

Development Control Committee
Meeting to be held on 21 January 2015

Electoral Division affected:
Accrington South

Hyndburn Borough: application number 11/13/0013/1/2/3

Approval of details reserved by conditions 5 (accesses and off-site works), 6 (programme of works), 7 (signing strategy), 10 (site clearance and demolition plan), 11 (construction plan), 12 (bus station management strategy), 13 (works strategy), 14 (building materials), 15 (lighting design), 19 (water management), 21 (landscaping) and 24 (bats) at land off Crawshaw Street Car Park, Accrington.

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Executive Summary

Application – Approval of details reserved by conditions 5 (accesses and off-site works), 6 (programme of works), 7 (signing strategy), 10 (site clearance and demolition plan), 11 (construction plan), 12 (bus station management strategy), 13 (works strategy), 14 (building materials), 15 (lighting design), 19 (water management), 21 (landscaping) and 24 (bats) at land off Crawshaw Street Car Park, Accrington.

Recommendation – Summary

That:

- 1) the application for the approval of details reserved by conditions 5, 6, 7, 10, 11, 12, 13, 14, 21 and 24 of permission 11/13/0013 be approved.
- 2) In respect of conditions 15 and 19, subject to no objection being received from any consultee, delegated authority be granted to officers for approval of these matters.

Description of development and condition

Planning permission was granted on 6 March 2013 for a proposed bus station for Accrington town centre, including a new pedestrian arcade link and the provision of new lighting columns on land at Crawshaw Street Car Park, Accrington subject to conditions (ref. 11/13/0013) including the following:-

Condition 5

No development shall commence until a scheme and programme for the construction of all site accesses and the off-site works of highway improvement has been submitted to and agreed in writing by the County Planning Authority. The development shall be constructed in accordance with the approved scheme.

Reason: To ensure the development meets safety and design criteria before work commences on site.

Condition 6

No site preparation (including the demolition of buildings and structures) or construction works shall commence until a programme of works (to include both on and off site works) has been submitted to and approved in writing by the County Planning Authority. The development shall thereafter be carried out in accordance with the approved programme of works.

Reason: To ensure the traffic generated by site preparation/demolition or construction does not exacerbate unsatisfactory highway conditions.

Condition 7

No development shall commence and no parking provision shall be removed until a signing strategy to re-route traffic has been submitted to and approved in writing by the County Planning Authority. The approved strategy shall be implemented in full prior to the commencement of development.

Reason: To maintain the flow of traffic on local roads during site preparation and construction.

Condition 10

No development shall commence until a Site Clearance and Demolition Plan has been submitted to and agreed in writing by the County Planning Authority. The plan shall include the method and details of clearance, demolition, vehicle routing to the site, vehicle wheel cleaning and the proposed temporary closing of any roads or streets. The approved plan shall be implemented and adhered to during the site preparation phase.

Reason: To maintain the operation of local streets and the through routes in the area during site preparation.

Condition 11

Prior to construction, a Construction Plan shall be submitted to and approved in writing by the County Planning Authority. The Plan shall include the phasing of works, method and details of construction, including vehicle routing to the site, construction traffic parking and the proposed temporary closing of any roads or streets. The plan shall include both on and off site works. The approved Construction Plan shall be implemented and adhered to during the construction phase of the development.

Reason: To maintain the operation of local streets and the through routes in the area during the construction phase of the development.

Condition 12

Prior to the commencement of construction works, a 'Bus Station Management Strategy and Code of Conduct' shall be submitted to and approved in writing by the County Planning Authority. The approved strategy and code of conduct shall be employed from the date the bus station is brought into use.

Reason: In order to maintain safety within and external to the site when the development is operational.

