

No.2	APPLICATION NO.	2021/0741/FUL
	LOCATION	Tarleton Academy Hesketh Lane Tarleton Preston Lancashire PR4 6AQ
	PROPOSAL	The erection of a new secondary school with associated outdoor play areas, multi-use games area, swimming pool, vehicular access and parking, cycle parking, associated hard and soft landscaping and the demolition of existing buildings.
	APPLICANT	Willmott Dixon Construction Limited
	WARD	Tarleton
	PARISH	Tarleton
	TARGET DATE	2nd September 2021

1.0 **SUMMARY**

- 1.1 This is a major application for the erection of a replacement secondary school at Tarleton Academy. The proposed development will facilitate enhanced education accommodation for teaching and sports facilities and the principle of development is thus supported. I am now satisfied that the development will meet the requirements of national and local planning policies in respect of recreational and playing field provision. I consider the external appearance of the replacement Academy to be of an acceptable design and materials and that the proposed education and recreation facilities would not have a significant impact on the amenities of nearby residents. I consider the proposed development is acceptable in respect of highway impacts/ parking, drainage, ecology and trees and complies with the relevant local planning policies.

2.0 **RECOMMENDATION: Approve with conditions**

3.0 **THE SITE**

- 3.1 Tarleton Academy is a 5FE High School located in Tarleton. It comprises of multiple blocks, as well as a swimming pool that is utilised by a number of schools in the local area, as well as the community. It comprises teaching and administrative buildings, sports hall, car parks, playing fields, formal play areas, and landscape areas. There are seven permanent buildings and structures on site, consisting of buildings ranging from single-storey to four-storeys in height.
- 3.2 The wider open land is allocated as Protected Land and Greenspace. It is surrounded by residential properties to the north, west and south with the Canal and River Douglas to the east.
- 3.3 The main vehicle and pedestrian access to the site is taken off Hesketh Lane with a school drop off facility.

4.0 **PROPOSAL**

- 4.1 The proposed development will provide a replacement 5FE 750 place secondary school. To facilitate construction in advance of demolition the new building is to be located immediately east of the existing buildings, allowing the school and existing playing fields to operate during the construction phase. The description of development is as follows:

The proposed erection of a new secondary school with associated outdoor play areas, multi-use games area, swimming pool, vehicular access and parking, cycle parking, associated hard and soft landscaping and the demolition of existing buildings

4.2 The key elements of the proposed development comprise the following:

Replacement teaching accommodation

Replacement swimming pool

Replacement of MUGA for use by both the school and the community

Extension and reconfiguration of car parking, bike shelters, creation of bus turning area

Demolition of existing school buildings

4.3 The proposed school building will be predominately three storeys in height for the main block, which is set back approx.110 m from Hesketh Lane and will located centrally in the site and orientated in a west- east direction.

4.4 The replacement swimming pool will be attached to the northern side of main teaching and be part single storey, part two storey in height.

4.5 A replacement MUGA for use by both the school and the community would be situated to the north of the new school building on an existing open area. 3no. full-size netball courts and 4no. tennis courts would be provided. This space can also be utilised for other sports as required. The MUGA will be fenced with 3.0m ball stop fencing with the addition of a 3m acoustic fence and a planting buffer to the northern boundary

4.6 The main vehicular access into the Tarleton Academy site will remain as it is at present onto Hesketh Lane. An exit will be added around 30m south to allow a one-way system to be instigated within the site. To the front of the school building there will be a bus drop off/pickup area containing seven spaces enabling the dedicated bus services to stop within the site.

4.7 A site parking strategy has been developed to provide staff parking, parent drop off / pick up. 96 spaces ,5 accessible spaces and 2 Minibus Bays plus 30 Sheffield-style hoops (60 cycles) A total of 84 cycle parking spaces will therefore be available at the school.

4.8 The majority of the existing academy buildings are to be demolished following completion of the bespoke teaching accommodation therefore no temporary accommodation is required. The two-storey Ribble building and Sports Hall are to be retained.

