

Land at Chapel Hill Longridge Preston PR3 3JY

Discharge of Conditions 8, 9, 14, 15, 16, 17, 20 attached to planning application 3/2021/1262 for the erection of 4no. commercial units (Use Class E)

PLANNING STATEMENT
May 2024



REPORT CONTROL

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/1 INTRODUCTION

- 1.1. PWA Planning is retained by William Pye Limited ('the applicant') to submit an application for the Discharge of Conditions 8, 9, 14, 15, 16, 17 and 20 attached to planning application 3/2021/1262 for the erection of 4no. commercial units (Use Class E) on land at Chapel Hill, Longridge, Preston, PR3 3JY.
- 1.2. The following documents are submitted as part of this application:
 - BEK - Site Investigation and Ground Assessment - Chapel Hill Longridge - Report Ref BEK-21960-2 April 2024
 - CTMP Chapel Hill Longridge - 21 Feb 2023
 - Drainage Scheme Chapel Hill Longridge
 - Tree Protection Scheme_Chapel Hill_Longridge_Feb 24
 - Construction Surface Water Management Plan
- 1.3. The documents in the above list provide the necessary information to discharge the pre-commencement conditions.



/2 SITE DESCRIPTION

- 2.1 The proposed site covers an area of 0.5ha and is located in the settlement of Longridge, to the north of the existing LCC Household Waste Recycling Centre. The site is a cleared area of land that borders Longridge High School's playing field to the east, and residential development to the north and west. To the south is further land that is owned by the applicant.
- 2.2 The site is separated from its surroundings on the boundary edges by vegetation such as hedges and trees, as well as a fence along the western boundary of the site.
- 2.3 The site has a significant change in levels from north to south, with the most northerly areas of the site being around 10m above the lower levels to the south.
- 2.4 A red line boundary plan of the site is provided with this submission and an aerial view of the site within its surroundings is provided at Figure 1 below.



Figure 1: Site outlined in red (source: Google Earth, not to scale)

- 2.5 The site is not located within, or close to, any designated heritage assets and lies within Flood Zone 1, where the risk of flooding is at its lowest.



/3 CONDITIONS TO BE DISCHARGED

3.1 The planning application, ref. 3/2021/1262, was approved on the 10th October 2022. The following conditions are to be discharged with the necessary information submitted as part of this application listed in turn.

3.2 Condition 8 states:

Notwithstanding the submitted details, no development, including any site preparation, demolition, scrub/hedgerow clearance or tree works/removal shall commence or be undertaken on site unless and until a scheme for protective fencing for trees and hedgerow within and adjacent to the site, has been submitted to and approved in writing by the Local Planning Authority. The submitted details shall be in accordance with BS5837 (2012): 'Trees in Relation to Construction'. The agreed fencing/protection shall be erected in its entirety prior to any other operations taking place on the site and shall not be breached nor removed during development. Furthermore within the areas so fenced the existing ground level shall be neither raised nor lowered and there shall be no development or development-related activity of any description including the deposit of spoil or the storage of materials unless expressly agreed by the Local Planning Authority.

3.3 In order to discharge this condition the following documents are submitted:

- Tree Protection Scheme_Chapel Hill_Longridge_Feb 24

3.4 Condition 9 states:

No development shall commence on the site until such time as a construction traffic management plan, including as a minimum details of the routing of construction traffic, wheel cleansing facilities, vehicle parking facilities, and a timetable for their provision, has been submitted to and approved in writing by the Local Planning Authority. The construction of the development shall thereafter be carried out in accordance with the approved details and timetable.

3.5 In order to discharge this condition, the following document is submitted:



- CTMP Chapel Hill Longridge - 21 Feb 2023

3.6 Condition 14 states:

No development shall commence in any phase until a detailed, final surface water sustainable drainage strategy for the site has been submitted to, and approved in writing by, the Local Planning Authority.

The detailed surface water sustainable drainage strategy shall be based upon the indicative surface water sustainable drainage strategy 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. No surface water shall be allowed to discharge to the public foul sewer(s), directly or indirectly.

The details of the drainage strategy to be submitted for approval shall Include, as a minimum;

P) Sustainable drainage calculations for peak flow control and volume control for the: P. 100% (1 in 1-year) annual exceedance probability event; ii. 3.3% (1 in 30-year) annual exceedance probability event + 40% climate change allowance, with an allowance for urban creep; iii. 1% (1 in 100-year) annual exceedance probability event + 40% climate change allowance. Calculations must be provided for the whole site, including all existing and proposed surface water drainage systems.

