

Paul Carr  
Associate Director  
Jacobs

By email

Phone: 01772 534159  
Email: DevCon@lancashire.gov.uk  
Your  
Our ref:  
Date: 7 November 2022

Dear Mr Carr

**APPLICATION REF: LCC/2021/0002/1&2  
APPLICATION FOR THE APPROVAL OF DETAILS RESERVED BY CONDITION 3  
(BUILDING MATERIALS), 4 (SURFACING DETAILS), 5 (SPORTS PITCH MITIGATION  
STRATEGY), 6 (SURFACE WATER DRAINAGE), 7 & 8 (UU ASSET PROTECTION  
MEASURES), 9 (RIBBLE SIDINGS REVISED LANDSCAPING), 10 (CONSTRUCTION  
ENVIRONMENTAL MANAGEMENT PLAN), 12 (ON SITE LANDSCAPE AND HABITAT  
ESTABLISHMENT AND MANAGEMENT PLAN) AND 13 (OFF SITE LANDSCAPE AND  
HABITAT ESTABLISHMENT AND MANAGEMENT PLAN FOR LAND AT FISHWICK  
BOTTOMS) OF PERMISSION LCC/2021/0002**

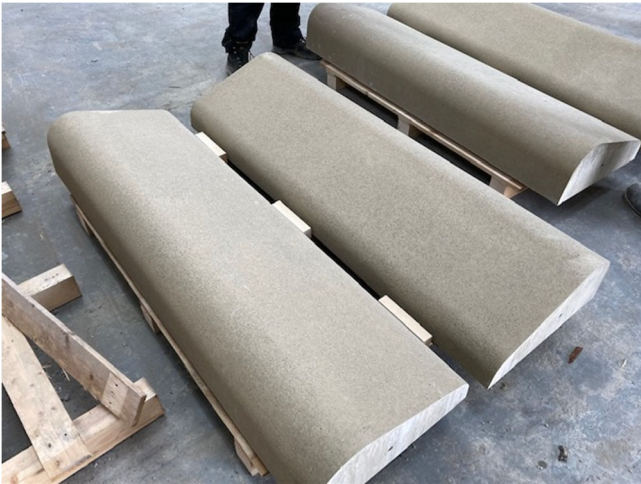
**LOCATION: BROADGATE, RIVERSIDE AND RIVERSIDE ROAD, PRESTON**

I refer to your application for the approval of details reserved by condition as set out above. I can confirm that the submitted details are hereby approved. For the avoidance of doubt the approved details relate to the following:

Condition 3 and 4

Document entitled 'Discharge of Planning Conditions 3 & 4 – Scheme Finishes, July 2021'. This includes details and photomontages of concrete wall finishes, confirmation that there will be a combined wall and fence height of up to 2m high adjacent to BAC sports pitches.

Sample concrete wall panels, coping stones and pillars have been manufactured including a number of iterations to seek to achieve a desirable finish while retaining the necessary level of durability and strength. Final finishes as follows:



#### Condition 5

- Sports Pitch Mitigation Strategy, July 2021
- Drawing no ENV0000009C-JAC-ZZ-41X-DR-C-0001, rev C02 - Site location plan and location of existing playing fields

- Drawing no ENV0000009C-JAC-ZZ-ZZ-DR-L0022, rec C03 - Appendix 2: Detailed design and proposed location of permanent flood defences and reinstatement
- Appendix 3: PSD Report: Specification of Works for Drainage and Improvements to Natural Grass Sports Pitches
- Appendix 4: PSD Report: Agronomic Appraisal and Feasibility Study
- Appendix 5: ECB/GMA Performance Quality Standards Cricket Square – Playing Season