5.0 RECENT RELEVANT PLANNING HISTORY

5.1 2021/0508/FUL The carrying of out of temporary and permanent works including: the formation of temporary construction zones (including the installation of temporary fencing, laying of hardstanding and siting of temporary site cabins) and temporary and permanent drainage works GRANTED

5.2 2014/0161/FUL Provision of a new two storey building to house a kitchen and dining room at ground floor and library at first floor etc GRANTED 14.04.2014

5.3 2013/0872/FUL - New two storey modular building to house six classrooms. GRANTED 24.09.2013

5.4 2005/136 – Single storey extension and alterations. GRANTED 22.12.2005

- 5.5 2003/0877 - County Matter – Erection of a 4 court sports hall with changing facilities for school and community use together with new vehicular access drive from Hesketh Lane and additional car and cycle parking. No objections 29.08.2003
- 5.6 1999/0178 – County Matter – Detached two storey teaching block providing classroom accommodation, storage and toilet facilities and fire escape. No objections 29.04.1999

6.0 RELEVANT PLANNING POLICIES

6.1 National Planning Policy Framework (NPPF), National Planning Practice Guidance (NPPG) and the West Lancashire Local Plan 2012-2027 DPD (WLLP) provide the policy framework against which the development proposals will be assessed.

6.2 **National Planning Policy Framework**
Promoting healthy and safe communities
Promoting sustainable transport
Achieving well-designed places

6.3 **West Lancashire Local Plan (2012-2027) DPD**
Policy GN1 – Settlement Boundaries
Policy GN3 – Criteria for Sustainable Development
Policy EC1 – The Economy and Employment Land
Policy IF2 – Enhancing Sustainable Transport Choice
Policy IF3 – Service Accessibility and Infrastructure for Growth
Policy EN3 – Provision of Green Infrastructure and Open Recreation Space

Supplementary Planning Documents: Design Guide (Jan 2008)

7.0 SUPPORTING INFORMATION

7.1 The following documents have been submitted

Crime Impact Statement (dated: 29 March 2021), prepared by Lancashire Constabulary
Design and Access Statement (ref: 137768-SRA-AG-ZZ-RP-A-02900 Rev P03), prepared by Sheppard Robson Architects
Preliminary Flood Risk Appraisal (ref: UK20.5102), prepared by EPS
Drainage Strategy (ref: 137768-KBS-XX-XX-RP-C-00002 Rev P01), prepared by Kier
Baseline Environmental Noise Survey & Noise Impact Assessment (ref: 137768-PCE-ZZ-ZZ-RP-R-00001), prepared by Pace Consult
Phase 1 Geo-Environmental Desk Study (ref: UK20.5112), prepared by EPS
Phase II Geo-Environmental Assessment (ref: UK20.5112b), prepared by EPS
Preliminary Ecological Appraisal and Preliminary Roost Assessment Survey (ref: 2), prepared by Arbtech
Planning Statement, prepared by Turley
Statement of Community Engagement, prepared by Turley Strategic Communications
Energy Strategy Report (ref: Rev A) prepared by Tace
Transport Statement (Part 1, 2 and 3) (ref: 137768-FLC-XX-XX-RP-D-0001 Rev P02), prepared by Flinders Chase
Travel Plan (Part 1 and 2) (ref: 137768-FLC-XX-XX-RP-D-0002 Rev P02), prepared by Flinders Chase
Tree Survey (dated: 11 September 2020), prepared by Arbtech
Tree Protection Plan, (ref: Arbtech TPP Rev 01), prepared by Arbtech
Arboricultural Impact Assessment (ref: Arbtech AIA 01), prepared by Arbtech
Arboricultural Method Statement (ref: Rev A), prepared by Arbtech
Architectural and Landscape Drawings

Construction Phase Plan (ref: RMS-PL-021 Rev B), prepared by Willmott Dixon
Below Ground Drainage Plan (ref: 137768-KBS-XX-XX-DR-S-10020 Rev P05), prepared by Kier
Preliminary Flood Risk Appraisal (October 2020, Ref: UK20.5102, EPS Ltd

8.0 CONSULTEE RESPONSES

- 8.1 Sport England (19 July 2021, 28 July 2021 and 5 August 2021) Following negotiations Sport England wishes to withdraw its previous objection subject to agreed detailed conditions which address these concerns.
- 8.2 LCC Lead Local Flood Authority (30 June 21) – no objection.
- 8.3 United Utilities- (29 July 2021 and 25th August) No objections in principle subject to ongoing negotiations regarding detailed foul drainage scheme. Conditions recommended.
- 8.4 LCC highways – (15 July 2021) No objections.
- 8.5 Environmental Health – (18 Aug 2021) No objections - suggest conditions.
- 8.6 Arboricultural Officer - No objection.

9.0 OTHER REPRESENTATIONS

- 9.1 Objections have received on the following grounds:

Residential amenity

The proposed layout has an overbearing three storey height and will have a dominating effect on neighbouring properties,

The three storey design will impact significantly on the privacy of the properties on Haig Avenue i.e. loss of privacy

The majority of classroom windows, in the proposed design, face towards domestic dwellings (North and South).

