

PLANNING PERMISSION

Submission by Lancashire County Council

Part I – Particulars of application

Date of application: **6 September 2022** Application No. **LCC/2022/0049**

Particulars and location of development:

Construction of a new railway station at Cottam, including; station building and forecourt, 2 platforms, footbridge over the railway, associated parking and infrastructure, new public highway access road (0.75km; from the Cottam link road to Lea road), a bus gate at the junction with Lea road, a change of use of Sidgreaves Lane to be a segregated cycle and pedestrian track, segregated cycle and pedestrian track along new access road and the construction of a new bridge over the Lancaster canal with cattle creeps. The diversion of a public right of way, water attenuation pond, the construction of a secondary means of escape and access to it from Lea Road, landscape and ecological mitigation areas and temporary soil / material / plant storage and compound areas at Land off Lea Road and Sidgreaves Lane, Preston

Part II – Particulars of Decision

The **Lancashire County Council** hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that permission has been granted for the carrying out of the development referred to in Part I hereof in accordance with the application and plans submitted subject to the following conditions:

Time Limits

1. The development shall commence not later than 5 years from the date of this permission.

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

Working Programme

2. 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 14

September 2022

b) Submitted Plans and documents:

Drawing ref CLM07 -LCC-DEV-0000-0001 Location Plan
 Drawing ref CLM07 -LCC-DEV-0000-0002 Rev A sheets 1-6 - Site Plan 08/12/2022
 Drawing ref CLM07 -LCC-DEV-0000-0003 - Temporary working Areas
 Drawing ref CLM07 -LCC-DEV-0110 -0000 - Location of long sections
 Drawing ref CLM07 -LCC-DEV-0110 -0001 - Long sections
 Drawing ref CLM07 -LCC-DEV-0130 - 0000 - Location of cross sections
 Drawing ref CLM07 -LCC-DEV-0130 - 0001 - Cross sections
 Drawing ref CLM07 -LCC-DEV-01300 - 0001 - Road lighting
 Drawing ref CLM07 -LCC-DR-6637 - 0001 - Access Road bridge
 Drawing CLM07 -LCC-DR - 0100-2801 - Station building general arrangement
 Drawing CLM07 -JAC -DR-0103 - 2000 - Station building cross sections
 Drawing CLM07 -JAC -DR-0130 - 2001 - Platform details
 Drawing CLM07 -JAC -DR-0130 - 2801 - Station building sections
 Drawing CLM07 -JAC -DR-0103 - 2805 - Station building sections
 Drawing CLM07 -JAC -DR-2500 - 1000 - Footbridge General Arrangement
 Drawing CLM01 -LCC- DEV - 0105 - 1001 - Proposed contour layout 1 17/10/2022
 Drawing CLM01 -LCC- DEV - 0105 - 1002 - Proposed contour layout 2 17/10/2022
 Drawing CLM01 -LCC- DEV - 0105 - 1003 - Proposed contour layout 3 17/10/2022
 Drawing CLM01 -LCC- DEV - 0500 - 0001 Rev B -Drainage details 16/11/2022
 Drawing CLM07-LCC-DR-4000-1001 Rev W.01 Key Plan 01 (infrastructure) 02/06/2023
 Drawing CLM07-LCC-DR-4000-1002 Rev W.01 Key Plan 02 (infrastructure) 02/06/2023
 Drawing CLM07-LCC-DR-4000-1003 Rev W.01 Key Plan 03 (infrastructure) 02/06/2023
 Drawing B2327FEF-JAC-ELS-00-DR-ENV-0010 P05 Environmental Masterplan Sheet 1 of 2 02/06/2023
 Drawing B2327FEF-JAC-ELS-00-DR-ENV-0010 P04 Environmental Masterplan Sheet 2 of 2 02/06/2023
 Drawing B2327FEF-JAC-ELS-00-DR-ENV-0013 Environmental Masterplan Cross Sections C-C` D-D` Proposed Landscape After 5 years 02/06/2023
 Drawing B2327FEF-JAC-ELS-00-DR-ENV-0015 Environmental Masterplan Cross Sections C-C` D-D` Proposed Landscape After 15 years 02/06/2023
 Drawing B2327FEF-JAC-ELS-00-DR-ENV-0017 Environmental Masterplan Cross Sections C-C` D-D` Proposed Landscape Year 1 02/06/2023
 Drawing CLM07-LCC-DR-0100-1003 General Arrangement Key Plan 03 - Lea Road Junction 02/06/2023
 Drawing CLM07-LCC-DR-0100-1001 1:500 CLM07 rev. W.02 Revised Highway Adoption plans 01 26/07/2023
 Drawing CLM07-LCC-DR-0100-1002 1:500 CLM07 rev. W.02 Revised Highway Adoption plans 02 26/07/2023
 Drawing CLM07-LCC-DR-0100-1003 1:500 CLM07 rev W.02 Revised Highway Adoption plans 03 26/07/2023