#### Condition 6

- Drawing no. ENV0000009C-JAC-ZZ-41A-DR-C-0001, rev C04 - Area 1A GA Plan 1 of 3
- Drawing no. ENV0000009C-JAC-ZZ-41A-DR-C-0002, rev C04 - Area 1A GA Plan 2 of 3
- Drawing no. ENV0000009C-JAC-ZZ-41A-DR-C-0003, rev C04 - Area 1A GA Plan 3 of 3
- Drawing no. ENV0000009C-JAC-ZZ-41B-DR-C-0001, rec C04 - Area 1B GA Plan Sheet 1 of 3
- Drawing no. ENV0000009C-JAC-ZZ-41B-DR-C-0002, rev C02 - Area 1B GA Plan Sheet 2 of 3
- Drawing no. ENV0000009C-JAC-ZZ-41B-DR-C-0003, rec C04 - Area 1B GA Plan Sheet 3 of 3
- Drawing no. ENV0000009C-JAC-ZZ-41D-DR-C-0001, C04 - Area 1D General Arrangement Plan Sheet 1 of 1
- Appendix 1: 2021-08-17 PCC Outfall Review

#### Condition 7

Now refer to planning application LCC/2021/000NM1.

#### Condition 8

Submitted strategy for the purposes of condition 8:

*'In the same way that the EA undertook its own study for LCC outfalls, the EA completed the same process for UU outfalls. The EA completed hydraulic modelling, published a flood risk assessment and completed drawings as part of planning submission to incorporate UU assets. UU were able to provide the EA with a full asset register meaning no further surveys were required and that all assets were taken into account.*

*The EA hydraulic model concluded no quantifiable detriment to UU outfalls as a result of the new flood defences and no mitigation required as a result. River levels in these areas will increase over time due to climate change with or without the new flood defences. Some of the UU outfalls are also not currently flapped and there is unlikely to be enough storage in the UU system currently for future climate change predictions (increased water levels), therefore the scheme does not cause*

any further quantifiable detriment. The EA hydraulic model was given to UU during 2021 which they ran with their own asset data.

The EA and UU teams continue to meet on a frequent basis with both sets of modelling teams and will do so as any further queries arise. During September 2021 UU asked to re-run the model to include multi-peaked events (fluvial and tidal). They had identified 2 nodes (2 locations) within the scheme boundary which they want to investigate further. These are outfalls in the Avenham Park and Penwortham Holme areas. Both these areas are part of the existing flood plain and will remain so, there are no works in these areas. UU also want to investigate the impacts further upstream in areas 3-5. These are part of a future planning application (expected during 2022) and not part of the scheme boundary, discussions will however continue with UU in advance of this.

The EA have therefore located all UU outfalls and concluded that there is no quantifiable detriment to the UU outfalls as a result of scheme. The next steps are to go through the model outputs and resolve any further queries that UU have with regard to their own 'hotspots', this will continue be done through joint technical meetings. To support this, the EA also has a duty under the Water Resources Act 1991, (Schedule 22 of the Act) which contains special rules for undertaking flood risk management works which may affect the interests of a protected undertaking, such as UU. Both parties are covered by the Act.'

- Drawing no. ENV0000009C-JAC-ZZ-42B-DR-C-0013, rev C02 – Area 2B Proposed Service Diversion and Modification Works. Sheet 1 of 2
- Drawing no. ENV0000009C-JAC-ZZ-42B-DR-C-0014, rev C02 - Area 2B Proposed Service Diversion and Modification Works. Sheet 2 of 2
- Drawing no. ENV0000009C-JAC-ZZ-42A-DR-C-0011, rev C02 - Area 2A Service Diversion. Protection and Modification Requirements. Sheet 1 of 1.

#### Condition 9

- Drawing no. ENV0000009C-JAC-42X-DR-L-0002, rev C05 - Landscape Detailed Design - Ribble Sidings.
- Drawing no. ENV0000009C-JAC-ZZ-42X-DR-L-0003, rev C05 - Landscape Detailed Design - Ribble Sidings.

