

Development Control Committee

Meeting to be held on 2nd September 2015

Electoral Division affected: West Lancashire West
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West Lancashire Borough: Application No. LCC/2015/0026

Retrospective change of use of land and existing building from light industrial (Class B1) to a mixed use for light industrial (Class B1) and storage and distribution (Class B8) uses and the recycling of non-hazardous waste plastics together with the erection of a warehouse building for the storage and distribution of materials associated with the uses. Unit 1, Station Yard Factory, Station Road, Rufford.

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Executive Summary

Application - Retrospective change of use of land and existing building from light industrial (Class B1) to a mixed use for light industrial (Class B1) and storage and distribution (Class B8) uses and the recycling of non-hazardous waste plastics together with the erection of a warehouse building for the storage and distribution of materials associated with the uses. Unit 1, Station Yard Factory, Station Road, Rufford.

Recommendation – Summary

That planning permission be **granted** subject to conditions controlling time limits, working programme, building materials, site operations, hours of working, highway matters, noise, foul and surface water drainage, lighting and landscaping.

Applicant's Proposal

Planning permission is sought for the retrospective change of use of land and existing building from light industrial (Class B1) to a mixed use for light industry (Class B1) and storage and distribution (Class B8) uses and the recycling of non-hazardous waste plastics together with the erection of a warehouse building for the storage and distribution of materials associated with the uses.

The applicant imports waste plastics to the site which are then washed, dried, granulated and then transferred into sacks for transport off site for further processing and reuse.

The warehouse would be a portal framed building measuring 36.4 metres x 15.4 metres. The roof would be pitched with an overall height of 7.4m and 6m to the eaves. The only door would be a roller shutter door measuring 3m x 3m in the southern elevation. There would be rooflights but no windows. The warehouse would have 0.3m high brickwork at the base and be clad with vertical composite sheeting. The southern elevation would have a 2.9m high band of horizontal boarding with glazing above. The cladding and boarding would be coloured dark green.

The site operates between the hours of 7.00am and 7.00pm on weekdays and Saturdays, and is closed on Sundays or public/bank holidays. The site generates two x 7.5 tonnes HGV's and 3 employee car trips per day and two articulated trucks per week.

The site processes up to 10,000 tonnes of plastic per annum.

Description and Location of Site

The site is an existing industrial site located on the north side of the B5246 Station Road and on the east side of Rufford. The site is a flat and rectangular shaped area measuring 174m by 40m covering an area of 0.56 ha.

The access is on the south side of the site from Station Road where the entrance gates are set back 7m from the public highway. The access leads to an open yard area that occupies the majority of the site and is used for loading and unloading of vehicles and external storage. An existing warehouse building is on the west side of the site set back approximately 30m from Station Road. A number of portable buildings are on site; one for staff use inside the eastern boundary opposite the existing building, and separate toilet and office blocks to the south of the existing building. Mature trees are located inside and along all the boundaries and that screen the site. Those trees closest to Station Road are covered by Tree Preservation Orders.

The site is bound to the east by a railway line, to the north by the River Douglas, to the west by agricultural fields and Alsley Lodge Residential Care Home, and to the south by Station Road. Three residential properties are located on the southern side of Station Road close to the site access. Approximately 20m to the east of the site entrance along Station Road is a railway level crossing providing access to Rufford Railway Station.

The new building would be in the northern half of the site in a similar position to a building previously located in this area. The new building would be set back approximately 90m from Station Road. No trees would be removed to facilitate the new building.

The whole of the site falls within the Green Belt and Flood Risk Zone 2.

Background

Planning permission for an extension to the existing industrial building and the erection of 2 storey offices, was granted in November 1991 (ref. 1991/0681).

Planning permission for a mobile phone telecommunications compound and equipment, was refused in July 1999 but allowed on appeal in May 2000 (ref. 1999/0585).