The Bin Store and Service Area are located at the closest point possible to neighbouring properties. The sight, smell and associated noise of waste produced and disposed of by the school will be distressing to the occupiers of neighbouring properties

Trees and wildlife

All existing trees and bushes along the boundary of the school (on all sides) should be left in situ. There is no reason to fell or remove any of the trees or bushes. Wildlife is known to inhabit these areas including Bats, Owls, other bird species and small mammals.

10.0 OBSERVATIONS OF CORPORATE DIRECTOR OF PLACE AND COMMUNITY

- 10.1 The application raises the following issues

Principle of development
Impact on Green Space and Protected Land
Site layout and design
Highways
Impact on neighbouring properties
Drainage
Ecology

Trees

Principle of development

- 10.2 NPPF para 95 states that it is important that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should give great weight to the need to create, expand or alter schools. The proposed development will facilitate enhanced education accommodation for teaching and sports facilities and the principle of development is thus supported.

Impact on greenspace and protected land

- 10.3 Policy EN3 is relevant to this application as the eastern part of the site is on protected land and greenspace. The eastern part of the overall school site is used for the School's sports pitches and playing fields. The site for the replacement Multi Use Games Area (MUGA) is to be located on this playing field area. The replacement MUGA is to be used by both the school and the community. It comprises 3no. full-size netball courts and 4no. tennis courts with the space available for other sports as required. Sport England initially raised objections to the loss of use of this land as a playing field contrary to para 99 of the NPPF. However, after detailed discussions Sport England have withdrawn their objection subject to securing a comprehensive community use agreement (covering existing and new indoor sports facilities, the playing pitches and MUGA) and upgrading the quality of the site's playing pitches to improve their [match] carrying capacity. This can be secured by condition and in this regard the development will meet the requirements of para 99 of the NPPF and Policy EN3 in respect of recreational and playing field provision.

Siting layout and design

- 10.4 Policy GN3 along with the Council's SPD Design Guide requires that new development should be of a scale, mass and built form, which responds to the characteristics of the site and its surroundings.
- 10.5 The existing school comprises a 4 storey teaching block fronting Hesketh Lane and is an imposing feature in this part of Tarleton. I consider that the massing of the proposed main 3 storey teaching block in a more central location and set back from Hesketh Lane reduces the Academy's visual impact on the street scene and is more respectful to the character of the area. The west elevation and south elevation are considered to be the active frontages for the school. The west elevation is the primary entrance for teachers and staff, as well as the entrance for the community to access the swimming pool. The site will present itself to Hesketh Lane with a sense of arrival created through the introduction of an entrance feature, windows, feature brick detailing and school signage and branding. The public realm will be improved by additional landscaping fronting Hesketh Lane and enhanced planting to other boundaries.
- 10.6 The proposed external facades of the school comprise of two materials; buff coloured brick throughout the scheme and aluminium raised seam cladding to key areas. The main 3 storey teaching block is largely brick with key areas such as the swimming pool, hall and the school courtyard space having contrasting aluminium raised seam cladding with a brick plinth along the base of the north elevation. The key elevations of the swimming pool, dining, main hall and drama buildings are further emphasized on the facades with elements of curtain wall glazing. I consider the external appearance of the buildings to be of an acceptable design and materials and to comply with Policy GN3.

Highways

- 10.7 Policy GN3 of the Local Plan requires proposals for development to (amongst other things) incorporate suitable and safe access and road layout design and ensure that parking provision is made in line with the standards set out in Policy IF2.
- 10.8 The application is for the replacement of an existing school with no proposed increase in the number of pupils. A Transport Statement has been submitted by the applicant which shows there are unlikely to be any material changes in the vehicle numbers to the site except during the construction/demolition phase. LCC Highways consider the proposed development would have a negligible impact on highway capacity within the immediate vicinity of the site.
- 10.9 The site is served by an existing vehicular access road to Hesketh Lane which runs along the western boundary of the site (adjacent to Haig Avenue) which serves as access to various car parking areas within the site. A layby is located to the rear of the footway of Hesketh Lane which provides a drop off point for the school, particularly for buses and coaches. The plan indicates that vehicles will enter via the existing access and exit via the proposed new opening onto the existing layby/drop off point adjacent to Hesketh Lane creating a 'one-way' system for the access and car park. LCC Highways consider these arrangements acceptable.
- 10.10 A parking strategy for the site has been developed to provide staff parking and parent drop off / pick up. It includes 96 spaces ,5 accessible spaces and 2 Minibus Bays plus 84 cycle spaces. 10% of the vehicle spaces will be dedicated EV charging bays. I consider the parking arrangements acceptable.
- 10.11 I consider the proposed development would have a negligible impact on highways and that access and parking arrangements are acceptable and comply with Policy GN3 and IF2 in the Local Plan.

