

No.2	APPLICATION NO.	2019/0311/ARM
	LOCATION	Land To The East Of Tollgate Crescent Burscough Industrial Estate Burscough Lancashire
	PROPOSAL	Reserved Matters - Construction of seven employment buildings (falling within use classes B1, B2 & B8) comprising a total of 11,721 sqm (GEA) and associated works pursuant to outline planning permission Ref. 2015/0171/OUT. Including Approval of Details Reserved by Condition 8 (Highways), 16 (Arboricultural Method Statement), 18 (Landscaping), 27 (Foul/Surface Water Drainage Strategy), 28 (Foul Drainage), 31 (Levels) and 35 (Noise).
	APPLICANT	Crompton Property Developments Ltd
	WARD	Burscough West
	PARISH	Burscough
	TARGET DATE	25th July 2019

1.0 **SUMMARY**

- 1.1 This is a reserved matters application for the first phase of employment development at the Yew Tree Farm site. The proposed use, layout, design and landscaping is considered to be acceptable. The development will not have a detrimental impact on highway safety and adequate parking has been provided. Subject to conditions pertaining to hours of use and noise levels in order to protect neighbouring residential amenity, I am satisfied that the proposal complies with the relevant policies of the Local Plan and the Yew Tree Farm Masterplan.

2.0 **RECOMMENDATION:** **APPROVE with conditions**

3.0 **THE SITE**

- 3.1 The site comprises a further phase of the wider strategic development site of Yew Tree Farm, previously granted outline planning permission for a mixed-use development (2015/0171/OUT). It is located within the settlement boundary of Burscough. The site itself is in an irregular shaped parcel of land of approximately 7.3ha (4.6ha employment plus 2.7ha drainage land) hectares. The site lies to the east of a newly formed roundabout off Tollgate Road, south and east of existing employment units on Tollgate Crescent. There is an existing brick single storey electricity sub-station to the west alongside Tollgate Road. To the south are residential properties at the end of Lordsgate Lane and agricultural land that forms part of the wider safeguarded Yew Tree Farm site. To the north and east is also agricultural land that forms part of the wider Yew Tree Farm site (the northern part is safeguarded and the eastern part has outline permission for residential development). Planning permission has also recently been granted in outline for employment development on the existing agricultural land to the NW of the site.
- 3.2 The whole site is presently relatively flat open land with a mature tall hedgerow along the boundary with existing industrial units on Tollgate Crescent. A public footpath runs through the site with interspersed hedgerow and trees along its length (FP74).

4.0 **THE PROPOSAL**

- 4.1 This is a detailed application for the construction of 7 flexible use employment buildings falling within Class B1 (light industrial) B2 (general industrial) and B8 (storage and

distribution) together with associated access, parking and landscaping. This area amounts to approximately 4.6ha. In addition, detailed permission is sought for the laying out of an area of linear park, public open space and drainage works including a surface water drainage pond for the wider Yew Tree Farm site. This area amounts to approximately 2.7ha.

- 4.2 The proposed employment units comprise 7 varying size buildings from approximately 500sqm to 1,400sqm. They are arranged in linear form, some being back to back and each includes dedicated loading/unloading and parking areas. They are to be accessed off a new road leading from the recently constructed roundabout on Tollgate Road, which will include footways on both sides and which will ultimately form one of the two primary vehicular routes across the wider Yew Tree Farm site. This road is designed as a 7.3m wide access route capable of serving both HGV and residential traffic. Three separate access points serve the site from this new road and one new access point will be created to serve the existing field to the south.
- 4.3 The employment units are rectangular in shape with an eaves height of 6.5m and the maximum height of any single unit is 11.5m. External materials comprise Kingspan goosewing grey cladding with anthracite grey flashings on units F, G and H and additional glazed and brick areas on units A, B, C and D fronting the new primary access road. A landscaped buffer is proposed between the units, parking areas and the access road which also wraps around the site to the east along the length of the public footpath and screens a number of proposed paladin green mesh security fences.
- 4.4 To the north of the site, beyond the proposed employment units, a widened and landscaped public footpath provides a link past a safeguarded potential school site, to a proposed landscaped public park and drainage basin.
- 4.5 It should be noted that a further unit is proposed within the site but excluded from this application (Unit E). This is subject to a separate application elsewhere on this agenda (2019/0408/FUL). The outline permission for the site only permits uses falling within B1, B2 or B8. Therefore a separate full permission is required for any alternative use. The applicant seeks permission for a more flexible use of this building to incorporate leisure uses (Class D2) as a potential occupier has expressed an interest. However, the cumulative floorspace proposed remains within the parameters (13,800sqm) approved under the outline permission.

