

No.3	APPLICATION NO.	2019/0438/FUL
	LOCATION	Land To The East Of Tollgate Road Burscough Lancashire
	PROPOSAL	The 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.
	APPLICANT	Crompton Property Developments Ltd
	WARD	Burscough West
	PARISH	Burscough
	TARGET DATE	31st July 2019

1.0 SUMMARY

- 1.1 This is a detailed application for the erection of a building in 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 and noise in order to protect neighbouring residential amenity, I am satisfied that the proposal complies with the relevant policies of the Local Plan.

2.0 RECOMMENDATION: APPROVE with conditions

3.0 THE SITE

- 3.1 The site comprises part of 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 relates to a proposed large unit within the wider application boundary for Reserved Matters application 2019/0311/ARM elsewhere on this agenda and is known as Unit E.
- 3.2 The proposed unit lies to the east of a newly formed roundabout off Tollgate Road, south and east of existing employment units on Tollgate Crescent. To the south lies agricultural land that forms part of the wider safeguarded Yew Tree Farm site with residential properties beyond along Liverpool Road South. To the north and east is also agricultural land that forms part of the wider Yew Tree Farm site (the adjacent land to the east is safeguarded for future residential development and the northern part forms part of current application 2019/0311/ARM for proposed employment units F,G and H). The site is presently relatively flat open land.

4.0 THE PROPOSAL

- 4.1 This is a detailed application for the construction of a 3,000sqm building with associated parking to be used as a children's recreation centre. The proposed building is known as Unit E within the wider application for employment uses currently under consideration (2019/0311/ARM) and will be accessed from 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.
- 4.2 An occupier has been secured for the building, Fun Arena Ltd, who specialized in a range of soft play attractions comprising party rooms, mega bouncy castle, helter-skelter, climbing frames, bumper cars, bowling alley, paddle boats, crazy golf, small football courts

and seasonal games areas.

- 4.3 The building measures 79.5m in length, 32m in width and is 6.5m to the eaves and 12m to the ridge. A mezzanine floor containing party rooms, toilets, office, kitchen and store room is proposed over part of the ground floor. External materials comprise Kingspan goosewing grey cladding with anthracite grey flashings with a glazed entrance door. The gable of the building would front onto the new access road with a landscaped verge between the building, a 1.8m high green paladin mesh fence and the road. Access leads from the new road into a dedicated car park for the unit which includes 107 car parking spaces.

5.0 RELEVANT APPLICATIONS

- 5.1 2019/0311/ARM – 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).PENDING DETERMINATION
- 5.2 2018/0525/HYB - Hybrid Application - Full planning permission for the construction of a link road between Tollgate Road/Ringtail 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 south-west at end of Lordsgate Lane

- 5.6 2016/0406/FUL - Erection of 6 No. (3 pairs of semi-detached) dwellings. APPROVED

6.0 CONSULTEE RESPONSES

- 6.1 LANCASHIRE CONSTABULARY (09.05.2019) – Recommend security measures.
- 6.2 LCC HIGHWAYS (21.05.2019) – No objections subject to conditions.
- 6.3 UNITED UTILITIES (12.06.2019) – No objections subject to conditions.
- 6.4 LCC LEAD LOCAL FLOOD AUTHORITY (12.07.2019) – No objection subject to condition.
- 6.5 DIRECTOR OF LEISURE AND WELLBEING (15.07.2019) – No objection subject to condition.

7.0 OTHER REPRESENTATIONS

- 7.1 Burscough Parish Council object to the application on the basis that there are existing play provisions in the area employing staff at Windmill Farm, Burscough, Play Barn, Mere Brow and Farmer Teds, Ormskirk. These are all situated within a 6km radius and are not referred to in the supporting information. The proposed 28 jobs would affect the wider community of similar play activities in their business and employment of staff already in situ. The bus route passing near the site has a service of every two hours and therefore not easily accessible, with a lack of pavements in the area for child safety.

8.0 SUPPORTING INFORMATION

- 8.1 The application is supported by the following information:

Planning Statement including an impact test
Noise Assessment

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 – Design Guide (Jan 2008)

10.0 OBSERVATIONS OF DIRECTOR OF DEVELOPMENT AND REGENERATION

Principle of Development – employment use

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. 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 unit to incorporate leisure uses (Class D2) as a potential occupier has been secured by the landowner. It should be noted that the cumulative floorspace proposed for all units on this area of employment land remains within the parameters (13,800sqm) approved under the outline permission.