#### Condition 10

##### Drawings/documents:

- ENV0000009C-JAC-XX-ZZ-RP-EN-0001, rev P01 - CEMP
- ENV0000009C-JAC-ZZ-ZZ-DR-EN-0004, rev 4 - Environmental Constraints Plan
- ENV0000009C-JAC-ZZ-41A-DR-EN-0001, rev C02.1 - Area 1A Tree Protection Measures Sheet 1 of 3
- ENV0000009C-JAC-ZZ-41A-DR-EN-0002, rev C02.1 - Area 1A Tree Protection Measures Sheet 2 of 3
- ENV0000009C-JAC-ZZ-41A-DR-EN-0003, rev C02.1 - Area 1A Tree Protection Measures Sheet 3 of 3

- ENV0000009C-JAC-ZZ-41B-DR-EN-0001, rev C01 - Area 1B Tree Protection Measures Sheet 1 of 4
- ENV0000009C-JAC-ZZ-41B-DR-EN-0002, rev C01 - Area 1B Tree Protection Measures Sheet 2 of 4
- ENV0000009C-JAC-ZZ-41B-DR-EN-0003, rev C01 - Area 1B Tree Protection Measures Sheet 3 of 4
- ENV0000009C-JAC-ZZ-41B-DR-EN-0004, rev C01 - Area 1B Tree Protection Measures Sheet 4 of 4
- ENV0000009C-JAC-ZZ-41C-DR-EN-0001, rev C01 - Area 1C Tree Protection Measures Sheet 1 of 1
- ENV0000009C-JAC-ZZ-42A-DR-EN-0001, rev C01 - Area 2A Tree Protection Measures Sheet 1 of 2
- ENV0000009C-JAC-ZZ-42A-DR-EN-0002, rev C01 - Area 2A Tree Protection Measures Sheet 2 of 2
- ENV0000009C-JAC-ZZ-42B-DR-EN-0001, rev C01 - Area 2B Tree Protection Measures Sheet 1 of 5
- ENV0000009C-JAC-ZZ-42B-DR-EN-0002, rev C01 - Area 2B Tree Protection Measures Sheet 2 of 5
- ENV0000009C-JAC-ZZ-42B-DR-EN-0003, rev C01 - Area 2B Tree Protection Measures Sheet 3 of 5
- ENV0000009C-JAC-ZZ-42B-DR-EN-0004, rev C01 - Area 2B Tree Protection Measures Sheet 4 of 5
- ENV0000009C-JAC-ZZ-42B-DR-EN-0005, rev C01 - Area 2B Tree Protection Measures Sheet 5 of 5
- ENV0000009C-JAC-ZZ-42C-DR-EN-0001, rev C01 - Area 2C Tree Protection Measures Sheet 1 of 1
- ENV0000009C-JAC-ZZ-00-RP-EN-0006 - Environmental Action Plan (version 4)

Condition 12 and 13

Drawings:

- Drawing no. ENV0000009C-JAC-42X-DR-L-0002, rev C05 - Landscape Detailed Design - Ribble Sidings.
- Drawing no. ENV0000009C-JAC-ZZ-42X-DR-L-0003, rev C05 - Landscape Detailed Design - Ribble Sidings
- Drawing no. ENV0000009C-JAC-ZZ-ZZ-DR-L-0015, rev C06 - Landscape Detailed Design Sheet 3.0
- Drawing no. ENV0000009C-JAC-ZZ-ZZ-DR-L-0021, rev C07 - Landscape Detailed Design Sheet 9.0
- Drawing no. ENV0000009C-JAC-ZZ-ZZ-DR-L-0022, rev C06 - Landscape Detailed Design Sheet 10.0
- Drawing no. ENV0000009C-JAC-ZZ-ZZ-DR-L-0024, rev C06 - Landscape Detailed Design Sheet 12.0
- ENV0000009C-JAC-ZZ-ZZ-DR-L-0025, rev C06 - Landscape Detailed Design Sheet 13.0