Planning Policy

National Planning Policy Framework (NPPF): Paragraphs 11 – 14, 17 - 19, 28, 56 – 66, 79 – 81, 87 – 91, 103, 104, 109, 123 and 125 are relevant with regard to the presumption in favour of sustainable development, core planning principles, building a strong competitive economy, supporting a prosperous rural economy, the requirement for good design, protecting Green Belt land, flood risk, conserving and enhancing the natural environment, noise and light.

National Planning Practice Guidance

Joint Lancashire Minerals and Waste Development Framework Core Strategy DPD

Policy CS7 Managing Waste as a resource
Policy CS8 Identifying Capacity for managing our waste
Policy CS9 Achieving Sustainable Waste Management

Joint Lancashire Minerals and Waste Local Plan – Site Allocation and Development Management Policies – Part One (LMWLP)

Policy NPPF 1 Presumption in favour of sustainable development
Policy DM2 Development Management
Policy WM1 Capacity of Waste Management Facilities

West Lancashire Local Plan 2012-2027 Development Plan Document (DPD)

Policy GN3 Criteria for Sustainable Development
Policy GN5 Sequential Tests
Policy EC2 The Rural Economy
Policy IF2 Enhancing Sustainable Transport Choice
Policy EN2 Preserving and Enhancing West Lancashire's Natural Environment

Consultations

West Lancashire Borough Council – Object as the proposal would conflict with paragraph 89 of the NPPF which states that a local planning authority should regard the construction of new buildings as inappropriate development in the Green Belt.

Paragraph 89 lists six exemptions to this but the erection of new storage and office buildings do not fall into one of these categories. Therefore it is considered that the development would be inappropriate development at this site and would be contrary to the NPPF.

Paragraph 87 of the NPPF states that 'inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances'. It appears that no special circumstances have been put forward as part of this planning application which would outweigh the resultant harm to the Green Belt.

However, if LCC is to approve the planning application then suitable planning conditions should require the following:

- The submission of a Tree Method Statement so that the building is constructed in such a way to avoid root damage, pruning is agreed to facilitate the building and that tree protection methods are in place.
- Restrictions on operational hours, outside working and use of outside areas for the storage of items other than vehicles

Rufford Parish Council – Express serious concerns in relation to the following:

- The drainage overflow pipe needs further clarification.
- Reported nauseating smells by the public coming from the unit.
- The Parish Council like the idea of West Lancashire Borough Council's suggestion of an alternative location for the building.

LCC Developer Support (Highways) – No objection.

Environment Agency - No objection and make the following comments:

- The proposed surface water drainage scheme that has been submitted is satisfactory.
- A Foul Drainage Assessment has not been submitted with the application. There is not a main foul sewer within 30m of the site and so it is considered that a connection to the main sewer is not viable. An advisory note should be included on the granting of any permission to state that the applicant/ landowner should contact the EA to provide the details of the foul water drainage prior to the erection of the new building as an Environmental Permit may be required from the EA.
- Works to the outfall pipe may require the Consent of Lancashire County Council as the Lead Local Flood Authority as the discharge is to an ordinary watercourse.

Network Rail - Object as the submitted 'Drawing No. LE13035-001 - Outline Drainage Strategy' proposes that foul water discharges onto Network Rail land to an assumed soakaway. This is not acceptable to Network Rail. The application cannot be supported until the developer submits a drawing showing that the foul water will be diverted away from the Network Rail boundary.

The following comments are also made:

- Once the construction commences, the developer should submit a risk and method statement for the proposal to Network Rail Asset Protection to consider all works to be undertaken within 10m of the operational railway.

- HGV's turning into the site sometimes back over the level crossing while they are waiting for someone to open the gates. This clearly presents a danger to other road users and to part of the railway network.

LCC Lead Local Flood Authority – No objection subject to the imposition of a condition to require the development is carried out in accordance with the submitted 'Drawing No. LE13035-001 - Outline Drainage Strategy' and the mitigation measures referred to in the drawing to limit the surface water run-off generated for all storm events to 5 litres per second, and for the provision of compensatory flood storage. An advisory note should be included on the granting of any permission to state that the applicant should obtain Land Drainage Consent from Lancashire County Council before starting any works on site.

Canal and River Trust - No observations received.