- 10.3 The principle of leisure uses on the site has not therefore been established through a previous permission. Policy SP3 of the Local Plan states that the Yew Tree Farm site should deliver, inter alia, 10ha of new employment land as an extension to the existing Burscough Industrial Estate. The adopted SPD for Yew Tree Farm reiterates and expands upon the principles set out in Policy SP3. An indicative masterplan sets out the locations of specific land uses. No specific mention of Class D2 uses is referred to; however, the SPD does state that "the Council wishes to support a variety of employment uses at the site and welcomes innovation and variation on the current offer". Whilst the proposed D2 use is not a traditional Class B use, it will provide employment (28 jobs).
- 10.4 Local Plan Policies SP1 and EC1 aim to facilitate economic growth in the Borough and the Council is fully supportive of local business growth. A key aim of the Council's Economic Development Strategy 2015-2025 is to support growing businesses. Furthermore, Paragraphs 38 and 80 of the NPPF promote the growth of sustainable business. As such, I am satisfied that the proposed development will provide economic benefits to the Borough and that the proposed use does not conflict with the relevant local and national policies and is acceptable in principle. In the interests of maintaining a flexible employment use, it is intended to also permit B1, B2 or B8 uses within the building should market conditions change. This is an acceptable use falling within the approved outline permission for the wider site.
- 10.5 It should be noted that since the approval of outline permission, the Burscough Parish Neighbourhood Plan (BPNP) has been "made" and is a material consideration when considering planning applications within the Plan area. Policy BPE1 refers to Burscough Industrial Estate and whilst the site itself does not fall within the existing industrial estate, it is pertinent to consider the proposed development having regard to this policy. This policy sets out, inter alia, criteria that must be met for proposals for non B uses and requires any alternative use to be compatible with existing employment uses and not prejudice the range, quality and choice of employment land available to meet future needs. In my view, the scale and design of the building is wholly compatible with the other proposed units on this phase of Yew Tree Farm and in terms of the provision of sufficient employment land to meet future needs, Phase 1 of the Yew Tree Farm employment site will deliver approximately 12,000sqm and outline permission has been granted for a further 31,000sqm on land to the north (2018/0525/HYB). Furthermore, a number of jobs will be created (28) on the site. This is wholly in accordance with the aims of the BPNP to create jobs to support the local economy in a sustainable location.

Principle of Development – town centre use

- 10.6 Leisure uses (Class D2) are considered to be town centre uses and The National Planning Policy Framework sets out 2 key tests that should be applied when planning for town centre uses which are not in an existing town centre and which are not in accordance with an up to date Local Plan – the sequential test and the impact test. Policy IF1 reiterates the requirements of the NPPF. The sequential test should be considered first as this may identify that there are preferable sites in town centres for accommodating the proposed use (and therefore avoid the need to undertake the impact test). The impact test determines whether there would be likely significant adverse impacts of locating main town centre development outside of existing town centres. It applies only above a floorspace threshold as set out in paragraph 89 of the National Planning Policy Framework (2,500sqm in this instance as there is no locally set threshold for leisure uses).
- 10.7 In terms of the sequential test required by Paragraph 86 of the NPPF and Policy IF1, I am satisfied that there are no available sites within any of the town centres in the Borough that would accommodate a unit of this size (3,000sqm). Applicants are encouraged to be

flexible when considering format and scale of buildings and where possible, to disaggregate the use. However, the format of the proposed development relies on various children's facilities based in one building for business and safety reasons. As such I consider there are no sequentially preferable sites available and this aspect of the NPPF and Policy IF1 are met.