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 16,17,18,22,27 and 29 of the Central Lancashire Core Strategy and policies ST1, ST2, EN8, EN9, EN10 and EN11 of the Preston City Local Plan.

Construction Works

3. No development shall take place until a construction works management plan has been submitted to and approved in writing by the County Planning Authority. The construction works management plan shall contain details of the following:
- a) hours of construction works
 - b) the measures to be employed during construction operations to ensure that no mud or other debris is deposited on the public highway by HGVs leaving the site
 - c) details of how surface water arising on the site will be managed during construction operations
 - d) details for the construction of a site compound area including location and design, means of construction and restoration
 - e) details for the parking of construction worker vehicles
 - f) details for the location and design of temporary construction access into the site

The measures contained in the approved construction works management plan shall be complied with at all times during the duration of construction works.

Any site compound area shall be restored in accordance with the approved details with one year of the railway station being brought into use.

Reason: In the interests of highway safety and to conform with policy 3 of the Central Lancashire Core Strategy and policy ST2 of the Preston City Local Plan.

4. No development related to the new canal bridge crossing shall take place until a Risk Assessment and Method Statement (RAMS) outlining the construction of foundations of the bridge, bridge installation, sheet piling and associated construction works in proximity to the Lancaster Canal have first been submitted to and approved in writing by the Local Planning Authority. The details shall include:
- a) the design, depth and means of construction of the foundation of the new bridge, together with any other proposed earth moving and excavation works required in connection with the development.
 - b) details of the sheet piling and method of installation and monitoring of vibration limits
 - c) details of measures to limit loading from any land level changes upon the canal bank
 - d) details of the measures that will be taken to protect the canal and limit any vibrations that could impact the stability to the canal structure during construction
 - e) details of the location of stockpiles and construction equipment on site
 - f) details of the location and design of any protective fencing to be erected to safeguard the waterway infrastructure and users during construction.

The development shall thereafter be carried out in strict accordance with the approved Risk Assessment and Method Statement.

Reasons: in the interests of safeguarding land stability of land adjacent to the canal in accordance with the aims of paragraphs 174 and 183 (a) of the National Planning Policy Framework.

5. No development related to the new canal bridge crossing shall take place until a Construction Environment Management Plan for the Lancaster Canal has first been submitted to and approved in writing by the Local Planning Authority. The details shall include:
- a) a plan showing the areas of storage of plant/fuel, chemicals and materials used in constructing the road bridge, access road, earthworks and associated works
 - b) the steps to be taken to prevent the discharge of silt laden run off, construction site drainage, materials or dust or any accidental spillages entering the canal.
 - c) details of the environmental pollution incident emergency response
 - d) the measures and details of alternative access routes to ensure large plant, machinery and abnormal loads are routed to avoid crossing Quaker Bridge no. 19 and Lea Malt Kiln Bridge no.18
 - e) details specifying how the waterway corridor and its users would be protected during the works including details of protective fencing /netting to be erected to safeguard the waterway infrastructure during site clearance/construction works.