LCC Specialist Advisor (Ecology) – No observations received.

LCC Specialist Advisor (Landscaping) – No observations received.

Representations – The application has been advertised by press and site notice and neighbouring residents have been notified by letter. One representation has been received objecting to the application for the following reasons:

- This type of business should be on an industrial estate, well away from residential properties and not in a rural, Green Belt setting.
- There are potential hazards, such as explosions, associated with the storage of the type of waste materials that the site accepts. This would be dangerous to nearby houses and can only have a detrimental effect on the character of the area.
- HGV's and articulated trucks regularly have to park outside the site entrance partially on Station Road, 'pip' their horn and wait until the gates are opened before they can enter the site. The vehicles sometimes have to do a dangerous reversing manoeuvre to enter the site. The situation presents a danger to other road users who have to cross the double solid white lines in the centre of the road to pass the waiting vehicles, and because the Station Road railway level crossing is adjacent to the site entrance with a blind bend another 100 metres beyond on Station Road.
- The noise from fork lift trucks operating in the yard area is irritating due to their high pitch alarms.
- The proposed welfare unit and unrestricted hours of opening would be in close proximity to houses and create a loss of privacy.

County Councillor Dereli has expressed concerns as to surface and foul water drainage issues, hours of working and highway matters, and wish them to be controlled by condition.

Advice

Planning permission is sought for the retrospective change of use of land and existing building from light industrial (Class B1) to a mixed use for light industry

(Class B1) and storage and distribution (Class B8) uses and the recycling of non-hazardous waste plastics together with the erection of a warehouse building for the storage and distribution of materials associated with the uses.

The site is currently used for plastic recycling and for storage and distribution uses.

The plastic recycling business involves importing non-toxic and non-hazardous waste plastic items to the site, such as PVC, polycarbonate and HDPE, in the form of plant pots, empty containers such as margarine tubs, shampoo bottles and kegs for recycling that would otherwise go to landfill. The process involves washing the plastic, drying it, granulating it into 5mm pieces and then exporting the granulated product for final processing and re-use in the manufacture of new products such as milk crates, bread trays and garden benches. This process is industrial in nature and is undertaken within the existing warehouse type building on the west side of the site near to the entrance. The use is already in operation and hence this aspect of the application is retrospective.

The storage and distribution use involves taking and storing products such as detergents and other cleaning liquids from manufacturers and then distributing them elsewhere. These products and the waste plastics to be processed in the recycling business are currently stored externally in the yard area around the site.

The proposed warehouse building is required as some plastic types must be retained in dry condition to prevent deterioration of the product. The warehouse would also provide office and staff welfare facilities and remove the need for the three existing containers/ portable buildings along the eastern and western boundaries in the southern half of the site currently used for those purposes. The application initially proposed that the additional warehousing would be provided through an extension to the existing building. However, the application has since been modified to propose a free standing building located further into the site.

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan, unless material considerations indicate otherwise. In considering the issues that arise from the proposed development, it is necessary to take into consideration the relevant policies of the Development Plan and the planning history of the site and all other material planning considerations. Government policy is a material consideration that should be given appropriate weight in the decision making process.

The Development Plan for the site is made up of the Joint Lancashire Minerals and Waste Development Framework Core Strategy DPD, the Joint Lancashire Minerals and Waste Core Strategy and Local Plan – Site Allocation and Development Management Policies – Part One (LMWLP), and the West Lancashire Local Plan 2012-2027 Development Plan Document (DPD).

National Planning Policy encourages recycling and the re-use of waste to reduce reliance on land filling.

The NPPF seeks to ensure that the planning system supports and secures economic growth in order to create jobs and prosperity and plan for a low carbon future, whilst

at the same time ensuring the environmental impacts of development are acceptable, and to support the sustainable growth and expansion of all types of business and enterprise in rural areas including through the provision of well designed buildings. Policy CS7 of the Core Strategy DPD seeks to manage our waste as a resource, while Policy CS8 of the Core Strategy DPD seeks to ensure an adequate provision of suitable waste facilities across the county to ensure that waste can be managed as a resource. The shredding of waste plastic to make a granulated product for commercial use in the manufacture of other products diverts waste from landfill and moves waste up the waste hierarchy as it is a re-use of waste. The proposal therefore complies with the principle of National Planning Policy and with Policies CS7 and CS8 of the Core Strategy DPD in terms of waste management strategy.