Condition 13

Prior to construction works, a 'Site Access, Deliveries and Servicing Strategy' and a 'Site Movement and Safety Strategy' shall be submitted to and approved in writing by the County Planning Authority. The strategy shall provide for access for all deliveries, service vehicles and emergency services and contain agreed routes and access times for deliveries to be outside 7:30 and 18:00 Monday to Saturday and 10:00 and 16:00 Sunday only and safety mechanisms put in place for reversing of delivery vehicles adjacent to bus apron and access roads. The strategy shall satisfy the safety audit of the internal layout.

Reason: In order to maintain safety within and external to the site and flow within the development and on local roads when the development is operational.

Condition 14

No development shall commence until samples of the building materials to be used for external elevations, the roof and boundary walls have been submitted to and approved in writing by the County Planning Authority. Thereafter, the development shall be constructed in the approved materials.

Reason: To protect the visual amenities of the area and to preserve the character of the adjacent Conservation Area and to conform with Policy Env6 of the Hyndburn Core Strategy, Policy ATC7 of the Accrington Area Action Plan and policy E10 of the Hyndburn Borough Local Plan.

Condition 15

No development shall commence until a scheme and programme for the lighting of the site has been submitted to and approved in writing by the County Planning Authority. The scheme and programme shall include details of:

- a) Type and intensity of lights*
- b) Types of masking or baffle at head*
- c) Light spread diagrams showing lux levels within and outside of the site boundary*

- d) *Details of any low level pedestrian lighting.*
- e) *Details of the type and location of any external CCTV columns.*

The lighting shall thereafter be provided in accordance with the approved details.

Reason: To safeguard the amenity of local residents and adjacent properties/landowners and land users, and to maintain the character of the adjacent Conservation Area and to conform with Policy Env6 of the Hyndburn Core Strategy, Policy ATC7 of the Accrington Area Action Plan and policy E10 of the Hyndburn Borough Local Plan.

Condition 19

No development shall commence until a scheme and programme for the disposal of foul and surface waters has been submitted to and approved in writing by the County Planning Authority. The development shall thereafter be constructed in accordance with the approved scheme and programme.

Reason: To safeguard local watercourses and drainages and avoid the pollution of any watercourse or groundwater resource or adjacent land and to conform with Policy Env7 of the Hyndburn Core Strategy and Policy E10 of the Hyndburn Borough Local Plan.

Condition 21

No construction development shall take place until a scheme and programme for the landscaping of the site has been submitted and approved in writing by the County Planning Authority. The scheme and programme shall include details of:

- a) *details for tree and shrub planting including species to be planted, numbers of plants, layout of planting areas, protection measures and methods of planting.*
- b) *Details for the seeding of any landscaping areas including mixes to be used and rates of application.*
- c) *Details for the management of any landscaping areas including maintenance of tree and shrub planting and grazing or mowing of grassland areas to ensure tree and shrub planting to not impinge on vehicle visibility splays within the site.*

The landscaping shall be carried out in accordance with the approved scheme and programme within the first available planting season following the construction phase of the development and shall thereafter be maintained for a period of five years.

Reason: In the interests of visual and local amenity and the local environment and to conform with Policies Env6 and Env7 of the Hyndburn Core Strategy, Policy ATC7 of the Accrington Area Action Plan and Policy Env10 of the Hyndburn Borough Local Plan.

Condition 24

No development shall take place until a report for the presence or absence of bats within the buildings identified as 'Buildings 1 & 2' in the document entitled 'Accrington Bus Station - Bat Survey Report (Internal Building Inspection)' dated February 2013, has been submitted to and approved in writing by the County Planning Authority. Two further bat activity surveys of both buildings (dusk emergence and pre-dawn re-entry) shall be undertaken during suitable weather conditions between April and August, with one being undertaken in June-July. Should bats be found, the survey shall include a mitigation strategy to avoid impacts on bats.

Any approved bat mitigation strategy shall be implemented in its entirety.

Reason: To ensure the preservation of any protected species and comply with Policy Env7 of the Hyndburn Core Strategy and Policy E10 of the Hyndburn Borough Local Plan.

