

## Signing Off Form

**Planning Application Number:** LCC/2023/0027

	<b>Cleared By</b>	<b>Date Cleared</b>	<b>Date Forwarded</b>	<b>Notes</b>
Case Officer – Forward to Head of Development Management	JMH		16/10/23	
Head of Development Management for signing by other				
<b>Signing Off</b>			<b>Tick</b>	
<b>Director of Environment &amp; Planning</b>			✓	
<i>A Mullaney</i>				
<b>Date:</b> 17 October 2023				
	<b>Date</b>	<b>By</b>		
Decision Notice Issued	<b>18/10/23</b>	<b>SB</b>		
Notifications completed	<b>18/10/23</b>	<b>SB</b>		

**Development Management  
Planning Application Delegated Report**

Electoral Division affected: Moss Side and Farington
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Date app.valid	Dec. due by
3/08/23	

**South Ribble Borough: Application number. LCC/2023/0027  
Amendment of conditions 3, 4, 10, 16, 28 and 29 of planning permission ref LCC/2022/0048 to permit reconfiguration of spectator mounding to permit retention of trees, relocation of external bin store, amendment to design of practice nets facility and incorporation of irrigation tank, pump house and substation and deletion of conditions 22 and 23 in relation to the hours of use and design of the bin store.  
Land at Woodcock Estate, Stanifield Lane, Farington**

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**Executive Summary**

Application - Amendment of conditions 3, 4, 10, 16, 28 and 29 of planning permission ref LCC/2022/0048 to permit reconfiguration of spectator mounding to permit retention of trees, relocation of external bin store, amendment to design of practice nets facility and incorporation of irrigation tank, pump house and substation and deletion of conditions 22 and 23 in relation to the hours of use and design of the bin store. Land at Woodcock Estate, Stanifield Lane, Farington

**Recommendation – Summary**

That planning permission be **granted** subject to conditions controlling time limits, working programme, highways matters, design of site, drainage, controls on use, landscaping and habitat management.

**Applicant's Proposal**

Planning permission ref LCC/2022/0048 was granted on for the construction of a cricket facility on land off Stanifield Lane, Farington. The development included the construction of two new cricket ovals, a central pavilion building, nets facility, car parking and various other ancillary development.

The current application is to amend a number of conditions on planning permission LCC/2022/0048 as follows:

Condition 3 : Approved drawings. A number of new and modified drawings have been submitted proposing various changes to the design of the development including:

- Modification of the perimeter mounding around the ovals to allow the retention of two mature trees on the southern boundary of the site
- Change to the layout of the external cricket nets so that the covered nets practice area is further away from the property at no. 6 Fowler Avenue.
- Removal of the external bin store
- Inclusion of a water tank, and kiosk for irrigation purposes on the eastern side of the site close to Stanifield Lane. The tank would have a floor area of 95m<sup>2</sup>, the pump house 17m<sup>2</sup> and the substation 10m<sup>2</sup>.

Condition 4 : This condition requires the earthworks to be carried out in accordance with the drawing submitted with application LCC/2022/0048. In view of the earthworks design changes, it is necessary to amend the drawing reference in the condition.

Condition 10 : This condition deals with the hours of use of the cricket nets facility and refers to a drawing showing the location and layout of the nets area. In view of the change to the nets design, it is necessary to amend the drawing reference in the condition.

Conditions 22 and 23 : These conditions refer to the bin store. The bin store is now proposed to be moved within the building and therefore the applicant is proposing that both of these conditions can now be deleted.

Conditions 16, 28, 29 and 32 : (relating to construction access design, drainage design and archaeology). A number of the matters dealt with by these conditions have already been approved so the wording of these conditions is proposed to be amended to reflect this.

### **Description and Location of Site**

The application site covers 13.7 ha of agricultural land located to the west of the A5083 Stanifield Lane between Lostock Hall to the north and Leyland to the south.

The western boundary of the site is formed by Fowler Avenue. The A582 passes close to the northern boundary of the site whilst to the south are further agricultural fields beyond which is Fowler Lane.

The nearest residential properties are located on Fowler Avenue immediately to the west of the site (8 properties) and on Woodcock Estate to the east (6 properties). There is also another property located at Sherdley Cottage off Stanifield Lane immediately east of the site.

To the east of Stanifield Lane is an area of land that is currently the subject of an outline planning application ref LCC2022/0044 for a mixed use development (employment, retail, leisure, residential and hotel / food and drink).