The proposal raises issues in relation to the location of the site within the Green Belt, the impact on visual and residential amenity, highway safety, flood risk and surface and foul water drainage.

The proposed site is located within the Green Belt. The NPPF seeks to prevent inappropriate development that would be harmful to the Green Belt and which should not be approved except in very special circumstances. Paragraph 89 of the NPPF states that a local planning authority should regard the construction of new buildings as inappropriate development in the Green Belt. The NPPF lists six exemptions to this. West Lancashire Borough Council have objected to the application as they consider that the erection of the warehouse would not fall into one of these categories and would therefore be inappropriate development. However, one of the exemptions listed includes the limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.

The application is an existing industrial site. The new warehouse would be sited in a similar location to a building that was previously on this site and hence it would constitute the redevelopment of a previously developed site. The applicant initially proposed to provide the new warehousing by extending the existing building towards Station Road. However, this would have required the removal of several trees subject to Tree Preservation Orders and would have been closer to the residential properties off Station Road. The application was therefore modified to provide the new warehousing through a new building located towards the rear of the site.

The whole site is bordered by mature trees which would effectively screen the new building. From Station Road the new building would largely be hidden behind the existing warehouse and therefore the visual impact of the new building in the Green Belt would be minor and would not have a greater impact on the openness of the Green Belt than the existing development.

A condition can be imposed requiring the protection of the trees on the site boundaries. The external elevations of the warehouse would be coloured dark green but to ensure the exact colour is acceptable, a condition should require details of the colour to be submitted for approval. Should it be the intention to provide any

additional lighting to the site, then to restrict any light spill to the surrounding area, the details of such lighting should be subject of a condition. Subject to the imposition of these conditions, the visual impact of the warehouse including on the openness of the Green Belt is acceptable and complies with the policy within the NPPF and Policies EC2 and EN2 of the West Lancashire Local Plan DPD.

The nearest houses to the site are located approximately 15m away from the site boundary on the opposite side of Station Road. It should be remembered that this site has a history of industrial uses and therefore this application does not propose a new industrial activity in this location. The plastics recycling activity is undertaken within the existing building and is not an especially noisy activity. To protect residential amenity, conditions should restrict the hours of construction, the opening and operating hours of the site to between 7.00am and 7.00pm on weekdays and Saturdays and not at any time on Sundays or public/bank holidays, and mobile plant used in the yard area should be fitted with non-audible or white noise reversing alarms. Subject to such conditions, it is considered that the application is acceptable in terms of local amenity and conforms with Policy GN3 of the West Lancashire Local Plan DPD.

In relation to highway impacts, the number and type of vehicles accessing the site would be two x 7.5 tonnes HGV's and 3 employee car trips per day and two articulated trucks per week. The existing site access has been used to serve previous industrial uses on this site and has adequate visibility onto Station Road. The LCC Developer Support (Highways) has raised no objection to the application. However, concerns have been expressed that HGV's waiting to access the site are overhanging the highway and can result in vehicles queuing over the nearby level crossing. In order to avoid such a situation, a condition should be imposed requiring the gates to Station Road to remain open at all times during business hours to allow HGV's to pull clear of the highway. The applicant has also provided a plan to demonstrate how HGV's can enter and leave the site in a forward gear by turning within the site to avoid them having to reverse onto Station Road. To ensure that the turning space for HGV's can be achieved for the duration of the development, a condition should be imposed to requiring the turning area to remain clear of any storage and car parking at all times. West Lancashire Borough Council suggest a restriction on the use of outside areas for storage and the aforementioned condition would effectively require external storage to take place in a location away from Station Road so as to minimise any visual impact. The height of stored items in the yard area can be restricted by condition to 4 metres. With such conditions, the development accords with Policy IF2 of the West Lancashire Local Plan DPD.