5.0 RELEVANT APPLICATIONS

- 5.1 2019/0438/FUL – Erection of a building for use as employment (B1, B2 or B8) or leisure (D2), together with the laying of an access road from the existing roundabout at Tollgate Road and other associated works. PENDING DETERMINATION
- 5.2 2018/0525/HYB - Hybrid Application - Full planning permission for the construction of a link road between Tollgate Road/Ringtall Road and the Phase 1 residential development of the Yew Tree Farm site including associated drainage and other works; and Outline planning permission for the construction of 31,100 sqm of B1, B2 and/or B8 employment development (all matters reserved except for access positions from the existing/new roads) together with the provision of related infrastructure including the construction of drainage works, services and related utilities. APPROVED
- 5.3 2017/0431/ARM - Approval of Reserved Matters for 146 dwellings with associated car parking and landscaping for phases 1a & 1b (denoted as 1 & 1a on the Outline approved master plan). The reserved matters for which consent is sought on these two phases are appearance & scale, layout and landscaping. Discharge of Condition No. 27 (foul and

surface water drainage strategy) and Condition No. 35 (updated noise assessment) of planning permission 2015/0171/OUT. APPROVED

- 5.4 2015/0171/OUT - Demolition of the existing buildings, and outline planning permission (including details of access) for the erection of up to 580 dwellings (C3); Extra Care or Care Accommodation (C2); a Local Centre (comprising up to 500m² of A1, A2, A3, A4 and A5 floorspace; and community uses); the construction of 4.6 hectares of Employment Development (up to 13,800m² of B1, B2 and B8 floorspace); the provision of open space and associated recreation facilities (including parkland, allotments, play areas, a linear park, cycle and pedestrian facilities); together with the provision of related infrastructure including the construction of drainage works (including sustainable urban drainage systems), roads, services and related utilities; and associated works. APPROVED SUBJECT TO A S106 AGREEMENT
- 5.5 2014/1054/SCO - Scoping Opinion - Residential-led mixed-use development - Development IS EIA development (25.11.2014)

Land to west

- 5.6 2019/0190/FUL – Extension to existing yard to accommodate storage of non-motorised items of plant and equipment and erection of 2.4m high mesh fencing. APPROVED

Land to south at end of Lordsgate Lane

- 5.7 2016/0406/FUL - Erection of 6 No. (3 pairs of semi-detached) dwellings. APPROVED

6.0 CONSULTEE RESPONSES

- 6.1 LANCASHIRE CONSTABULARY (29.04.2019) – Recommend security measures.
- 6.2 LANCASHIRE FIRE AND RESCUE (09.05.2019) – Recommend access facilities and water provision for the fire service.
- 6.3 LCC HIGHWAYS (21.05.2019) – No objections subject to conditions.
- 6.4 UNITED UTILITIES (19.06.2019 and 10.07.2019) – Following receipt of additional information, no objection in principle subject to conditions.
- 6.5 LCC LEAD LOCAL FLOOD AUTHORITY (12/07/2019) - The LLFA is satisfied that the surface water drainage strategy presented for this phase of the development meets the necessary requirements and is in line with previously agreed master strategy for the wider Yew Tree Farm development, which was agreed and discharged as part of application 2017/0779/CON.
- 6.6 DIRECTOR OF LEISURE AND WELLBEING – No objection in principle subject to conditions relating to restrictions on noise, use and hours.

7.0 OTHER REPRESENTATIONS

- 7.1 None.