The site is comprised of a number of agricultural grazing fields separated by hedgerows with mature trees. Many of these trees are subject to tree preservation orders.

The site is in the Green Belt.

Two public footpaths are affected by this development. One footpath (7-4-FP6 / 9-12-FP1) follows the northern boundary of the site whilst the other (9-12-FP2 / 7-4-FP5) crosses the centre of the site. Both footpaths would require partial diversion.

## **Background**

History : Planning permission ref LCC/2022/0048 for the construction of the cricket facility was granted on 21 March 2023.

## **Planning Policy**

*National Planning Policy Framework (NPPF)* : The following paragraphs of the NPPF are considered particularly relevant to this application : 8-11 (presumption in favour of sustainable development), 98 (access to sport and recreation facilities), 100 (public rights of way), 110 -113 (transport and highway considerations), 130 (design), 131 (trees), 147 – 149 (green belt), 167 (flood risks), 169 (sustainable drainage systems), 180 (biodiversity), 185 (amenity impacts of development), 194 (heritage assets)

### *Central Lancashire Core Strategy*

Policy 1 Locating Growth

Policy 2 Infrastructure

Policy 3 Travel

Policy 16 Heritage Assets

Policy 17 Design of new buildings

Policy 18 Green Infrastructure

Policy 19 Areas of Separation and Major Open Space

Policy 21 Landscape Character Areas

Policy 22 Biodiversity and Geodiversity

Policy 24 Sport and recreation

Policy 27 Sustainable resources and new developments

Policy 29 Water Management

Policy 31 Agricultural Land

### *South Ribble Local Plan*

Policy A1 Developer Contributions

Policy F1 Parking Standards

Policy G1 Green Belt

Policy G5 Areas of separation

Policy G7 Green Infrastructure

Policy G8 Green Infrastructure and Networks- Future provision

Policy G13 Trees Woodlands and Development

Policy G16 Biodiversity and nature conservation  
Policy G17 Design Criteria for new development

## **Consultations**

South Ribble Borough Council: No comments received

Farington Parish Council : No objection

LCC Ecology Service : The retention of trees T21 and T22 will reduce the overall ecological impact of the development.

Environment Agency : No objection. If abstraction of more than 20 cubic metres of water per day from a borehole is proposed, an abstraction licence will be required.

LCC Highways Development Control : No observations received.

Representations – The application has been advertised by press and site notice, and neighbouring residents informed by individual letter. No representations have been received.

## **Advice**

Planning permission was granted in March 2023 for a new cricket facility. Since planning permission was granted, the applicant has reviewed the proposed design further to reduce environmental impacts and also to address various issues that were raised by local residents. This process has culminated in this planning application to amend a number of the conditions to the existing permission to allow revised designs of a number of aspects of the development.

Amendment to condition 3: Condition 3 of planning permission LCC/2022/0048 lists the approved drawings. A number of new or amended drawings have been submitted to permit the following:

- Modification of the perimeter mounding around the ovals to allow the retention of two mature trees on the southern boundary of the site: On the southern boundary of the site is an old relic hedgerow which includes a number of mature oak trees. In the original design, the construction of the perimeter mounding around the southern cricket oval would have resulted in the removal of two mature oak trees (named T21 and T22 in the tree survey). Despite the submitted drawings, the Development Control Committee resolved to include a condition requiring these two trees to be retained as part of the development. The design of the perimeter mounding has now been amended to allow these two trees to be retained. Both trees are subject to tree preservation orders and were assessed as having potential as bat roosts. There would therefore be environmental and ecological benefits to these two trees being retained as part of the development.
- Change to the layout of the external cricket nets so that the covered nets practice area is further away from the property at no. 6 Fowler Avenue: In the approved design, the cricket nets were located adjacent to Fowler Avenue.