The provisions of the approved Construction Environment Management Plan shall be implemented at all times during the construction of the new canal bridge.

Reasons: in the interests of safeguarding the canal in accordance with paragraphs 174 and 183 (a) of the National Planning Policy Framework.

6. No construction of the station building, station platforms, footbridge and associated car parking shall commence until a scheme describing the foul water management systems to be installed at the site have been submitted to and approved in writing by the County Planning Authority. The scheme shall include details of the following:
- a) the location, design and treatment capacity of the package treatment plant to be installed
 - b) details of the pumping facilities required to pump foul water effluent to the sustainable drainage lagoon and pump required to transfer surface water flows into a receiving watercourse including measures to be employed in the event of pump failure.
 - c) details of the location of the outfall from the package treatment plant into an existing surface watercourse

The foul water treatment facilities contained in the approved scheme shall be installed prior to the bringing into use of the railway station building and thereafter maintained in full operational order in accordance with manufacturers specification.

Reason: To ensure that the development is served by satisfactory arrangements for the disposal of foul water and in accordance with the National Planning Policy Framework paragraph 188 and Policy 29 of the Central Lancashire Core Strategy.

7. On the first anniversary of the bringing into use of the railway station and at annual intervals thereafter, a review of foul drainage facilities shall be submitted to the County Planning Authority for approval in writing. The review shall consider the options for linking the development into the public sewer network and should contain proposals including a timescale for linking the development into the sewer network within one year of any residential unit within planning application 6/2022/1101 or subsequent application on that site being occupied.

If no public sewer connection is made within five years of the bringing into use of the railway station, a feasibility study shall be submitted for the approval in writing of the County Planning Authority investigating the options for a direct connection into the public sewer. If the feasibility study concludes that a direct connection is possible, the study shall provide details of the route of the pipeline and a timescale for the implementation of the works.

Upon the site being linked into the public sewer, any temporary drainage facilities including package treatment plant shall be removed from the site.

Reason: To ensure that the development is served by satisfactory arrangements for the disposal of foul water and in accordance with the National Planning Policy Framework paragraph 188 and Policy 29 of the Central Lancashire Core Strategy.

8. No development except for site clearance works shall commence until a detailed surface and foul water sustainable drainage strategy for the site has been submitted to and approved in writing by the County Planning Authority. The drainage strategy shall be based upon the information contained within the site specific flood risk assessment ref B2327FEF-JAC-EWE-00-RP-ENV-0001 revision P03 produced on 05/08/2022 by Jacobs and surface water sustainable drainage strategy documents 'CLM07 DRAINAGE STRATEGY CATCHMENT TABLES (50% Climate Change - QBAR Runoff) (REVISED 10-11-2022).xlsx' and drawing ref CLM07-LCC-DEV-0500-0001 Revision B and shall include details of the following:

a) Sustainable drainage calculations for peak flow and volume control for the:

- i) 100% (1 in 1 year) annual exceedance probability event
- ii) 3.3% (1 in 30 year) annual allowance probability event + 40% climate change allowance with an allowance for urban creep
- iii) 1% (1 in 100 year) annual allowance probability event + 45% climate change allowance with an allowance for urban creep

b) Evidence that a free flowing outfall can be achieved. If this is not possible, evidence of a surcharged outfall applied to the sustainable drainage calculations will be required.

The measures contained in the approved sustainable drainage strategy shall be fully implemented prior to the development being brought into use.

Reason: To ensure satisfactory sustainable drainage facilities are provided to serve the site in accordance with the Paragraphs 167 and 169 of the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems and to conform with Policy 29 of the Central Lancashire Core Strategy.

9. 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.

10. The development shall not be brought into use until a verification 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 9 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.