In relation to flood risk and drainage matters, the Environment Agency are satisfied with the proposed surface water drainage scheme that has been submitted but comment that a Foul Drainage Assessment has not been submitted. Network Rail have objected that the foul water discharge is proposed onto Network Rail land to an assumed soakaway. In response to this objection, the foul water discharge referred to is existing and has taken place for many years. To ensure there is ensure there is no pollution, a condition should require that no development shall take place until a foul and waste water drainage scheme for the site has been submitted and approved. In accordance with the request of LCC Lead Local Flood Authority, a condition should be imposed to require the discharge of surface water in accordance

with the submitted 'Drawing No. LE13035-001 - Outline Drainage Strategy', plus the inclusion of an advisory note that Land Drainage Consent is required from LCC before starting any works on site. The development would therefore accord with Policy GN3 of the West Lancashire Local Plan DPD.

There are concerns from a local resident in relation to contamination risks, fire safety concerns and from potential hazards, such as explosions, associated with the storage of the type of waste materials that the site accepts. Issues relating to the type of waste plastic received at the site and contamination risks are a matter for the Environment Agency. The operations at the site are covered by controls under an exemption to the Environmental Permitting Regulations, a copy of which has been submitted with the application. The EA only issue such an exemption if activities do not cause harm to human health and amenity and do not cause risk to water, air, plants and animals. Issues relating to health and safety and fire risks are a matter for the Health and Safety Executive. However, the types of waste materials stored at the site would not normally give rise to risks of explosions or fire.

In view of the nature, location and purpose of the proposal it is considered that no Convention Rights as set out in the Human Rights Act would be affected.

Recommendation

That planning permission be **Granted** subject to the following conditions

Working Programme

1. The development shall be carried out, except where modified by the conditions to this permission, in accordance with the following documents:
 - a) The Planning Application received by the County Planning Authority on 17th February 2015, two emails from the applicant received on 30th July 2015 and the email from the applicant received on 14th August 2015.
 - b) Submitted Plans and documents received by the County Planning Authority on 17 February 2015:

Drawing No. 101 Issue P - Tree Survey
Drawing No. 101 Issue P - Tree Protection Plan

Submitted Plans and documents received by the County Planning Authority on 30 July 2015:

Site Location Plan
Drawing No. P5303-01 Rev. E - Plan and Elevations
Proposed HGV turning area and parking layout
Drawing No. LE13035-001 - Outline Drainage Strategy
Supplementary Report on Existing Trees
Tree Survey
Drawing No. 102 Issue P - Tree Protection Plan

c) All schemes and programmes approved in accordance with this permission.

Reason: To minimise the impact of the development on the amenities of the area and to conform with Policies NPPF 1, DM2 and WM1 of the Joint Lancashire Minerals and Waste Local Plan – Site Allocation and Development Management Policies – Part One, Policies CS7, CS8 and CS9 of the Joint Lancashire Minerals and Waste Development Framework Core Strategy DPD, and Policies GN3, GN5, EC2, IF2 and EN2 of the West Lancashire Local Plan 2012-2027 Development Plan Document.

Building Materials

2. No development of the new warehouse building shall take place until details of the exact colour of the external elevations of the building have been submitted to the County Planning Authority and approved in writing. Thereafter, the warehouse building shall be maintained in the approved colour/s.

Reason: To protect the visual amenities of the area and to conform with Policy DM2 of the Joint Lancashire Minerals and Waste Local Plan – Site Allocation and Development Management Policies – Part One, Policy CS9 of the Joint Lancashire Minerals and Waste Development Framework Core Strategy DPD, and Policy GN3 of the West Lancashire Local Plan 2012-2027 Development Plan Document.

Site Operations

3. Materials shall not be stored in the external yard areas to a height exceeding four metres above ground level.

Reason: In the interests of the visual amenities of the area and to conform with Policy GN3 of the West Lancashire Borough Local Plan.