The covered net area was to be located close to number 6 Fowler Avenue and the resident of the property raised objection to various aspects of this design. The design of the nets area has now been amended so that the covered area is further from this property. It would result in the covered nets area moving closer to the property at no 7 Fowler Avenue but this property has been consulted on this application and they have raised no objections. The amendment to the design would have no visual implications when seen from Fowler Avenue and therefore this change to the design is considered acceptable

- Removal of the external bin store : The original design plan for this development included a fenced compound where waste bins could be stored. The compound was to be located to the rear of the pavilion building close to the boundary with no. 6 Fowler Avenue. However, this element of the proposal was subject to a number of representations from the owner of this property. Whilst the location of the store was accepted by the Development Control Committee subject to the inclusion of additional conditions, the applicant has further reviewed the design in view of the representations. This review has concluded that it will now be possible to site the bin store within the ground floor of the pavilion building and therefore the external store will no longer be necessary. This will significantly improve the environmental impacts of the development.
- Inclusion of a water tank, and kiosk for irrigation purposes on the eastern side of the site close to Stanifield Lane. The cricket ovals will need irrigation during dry periods and the applicant proposes to abstract groundwater for this purpose by sinking a borehole and storing the water in an above ground tank. It is proposed to locate this tank on the eastern boundary of the car park behind the screening mound adjacent to Stanifield Lane. As well as the tank, there would also be a pump house and sub station. These elements of plant would be buildings for planning purposes. Green Belt policy states that buildings are inappropriate development but exceptions are the provision of appropriate facilities for outdoor sport provided that the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it. The items of plant are quite small with limited impact on openness and are clearly associated with the permitted sporting use of the site. They are therefore considered acceptable in terms of the Green Belt. Subject to a condition relating to the colours of the external elevations and landscaping of the plant from the car park side, this aspect of the proposal is considered acceptable.

Amendment to condition 4 : This is associated with the change to the contours of the mounding and has been addressed above. Condition 4 should be reworded to reflect the amended drawing.

Condition 10 : This condition deals with the hours of use of the nets facility but includes a reference to a plan showing the approved design. The condition should be reworded to include reference to the amended drawing.

Condition 22 and 23 : These conditions dealt with the design and operation of the external bin store. The applicant is proposing that these conditions can both be deleted now that the bin store would be relocated inside the building. It is agreed that

condition 23 can be deleted dealing with the design of the external bin stored. However, it is proposed to reword condition 22 to ensure that all waste and bins shall only be stored with the building and not in any external areas.

Condition 16, 28, 29 and 32: These conditions all prevented commencement of development before the details of various matters had been submitted to and approved in writing by the County Planning Authority. The details required by these conditions were approved earlier this year and these conditions can therefore be reworded accordingly.

The proposed amendments to the conditions are therefore considered acceptable in relation to the policies of the NPPF and development plan subject to the amendments to the wording of conditions discussed above and the inclusion of additional requirements relating the water storage tank and associated equipment.

In view of the scale, location and nature of the development, it is considered that no Convention Rights set out in the Human Rights Act 1998 would be affected.

### **Recommendation**

That planning permission be Granted subject to the following conditions

#### **Time Limits**

1. The development shall commence not later than 3 years from the date of this permission.

*Reason: Imposed pursuant to Section 91 (1)(a) of the Town and Country Planning Act 1990.*

2. Written notification of the date of commencement of the development shall be sent to the County Planning Authority within 7 days of such commencement.

*Reason: To enable the County Planning Authority to monitor the development to ensure compliance with this permission and to conform with Policy G17 of the South Ribble Local Plan.*

#### **Working Programme**

3. 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 29th July 2022 as modified by planning application ref LCC/2023/0027.

- b) Submitted Plans and documents:

Drawing ZZ-XX-DR-A 00001 Rev P13 Proposed site location plan

Drawing ZZ-XX-DR-A-00002 Rev P14 Proposed Site Plan

Drawing ZZ-XX-DR-A-00006 PO4 Red line site plan

Drawing FCR-WSP-ZZ-XX-DR-C-0011 Rev B Site access 30mph Double  
Ghost Island with consented Cuerden Scheme  
Drawing 210002-BDP-ZZ-ZZ-DR-C-0002 Rev TO3 Earthworks Analysis  
Drawing WEM-BDP-Z2-XX-DR-A-001002 Rev PO9 - Practice nets - sections  
Drawing WEM -BDP-Z2-XX-DR-A-001001Rev PO9 - Practice nets elevations  
Drawing UG-1016-LAN-BT-DRW-05-P14 - Boundary Treatments  
Drawing UG-1016-LAN-LD-DRW-08-P01 Landscape details native hedge  
planting  
Drawing UG-1016-LAN-LSN-DRW-12-PO1 Landscape supporting notes  
Drawing UG-1016-LAN-PROW-DRW-11 -P13 PROW Diversion plan  
Drawing UG-1016-LAN-SL-GA- DRW-01- Rev P35 - General Arrangement  
Drawing UUG-1016-LAN-SL-DRW-02-P13 Soft landscape sheets 1/3  
Drawing UG-1016-LAN-SL-DRW-03-P12 Soft landscape 2/3  
Drawing UG-1016-LAN-SL-DRW-04-P15 Soft landscape 3/3  
Drawing Z1-XX-DR-A-(0) 0011 -PO7 East Elevation  
Drawing WEM-BDP-Z1-00-DR-A-0000012 Rev PO9 - South Elevation  
Drawing Z1-XX-DR-A-(0) 0013 -PO8 West Elevation  
Drawing WEM-BDP-Z3-XX-DR-A-002000- Rev P00 - Irrigation tank, pump  
room and substation -Plan  
Drawing WEM-BDP-Z3-XX-DR-A-002001- Rev P00 - Irrigation tank, pump  
room and substation - elevations  
Drawing UG-1016-LAN-SL-SEC-DRW-04 - Irrigation tank landscape sections

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

*Reason: For the avoidance of doubt, to enable the County Planning Authority to adequately control the development and to minimise the impact of the development on the amenities of the local area, and to conform with policies 17, 21,22,27and 29 of the Central Lancashire Core Strategy and Policies F1, G1, G7, G8, G13 and G16 of the South Ribble Local Plan.*

4. All earthworks and landscape mounding shall be constructed according to the contours shown on drawing 210002-BDP-ZZ-ZZ-DR-C-0002 Rev TO3.

*Reason: In the interests of the visual amenities of the area and to conform with policy G17 of the South Ribble Local Plan.*

### **Conditions on use**

5. The cricket pitches shall only be used for the playing of cricket (including training and community sport use) and shall be used for no other use or activity.

*Reason: In the interests of local amenity and highway safety and capacity and to conform with Policy G17 of the South Ribble Local Plan.*

6. The use of the cricket pitches for ticketed events shall be limited to not more than 20 days per calendar year. Such events shall be managed in accordance with the scheme and programme approved under the requirements of condition 13 below.

Starting from the date of the first ticketed event, a record shall be made of the occasions when the pitches are used for ticketed events. Such a record shall be retained within the pavilion building for a period of 6 months and shall be made available for inspection by the County Planning Authority on request.

*Reason: In the interests of local amenity and to conform with policy G17 of the South Ribble Local Plan.*

7. Any temporary event overlay facilities required to serve ticketed events including toilet and refreshment facilities, retail structures, advertising, outside broadcast equipment, or fencing shall only be retained on site for the duration of the cricket season between 1st April and 30th September in any year. No such facilities shall be retained anywhere on the site outside of these dates.

*Reason: In the interests of the visual amenities of the area and to conform with policy of the G17 of the South Ribble Local Plan.*

8. No flood lighting shall be installed to illuminate the cricket pitches.

*Reason: In the interests of local amenity and to conform with policy G17 of the South Ribble Local Plan.*

#### **Nets facilities**

9. There shall be no construction of the net facilities until details of their construction have been submitted to and approved in writing by the County Planning Authority. The details shall include information on the following matters:

- a) the colours of the supporting framework for the mesh netting and polycarbonate sheeting
- b) details for the lighting of the covered facility and control of the lighting to ensure that the area is not illuminated outside the hours of use specified in condition 10
- c) details for the design and construction of the ball restraint netting

The ball restraint netting shall be maintained in such a condition at all times to ensure that cricket balls do not contact the perimeter fencing or polycarbonate sheeting.

*Reason: In the interests of the amenities of local residents and to conform with Policy G17 of the South Ribble Local Plan.*

10. Except for ticketed match day events as authorised under the provisions of condition 6, the nets / training facility shown on drawing UG 1016-LAN-GA-DRW-01-P35 shall not be used other than between the hours of:

09: 00 - 20:00 hours Monday to Sunday

*Reason: In the interests of the amenities of local residents and to conform with policy G17 of the South Ribble Local Plan.*

### **Highway matters**

11. The development shall not be brought into use until highway works have been undertaken in accordance with a scheme and programme to be first submitted to and approved in writing by the County Planning Authority.

The scheme and programme shall contain details of the following: -

- a) a review and assessment of MOVA technology / operation at the Stanifield Lane / A582 roundabout and at the A582 / A6 roundabout to determine if any amendments are required to the traffic light controls
- b) installation of CCTV monitoring of the operation of the Stanifield Lane / A582 roundabout

The works contained in the approved scheme shall be implemented prior to the development being brought into use.

