Strategy Policy)**

POLB4 Commercial and Employment Site at Cuerden Way

POLG14 Unstable or Contaminated Land

POLG17 Design Criteria for New Development

NPPF National Planning Policy Framework

Note:
