

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA

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Town and Country Planning Act 1990

PLANNING PERMISSION

APPLICATION NO: 3/2025/0180
DECISION DATE: 2nd December 2025
DATE RECEIVED: 05/03/2025

APPLICANT:

Mr James Cullen
United Utilities Water Ltd
P O Box 453
Warrington
WA55 1SE

AGENT:

DEVELOPMENT PROPOSED: Proposed creation of an alternative temporary park and ride and heavy goods vehicle marshalling area facility associated with the Haweswater Aqueduct Resilience Programme (HARP).

AT: Land to the west of A671 Pimlico Link Road

Ribble Valley Borough Council hereby give notice that **permission has been granted** for the carrying out of the above development in accordance with the application plans and documents submitted subject to the following condition(s):

1. The development must be begun not later than the expiration of four years beginning with the date of this permission.

REASON: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.

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2. Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in complete accordance with the proposals as detailed on drawings:-

- Site Location Plan RVBC-P&R-APP-DR-001
- Existing General Arrangement Plan RVBC-P&R-APP-DR-002
- Proposed General Arrangement Plan (During Operation) RVBC-P&R-APP-DR-003
- Existing Site Sections Plan (Sheet 1 of 2) RVBC-P&R-APP-DR-004
- Existing Site Sections Plan (Sheet 2 of 2) RVBC-P&R-APP-DR-005
- Proposed Site Sections and Elevations Plan (Sheet 1 of 3) RVBC-P&R-APP-DR-006
- Proposed Site Sections and Elevations Plan (Sheet 2 of 3) RVBC-P&R-APP-DR-007
- Proposed Site Sections and Elevations Plan (Sheet 3 of 3) RVBC-P&R-APP-DR-008
- Proposed Site Fencing RVBC-P&R-APP-DR-009
- Proposed Environmental Masterplan RVBC-P&R-APP-DR-010
- Proposed Site Access Layout Plan RVBC-P&R-APP-DR-011
- Proposed Outfall Headwall Detail Plan RVBC-P&R-APP-DR-012

REASON: For the avoidance of doubt and to clarify which plans are relevant to the consent.

3. Prior to the commencement of the development, a phasing plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall detail the proposed phasing of the development hereby approved.

The development thereafter shall be undertaken in accordance with the approved phasing plan. For the purposes of this planning permission, all references to a Phases or Sub-Phase shall be to a Phase or Sub-Phase as shown on the approved plan.

REASON: To ensure the proper development of the site in a co-ordinated manner.

4. Prior to the commencement of each phase of the development, pursuant to condition 3, a
- a. environmental management system (EMS) detailing the procedures to deliver and monitor compliance with all the environmental requirements of the contract and all relevant legislation, standards, regulations and consents; and
 - b. site-specific Construction Environmental Management Plans (CEMPs) in full accordance with the submitted Construction Code of Practice (CCoP) (see specific requirements below at condition 14).

Shall be submitted to and approved in writing by the Local Planning Authority.

Thereafter the development shall be undertaken in accordance with the approved EMS and CEMP

REASON: In the interests of the proper managements of the development throughout the construction period.

5. No development, site clearance/ preparation or demolition shall take place within each Phase until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological work for that Phase. This must be carried out in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority. The programme of works shall include an initial phase of trial trenching, as well as the compilation of a report on the work undertaken and the results obtained. These works should aim to establish the presence or absence of buried archaeological remains and their nature, date, extent and significance. If remains are encountered then a subsequent phase of impact mitigation may be required, for which a further written scheme of investigation will need to be submitted to and agreed with the local planning authority before development commences. Copies of all reports should be deposited directly with the Lancashire Historic Environment Record. All archaeological works shall be undertaken by an appropriately qualified and experienced professional archaeological contractor and comply with the standards and guidance set out by the Chartered Institute for Archaeologists (CIfA), including the deposition of archives. The development shall be carried out in accordance with the agreed details.

REASON: To ensure and safeguard the investigation and recording of matters of archaeological/historical importance associated with the development.

6. Prior to the commencement of construction work for each Phase of the development a Materials Management Plan shall be submitted to and approved in writing by the Local Planning Authority. For the purposes of this condition the term 'construction work' shall be taken to include any works to include works to prepare the site for development including site access points, haul roads and compound areas but excluding site investigation work. The materials management plan shall be developed following the site investigations and risk assessments and for that Phase shall:
- a. Identify all locations from which material will be excavated.
 - b. Utilising the information contained within the contaminated land investigation, identify those areas of excavation which are contaminated
 - c. For areas of excavation which may be subject to contamination estimate the volume of material arising, the approximate volumes of material to be remediated on site and provisional volume to be disposed of off-site
 - d. Illustrate where and how the remediation of contaminated material would take place
 - e. Illustrate where and how remediated material would be re-used, including volumetric calculations to demonstrate that the material can be accommodated within the proposed area of use and any measures for containment for this material
 - f. Detail the frequency of testing and testing specification for soils generated during the cut and fill operations, including how the materials are to be segregated and stored (this should be in the form of a Soil Management Plan - see informative 03)
 - g. Identify screening criteria for assessment of whether the materials can be reused without treatment or mitigation
 - h. For areas of excavation which are not subject to contamination provide the volume of material arising and illustrate where and how non-contaminated material would be reused including volumetric calculations to demonstrate that the material can be accommodated within the proposed area.

Once approved the materials management plan shall be implemented in its entirety.