*Reason: In the interests of highway safety and to prevent congestion and to conform with Policy G17 of the South Ribble Local Plan.*

12. The development shall not be brought into use until a Travel Plan, as defined by this permission, has been submitted to and approved in writing by the County Planning Authority.

The Travel Plan shall include:

- a) A brief description of the development, its location and a summary of the particular transport and road safety issues at the site.
- b) Evidence and results of consultation with staff and other interested parties.
- c) Targets and measures to minimise the impact of/reduce private car use for the journey to and from the site by staff and other visitors
- d) Proposals for monitoring progress of the Travel Plan including a timetable for its implementation and review.

*Reason: In the interests of highway safety and to conform with Policy G17 and F1 of the South Ribble Local Plan.*

13. Prior to the first ticketed match taking place, an Event Management Plan for ticketed events shall be submitted to the County Planning Authority for approval in writing. The Event Management Plan shall contain details of the following:

- a) a timetable of the ticketed events that are planned for the forthcoming cricketing season

- b) measures to prevent the parking of vehicles on Fowler Avenue and Fowler Lane during ticketed events
- c) details of the sites that will be made available for the off-site parking of cars during ticketed events including details of transport that will be provided between the off-site car parks and the Farington Cricket Ground
- d) details of how purchasers of tickets will be advised of the parking options and transport options to travel to the site
- e) details of any bus / coach services that will be provided between the Old Trafford Cricket Ground and the Farington site on ticketed match days
- f) details of signage on the road network to direct spectators to the site or off-site parking facilities.
- g) details of temporary fencing to be erected around the perimeter of the cricket ovals to control access to the site during ticketed events
- h) details of stewarding during ticketed event days to advise visitors of parking and access arrangements
- i) details of litter collection facilities to be provided and for litter picking after ticketed events have finished
- j) details of the PA system to be employed including measures to limit the impacts of noise on adjacent residential properties
- k) details for the review of the Event Management Plan on an annual basis taking into account the schedule of matches planned for the forthcoming season and a review of the effectiveness of the event management measures that have been implemented over the previous season.

The use of the pitches during ticketed events shall be managed in accordance with the approved Event Management Plan or subsequent annual reviews of that plan.

*Reason: In the interests of highway safety and local amenity and to conform with policies 3 and 17 of the Central Lancashire Core Strategy and policy G17 of the South Ribble Local Plan.*

14. The development shall not be brought into use until a scheme and programme of sustainable transport measures has been submitted to the County Planning Authority for approval in writing. The scheme and programme shall contain details of the following:
- a) details for secure and covered cycle parking for both staff and visitors / spectators. The details shall include information on the location, design and numbers of facilities to be provided
  - b) details of electric vehicle charging points to be provided for both staff and visitors / spectators. The details shall contain information on the location, design and numbers of charging points to be provided
  - c) details of relocated bus stop provision for north bound and south bound services on Stanifield Lane. The details shall included information on the location and design of bus stops and the measures to be implemented to allow the safe crossing of Stanifield Lane to / from the southbound bus stop.
  - d) the location and design of a taxi / coach waiting area and shelter within the main spectator car park.

e) details of the measures to be employed on the access road to control access to the car park to the west of the pavilion building

The measures contained in the approved scheme and programme shall be implemented in full prior to the facility being brought into use and retained in full working order thereafter.

*Reason: In order to secure sustainable transport measures and to conform with Policies 3 and 17 of the Central Lancashire Core Strategy.*

15. No works to construct the site access from Stanifield Lane shall commence until a scheme and programme for the design of the access has been submitted to and approved in writing by the County Planning Authority. The scheme and programme shall be based upon the highway layout shown on drawing ref FCR-WSP-ZZ-XX-DR-C-0011 Rev B and shall contain details of the following: -

- a) the layout of the new junction including splitter island and dropped kerbs, visibility splays to be provided and construction details of the new road pavement
- b) the relocation of the existing traffic sign on the northbound carriageway of Stanifield Lane
- c) details for the creation of a new footway alongside the northbound carriageway of Stanifield Lane including lengths of footway to be provided and construction details.
- d) the design of a formal pedestrian crossing to be located across Stanifield Lane.
- e) details of any signage to be erected at the site entrance including location, size and design
- f) details for the hardsurfacing of the emergency access at its junction with the A582
- g) details of the turning radii and additional carriageway from the site access road into the overflow car park
- h) localised carriageway widening to satisfy the access and also towards and at Stanifield signalised junction

The access provisions contained in the approved scheme shall be implemented in full prior to the development being brought into use.