Impact upon Residential Amenity

- 10.12 Policy GN3 of the Local Plan states that new development must retain or create reasonable levels of privacy and amenity for occupiers of the proposed and neighbouring properties and should minimize the risks from all types of pollution and contamination.
- 10.13 The school building is to be located centrally within the site. This means that the main 3 storey elements of the scheme provide for good separation distances between it and the nearest residential properties on Haig Avenue and The Beeches. The 3 storey part of the school building is about 47m from the front elevations of the nearest properties on Haig Avenue which are orientated towards the school. The distance to the front boundaries of these properties is about 42m. The majority of properties on The Beeches face east / west, but there are some that will face towards the school building. The nearest of these properties will be about 40m from the three-storey element with 27m to the rear gardens. The 2 storey Ribble building will remain in situ between these properties and the school.
- 10.14 Given these separation distances I consider there will be no significant impact on the amenities of nearby residents by reason of overlooking, overshadowing or being overbearing and that the proposal complies with Policy GN3.
- 10.15 The Bin store is separated by the school access road, landscaping and Haig Avenue from residential properties and is acceptable. The applicants have submitted a Phase II Geo-Environmental Assessment to determine ground conditions and establish if there are any environmental risks associated with the site. Subject to a condition to ensure the proper

removal of contaminants from the site the Environmental Health Officer considers the recommendations of the assessment acceptable.

- 10.16 The potential for noise impacts from the proposed development have been assessed in a Noise Assessment report submitted with the application. This demonstrates that noise levels within the new school, noise levels as a result of fixed items of mechanical services/ plant are acceptable subject to a condition to secure precise details of all plant to be installed. The MUGA is to be located in the north eastern part of the site on the playing fields and sited a minimum of 13m away from residential gardens to the north. The existing MUGA is currently a similar distance away from residential properties on Haig Avenue. I note that the current use of the land as a school field is unrestricted and therefore at present it is used at all times of the day including for after school activities. The MUGA will be fenced with 3.0m ball stop fencing with the addition of a 3m acoustic fence and a woodland planting buffer to this northern boundary. The noise report demonstrates the proposed location of the use of the MUGA by school children or community use will not result in any additional adverse impact at the closest residential properties.
- 10.17 The Environmental Health Officer has suggested conditions in respect of hours of servicing which are appropriate .I consider that the replacement school and recreational facilities would therefore comply with the requirements of Policy GN3 in respect of residential impacts.

Drainage

- 10.18 Policies GN3 and IF3 both seek to ensure flood risk is avoided / mitigated through development and that proposals for new development can be appropriately accommodated by existing water and drainage infrastructure in a sustainable way.
- 10.19 The existing drainage system is not considered fit for purpose. The proposed surface water network is designed specifically for the new buildings and associated external areas. The surface water network contains a combination of Sustainable Urban Drainage features including a below ground cellular attenuation tank, porous surfaces with below ground storage capability and flow control devices to achieve the greenfield run-off restriction, with surface water eventually discharging to the River Douglas. A new foul drainage network will be provided which will be connected to an existing foul sewer which runs below the northern access road. The swimming pool will be drained periodically into the foul sewer system.
- 10.20 The Lead Local Flood Authority have no objections in relation to the proposed surface water surface drainage proposals and have recommended the imposition of planning conditions to require full details to be submitted for approval. Discussions remain ongoing between the applicant and UU with regard to proposals for foul water discharge. I consider that an appropriate condition can be imposed to require the submission of a detailed foul drainage scheme. Subject to appropriate conditions, I consider that the site can be effectively drained and the development will not lead to an increase in flood risk either on or off the site.

Ecology

- 10.21 Policy EN2 seeks to protect priority species and their habitats. If significant impacts on any biodiversity are unavoidable, then mitigation or as a last resort, compensation, are required to fully offset any impacts.

- 10.22 In this instance the applicant has provided a Preliminary Ecological Appraisal and Preliminary Roost Assessment Survey. This Survey found no evidence of protected species during the survey, and there was extremely limited potential for protected species to be using the site, therefore no further surveys have been recommended. The survey specifically looked at the design and condition of the buildings to be demolished and concluded that the buildings have “negligible habitat value” for roosting bats. Subject to a condition in relation to precautionary measures of working to reduce the risk of harm to protected species that could be present on site e.g. amphibians, nesting birds and mammals I consider that the proposal complies with the requirements of Policy EN2.
- 10.23 The Ecological Appraisal recommends ecological enhancements to comply with the requirements of the NPPF in respect of providing net gains for biodiversity. These include the planting of diverse flowering plants to attract foraging bats, the installation of at least two bat and bird boxes across the site, creating hibernacula for reptiles and amphibians and providing hedgehog gaps in fences and providing hedgehog houses.
- 10.24 Subject to suitable conditions I consider that the proposal complies with the requirements of Policy EN2.