- 10.8 In terms of the impact test, Paragraph 89 of the NPPF advises that an assessment should consider the impact of the proposal on existing, committed and planned public and private investment in centres in the catchment area of the proposal, along with the impact of the proposal on town centre vitality and viability. As the proposed floorspace is over 2,500sqm an impact test has been submitted with the application. The nearest existing children's indoor play centres within settlement boundaries are the Jungle Hut in Skelmersdale, Playtown in Southport and Pipsqueaks in Orrell. There is no current provision for children's indoor play centres in Burscough or Ormskirk town centres and no such facilities in edge of centre locations. The Parish Council refer to a number of play centres in the Borough – Windmill Animal Farm, the Play Barn and Farmer Teds – however, these are all located within the Green Belt and are therefore not sequentially preferable to the proposed site which is located within the settlement boundary in a more sustainable location.
- 10.9 I agree with the submitted impact assessment in that there are no directly comparable schemes existing or proposed in Burscough or Ormskirk town centres or edge of centres and there are no available sites within these areas of a scale proposed. As such, no impact on competing town centre uses is envisaged. Whilst the submitted impact assessment acknowledges that there are other existing D2 uses in the town centres, such as gyms, these do not cater for young children and are a different market. The proposal is considered to comply with the requirements of the NPPF and Policy IF1 and is therefore acceptable in principle.

Siting, Layout and Design

- 10.10 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.
- 10.11 The location of the proposed units and primary access road is as envisaged within the Yew Tree Farm Masterplan. The cumulative floorspace of the proposed unit, together with the surrounding units forming application 2019/0311/ARM is in full compliance with the outline permission. The layout of the unit provides the opportunity for landscaping along the new primary road frontage to soften the appearance of the large building. The design of the building is industrial in nature and utilitarian. However, it is accepted that this is to allow flexibility for B1, B2 or B8 uses should market conditions dictate in the future. The design and scale of the building matches that of the proposed surrounding employment units and is in character with the adjoining Burscough Industrial Estate. The proposed building is fronted by a large car park which I consider appropriate in this location. Overall I am satisfied that the layout, scale and design of the unit is acceptable and in accordance with Policy GN3 of the Local Plan and the Yew Tree Farm Masterplan SPD.

Highways

- 10.12 LCC Highways have been consulted in respect of the proposals and have confirmed that traffic impact of the proposed development 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. A new footway will be provided along the length of the new road so that a safe pedestrian route can be provided to the site.
- 10.13 LCC are satisfied with the location of the access point into the site and that adequate visibility can be achieved.
- 10.14 In terms of parking, a total of 107 spaces are provided for the units. One space per 23sqm is required for D2 uses (as advocated in Appendix F of the Local Plan). Therefore, based on the actual floorspace of the building without the mezzanine (2,500sqm), 108 spaces would be required. Whilst the inclusion of the mezzanine floor results in a requirement of a further 22 spaces, having regard to the use of half of the mezzanine for toilets and storage, I am satisfied that adequate provision has been made. The provision of 10% or equivalent spaces suitable for electric vehicles, disabled spaces and cycle/motorbike parking, can be required by condition.
- 10.15 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

- 10.16 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 and along with their maintenance and management.
- 10.17 Surface water from the proposed employment site will discharge via a network of underground pipes, to a proposed new basin located to the north of the site. This basin provides the storage volume associated with all the Phase 1 employment land and also the proposed Phase 4 residential area to the east and the potential school site. Surface water will then be discharged at a controlled rate to the existing ditch network flowing west.
- 10.18 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.
- 10.19 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. On this basis, and subject to detailed drainage conditions, 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

- 10.20 It is necessary to consider the impact of the proposed unit 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 along Liverpool Road South, a considerable distance from the building. The applicant has suggested that the proposed leisure use could be open between 7am and 11pm, 7 days a week; however, the applicant has also applied for B1, B2 and B8 uses in order to retain a flexible use should the need arise. This is compatible with the surrounding proposed units C, D, F, G and H subject to application 2019/0311/ARM.
- 10.21 The submitted noise assessment 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 this would render an hours restriction unnecessary.
- 10.22 The Council's Environmental Health Officer has assessed the proposal and the submitted noise report and advises that, provided a noise restriction is imposed in accordance with the noise report, this would ensure adequate noise protection for surrounding residents in compliance with Policy GN3 of the Local Plan.
- 10.23 Paragraph 180 and Local Plan Policy GN3 also require any impact of light pollution to be limited and in this regard, details of proposed lighting can be provided by condition.