Highways

11. Prior to the railway station being brought into use, the access road and junction with Lea Lane shall be constructed and laid out as shown on drawing CLM07-LCC-DR-0100-1003 rev. W.01 General Arrangement Key PLAN 03 - Lea Road Junction.

Reason: In the interests of highway safety and to conform with Policy 3 of the Central Lancashire Core Strategy and Policy ST2 of the Preston City Local Plan.

12. Prior to the development being brought into use, pedestrian and cycleway improvements shall be carried out on Lea Road in accordance with a scheme to be first submitted to and approved in writing by the County Planning Authority. The scheme shall provide for the following:
- a) details of footway widening along Lea Road including lengths of pavement to be widened, dimensions of widened sections of route and surfacing / re surfacing
 - b) details of demarcation of pedestrian and cycle facilities
 - c) signage of route
 - d) demonstration that the cycle access to the railway station meets the standards in LTN.120

Reason: In the interests of sustainable travel and to conform with Policy 3 of the Central Lancashire Core Strategy and Policy ST2 of the Preston Local Plan.

13. The railway station shall not be brought into use until the car parking areas, taxi and bus facilities have been surfaced and marked out on the surface of the site in accordance with the layout shown on drawings CLM07-LCC-DR-0100-1001, CLM07-LCC-DR-0100-1002 and CLM07-LCC-DR-0100-1003.

Reason: In the interests of highway safety and public transport provision and to conform with Policy 3 of the Central Lancashire Core Strategy and policy ST2 of the Preston Local Plan.

14. The development shall not be brought into use until cycle parking has been provided in accordance with a scheme to be first submitted to and approved in writing by the County Planning Authority. The scheme shall include details for the location and number of cycle parking spaces to be provided, design and security provisions.

Reason: In the interests of sustainable transport provision and in the interests of highway safety provision and to conform with Policy 3 of the Central Lancashire Core Strategy and policy ST2 of the Preston Local Plan.

15. The development shall not be brought into use until electric vehicle charging points have been installed in accordance with details to be first submitted to and approved in writing by the County Planning Authority. The details shall contain information on the location, number and type of charging points to be provided.

Reason: In the interests of sustainable travel and to conform with Policy 3 of the Central Lancashire Core Strategy and policy ST2 of the Preston Local Plan.

Archaeology

16. No development shall take place until a written scheme of archaeological investigation has been submitted to and approved in writing by the County Planning Authority.

Reason: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the site and in accordance with

Policy 16 of the Central Lancashire Core Strategy and Policy EN8 of the Preston Local Plan.

Building materials

17. No development of the railway station building shall take place until details of the building materials to be used for the external elevations and the roof of the railway station building have been submitted to the County Planning Authority and approved in writing. Thereafter, only those materials approved by the County Planning Authority shall be used.

Reason: To protect the visual amenities of the area and to conform with policy 17 of the Central Lancashire Core Strategy and policy EN9 of the Preston Local Plan.

Landscaping

18. No trees or hedgerows other than those identified for removal on drawings B2327FEF-JAC-ELS-00-DR-ENV-0010 P05 Sheet 1 and B2327FEF-JAC-ELS-00-DR-ENV-0011 P04 sheet 2 (received 02/06/2023) shall be removed during the construction of the development. All other trees and hedgerows shall be protected for the whole duration of construction works.

Reason: In the interests of visual amenity and ecology and to conform with Policies 17, 18 and 22 of the Central Lancashire Core Strategy and Policies EN2 and EN9 of the Preston Local Plan.

19. All landscaping works shown on drawings B2327FEF-JAC-ELS-00-DR-ENV-0010 P05 Sheet 1 and B2327FEF-JAC-ELS-00-DR-ENV-0011 P04 sheet 2 (received 02/06/2023) shall be implemented within the first planting season, as defined in this permission, following the completion of the development and shall thereafter be maintained for a period of ten years including replacement of dead and dying species, weed control and maintenance of protection measures.