Trees

- 10.25 Policy EN2 states that development involving the loss of, or damage to, woodlands or trees of significant amenity, screening, wildlife or historical value will only be permitted where the development is required to meet a need that could not be met elsewhere and where the benefits of the development clearly outweigh the loss or damage.
- 10.26 The applicant has provided a Tree Survey which identified a total of 30 No. individual trees, 12 No. groups of trees, 1 No. hedgerow, and 2 No. wooded areas across the whole site. The works do involve the removal of a small number of trees (7 trees within 4 groups) close to the existing school buildings and site access. The loss of existing trees is limited and will be mitigated through the planting proposed as part of the landscaping scheme. That planting scheme will utilise native species and trees will be set within landscaped areas to provide an enhanced landscape setting for the school resulting in an improvement in landscape terms. It is concluded that the proposed works comply with the requirements of Policy EN2 in respect of trees.

11.0 CONCLUSION

- 11.1 I consider the principle of development to significantly enhance education facilities on site can be supported. I am now satisfied that the development will meet the requirements of para 99 of the NPPF and Policy EN3 in respect of recreational and playing field provision. I consider the external appearance of the replacement Academy to be of an acceptable design and materials and that the School and recreation facilities would not have a significant impact on the amenities of nearby residents. I consider the proposed development is acceptable in respect of highway / parking, drainage, ecology and trees and thereby complies with Policies GN3, EN2, IF2 and IF3 of the Local Plan.

- 12.0 RECOMMENDATION** that planning permission be GRANTED 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.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby approved shall be carried out in accordance with details shown on the following plans:
 - Site Location Plan (ref: 137768- OOB- ZZ- 00- DR- L- 0000 Rev P03), prepared by Oobe
 - Existing & Proposed Contours with Existing Trees to be Retained and/or Removed (Ref: 137768- OOB- ZZ- 00- DR- L- 0010 Rev P09), prepared by Oobe
 - Demolition Plan (ref: 137768- OOB- ZZ- 00- DR- L- 0600 Rev P01), prepared by Oobe
 - General Arrangement Ground Floor Plan (ref: 137768-SRA-XX-00-DR-A-02100 Rev P02), prepared by Sheppard Robson
 - General Arrangement First Floor Plan (ref: 137768-SRA-XX-01-DR-A-02101 Rev P02), prepared by Sheppard Robson
 - General Arrangement Second Floor Plan (ref: 137768-SRA-XX-02-DR-A-02102 Rev P02). prepared by Sheppard Robson
 - General Arrangement Roof Plan (ref: 137768-SRA-XX-RF-DR-A-02103 Rev P02), prepared by Sheppard Robson
 - General Arrangement North & South Elevations (ref: 137768-SRA-XX-XX-DR-A02200 Rev P02), prepared by Sheppard Robson
 - General Arrangement West & East Elevations (ref: 137768-SRA-XX-XX-DR-A02201 Rev P02), prepared by Sheppard Robson
 - General Arrangement Elevations (ref: 137768-SRA-XX-XX-DR-A-02202 Rev P02), prepared by Sheppard Robson
 - Site Plan (ref: 137768- OOB- ZZ- 00- DR- L- 0001 Rev P15), prepared by Oobe
 - Boundary and Fencing Strategy (ref: 137768- OOB- ZZ- 00- DR- L- 0015 Rev P09), prepared by Oobe
 - Circulation Strategy (ref: 137768- OOB- ZZ- 00- DR- L- 0020 Rev P12), prepared by Oobe
 - Planting Strategy (ref: 137768- OOB- ZZ- 00- DR- L- 0030 Rev P03), prepared by Oobe
 - Site Sections (ref: 137768- OOB- ZZ- 00- DR- L- 0050 Rev P06), prepared by Oobe
 - Existing vs Proposed (ref: 137768- OOB- ZZ- 00- DR- L- 0080 Rev P04), prepared by Oobe
 - Site Masterplan (ref: 137768- OOB- ZZ- 00- DR- L- 0199 Rev P02), prepared by Oobe received by local planning authority on 19 July 2021
 - External Building Material Finishes (ref 137768-SRA-AG-ZZ-RP-A-02901 REV P01) prepared by Sheppard Robson received by local planning authority on 4 August 2021

Reason: 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. Prior to the first use of the development hereby approved an assessment shall be undertaken and submitted to the LPA for approval (after consultation with Sport England) which identifies constraints to the school's playing pitches' match carrying capacity. The assessment shall identify a range measures and recommendations in respect of each pitch, including a timetable for implementation, which will allow the school and partner bodies to realise additional capacity for use.