*Reason: In the interests of highway safety and to conform with Policy G17 of the South Ribble Local Plan.*

16. The construction access to the site shall be developed in accordance with the Construction Management Plan (Rev1 dated 5th April 2023) and email dated 19th June 2023 approved pursuant to the requirements of condition 16 of planning permission ref LCC/2022/0048.

*Reason: In the interests of highway safety and to conform with Policy G17 of the South Ribble Local Plan.*

17. The car parking spaces including disabled parking provision within the hard surfaced car park areas shall be marked out on the surface of the car parks prior to the development being brought into use.

*Reason: In the interests of highway safety and to ensure the provision of sufficient car parking and to conform with Policy G17 of the South Ribble Local Plan.*

### **Construction Works**

18. a) No construction development, delivery or removal of materials shall take place outside the hours of:

07.00 to 18.00 hours Monday to Friday (except Public Holidays),  
08.00 to 13.00 hours on Saturday.

No construction development, 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 G17 of the South Ribble Local Plan.*

19. Measures shall be taken during the duration of construction works to ensure that no mud, dust or other deleterious materials are deposited on Stanifield Lane by HGVs leaving the site.

*Reason: In the interest of highway safety and to safeguard the amenity of local residents and adjacent properties/landowners and land users and to conform with policy G17 of the South Ribble Local Plan.*

### **Use of pavilion facility**

20. The pavilion building shall only be used between the following hours:

09.00 - 23.00 hrs Mondays to Sundays

This condition shall not apply to maintenance works to the building.

The provisions of this condition shall not apply to any such events that take place wholly within the building. Any such events that use amplification equipment shall use the noise control measures required by condition 23.

*Reason: In the interests of the amenities of local residents and to conform with Policy G17 of the South Ribble Local Plan.*

21. The pavilion building shall be not be hired out for non-cricket or community private hire events on more than 50 occasions in any calendar year. A record of the occasions when the facility is hired out for such use including the name of the hiring organisation or person shall be retained and made available for inspection by the County Planning Authority on request.

The provisions of this condition shall not apply to any such events that take place wholly within the building. Any such events that use amplification equipment shall use the noise control measures required by condition 24.

*Reason: In order to control the level of use in the interests of the amenity of local residents and to conform with Policy G17 of the South Ribble Local Plan.*

22. Refuse and recyclable materials shall only be stored in the designated area within the pavilion building as shown on drawing ref WEM-BDP-Z1-00-DR-A-000001 Rev P12.

*Reason: To safeguard the amenity of local residents and to conform with Policy G17 of the South Ribble Local Plan.*

23. All visitors to the pavilion facility associated with the events authorised by condition 21 shall use the main car parking facilities located off the main access road. Such visitors shall not use the parking area located to the west of the pavilion building which shall only be used by staff.

*Reason: In the interests of the amenities of local residents and to conform with policy G17 of the South Ribble Local Plan.*

24. The building shall not be brought into use until a noise management plan has been submitted to and approved in writing by the County Planning Authority. The noise management plan shall contain the following information:

- a) the control measures to be fitted to any amplification equipment. The control measures to be fitted shall ensure that noise from the site shall not exceed the background level by more than 5 dB(A) LAeq (15 mins) at the curtilage of no. 6 Fowler Avenue when measured in accordance with the methodology in BS4142
- b) The procedure to be followed in the event that noise complaints are received including a review of the noise control measures approved under part a) of this condition.

The measures contained in the approved noise management plan shall be used at all times when amplification equipment is being used within the pavilion building

*Reason: In the interests of the amenities of local residents and to conform with Policy G17 of the South Ribble Local Plan.*

## **Building materials**

25. The building materials for the pavilion building shall conform to the schedules of materials listed in the submitted Design and Access Statement.

*Reason: In the interests of visual amenity and to conform with Policy of the South Ribble Local Plan.*

26. Notwithstanding the details included in the submitted Design and Access Statement, no development of the pavilion building shall take place until details of the following have been submitted to and approved in writing by the County Planning Authority.