Hours of Working

4. No site operations, including the delivery or export of materials shall take place except between the hours of:-

0700 to 1900 hours, Mondays to Friday (except Public Holidays)
0700 to 1700 hours, Saturdays

The site shall not operate at any time on Sundays or Public Holidays.

This condition shall not however operate so as to prevent the carrying out, outside of these hours, of essential repairs to plant and machinery used on the site.

Reason: To safeguard the amenity of local residents and adjacent properties/landowners and land users, and to conform with Policy DM2 of the

Joint Lancashire Minerals and Waste Local Plan – Site Allocation and Development Management Policies – Part One, Policy CS9 of the Joint Lancashire Minerals and Waste Development Framework Core Strategy DPD, and Policy GN3 of the West Lancashire Local Plan 2012-2027 Development Plan Document.

5. No construction operations or the associated delivery or removal of materials associated with the construction of the new building shall take place outside the hours of:

0800 to 1800 hours, Mondays to Friday (except Public Holidays)
0800 to 1700 hours, Saturdays

No construction operations or delivery or removal of materials shall take place at any time on Sundays or Public Holidays.

This condition shall not however operate so as to prevent the carrying out, outside of these hours, of essential repairs to plant and machinery used on the site.

Reason: To safeguard the amenity of local residents and adjacent properties/landowners and land users and to conform with Policy DM2 of the Joint Lancashire Minerals and Waste Local Plan – Site Allocation and Development Management Policies – Part One, Policy CS9 of the Joint Lancashire Minerals and Waste Development Framework Core Strategy DPD, and Policy GN3 of the West Lancashire Local Plan 2012-2027 Development Plan Document.

Highway Matters

6. The vehicle access gates from Station Road shall remain open at all times during the hours of operation specified in condition 4 to allow vehicles access to the site and to prevent vehicles overhanging the highway and causing obstruction to other road users.

Reason: In the interests of highway safety and to conform with Policy DM2 of the Joint Lancashire Minerals and Waste Local Plan – Site Allocation and Development Management Policies – Part One, Policy CS9 of the Joint Lancashire Minerals and Waste Development Framework Core Strategy DPD, and Policies GN3 and EC2 of the West Lancashire Local Plan 2012-2027 Development Plan Document.

7. The turning space for HGV's as shown on the 'Proposed HGV turning area and parking layout' plan shall be available for use at all time during the development. There shall be no storage of materials or parking of vehicles within this area which would restrict the ability for HGV's to turn within the site.

Reason: To ensure that there is sufficient space within the site for the turning of HGV's in the interests of highway safety and to conform with Policy GN3 of the West Lancashire Borough Local Plan.

8. The portable buildings used for staff welfare shall be removed from the site within one month of the new warehouse building being brought into use.

Reason: In the interests of the visual amenities of the area and to protect the openness of the green belt and to conform with Policy DM2 of the Lancashire Minerals and Waste Local Plan.

9. Within one month of the date of this planning permission, the car parking spaces and motorcycle and cycle parking provision as shown on the drawing 'Proposed HGV turning area and parking layout' shall be provided and maintained for the duration of the development.

Reason : To ensure parking provision in accordance with adopted standards and to conform with Policy DM2 of the Joint Lancashire Minerals and Waste Local Plan – Site Allocation and Development Management Policies – Part One and Policies GN3 and IF2 of the West Lancashire Local Plan 2012-2027 Development Plan Document.

Control of Noise

10. All plant, equipment and machinery used in connection with the operation and maintenance of the site shall be equipped with effective silencing equipment or sound proofing equipment to the standard of design set out in the manufacturer's specification. All plant, machinery and equipment shall be maintained in accordance with that specification at all times throughout the development.

Reason: To safeguard the amenity of local residents and adjacent properties/landowners and land users and to conform with Policy DM2 of the Joint Lancashire Minerals and Waste Local Plan – Site Allocation and Development Management Policies – Part One, Policy CS9 of the Joint Lancashire Minerals and Waste Development Framework Core Strategy DPD, and Policy GN3 of the West Lancashire Local Plan 2012-2027 Development Plan Document.

11. Within three months of the date of this planning permission, all mobile plant used on the site shall be fitted with non-audible or white noise reversing alarms.