- Drawing no. ENV0000009C-JAC-ZZ-ZZ-DR-L-0031, rev C05 - Landscape Detailed Design Sheet 19.0
- Drawing no. ENV0000009C-JAC-ZZ-ZZ-DR-L-0032, rev C06 - Landscape Detailed Design Sheet 20.0 Notes & Schedules
- Drawing no. ENV0000009C-JAC-ZZ-ZZ-RP-EN-0002, rev P06 – LHEMP
- Drawing no. ENV0000009C-JAC-ZZ-ZZ-DR-L0013, rev C04 - SHEET 1 LANDSCAPE PROPOSALS - OVERVIEW PLAN
- Drawing no. ENV0000009C-JAC-ZZ-ZZ-DR-L0014, rev C04 - SHEET 2 LANDSCAPE PROPOSALS - SEA CADETS
- Drawing no. ENV0000009C-JAC-ZZ-ZZ-DR-L0016, rev C04 - SHEET 4 LANDSCAPE PROPOSALS – BROADGATE
- Drawing no. ENV0000009C-JAC-ZZ-ZZ-DR-L0017, rev C04 - SHEET 5 LANDSCAPE PROPOSALS – BROADGATE
- Drawing no. ENV0000009C-JAC-ZZ-ZZ-DR-L0018, rev C05 - SHEET 6 LANDSCAPE PROPOSALS – BROADGATE
- Drawing no. ENV0000009C-JAC-ZZ-ZZ-DR-L0019, rev. C04 - SHEET 7 LANDSCAPE PROPOSALS – RIVERSIDE
- Drawing no. ENV0000009C-JAC-ZZ-ZZ-DR-L0020, rev C06 - SHEET 8 LANDSCAPE PROPOSALS – RIVERSIDE
- Drawing no. ENV0000009C-JAC-ZZ-ZZ-DR-L0023, rev C03 - SHEET 11 LANDSCAPE PROPOSALS - MILLER PARK
- ENV0000009C-JAC-ZZ-ZZ-DR-L0026, rev C05 - SHEET 14 LANDSCAPE PROPOSALS - RIBBLE SIDINGS
- Drawing no. ENV0000009C-JAC-ZZ-ZZ-DR-L0027, rev C02 - SHEET 15 LANDSCAPE PROPOSALS - RIVERSIDE ROAD
- Drawing no. ENV0000009C-JAC-ZZ-ZZ-DR-L0028, rev C03 - SHEET 16 LANDSCAPE PROPOSALS - PENWORTHAM METHODIST CHURCH
- Drawing no. ENV0000009C-JAC-ZZ-ZZ-DR-L0029, rev C03 - SHEET 17 LANDSCAPE PROPOSALS - GOLDEN WAY
- Drawing no. ENV0000009C-JAC-ZZ-ZZ-DR-L0030, rev C04 - SHEET 18 LANDSCAPE PROPOSALS - MILLER PARK
- Drawing no. ENV0000009C-JAC-ZZ-ZZ-DR-L0033, rev C06 - SHEET 21 LANDSCAPE PROPOSALS - OVERALL PLANT SCHEDULES
- Drawing no. ENV0000009C-JAC-ZZ-ZZ-RP-EN-0002, rev P05 – LHEMP
- Drawing no. ENV0000009C-JAC-ZZ-ZZ-RP-EN-0003, rev P06 - Fishwick Bottoms LHEMP
- Drawing no. ENV0000009C-JAC-ZZ-ZZ-SP-L-0001, rev C04 - Preston and South Ribble FRMS Landscape Specification

Irrespective of any indication elsewhere, all construction working, importation of construction materials or removal of waste materials off-site shall only take place between 08.00 – 18.00 Monday to Friday and 09.00 – 14.00 on Saturdays and at no time on Sundays, public or bank holidays.

If you have any queries then please contact Robert Hope on the above number.

Yours sincerely

Andrew Mullaney  
Director of Planning and Environment