8.0 SUPPORTING INFORMATION

- 8.1 The application is supported by the following information:
Design and Access Statement

Arboricultural Method Statement
Habitat creation, maintenance and management plan
Noise Impact Assessment
Drainage Strategy and Plans

9.0 RELEVANT PLANNING POLICIES

- 9.1 The National Planning Policy Framework (NPPF), National Planning Policy Guidance (NPPG) and the West Lancashire Local Plan (2012-2027) (WLLP) provide the policy framework against which the development will be assessed. The Burscough Parish Neighbourhood Plan is now at an advanced stage and as such, is also a material planning consideration. The site is subject of a Supplementary Planning Document: Yew Tree Farm Masterplan (February 2015) which aims to guide developers and their applicants in their proposals and planning applications for development on the site.
- 9.2 The majority of the site is allocated as SP3 – Yew Tree Farm, Burscough – A Strategic Development Site. The western part of the site is allocated as a Strategic Employment Site. The site also falls within the Mineral Safeguarding Area as designated under Policy M2 of the Joint Lancashire Minerals and Waste Local Plan.
- 9.3 The following policies apply:

National Planning Policy Framework (NPPF)

Section 2 Achieving sustainable development
Section 4 Decision making
Section 6 Building a strong, competitive economy
Section 8 Promoting healthy and safe communities
Section 9 Promoting sustainable transport
Section 11 Making effective use of land
Section 12 Achieving well-designed places
Section 14 Meeting the challenge of climate change, flooding and coastal change
Section 15 Conserving and enhancing the natural environment
Section 17 Facilitating the sustainable use of minerals

West Lancashire Local Plan (2012-2027) DPD

SP1 – A Sustainable Development Framework for West Lancashire
SP3 – Strategic development Site: Yew Tree Farm
GN1 – Settlement Boundaries
GN3 – Criteria for Sustainable Development
EC1 – The Economy and Employment Land
IF2 – Enhancing Sustainable Transport Choice
IF3 – Service Accessibility and Infrastructure for Growth
EN1 – Low Carbon Development and Energy Infrastructure
EN2 – Preserving and Enhancing West Lancashire’s Natural Environment
EN3 – Provision of Green Infrastructure and Open Recreation Space
EN4 - Preserving and Enhancing West Lancashire’s Built Environment
The site is also within a Mineral Safeguarding Area and therefore an assessment of whether or not the site should be retained for future mineral extraction should be made in order to accord with Policy M2 of the Lancashire Minerals and Sites Allocation and Development Management Policies Local Plan

Burscough Parish Neighbourhood Plan

BPI1: Development and Infrastructure
BPI2: Surface Water Drainage
BPI3: Foul Water Drainage

BPE1: Burscough Industrial Estate
BPT1: Transport and Development
BPT4: Sustainable Transport Routes
BPD1: Design and Accessibility Principles
BPD2: Detailed Design Elements

- 9.4 The following supplementary planning documents are also relevant:
SPD – Yew Tree Farm Masterplan (Feb 2015)
SPD – Open Space (July 2014)
SPD – Design Guide (Jan 2008)

10.0 OBSERVATIONS OF DIRECTOR OF DEVELOPMENT AND REGENERATION

Principle of Development

- 10.1 The site forms part of the Strategic Development Site of Yew Tree Farm as allocated in the Local Plan. Outline planning permission, with all matters reserved except access, was granted for a mixed-use development on the site (comprising up to 580 dwellings, care accommodation, a local retail centre, community uses, 4.6 hectares of employment development, the provision of open space and associated recreation facilities including a linear park) on 20th March 2017 (Ref: 2015/0171/OUT). The outline permission includes 36 conditions and a S106 Agreement.
- 10.2 The first phase of residential development by Redrow is well under way and the details of a spine road running between Liverpool Road South and Tollgate Road have been approved. This application seeks Reserved Matters Approval for the scale, appearance, layout and landscaping of the first phase of employment development on the Yew Tree Farm site along with details of landscaping and drainage for the approved area of public open space.
- 10.3 The principle of employment and open space development on the site in the proposed locations has already been established through the approval of outline planning permission and subsequent phasing plan. The proposal is considered acceptable and in accordance with Policy SP3 of the Local Plan and the Yew Tree Farm Masterplan SPD. Furthermore, the submitted scheme does not, in my opinion, prejudice the delivery of a mixed use scheme on the remainder of the site covered by the Strategic Development Site allocation nor the adopted Supplementary Planning Document: Yew Tree Farm Masterplan. There have been no significant policy changes in the interim which may have affected this decision, including the introduction of the Burscough Parish Neighbourhood Plan, therefore I am satisfied that the principle of development remains compliant with the aims and objectives of the NPPF, the Local Plan and the Burscough Parish Neighbourhood Plan.

Siting, Layout and Design

- 10.4 Paragraph 124 of the NPPF advises that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Policy GN3 in the Local Plan together with the Council's SPD Design Guide reiterates this ethos and states that new development should be of a scale, mass and built form which responds to the characteristic of the site and its surroundings. New development is required to be of a high quality design and have regard to visual amenity and complement its surroundings through sensitive design, including appropriate siting, orientation and scale.

- 10.5 The location of the proposed employment units and primary access road is as envisaged within the Yew Tree Farm Masterplan. The use of the units for B1, B2 and B8 employment purposes and the overall floorspace is in full compliance with the outline permission. The layout of the units provides the opportunity for landscaping along the new primary road frontage to soften the appearance of the large buildings and the position of some buildings parallel to and some horizontal to the road offers a more interesting street scene. The design of the buildings, whilst utilitarian, also offers variation along the frontage with the use of a mixed palette of cladding, brick infill panels and extensive glazing on some units. The units to the north of the site, and less visible, are more industrial in appearance.
- 10.6 The location of the proposed drainage basin and public open space land follows the natural topography of the site and creates a sustainable drainage solution for the proposed and future development on the wider Yew Tree Farm site. Policy SP3 of the Local Plan along with the Masterplan requires the wider site to deliver a new town park and a Linear Park. The town park was approved in outline and as part of the phasing plan in the location now proposed. The linear park will run alongside the southern side of the approved main spine road to the north of the site and will link to the proposed southern primary route via the existing public footpath 74 which runs north/south through the site. This path will be formalised and widened to 3m to safely accommodate cycles and lie within a 16m wide landscaped belt. I consider the proposed development accords with the Masterplan in terms of the location of the relevant elements of the Linear Park and public open space. The proposal is therefore considered to comply with Policies SP3, EN3 and the Masterplan in this regard.
- 10.7 Overall I am satisfied that the layout, use, scale and design of the employment units is acceptable and the location and layout of the area of open space (town park) and drainage basin is acceptable and neither would prejudice development on the remaining Yew Tree Farm site. The proposal is therefore in accordance with Policy GN3 of the Local Plan and the Yew Tree Farm Masterplan SPD.

Highways

- 10.8 LCC Highways have been consulted in respect of the proposals and have confirmed that traffic impact of the proposed employment land can be accommodated on the local highway network and as such would not cause adverse harm to highway safety or the free flow of traffic in the local area. Access to the site was determined at outline application stage and a roundabout has recently been constructed on Tollgate Road to facilitate access to the southern part of the wider Yew Tree Farm site. In my view, the construction of the primary road will provide a potential alternative access for traffic travelling north/south as well as east/west through Burscough should the safeguarded land to the east and south be brought forward for development in the future. It is also considered likely that a large number of the potential employees would reside in the proposed residential development on Yew Tree Farm and this would reduce traffic generation/external trips from all phases of the development of the wider Yew Tree Farm site.
- 10.9 LCC are satisfied with the location and amount of separate access points into the employment area and that adequate visibility can be achieved at all proposed access junctions. Furthermore, HGV tracking movements within the parking, servicing and loading/unloading areas have been provided which demonstrate adequate turning movements can be accommodated within the site.
- 10.10 Public footpath 74 runs along the eastern boundary of the site (FP74) and it is proposed to incorporate it into the wider pedestrian/cycle network as a green link in accordance with

the Masterplan.

- 10.11 In terms of parking, the exact requirement for each unit is unknown at this stage as each unit could be used for B1, B2 or B8 purposes. It is likely that the final occupiers will comprise a mix of all three. A total of 245 spaces are provided for the employment units. One space per 32sqm is required for B1 uses, one space per 48sqm for B2 uses and one space per 100sqm for B8 uses (as advocated in Appendix F of the Local Plan). It is reasonable to take an average across the site of one space per 48sqm, the same as a B2 requirement. Therefore, approximately 230 spaces would be required (based on a total floorspace of the employment units of 10,370sqm). The proposal includes 245 spaces, of which 16 are disabled spaces. This is in compliance with the Local Plan. The provision of 10% or equivalent spaces suitable for electric vehicles can be required by condition.
- 10.12 Overall, I consider the proposed development complies with Policy SP3 and GN3 of the Local Plan and the Yew Tree Farm Masterplan SPD with regards access and parking.