- a) the stone materials to be used as ballast on the pavilion roof
- b) the stone materials to be used on the stone gabion retaining walls and rainscreen walls on the west facing elevations of the pavilion building
- c) the colours of railings on top of the retaining walls
- d) details of any security or flood lighting attached to the west facing elevation of the building
- e) details of the lighting around the pavilion car park and access road including details of the design of lighting units, power of lights and timing controls.

Thereafter the development shall be constructed in accordance with the approved details.

*Reason: To ensure a high-quality design in the interests of visual amenity and to conform with Policy G17 of the South Ribble Local Plan.*

27. No development of the irrigation tank, pump house and substation building shall take place until details of the colours of the external elevations of these structures have been submitted to and approved in writing by the County Planning Authority.

Thereafter the irrigation tank, pump house and substation building shall be constructed in accordance with the approved details.

*Reason: To ensure a high-quality design in the interests of visual amenity and to conform with Policy G17 of the South Ribble Local Plan.*

## **Sustainable Drainage**

28. The drainage works included within the Drainage Design Note (dated 5th April 2023) approved pursuant to the requirements of condition 28 of planning permission ref LCC/2022/0048 shall be implemented prior to the building being brought into use and shall thereafter be maintained in operational condition at all times.

*Reason: In the interests of sustainable drainage and to conform with Policy 29 of the Central Lancashire Core Strategy.*

29. The drainage measures contained in the Construction Surface Water Management Plan (Rev 1 dated 5th April 2023) approved pursuant to the requirements of condition 29 of planning permission ref LCC/2023/0048 shall be implemented at all times throughout the duration of construction works.

*Reason: In the interests of preventing flooding and pollution and to conform with Policy 29 of the Central Lancashire Core Strategy.*

30. The development shall not be brought into use until an operation and maintenance manual for the drainage systems installed on the site has been submitted to and approved in writing by the County Planning Authority. The manual shall include details of:

a) details of the maintenance, operational and access requirements for all SUDs components and connecting drainage structures including all water courses and their ownership

b) a proforma to allow the recording of inspections and maintenance activities as well as allowing faults to be recorded and the actions taken to rectify such faults

c) the arrangements for adoption by any public body or statutory undertaker to secure the functioning of the sustainable drainage system in full operational order.

A copy of the approved manual shall be retained at the site thereafter.

*Reason: In the interests of sustainable drainage and to conform with Policy 29 of the Central Lancashire Core Strategy.*

31. The development shall not be brought into use until a certification report pertaining to the sustainable drainage systems installed at the site has been submitted to and approved in writing by the County Planning Authority. The verification report must demonstrate that the sustainable drainage system has been constructed in accordance with the strategy approved under the requirements of condition 28 above. The report shall contain information and evidence, including photographs of details and locations of critical drainage infrastructure (including inlets, outlets and control structures) and full as - built drawings.

*Reason: To ensure that the sustainable drainage infrastructure is installed according to the approved strategy and to conform with Policy 29 of the Central Lancashire Core Strategy.*

## **Archaeology**

32. The archaeological works contained in the Written Scheme of Investigation (Issue v1 dated 24th March 2023) approved pursuant to the requirements of condition 32 of planning permission ref LCC/2022/0048 shall be undertaken during the construction of the development.

*Reason: In the interests of the historical environment and to conform with Policy G17 of the South Ribble Local Plan.*

### **Landscape and ecology**

33. Any felling of trees or removal of hedgerow shall take place in accordance with the methodology set out in section 5 of the Ecological Assessment dated January 2023. This shall include the supervision by a qualified ecologist of all felling and hedge removal works.

*Reason: In the interests of ecology and to conform with Policy G13 and G16 of the South Ribble Local Plan.*

34. Within six months of the commencement of the development, a scheme and programme of ecological mitigation works shall be submitted to the County Planning Authority for approval in writing. The scheme and programme shall contain details of the following:
- a) details for the number, location and design of bird nesting boxes to be erected
  - b) details for the number, location and design of bat boxes to be erected on retained trees
  - c) details for the creation of habitat features including hibernacula and log piles
  - d) details for the management of areas shown with wildflower mixes including mowing regimes to be followed.
  - e) measures to be undertaken for the management of Himalayan Balsam within the site

The ecological mitigation works contained in the parts a), b) and c) of the approved scheme shall be implemented prior to the development being brought into use. The works in d) and e) shall be implemented throughout the landscape management period specified in condition 37 below.