Applicant's Proposal

The application is for the approval of details reserved by conditions of permission 13/11/0013. Further detail of the information that has been submitted for each of the conditions will be shown in the presentation to committee and by way of the update sheet.

Consultations

Hyndburn Borough Council – No objection.

Environment Agency – No comments to make.

LCC Developer Support (Highways) – No objection subject to clarification over lighting design.

United Utilities – No observations received.

LCC Ecology Service – The submitted details appear sufficient for the purposes of the conditions.

Assessment of application

The applicant has provided an extensive range of documents and drawings in relation to building materials and construction, drainage proposals, highway matters, landscaping and bat protection.

Condition 5 relates to the design of the main highway access points into the site. The proposals are considered acceptable in terms of highway safety and capacity.

Conditions 6, 10, 11 and 13 of the planning permission are all related to the programming of site construction works, control of demolition activities and details of how the site will be serviced during construction operations. The submitted information contains details of the utilities diversions that are required, the access

routes that will be used including maintenance of access to existing businesses, details of the demolition works that will be undertaken and details of parking and access for vehicles during construction activities. The proposals are considered sufficient to ensure that the demolition and construction activities will be undertaken in a way that protects the interests of local businesses and ensures minimal disruption to the local highway network.

Condition 7 – the applicant has included details for the amendments to road signage that will be undertaken on the local road network to take account to the changes to the local highways that would result during the construction of the development. The signage proposals are considered acceptable.

Condition 12 - requires details of a bus station management strategy and code of conduct. The information that has been submitted deals with how each bus operator is allocated stands, charging mechanisms and details of the penalties that will apply in event of failure to pay. The code of conduct sets out rules for how bus drivers shall manoeuvre vehicles when entering and leaving the bus station.

Condition 14 – the applicant has provided details of the building materials to be used for the external elevations. These are comprised of facing bricks, insulated curtain walling glazing panels with single ply membrane roof coloured dark grey. The eaves and soffit would be coloured oyster white with stainless steel lettering on the external of the building. Hyndburn Borough Council is has raised no objection.

Condition 15 – Lighting. The submitted details include plans showing the lighting that is proposed to illuminate the bus station and apron together with a lux level diagram. However, no response has yet been received from the County Council's Lighting Engineer and therefore it is not yet possible to conclude whether or not the details are appropriate in this location.

Condition 19 – Drainage. The submitted information includes details of how surface water from the buildings and areas of hardstanding would be handled including discharge locations. However, no response has yet been received from United Utilities and therefore it is considered that these details should not be approved until such time as UU have confirmed that they have no objection to the proposals.

Condition 21 – The submitted information includes details of the hard and soft landscaping that would be developed around the bus station site. It is considered that the landscaping proposals would enable the development of a high quality public realm area that would complement the adjacent conservation area.

Condition 24 – details have been submitted in relation to potential impacts on bats based upon a number of surveys that have been undertaken to assess bat roosting potential. No bats were found to emerge from either of the two buildings to be demolished and there is no evidence to suggest that either building is used as a roost. The County Council's Ecologist is satisfied with the findings of the surveys and therefore no further mitigation is required for bats.

The submitted details are considered to be sufficient for the purposes of conditions 5, 6, 7, 10, 11, 12, 13, 14, 21 and 24 of permission 11/13/0013. However, in respect

of conditions 15 (lighting) and 19 (drainage) it is considered that further detail and consultation response is required in order to ensure that the most appropriate scheme would be adopted.

Recommendation:

That:

- 1) the application for the approval of details reserved by conditions 5, 6, 7, 10, 11, 12, 13, 14, 21 and 24 of permission 11/13/0013 be approved.
- 2) In respect of conditions 15 and 19, subject to no objection being received from any consultee, delegated authority be granted to officers for approval of these matters.

**Local Government (Access to Information) Act 1985
List of Background Papers**

Paper	Date	Contact/Directorate/Ext
11/13/0013/1/2/3	Jan 2015	R Hope/ENV/34159

Reason for Inclusion in Part II, if appropriate

N/A