Surface Water, Drainage and Flood Risk

- 10.13 In terms of drainage, an overall drainage strategy has been approved for the wider Yew Tree Farm and stringent conditions have been imposed on the outline planning permission requiring full details of both the surface water and foul water proposals along with their maintenance and management.
- 10.14 The overall strategy indicates that surface water from the proposed employment site will discharge via a network of underground pipes, to a proposed new basin located within the north of the site. This basin provides the storage volume associated with the employment land and also the proposed Phase 4 residential area to the east and the potential school site. It will also provide the additional storage required for a portion of existing surface water discharge currently connected to the existing combined water sewer west of the site (Lordsgate Lane), which will be diverted into it. Surface water will then be discharged at a controlled rate to the existing ditch network flowing west.
- 10.15 In terms of foul water, since preparation of the initial overall drainage strategy provided at outline planning stage, the developer acquired the additional land required to provide the full length of the spine road and further employment land (2018/0525/HYB). The acquisition of this additional land means that there is sufficient available gradient to enable a gravity pipe network to be routed through this land and connect to the existing combined water sewer.
- 10.16 Following liaison between United Utilities and the Lead Local Flood Authority, an updated drainage strategy has been submitted which satisfies the statutory agency's requirements in principle. Full details relating to surface water drainage remain subject to condition on the outline permission for the site and would still have to be agreed prior to development commencing on site. On this basis, I am satisfied that the foul water system is acceptable and the surface water disposal will form a sustainable urban drainage system in accordance with the NPPF and Local Plan Policies SP3 and GN3.

Impact on surrounding land uses

- 10.17 It is necessary to consider the impact of the proposed employment units on surrounding land uses, in particular those residential properties to the south, along Lordsgate Lane and Liverpool Road South. A noise assessment has been submitted with the application in accordance with condition 35 of the outline permission. The closest residential properties are the 6 recently built semi-detached dwellings at the end of Lordsgate Lane. The closest of these is approximately 40m from the nearest car parking area and 65m from the

nearest employment unit. At such a distance, it is anticipated that noise from night-time activities could cause noise and disturbance to occupiers of the closest dwellings. Therefore, deliveries and loading/unloading at proposed units A and B are to be restricted to daytime hours of use only. The applicant has suggested hours between 7am and 11pm, 7 days a week.

- 10.18 The noise assessment also recommends that specific target noise level from fixed noise sources of 5dB(A) below background noise level at noise sensitive receivers are set and that one acoustic barrier is necessary within the site adjacent to unit F.
- 10.19 The Council's Environmental Health Officer has assessed the proposal and the submitted noise report and raises some concerns about the close proximity of the site to properties on Lordsgate Lane. The proposed new road will be approximately 30m from the nearest property and vehicles travelling along this road and making manoeuvres at the roundabout at the end of Lordsgate Lane on Tollgate Road at night time have the potential to give rise to noise nuisance. In terms of fixed plant noise, appropriate noise level limits can be imposed by condition. The noise assessment submitted does not refer to noise from other activities and as future occupiers are unknown, this is difficult to predict. The EHO raises concerns that B2 uses (general industrial) within Units A and B could give rise to noise nuisance and potentially from any of the units if permitted to continue at night. A definition of night time in most guidance documents, including BS4142, is given between the hours of 11pm and 7am.
- 10.20 Environmental Health therefore recommend a restriction on operating and delivery hours for Units A and B to daytime hours (7am to 11pm) as well as a restriction on those units for Class B1 (office and light industrial) and B8 (storage and distribution) uses only. An overall noise limitation condition for fixed plant together with a proposed acoustic barrier between units E and F are also recommended to ensure that the development would not have a detrimental impact on nearby residents. These mitigation measures can be secured by appropriately worded planning conditions.
- 10.21 Paragraph 180 of the NPPF and Local Plan Policy GN3 also require any impact of light pollution to be limited and in this regard, details of proposed lighting were required as part of the outline permission and will be provided as part of an approval of details of condition application.

Landscaping, Ecology and Public Open Space

- 10.22 Policy SP3 of the Local Plan along with the Masterplan requires the wider site to deliver a new public park and a Linear Park. The public park is proposed to the north of the proposed employment site and included as part of the current proposals. The linear park will run alongside the southern side of the new northern spine road and link with the existing footpath 74, which then runs southwards through the current site and continues through the safeguarded land onto Liverpool Road South. A further part of the linear park pedestrian/cycle route will also run along the southern edge of the proposed southern primary route.
- 10.23 Scattered copses of trees and hedgerows will be retained along the existing footpath and substantially enhanced around the proposed public park and drainage basin. It is also proposed to retain the trees/hedgerow between the existing industrial estate at Tollgate Crescent and the proposed employment site. Detailed landscape plans along with maintenance and management details have been provided which indicate suitable tree and shrub planting. A Habitats Regulations Assessment was undertaken in relation to the outline application, the conclusions of the Habitats Regulations Assessment remains valid. As a result, there is considered to be no loss of supporting habitat for pink-footed geese or

whooper swans. I am satisfied that increased compensatory planting has been provided to mitigate any loss of existing habitat and as such, there is no undue impact on ecology as a result of the development in accordance with Policy EN2 of the Local Plan.