Landscaping, Ecology and Public Open Space

- 10.24 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 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 adjacent to 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.
- 10.25 It is also proposed to retain the trees/hedgerow between the existing industrial estate at Tollgate Crescent and the proposed 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 remain 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 on the wider employment site 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

- 10.26 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

10.27 In summary, it is considered that, subject to conditions, the proposed development is acceptable in terms of use, layout, appearance and scale. I am satisfied that the proposed development would allow for the retention of reasonable levels of amenity for the occupants of neighbouring properties I find that the proposed development is compliant with the NPPF, the Local Plan and the Burscough Parish Neighbourhood Plan in respect of technical 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 must be begun not later than the expiration of three years beginning with the date of this permission.
2. The development hereby approved shall be carried out in accordance with details shown on the following plans:
PL003 Rev 02/19 (Proposed site plan) received by the Local Planning Authority on 1st May 2019;
PL004 Rev C (Proposed building type E floor plan/elevations) received by the Local Planning Authority on 1st May 2019;
PL005 Rev C (Proposed building type E roof plan/elevations) received by the Local Planning Authority on 1st May 2019;
3. 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.
4. Landscaping of the site shall be carried out in accordance with the details provided in Plans Ref: MLD_19137_001 Rev E Masterplan and MLD_19137_002.3 Rev B Planting Plan received by the Local Planning Authority on 16th July 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 16th July 2019;
Surface Water Design Summary and Calculations Ref: 16079-SW - EMP01 received by the Local Planning Authority on 16th July 2019;
Plan Ref: 16079-EMP1_D101 Rev C received by the Local Planning Authority on 16th July 2019;
Plan Ref: 16079-EMP1_D102 Rev D received by the Local Planning Authority on 16th July 2019;
Plan Ref: 16079-EMP1_D103 Rev B received by the Local Planning Authority on 10th July 2019
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 10th July 2019
6. All attenuation basins and flow control devices/structures shall be constructed and operational prior to occupation of the building.
7. No development shall commence until details of an appropriate management and maintenance plan for the sustainable drainage system for the lifetime of the development has been submitted to and agreed in writing by the Local Planning Authority which, as a minimum shall include:

a) Arrangements concerning appropriate funding mechanisms for its on-going maintenance of all elements of the sustainable drainage system (including mechanical components) and will include elements such as:

- i. on-going inspections relating to performance and asset condition assessments
- ii. operation costs for regular maintenance, remedial works and irregular maintenance caused by less sustainable limited life assets or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime;

The plan shall be implemented in accordance with the approved details prior to first occupation of the building. Thereafter the sustainable drainage system shall be managed and maintained in accordance with the approved details.

8. Boundary fencing on the site shall be implemented in accordance with the Proposed Site Plan PL003 Rev 02/19 (Proposed site plan) received by the Local Planning Authority on 1st May 2019;
9. 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 1st May 2019.
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 and shall thereafter be kept clear for the parking and turning of vehicles.
12. Bicycle and motorbike parking shall be provided 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 shall be implemented prior to occupation of the unit.
13. The building shall not be occupied until a scheme detailing the method of storage and disposal of litter and waste materials, including recycling facilities has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented before the building 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 the building without the prior approval in writing of the Local Planning Authority.
15. The rating level of noise emitted from the site's plant, equipment and machinery and activity in service yards shall not exceed the background levels determined at all boundaries near to noise-sensitive premises; and noise from externally mounted ancillary plant, equipment and servicing shall not exceed a rating level of 5dB (LAeq) below background levels as determined at all boundaries near to noise-sensitive premises. All measurements and assessments shall be done in accordance with BS4142:2014 Methods for rating and assessing industrial and commercial sound.

Reasons

1. Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
2. 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.
3. To ensure that the external appearance of the building 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.

4. To ensure that the site is satisfactorily landscaped having regard to the character of the area and the nature of the proposed development and to comply with Policy GN3 and EN3 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 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.
7. To ensure that appropriate and sufficient funding and maintenance mechanisms are put in place for the lifetime of the development and to reduce the flood risk to the development as a result of inadequate maintenance and so ensure compliance with the provisions of Policies GN3 and IF3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.
8. To safeguard the safety and interests of the users of the highway and to ensure that the development complies with the provisions of Policy GN3 in the West Lancashire Local Plan 2012-2027 Development Plan Document.
9. To safeguard the safety and interests of the users of the highway and to ensure that the development complies with the provisions of Policy GN3 in the West Lancashire Local Plan 2012-2027 Development Plan Document.
10. In the interests of sustainable transport choice and air quality and so 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 If2
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.

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.