Reason - To ensure acceptable recreational and playing field provision to accord with para 99 of the NPPF and to comply with Policy EN3 in the West Lancashire Local Plan 2012-2027 Development Plan Document.

4. Use of the development shall not commence until a community use agreement prepared in consultation with Sport England has been submitted to and approved in writing by the Local Planning Authority, and a copy of the completed approved agreement has been provided to the Local Planning Authority. The agreement shall apply to the swimming pool, sports hall, playing pitches and MUGA and include details of pricing policy, hours of use, access by non-Academy users, management responsibilities and a mechanism for review. The development shall not be used otherwise than in strict compliance with the approved agreement.
Reason: To secure well managed safe community access to the sports facility/facilities, to ensure sufficient benefit to the development of sport and to comply Policy EN3 in the West Lancashire Local Plan 2012-2027 Development Plan Document.
5. Others than works authorised by 2021/0508/FUL, all demolition and construction works shall be carried out in accordance with Construction Phase Plan Ref 21-002 by Willmott Dixon received by the local planning authority on 26 August 2021
Reason: To protect the amenity of neighbouring occupiers and to comply with the provisions of Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.
6. The materials to be used on the external surfaces of the development (brickwork, cladding and roofing materials) shall be as outlined on the following plans and documents: External Building Material Finishes (ref 137768-SRA-AG-ZZ-RP-A-02901 REV P01) prepared by Sheppard Robson and received by local planning authority on 4 August 2021
Reason: 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.
7. The Fencing and boundary treatment shall be as outlined in the Boundary and Fencing Strategy (ref: 137768- OOB- ZZ- 00- DR- L- 0015 Rev P09), prepared by Oobe received by local planning authority on 3 June 2021
Reason: 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.
8. Notwithstanding any description of materials in the application, no above ground construction works shall take place until samples and / or full specification of materials to be used externally on all hard surfaces, including the MUGA, within the development site have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials.
The development shall be carried out using only the agreed materials
Reason: To ensure that the external appearance of the site is satisfactory and that the development therefore complies with the provisions of Policy GN3 in the West Lancashire Local Plan 2012-2027 Development Plan Document.
9. Notwithstanding any description in the application, no above ground construction works shall take place until elevation details and samples and / or full specification of materials to be used externally on the covered dining area have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials.
The development shall be carried out using only the agreed elevations and materials
Reason: To ensure that the external appearance of the site is satisfactory and that the development therefore complies with the provisions of Policy GN3 in the West Lancashire Local Plan 2012-2027 Development Plan Document.

10. Notwithstanding any description of the MUGA in the Baseline Environmental Noise Survey & Noise Impact Assessment, no above ground works on the MUGA shall take place until samples and / or full specification of materials and method of construction to be used externally on the 3m acoustic barrier have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials and acoustic specification.
The development shall be carried out using only the agreed specification and shall be fully constructed prior to any use of the MUGA
Reason: To safeguard local residents from noise and disturbance, and to ensure that the external appearance of the site is satisfactory to comply with Policy GN3 in the West Lancashire Local Plan 2012-2027 Development Plan Document.
11. The development shall be implemented in accordance with Section 4.0 of the Conclusions, Impacts and Recommendations set out in the Preliminary Ecological Appraisal and Preliminary Roost Assessment Survey (ref: 2), prepared by Arbtech and deposited with the Local Planning Authority on 03 June 2021
Reason: To safeguard protected species and so ensure that the development complies with the provisions of Policy EN2 in the West Lancashire Local Plan 2012-2027 Development Plan Document.
12. The development hereby permitted shall be implemented in accordance with the submitted Arboricultural Method Statement Rev A prepared by Arbtech; received 03 June 2021 unless otherwise agreed in writing by the Local Planning Authority.
Reason: To ensure that the proper protection of trees has been carried out in the interests of visual amenity and to comply with Policies GN3 and EN2 in the West Lancashire Local Plan 2012-2027 Development Plan Document.
13. Others than works authorised by 2021/0508/FUL, no development shall commence until details of how surface water and pollution prevention will be managed during each construction phase have been submitted to and approved in writing by the local planning authority.
Those details shall include for each phase, as a minimum:
a) Measures taken to ensure surface water flows are retained on-site during construction phase(s) and, if surface water flows are to be discharged, they are done so at a restricted rate to be agreed with the Lancashire County Council LLFA.
b) Measures taken to prevent siltation and pollutants from the site into any receiving groundwater and/or surface waters, including watercourses and public sewers, with reference to published guidance.
The development shall be constructed in accordance with the approved details.
Reasons: To ensure the development is served by satisfactory arrangements for the disposal of surface water during each construction phase(s) so it does not pose an undue flood risk on site or elsewhere and To ensure that any pollution arising from the development as a result of the construction works does not adversely impact on existing or proposed ecological or geomorphic condition of water bodies and to ensure that the development complies with the provisions of Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.
14. The development permitted by this planning permission shall be carried out in accordance with the principles set out within the Preliminary Flood Risk Appraisal (October 2020, Ref: UK20.5102, EPS Ltd), Drainage Strategy Report (April 2021, Ref: FOR-DBS-0608, Kier Group PLC), and letter dated 11 August 2021 from Jonathan Prady, Kier Construction to United Utilities. The measures shall be fully implemented prior to first occupation of the development and in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority in consultation with the lead local flood authority.

