

# PLANNING PERMISSION

Submission by Lancashire County Council

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## Part I – Particulars of application

Date of application: **18 August 2022** Application No. **LCC/2022/0048**

Particulars and location of development:

**Proposed cricket facility comprising 2 no. cricket ovals and associated pavilion building and spectator seating, covered cricket nets, access, parking, landscaping and associated works (including temporary event overlay facilities on ticketed match days), realignment of public right of way at Land at Woodcock Estate, Stanifield Lane, Farington**

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## 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 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

b) Submitted Plans and documents:

Drawing ZZ-XX-DR-A 00001 P12 Proposed site location plan  
Drawing ZZ-XX-DR-A-00002 P13 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-ZZDR-C-0002 Rev TO2 Earthworks Analysis  
Drawing ZZ-XX-DR-A-001002 PO8 Practice nets - sections  
Drawing ZZ-XX-DR-A-001001 PO8 Practice nets elevations  
Drawing UG-1016-LAN-BT-DRW-05-P13 - Boundary Treatments  
Drawing UG-1016-LAN-LD-DRW-08-P01 Landscape details native hedge planting  
Drawing UG-1016-LAN-LD-DRW-13-PO7 Lighting proposals plan  
Drawing UG-1016-LAN-LSN-DRW-12-PO1 Landscape supporting notes  
Drawing UG-1016-LAN-PROW-DRW-11 -P12 PROW Diversion plan  
Drawing UG-1016-LAN-SL-GA-01-P34 General Arrangement  
Drawing UUG-1016-LAN-SL-DRW-02-P12 Soft landscape sheets 1/3  
Drawing UG-1016-LAN-SL-DRW-03-P11 Soft landscape 2/3  
Drawing UG-1016-LAN-SL-DRW-04-P14 Soft landscape 3/3  
Drawing Z1-XX-DR-A-(0) 0011 -PO7 East Elevation  
Drawing Z1-XX-DR-A-(0) 0012 -PO7 South Elevation  
Drawing Z1-XX-DR-A-(0) 0013 -PO8 West Elevation

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, 27 and 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-ZZDR-C-0002 Rev TO2.

*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-P32 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. No development except for site clearance works shall commence until a construction traffic management plan has been submitted to and approved in writing by the County Planning Authority. The plan shall include details of the following:
- a) Details of the construction access including location, design and surfacing
  - b) Wheel cleaning measures to be employed
  - c) Control of HGV movements in relation to peak hour traffic on Stanifield Lane.

The temporary access shall be constructed in accordance with the approved construction traffic management plan prior to any other development commencing on the site.

*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. 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.

*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 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 25.

*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. Any waste or recycled materials shall not be emptied into the refuse bins located to the west of the pavilion building before 10.00 hours or after 20.00 hours on any day.

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

23. No development of the bin store area shall take place until construction details of the bin store have been submitted to and approved in writing by the County Planning Authority. The details shall provide for the storage area to be enclosed within a solid walled structure together with a sound attenuative roof covering the whole of the storage area.

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

24. 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.*

25. 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**

26. 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 G17 of the South Ribble Local Plan.*

27. 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.*

## **Sustainable Drainage**

28. 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 P3000932-LCCC-BDP-XX-XX-RP-C-1000 revision PO4 and surface water drainage strategy P3000932-LCCC-BDP-XX-XX-RP-C-1001 revision PO4 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
- c) Details of the package treatment plant
- d) 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.

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

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

29. No development except for site clearance works shall commence until a construction surface water management plan detailing how surface water and storm water will be managed during construction operations has been submitted to and approved in writing by the County Planning Authority. The management plan shall contain details of the following:

- a) the measures to be taken to ensure surface water flows are retained on site during the construction phase including temporary drainage systems and if surface water flows are to be discharged they are done so at a rate that must not exceed the greenfield run off rate from the site
- b) the measures to be taken to prevent siltation and pollutants from the site entering any receiving groundwater or surface water course .

The measures contained in the approved management plan shall be implemented 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. No development except for site clearance works shall commence until a scheme and programme of archaeological work in accordance with a written scheme of investigation has been submitted to and approved in writing by the County Planning Authority. The scheme and programme shall detail the archaeological investigations that are necessary to detail and investigate the archaeological significance and interest of the boundary within the site between Farington and Cuerden Parishes.

The archaeological works contained in the approved scheme 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 nos 5 and 6 Fowler Avenue.
- k) the works to be carried out to create the event / maintenance access from Fowler Avenue
- l) 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 l) 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**

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

**Heavy Goods Vehicle:** A vehicle of more than 7.5 tonnes gross weight.

## **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 Lancashire County Council Highways quoting the planning permission reference.

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.

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**Date: 21 March 2023**



**Laura Sales**  
**LANCASHIRE COUNTY COUNCIL**  
**DIRECTOR OF CORPORATE**  
**SERVICES**

**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.

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