Mineral Safeguarding

- 10.24 In accordance with Policy M2 of the Lancashire County Council Minerals and Waste Site Allocation and Development Management Policies DPD a Mineral Assessment was submitted by the applicant at the outline application stage. The assessment concluded that any mineral resource on the site was not a commercially viable deposit and the development of the site for uses not compatible with mineral extraction would be in conformity with Policy M2. No further assessment in this regard is necessary.

Summary

- 10.25 In summary, it is considered that, subject to conditions relating to use of the employment units, noise limits and hours of delivery and servicing, the proposed development is acceptable in terms of layout, appearance and scale and that the proposed landscaping scheme will assimilate the development into its surroundings. I am satisfied that the proposed development would allow for the retention of reasonable levels of amenity for the occupants of neighbouring properties and provides an enhanced widened and landscaped public footpath/cyclepath along with a large public park. I consider that the proposed development is compliant with the NPPF, the Local Plan and the Burscough Parish Neighbourhood Plan in respect of drainage and highway matters.

11.0 RECOMMENDATION

- 11.1 That planning permission be approved subject to the following conditions and reasons:

Conditions

1. The development hereby approved shall be carried out in accordance with details shown on the following plans:
PL03 Rev F (Proposed site plan) received by the Local Planning Authority on 10th July 2019;
PL20 Rev B (Proposed site plan part 2) received by the Local Planning Authority on 10th July 2019;
PL04 Rev B (Proposed building type A) received by the Local Planning Authority on 25th April 2019;
PL05 Rev B (Proposed building type A) received by the Local Planning Authority on 25th April 2019;
PL06 (Proposed building type B) received by the Local Planning Authority on 27th March 2019;
PL07 (Proposed building type B) received by the Local Planning Authority on 27th March 2019;
PL08 (Proposed building type B) received by the Local Planning Authority on 27th March 2019;
PL09 (Proposed building type C) received by the Local Planning Authority on 27th March 2019;
PL10 (Proposed building type C) received by the Local Planning Authority on 27th March 2019;
PL11 Rev C (Proposed building type D) received by the Local Planning Authority on 10th July 2019;
PL12 (Proposed building type D) received by the Local Planning Authority on 27th March 2019;

PL13 Rev A (Proposed building type F) received by the Local Planning Authority on 10th July 2019;

PL14 (Proposed building type F) received by the Local Planning Authority on 27th March 2019;

PL15 Rev C (Proposed building type G) received by the Local Planning Authority on 10th July 2019;

PL16 Rev E (Proposed building type H) received by the Local Planning Authority on 10th July 2019;

PL17 Rev D (Proposed building type H) received by the Local Planning Authority on 10th July 2019