Reason: To ensure satisfactory sustainable drainage facilities are provided to serve the site in accordance with the Paragraphs 163 and 165 of the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage

Systems and the provisions of Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.

15. No development shall commence in any phase until a detailed, final surface water sustainable drainage and foul water drainage strategy for the site has been submitted to, and approved in writing by, the local planning authority.

The detailed sustainable drainage strategy (foul and surface water) shall be based upon the site-specific flood risk assessment submitted and sustainable drainage principles and requirements set out in the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems or any subsequent replacement national standards and no surface water shall be allowed to discharge to the public sewer(s), directly or indirectly.

Those details shall include, as a minimum:

a) Sustainable drainage calculations for peak flow control and volume control (1 in 1, 1 in 30 and 1 in 100 + 40% climate change), with allowance for urban creep.

b) Final sustainable drainage plans appropriately labelled to include, as a minimum:

i. Plan identifying areas contributing to the drainage network, including surface water flows from outside the curtilage as necessary;

ii. Sustainable drainage system layout showing all pipe and structure references, dimensions, design levels;

iii. Details of all sustainable drainage components, including landscape drawings showing topography and slope gradient as appropriate;

iv. Flood water exceedance routes in accordance with Defra Technical Standards for Sustainable Drainage Systems;

v. Levels of the proposed drainage systems including finished Floor Levels (FFL) in AOD with adjacent ground levels for all sides of each plot to confirm minimum 150mm+ difference for FFL;

vi. Details of proposals to collect and mitigate surface water runoff from the development boundary;

vii. Measures taken to manage the quality of the surface water runoff to prevent pollution, protects groundwater and surface waters, and delivers suitably clean water to sustainable drainage components;

viii. A restricted rate of discharge of surface water agreed with the local planning authority;

ix. The final point of connection for foul water and any mitigation measures to manage the risk of sewer surcharge;

x. Foul and surface water shall drain on separate systems;

xi. Details of existing surface water drains to be disconnected from the existing combined / foul drainage systems;

xii. The details for the emptying of the proposed swimming pool including the volumes/timings and a restricted rate of discharge;

xiii. A timetable for implementation.

c) Evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltrations rates and groundwater levels in accordance with industry guidance.

The sustainable drainage strategy shall be implemented in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason: These details are required prior to the commencement of development to ensure adequate drainage for the proposed development and to ensure that there is no flood risk on- or off-the site resulting from the proposed development and to ensure that the development complies with the provisions of the NPPF and Defra Technical Standards for