Reason: To safeguard the amenity of local residents and adjacent properties/landowners and land users and to conform with Policy DM2 of the Joint Lancashire Minerals and Waste Local Plan – Site Allocation and Development Management Policies – Part One, Policy CS9 of the Joint Lancashire Minerals and Waste Development Framework Core Strategy DPD, and Policy GN3 of the West Lancashire Local Plan 2012-2027 Development Plan Document.

Safeguarding of Watercourses and Drainage

12. Prior to the commencement of the development of the warehouse building, a scheme and programme for the collection, treatment and disposal of all foul and waste water arising on the site to ensure that there shall no discharge of contaminated or polluted drainage to ground or surface waters shall be submitted to the County Planning Authority for approval in writing. The measures contained in the approved scheme shall thereafter be implemented and maintained in full working order thereafter.

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 DM2 of the Joint Lancashire Minerals and Waste Local Plan – Site Allocation and Development Management Policies – Part One, Policy CS9 of the Joint Lancashire Minerals and Waste Development Framework Core Strategy DPD, and Policy GN3 of the West Lancashire Local Plan 2012-2027 Development Plan Document.

13. The development shall be carried out in accordance with the submitted 'Drawing No. LE13035-001 - Outline Drainage Strategy' and the mitigation measures referred to in the drawing to limit the surface water run-off generated for all storm events to 5l/s, and for the provision of compensatory flood storage.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the County Planning Authority in consultation with the LCC Lead Local Flood Authority.

Reason: To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site and that compensatory storage of flood water is provided, and to reduce the risk of flooding to the proposed development and future occupants and to conform with Policy DM2 of the Joint Lancashire Minerals and Waste Local Plan – Site Allocation and Development Management Policies – Part One, Policy CS9 of the Joint Lancashire Minerals and Waste Development Framework Core Strategy DPD, and Policy GN3 of the West Lancashire Local Plan 2012-2027 Development Plan Document.

Floodlighting

14. No additional lighting shall be erected to illuminate the site unless the details of such lighting including the position, direction and design of such lighting has first been submitted to and approved in writing by the County Planning Authority. Any such details shall include provisions to reduce light pollution to adjacent land.

Thereafter, the lighting shall be operated in accordance with the approved specification at all times.

Reason: To minimise light spill beyond the site boundary and to safeguard the amenities of the area and to conform with Policy DM2 of the Joint Lancashire Minerals and Waste Local Plan – Site Allocation and Development Management Policies – Part One, Policy CS9 of the Joint Lancashire Minerals and Waste Development Framework Core Strategy DPD, and Policy GN3 of the West Lancashire Local Plan 2012-2027 Development Plan Document.

Landscaping

15. All trees forming part of the site boundaries shall be protected from any damage and maintained throughout the construction period and life of the development by the implementation of the tree root protection zones and tree protection methods as detailed in the submitted Supplementary Report on Existing Trees, the Tree Survey and Drawing No. 102 Issue P - Tree Protection Plan.

Reason: In the interests of visual and local amenity and the local environment and to conform with Policy DM2 of the Joint Lancashire Minerals and Waste Local Plan – Site Allocation and Development Management Policies – Part One, Policy CS9 of the Joint Lancashire Minerals and Waste Development Framework Core Strategy DPD, and Policies GN3 and EN2 of the West Lancashire Local Plan 2012-2027 Development Plan Document.

Notes

The applicant's attention is drawn to the observations of Network Rail in their letter of 7th April 2015.

The grant of planning permission does not remove the need to obtain the relevant statutory consents/licences from the Environment Agency.

This permission does not grant the applicant permission to connect to the ordinary watercourse(s) and it does not mean that land drainage consent will be given.

The applicant should obtain Land Drainage Consent from Lancashire County Council before starting any works on site.

Local Government (Access to Information) Act 1985

List of Background Papers

Paper	Date	Contact/Ext
LCC/2015/0026	17 February 2015	Rob Jones/34128

Reason for Inclusion in Part II, if appropriate

N/A