Reason: In the interests of visual and local amenity and the local environment and to conform with Policies 17, 18 and 22 of the Central Lancashire Core Strategy and Policies EN2 and EN9 of the Preston Local Plan.

20. The temporary compound area shown on drawing B2327FEF-JAC-ELS-00-DR-ENV-0011 P04 sheet 2 shall be restored within one year of the completion of the development in accordance with a scheme to be first submitted to and approved in writing by the County Planning Authority. The scheme shall include details of the following:
- a) the soil materials to be used for restoration purposes
 - b) details of cultivation and other soil treatment works to provide a surface suitable for seeding
 - c) details of seed mixes to be applied included species and rates of application and seeding methods / timing
 - d) details of tree and shrub planting including sizes, types and numbers of species, planting techniques and protection measures

The planting and other landscaping works shall be maintained for a period of ten years following their implementation including replacement of tree and shrub failures, weed control, maintenance of protection measures and other works necessary to secure establishment of species rich grassland.

Reason: In the interests of visual amenity and ecology and to conform with Policy 22 of the Central Lancashire Core Strategy and Policy EN2 of the Preston Local Plan.

21. On the first anniversary following the date when the development is brought into use and at annual intervals thereafter until the expiry of the 10-year aftercare and management period, a report shall be submitted to the County Planning Authority detailing the success of the ecological mitigation and biodiversity net gain measures. Each report shall be based upon the results of habitat and species monitoring and shall detail the works that will be undertaken over the forthcoming year to enhance the ecological interests within the mitigation areas.

Reason: In the interests of ecology and to conform with Policy 22 of the Central Lancashire Core Strategy and Policy EN2 of the Preston Local Plan.

Ecology

22. No development shall take place until a construction environmental management plan has been submitted for approval in writing by the County Planning Authority.

The scheme shall include a scheme of environmental protection measures for bats, hedgehogs and aquatic ecology. The scheme shall include protection measures, proposed precautionary methods of working and details of preconstruction surveys and methodologies.

The development shall proceed at all times in accordance with the approved measures.

The proposed precautionary measures of working and mitigation measures set out in the Environmental Statement in respect of the identified species of principal importance shall be adhered to at all times throughout the development.

Reasons: In the interests of biodiversity mitigation and to conform with policy 22 of the Core Strategy and Policy EN2 of the Preston Local Plan.

23. 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) Measures to be undertaken for the management of Himalayan Balsam and any other non-native invasive species within the site.

- e) any further mitigation measures deemed necessary as a result of the findings of the additional pre-construction survey updates required by condition 22.

The ecological mitigation works contained in parts a), b), c) and e) of the approved scheme and those outlined in the Environmental Masterplan ref. B2327FEF-JAC-ELS-00-DR-ENV-0010 P05 and B2327FEF-JAC-ELS-00-DR-ENV-0011 P04 (02/06/2023) shall be implemented prior to the development being brought into use. The works in parts a), b) and c) shall be maintained throughout the landscape management period specified in condition 21.

Reason: In the interests of biodiversity mitigation and to conform with policy 22 of the Core Strategy and Policy EN2 of the Preston Local Plan.

24. No trees or hedgerows shall be removed during the bird-breeding season between 1 March and 31 July inclusive unless they have been previously checked and found clear of nesting birds in accordance with Natural England's guidance and if appropriate, an exclusion zone set up around any vegetation to be protected. No work shall be undertaken within the exclusion zone until birds and any dependant young have vacated the area.

Reason: To protect nesting birds and to conform with Policy 22 of the Central Lancashire Core Strategy and Policy EN2 of the Preston Local Plan.

Definitions

Planting Season: The period between 1 October in any one year and 31 March in the following year.

Heloise MacAndrew

Date: 8 September 2023

**Heloise MacAndrew
LANCASHIRE COUNTY COUNCIL
DIRECTOR OF LAW AND
GOVERNANCE**

Note: This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, byelaw, order or regulation.