2. Materials for the development hereby approved shall be implemented in accordance with the schedule contained within Plan Ref: 2019-124-Tollgate Road Materials List received by the Local Planning Authority on 11th July 2019 unless otherwise agreed in writing with the Local Planning Authority.
3. Landscaping of the site shall be carried out in accordance with the details provided in Plans Ref: 002.01 Rev D (layout 1) received by the Local Planning Authority on 10th July 2019; 002.02 Rev C (layout 2) received by the Local Planning Authority on 10th July 2019; 002.03 Rev B (layout 3) received by the Local Planning Authority on 18th April 2019; 002.04 Rev B (layout 4) received by the Local Planning Authority on 18th April 2019; 002.05 Rev A (layout 5) received by the Local Planning Authority on 10th July 2019; 002.06 Rev A (layout 6) received by the Local Planning Authority on 10th July 2019; 002.07 Rev A (layout 7) received by the Local Planning Authority on 10th July 2019; 002.08 Rev A (layout 8) received by the Local Planning Authority on 10th July 2019; together with the Milieu Landscape Design Planting Philosophy received by the Local Planning Authority on 18th April 2019.
4. Maintenance and management of the landscaping on the site shall be implemented in accordance with the Milieu Landscape Design Habitat Creation, Maintenance and Management Plan dated February 2019 and revised April 2019 and received by the Local Planning Authority on 18th April 2019.
5. The development hereby approved shall be carried out in accordance with the following drainage details:
Rutter Johnson Drainage Summary Strategy Report No: 16079 Rev D received by the Local Planning Authority on 8th July 2019;
Surface Water Design Summary and Calculations Ref: 16079-SW - EMP01 received by the Local Planning Authority on 26th June 2019;
Plan Ref: 16079-EMP1_D101 Rev C received by the Local Planning Authority on 26th June 2019;
Plan Ref: 16079-EMP1_D102 Rev D received by the Local Planning Authority on 10th July 2019;
Plan Ref: 16079-EMP1_D103 Rev B;
Plan Ref: 6079_EMP1_D114 Rev A received by the Local Planning Authority on 10th July 2019;
Plan Ref: 16079-EMP1_D115 Rev B received by the Local Planning Authority on 16th July 2019
6. Boundary fencing on the site shall be implemented in accordance with the Proposed Site Plan PL03 Rev F received by the Local Planning Authority on 10th July 2019; and fencing examples indicated on Plan Ref 2019-124 (Fencing Examples) received by the Local Planning Authority on 17th April 2019.
7. Notwithstanding the submitted site layout plan, a 2.5m high acoustic barrier, the details of which shall first be submitted to and approved in writing by the Local Planning Authority, shall be erected in the location indicated in Figure 5-1 of the JPM Acoustics Noise Impact Assessment Report received by the Local Planning Authority on 2nd May 2019 prior to occupation of Units F,G and H. The agreed acoustic barrier shall be retained for the duration of the development.

8. All highway works and finished floor levels shall be implemented in accordance with the Rutter Johnson Engineering Layout plan ref: 16079-EMP1_D100 Rev A received by the Local Planning Authority on 17th April 2019.
9. All tree works shall be implemented in accordance with the MPTREES Arboriculture Method Statement dated February 2019 and received by the Local Planning Authority on 27th March 2019, including appended plan ref: MPT140.01.19 (Tree Protection Plan - Phase 1).
10. Prior to the first occupation of any building, a scheme for the provision of 10% of the overall parking provision to be provided for electrical vehicles, together with full details of the charging points, ampage and cabling and the phasing of such provision, shall be submitted to and approved in writing by the Local Planning Authority. Any approved scheme shall be implemented in accordance with a timetable to be agreed in writing and shall be retained for the duration of the development.
11. Car parking spaces and manoeuvring areas shall be marked out in accordance with the approved site layout plan, before occupation of the building to which the parking and manoeuvring relates.
12. Bicycle and motorbike parking shall be provided for each unit within the site in accordance with a scheme, which shall first be submitted to and approved in writing by the Local Planning Authority. The approved bicycle and motorbike parking, including phasing, shall be implemented prior to occupation of the unit to which the parking relates.
13. No commercial building shall be occupied until a scheme detailing the method of storage and disposal of litter and waste materials, including recycling facilities for that unit, has been submitted to and approved in writing by the Local Planning Authority. The approved scheme for each unit shall be implemented before the associated unit hereby permitted is brought into use and retained as such thereafter.
14. No raw materials, finished or unfinished products or parts, equipment, machinery, crates or materials, other than waste and recycling facilities approved under condition 13, shall be stacked or stored outside any building on the site without the prior approval in writing of the Local Planning Authority.
15. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987, Buildings A and B as indicated on Plan Ref: PL03 Rev F (Proposed site plan) shall be used for Use Classes B1 (light industrial) and/or B8 (storage and distribution) only; and for no other purpose, including any other use falling within Class B; of the Schedule to that Order or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, except with the prior grant of a further planning permission.
16. No loading/unloading of vehicles and no deliveries shall be taken at or dispatched from any unit within Building A or B as indicated on plan ref: PL03 Rev F (Proposed site plan), including waste collections, between 2300 and 0700 Mondays to Saturdays, nor at any time on Sundays, Bank or Public Holidays.
17. No plant or machinery shall be operated, and no process shall be carried out in any unit within Buildings A or B as indicated on plan ref: PL03 Rev F (Proposed site plan) between 2300 and 0700 Mondays to Saturdays, nor at any time on Sundays, Bank or Public Holidays.
18. Noise from fixed plant and equipment and noise from industrial and business activities associated with the proposed development shall not exceed the derived noise level limits from the JPM Acoustics Noise Impact Assessment report dated 16th April 2019 during weekday and weekend daytime and night-time periods, when measured at the nearest noise sensitive receptors.
19. Prior to occupation of the fourth complete block (not unit within a block) hereby approved, the diversion of the surface water sewer from Lordsgate Lane shall be completed in accordance with the details shown on the approved plans and Drainage Summary Statement 16079 Rev D and thereafter a Drainage Validation Report shall be submitted to and approved in writing by the Local Planning Authority. The verification report shall confirm that the approved surface water drainage diversions have been implemented in