16. No building on any phase (or within an agreed implementation schedule) of the development hereby permitted shall be occupied until a Verification Report and Operation and Maintenance Plan for the lifetime of the development, pertaining to the foul and surface water drainage system and prepared by a suitably competent person, has been submitted to and approved by the Local Planning Authority.
The Verification Report must demonstrate that the sustainable drainage system (foul and surface water) has been constructed as per the agreed scheme (or detail any minor variations), and contain information and evidence (including photographs) of details and locations (including national grid reference) of inlets, outlets and control structures; landscape plans; full as built drawings; information pertinent to the installation of those items identified on the critical drainage assets drawing; and, the submission of a final 'operation and maintenance manual' for the sustainable drainage scheme as constructed. Details of appropriate operational, maintenance and access requirements for each sustainable drainage component are to be provided, with reference to published guidance, through an appropriate Operation and Maintenance Plan for the lifetime of the development as constructed. This shall include arrangements for adoption by an appropriate public body or statutory undertaker, and/or management and maintenance by a Management Company and any means of access for maintenance and easements, where applicable. Thereafter the drainage system shall be retained, managed and maintained in accordance with the approved details.
Reason: To ensure that flood risks from development to the future users of the land and neighbouring land are minimised, together with those risks to controlled waters, property and ecological systems, and to ensure that the development as constructed is compliant with and subsequently maintained pursuant to the requirements of the National Planning Policy Framework and the provisions of Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.
17. The development hereby permitted shall not be brought into use until the areas for the movement, loading, unloading and parking of vehicles and cycles have been provided, constructed and surfaced in complete accordance with the plans ref: Site Masterplan (ref: 137768- OOB- ZZ- 00- DR- L- 0199 Rev P02), prepared by Oobe .These areas shall be retained at all times thereafter.
Reason: To ensure that adequate on site vehicle parking/manoeuvring facilities are provided in the interests of highway safety and amenity, and to comply with the provisions of Policy GN3 and IF2 in the West Lancashire Local Plan 2012-2027 Development Plan Document.
18. Prior to the occupation of the building/use hereby approved at least 10% of the approved car parking spaces shall be marked out for use by electric vehicles, together with an adequate charging infrastructure and cabling for each marked bay, the details of which shall be submitted to and approved in writing by the Local Planning Authority. The agreed scheme shall be implemented and thereafter retained in situ throughout the duration of the development.
Reason: In the interests of sustainability and air quality in accordance with Policy GN3 in the West Lancashire Local Plan 2012-2027 Development Plan Document.
19. All hard and soft landscape works shall be carried out in accordance with the approved details shown on Planting Strategy (ref: 137768- OOB- ZZ- 00- DR- L- 0030 Rev P03), prepared by Oobe. The works shall be carried out before any part of the development is occupied or in accordance with a programme to be agreed in writing with the Local Planning Authority prior to any development commencing. Any trees / shrubs which are removed, die, become severely damaged or diseased within 7 years of their planting shall

be replaced in the next planting season with trees / shrubs of similar size and species to those originally required to be planted unless the Local Planning Authority gives written consent to any variation.

Reason: 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 in the West Lancashire Local Plan 2012-2027 Development Plan Document.

20. Before any part of the development is first brought into use, a scheme which specifies the provisions to be made for the control of noise emanating from any plant, machinery, odour control or ventilation/extraction equipment shall be submitted to and approved in writing by the Local Planning Authority.

The rating level of noise emitted from any equipment to be installed shall not exceed 5dB(A) below the existing LA90 background noise level at the boundary of any of the nearby residential premises. The measurements and assessment shall be made to BS4142:2014.

The approved scheme, shall be implemented before any part of the development is first brought into use.

The sound insulation / noise control works shall be retained thereafter.

Reason: To safeguard local residents from noise and disturbance, and to comply with Policy GN3 in the West Lancashire Local Plan 2012-2027 Development Plan Document.

21. No loading/unloading of vehicles and no deliveries including waste collection shall be taken at or dispatched from the site, unless otherwise agreed in writing by the local planning authority outside the hours of 0730 - 1930 Monday to Friday and 0900 -1300 on Saturday nor at any time on Sundays, Bank or Public Holidays.

Reason: To safeguard the amenities of nearby residents and to comply with Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.

22. No external lighting shall be installed on the land and buildings, including the MUGA without the prior approval in writing from the local planning authority

The development shall be carried out in accordance with any approved lighting scheme and retained as such thereafter.

Reason: To minimise the visual impact of light on nearby residential properties in accordance with Policy GN3 in the West Lancashire Local Plan 2012-2027 Development Plan Document.

23. The remediation works specified in para 6.6 Recommendations of the Phase II Geo-Environmental Assessment EPS Ref: UK20.5112b received by the local planning authority on 3 June 2021 shall be carried out in full on site

Prior to the first occupation of the building on site a closure and validation report shall be submitted to and approved in writing by the Local Planning Authority.

The closure and validation report shall include details of the proposed remediation works and quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology. Details of any post-remedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from the site.

Reason: To prevent harm to public health and to prevent pollution of the water environment and to comply 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:

Policy GN1 - Settlement Boundaries

Policy GN3 - Criteria for Sustainable Development

Policy EC1 - The Economy and Employment Land

Policy IF2 - Enhancing Sustainable transport Choice

Policy IF3 - Service Accessibility and Infrastructure

Policy EN3 - Provision of Green Infrastructure and open recreation space

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