*Reason: In the interests of biodiversity mitigation and to conform with policies G13 and G16 of the South Ribble Local Plan.*

### **Landscaping**

35. Within six months of the commencement of development, a revised landscaping scheme shall be submitted to the County Planning Authority for approval in writing.

The landscaping scheme shall provide for the following

- a) a soil specification for the areas to be seeded with wildflower mix
- b) a planting plan providing details of the tree, shrub and hedgerow planting. The plan shall provide for additional hedgerows incorporating native tree planting on the eastern and south western boundaries of the site and on the southern side of the access road

- c) details for the reinforcement of the existing hedgerows on the boundaries of the site with additional planting
- d) details of the techniques to be used to transplant the hedgerows adjacent to Stanifield Lane
- e) details of the location, numbers and species of tree and shrub planting and planting techniques, sizes of plants, plant spacings and protection measures for all tree, shrub and hedge planting
- f) details for the surface treatment of the overspill parking area
- g) details for the design of the diverted public rights of way including surfacing, provision of stiles, gates and bridge facilities, signposting and removal of existing footpath facilities that are no longer required
- h) details for the landscaping of the SUDS lagoon including details of marginal and aquatic planting
- i) details of the construction of and landscaping of the reinforced earth structure adjacent to the nets facility
- j) revised details for boundary treatment and landscaping to the rear of no's 5 and 6 Fowler Avenue.
- k) the works to be carried out to create the event / maintenance access from Fowler Avenue
- l) details for the landscaping of the irrigation tank, pump room and substation
- m) a phasing plan for the above landscaping works

The site shall be developed in accordance with the approved scheme and the landscaping works contained in the approved scheme shall be carried out according to the phasing approved under m) above.

*Reason: To secure the proper landscaping of the development in the interests of local amenity and ecology and to conform with Policies G13, G16 and G17 of the South Ribble Local Plan.*

36. No felling of trees or removal of vegetation shall take place until the trees numbered T59, T60, T61, T21 and T22 together with the hedgerows edged in green on drawing UG-1016-ARB-TRP-01rev 05 within the amended Arboricultural Impact Assessment have been protected by fencing or other means or demarcation which shall be retained in position throughout the duration of construction works.

*Reason: In the interests of ecology and landscape and to conform with policies G13 and G17 of the South Ribble Local Plan*

37. All landscaping works carried out in accordance with the scheme and programme approved under the requirements of condition 35 shall be managed for a period of 15 years from the date of their implementation.

The management works shall be undertaken in accordance with a scheme to be submitted for the approval in writing of the County Planning Authority within two years of the commencement of the development. The scheme shall contain details of the following:

- a) replacement of failed plants, weed control and maintenance of tree and shrub protection measures
- b) hedgerow management of new hedgerows and those on the boundary of the site including laying or other forms of management
- c) management of other biodiversity features including wildflower areas
- d) measures to control invasive species

*Reason: In order to secure the proper landscaping of the site and in the interests of ecology and to conform with Policy G13 and G16 of the South Ribble Local Plan.*

## Definitions

- 38. Heavy Goods Vehicle: A vehicle of more than 7.5 tonnes gross weight.
- 39. Planting Season: The period between 1 October in any one year and 31 March in the following year.

## Notes

This consent requires the construction, improvement or alteration of an access to the Public highway. Under Section 184 of the Highways Act 1980, the County Council, as Highway Authority, must specify the works to be carried out. Only the Highway Authority or a contractor approved by the Highway Authority can carry out these works. Before any works to the access commence you should contact the Area Manager (Public Realm) [North/South/East] [address and telephone number see below] quoting the planning permission reference.

Area Manager (Public Realm) North: Hampson Lane, Hampson Green, Galgate, Lancaster LA2 0H7 Tel:01524 752290

Area Surveyor (Public Realm) South: Cuerden Way, Bamber Bridge, Preston PR5 6BS Tel: 01772 658560

Area Surveyor (Public Realm) East: Riddings Lane, Whalley BB7 9RW  
Tel: 01254 823831

The grant of planning permission does not entitle a developer to obstruct a right of way and any proposed stopping - up or diversion of a right of way should be the subject of an Order under the appropriate Act.

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

Paper	Date	Contact/Directorate/Ext
LCC/2023/0027		
Jonathan Haine		
Planning and Environment		
534130		