full and shall include Photographic evidence of construction as per design drawings and as built construction drawings.

Reasons

1. For the avoidance of doubt and to ensure compliance with the provisions of Policy GN3 in the adopted West Lancashire Local Plan 2012 -2027 Development Plan Document.
2. To ensure that the external appearance of the building(s) is satisfactory and that the development therefore complies with the provisions of Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.
3. To assimilate the proposed development into its surroundings and to ensure that the development complies with the provisions of Policy EN2 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.
4. To enable adequate maintenance and management of landscaped areas and provide compensatory planting so ensure the development complies with Policies GN3 and EN2 in the West Lancashire Local Plan 2012-2027 Development Plan Document.
5. To ensure that the site is properly drained in the interest of local amenity and that the development, therefore, complies with the provisions of Policies GN3 & IF3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.
6. To assimilate the proposed development into its surroundings and to ensure that the development complies with the provisions of Policy EN2 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.
7. To safeguard the occupiers of the surrounding area from excessive noise intrusion and so ensure compliance with the provisions of Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.
8. To assimilate the proposed development into its surroundings and to ensure that satisfactory access is provided to the site before the development hereby permitted becomes operative in accordance with Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.
9. To protect the trees and shrubs and thereby retain the character of the site and the area and to ensure that the development complies with the provisions of Policies GN3 & EN2 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.
10. In the interests of sustainable transport choice and to comply with Policy IF2 in the West Lancashire Local Plan 2012-2027 Development Plan Document.
11. To allow for the effective use of the parking areas in accordance with Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.
12. In the interests of sustainable and alternative transport choice and to comply with Policy IF2 in the West Lancashire Local Plan 2012-2027 Development Plan Document.
13. To reduce and manage waste generated from the development in accordance with Policy GN3 in the West Lancashire Local Plan 2012-2027 Development Plan Document.
14. In the interests of visual amenity and to comply with Policy GN3 in the West Lancashire Local Plan 2012-2027 Development Plan Document.
15. To safeguard the occupiers of the surrounding area from excessive noise intrusion and so ensure compliance with the provisions of Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.
16. To safeguard the occupiers of the surrounding area from excessive noise intrusion and so ensure compliance with the provisions of Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.
17. To safeguard the occupiers of the surrounding area from excessive noise intrusion and so ensure compliance with the provisions of Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.
18. To safeguard the occupiers of the surrounding area from excessive noise intrusion and so ensure compliance with the provisions of Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.

19. To ensure that the site is properly drained in the interest of local amenity and that the development, therefore, complies with the provisions of Policies GN3 & IF3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.

Reason for Approval

1. The Local Planning Authority has considered the proposed development in the context of the Development Plan including, in particular, the following Policy/Policies in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document:

SP1 - A Sustainable Development Framework for West Lancashire

SP3 - Strategic development Site: Yew Tree Farm

GN1 - Settlement Boundaries

GN3 - Criteria for Sustainable Development

EC1 - The Economy and Employment Land

IF2 - Enhancing Sustainable Transport Choice

IF3 - Service Accessibility and Infrastructure for Growth

EN1 - Low Carbon Development and Energy Infrastructure

EN2 - Preserving and Enhancing West Lancashire's Natural Environment

EN3 - Provision of Green Infrastructure and Open Recreation Space

EN4 - Preserving and Enhancing West Lancashire's Built Environment

together with Supplementary Planning Guidance and all relevant material considerations. The Local Planning Authority considers that the proposal complies with the relevant Policy criteria and is acceptable in the context of all relevant material considerations as set out in the Officer's Report. This report can be viewed or a copy provided on request to the Local Planning Authority.