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

P. Site plan showing all permeable and impermeable areas that contribute to the drainage network either directly or indirectly, including surface water flows from outside the curtilage as necessary;

ii. Sustainable drainage system layout showing all pipe and structure references, dimensions and design levels; to include all existing and proposed surface water drainage systems up to and including the final outfall;

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

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



- v. Finished Floor Levels (FFL) in AOD with adjacent ground levels for all sides of each building and connecting cover levels to confirm minimum 150 mm+ 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, protect groundwater and surface waters, and delivers suitably clean water to sustainable drainage components;*
- 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 BRE 365.*
- d) Evidence of an assessment of the existing on-site surface water sewer to be used, to confirm that these systems are in sufficient condition and have sufficient capacity to accept surface water runoff generated from the development.*
- e) Evidence that a free-flowing outfall can be achieved. If this is not possible, evidence of a surcharged outfall applied to the sustainable drainage calculations will be required. The sustainable drainage strategy shall be implemented in accordance with the approved details.*

3.7 In order to discharge this condition, the following documents are submitted:

- Drainage Scheme Chapel Hill Longridge

3.8 Condition 15 states:

No development shall commence until a Construction Surface Water Management Plan, detailing how surface water and stormwater will be managed on the site during construction, including demolition and site clearance operations, has been submitted to and approved in writing by the Local Planning Authority. The details of the plan to be submitted for approval shall include for each phase, as a minimum:

- a) Measures taken to ensure surface water flows are retained on-site during the construction phase(s), including temporary drainage systems, and, if surface water flows are to be discharged, they are done so at a restricted rate that must not exceed the equivalent greenfield runoff rate from the site.*
- b) Measures taken to prevent siltation and pollutants from the site into any receiving groundwater and/or surface waters, including watercourses, with reference to published*



guidance. The plan shall be implemented and thereafter managed and maintained in accordance with the approved plan for the duration of construction.

3.9 In order to discharge this condition, the following documents are submitted:

- Construction Surface Water Management Plan

3.10 Condition 16 states:

No development shall be commenced until a site-specific Operation and Maintenance Manual for the lifetime of the development, pertaining to the surface water drainage system and prepared by a suitably competent person, has been submitted to and approved in writing by the Local Planning Authority. The details of the manual to be submitted for approval shall include, as a minimum:

- a) A timetable for its implementation;*
- b) Details of SuDS components and connecting drainage structures, including watercourses and their ownership, and maintenance, operational and access requirement for each component;*
- c) Pro-forma to allow the recording of each inspection and maintenance activity, as well as allowing any faults to be recorded and actions taken to rectify issues;*
- d) The arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme in perpetuity;*
- e) Details of financial management including arrangements for the replacement of major components at the end of the manufacturer's recommended design life;*
- f) Details of whom to contact if pollution is seen in the system or if it is not working correctly; and*
- g) Means of access for maintenance and easements. Thereafter the drainage system shall be retained, managed, and maintained in accordance with the approved details.*

3.11 In order to discharge this condition, the following documents are submitted:

- Drainage Scheme Chapel Hill Longridge



3.12 Condition 17 states:

No development shall be commenced until a site-specific verification report, pertaining to the surface water sustainable drainage system, and prepared by a suitably competent person, has been submitted to and approved in writing by the Local Planning Authority.

The verification report must, as a minimum, demonstrate that the surface water sustainable drainage system has been constructed in accordance with the approved drawing(s) (or detail any minor variations) and is fit for purpose. The report shall contain information and evidence, including photographs, of details and locations (including national grid references) of critical drainage infrastructure (including inlets, outlets, and control structures) and full as-built drawings. The scheme shall thereafter be maintained in perpetuity.

3.13 In order to discharge this condition, the following documents are submitted:

- Drainage Scheme Chapel Hill Longridge

3.14 Condition 20 states:

Based on the findings of the Preliminary Risk Assessment, a number of potential risks associated with potential contamination and ground gas have been identified. Groundworks (other than those required for a site investigation report) shall not commence until a Phase II Intrusive Site Investigation Report by a suitably competent person has been submitted to and approved in writing by the Local Planning Authority.

Where site remediation is recommended in the Phase II Intrusive Site Investigation Report, further groundworks shall not commence until a Remediation Strategy has been submitted to and approved in writing by the Local Planning Authority. The Remediation Strategy shall include a timetable for the implementation and completion of the approved remediation measures.

Remediation of the site shall thereafter be carried out and completed in accordance with the approved Remediation Strategy. In the event that remediation is unable to proceed in accordance with the approved Remediation Strategy or contamination not previously



considered [in either the Preliminary Risk Assessment or the Phase II Intrusive Site Investigation Report] is identified or encountered on site, all groundworks in the affected area (except for site investigation works) shall cease immediately and the Local Planning Authority shall be notified in writing within 2 working days.

Works shall not recommence until proposed revisions to the Remediation Strategy have been submitted to and approved in writing by the Local Planning Authority. Remediation of the site shall thereafter be carried out in accordance with the approved revised Remediation Strategy.

Following completion of any measures identified in the approved Remediation Strategy or any approved revised Remediation Strategy a Validation Report shall be submitted to the Local Planning Authority. No part of the site shall be brought into use until such time as the remediation measures have been completed for (that part of) the site in accordance with the approved Remediation Strategy or the approved revised Remediation Strategy and a Validation Report in respect of those remediation measures has been approved in writing by the Local Planning Authority.

Where validation has been submitted and approved in stages for different areas of the whole site, a Final Validation Summary Report shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any other development.

3.15 In order to discharge this condition, the following documents are submitted:

- BEK - Site Investigation & Ground Assessment - Chapel Hill, Longridge - Report Ref BEK-21960-2, April 2024

3.16 The report concludes that no risks of ground contamination are identified on the site. As such, best practice should be followed with any works commenced on site.



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