REASON: To ensure the proposed development does not pose an unacceptable risk of pollution to controlled waters

7. Prior to the commencement of construction work for each Phase of the development, a Site Waste Management Plan (SWMP) shall be submitted to and approved in writing by the Local Planning Authority. For the purposes of this condition the term 'construction work' shall be taken to include any works to prepare the site for development including site access points, haul roads and compound areas but excluding site investigation. The Site Waste Management Plan shall include details for that Phase of:
- a. The anticipated nature and volumes of waste that will be generated by construction work
 - b. The measures to minimise the generation of waste resulting from the proposed works
 - c. Measures to maximise the re-use on-site of such waste
 - d. Measures to be taken to ensure effective segregation at source of other waste arising during the carrying out of such works, including the provision of waste sorting, storage, recovery and recycling facilities as appropriate

The approved SWMP shall be implemented throughout the period of construction work on site

REASON: To ensure the construction activities associated with the proposed development do not pose an unacceptable risk of pollution to controlled waters through the inappropriate management of waste on site

8. Prior to the commencement of each Phase of the development hereby approved, a phasing timetable for the tree, shrub and hedgerow removal shall be submitted to and approved in writing by the Local Planning Authority.

Thereafter full details of the extent of tree, shrub and hedgerow removal and mitigation planting relating to each phase of the development shall be submitted to and approved in writing prior to any tree/ hedgerow works in that phase being undertaken. The details shall include the number of trees to be felled/ length of any hedgerow to be removed along with a timetable for replacement planting to mitigate for the tree/ hedgerow loss.

The details shall be in general accordance with the Arboriculture Impact Assessment and Proposed Environmental Masterplan (plan ref RVBC-P&R-APP-DR-010) submitted with the planning application, including hedgerow reinforcement as advanced planting during the construction phase and the replacement of the 6no. felled trees at a ratio of approximately 3:1 during the decommissioning phase of the works. Any new planting shall use species of local provenance.

Where the details indicate that a loss of trees with bat roost potential is unavoidable to facilitate the scheme, they must first be further inspected for the possible presence of bat roosts before any tree works are commenced.

No vegetation or ground clearance works required to facilitate the development should commence during the optimum time of year for bird nesting (March to August inclusive) unless nesting birds have been shown to be absent by a suitably qualified person.

Those trees to be retained shall be protected in accordance with the recommendations of BS 5837:2012 Trees in Relation to Design, Demolition and Construction prior to and during the lifetime of the development.

The replacement planting/ new planting shall be undertaken in accordance with the approved details. Any trees or plants which within a period of 25 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

REASON: To mitigate the landscape and visual harm of the development and to ensure any ecological impacts as a result of the development are mitigated. All nesting birds their eggs and young are protected under the terms of the Wildlife and Countryside Act 1981 (as amended).

9. Prior to the stripping of any topsoil a plan for the soil stripping of the development shall be submitted to and approved in writing by the Local Planning Authority.

A detailed work method statement setting out the measures proposed to minimise the adverse effects of the soil stripping and long-term storage of stockpiled topsoil and subsoil shall be submitted to and approved in writing by the Local Planning Authority prior to any soil stripping being undertaken. The details shall include:

- a. The shaping and grading of the topsoil and subsoil stockpiles to appear as 'naturalistic' landforms, free of artificial looking engineered slope profiles.
- b. The location of the temporary stockpiles which should be located along the boundaries of the site compound(s) to provide some mitigation of its visual effects.
- c. Cross sections through proposed stockpiles showing existing and proposed levels.

Topsoil and subsoil stockpiles shall be a maximum of 2m high to minimise the damaging effects of relatively long-term storage as proposed and seeded with a grassland mix.

Thereafter the soil stripping and storage shall be undertaken in accordance with the approved details.

REASON: To mitigate the landscape and visual harm of the development

10. Prior to the completion of the development full details of the site restoration shall be submitted to and approved in writing by the Local Planning Authority. The details shall include:
- full details of the existing and proposed land levels, including cross sections
 - Proposed landscaping and boundary treatments.
 - Detailed precautionary working methods for the protection of designated sites, habitats and species populations, to be implemented during decommissioning.
 - Detailed ecological restoration and enhancement proposals to be implemented following decommissioning of temporary features.
 - A timetable for implementation

The restoration thereafter shall be undertaken in accordance with the approved details.

REASON: To mitigate the landscape and visual harm of the development and to ensure any ecological impacts as a result of the development are mitigated.

11. Prior to the commencement of any works for each Phase of the development hereby approved a detailed lighting scheme for that Phase shall be submitted to and approved in writing by the Local Planning Authority.

The details shall include a Lighting Management Plan which demonstrates:

- the mitigation which will be employed to reduce adverse impacts on the local landscape due to lighting; and
- measures employed to minimise visual clutter caused by vertical structures
- the hours of illumination
- a timetable for implementation and removal of the lighting

The lighting for that Phase thereafter shall be implemented in accordance with the approved scheme and removed from the site in accordance with the agreed timetable included within the Management Plan.

REASON: In the interests of the visual amenities of the area and to mitigate the impact of the development.

12. Prior to the commencement of any works full details of the:
- a. site compound structures including offices, welfare cabins, hoardings and fences;
 - b. the management of the compound to ensure that the proposed mitigation measures are managed and maintained throughout the duration of the construction contract shall be submitted to and approved in writing by the Local Planning Authority.

The structures shall be designed to take account of the site's rural location with the welfare building(s) expected to be matt green in colour and single storey.

The fence details shall include 2.4m high close-board fencing proposed along the northern boundary of the application site and separating the application site from the sensitive designated sites, with this fencing required to be installed prior to the commencement of the main construction works.

The construction and ongoing management of the compound thereafter shall be undertaken in accordance with the approved details.

REASON: In the interests of the visual amenities of the area and to mitigate the ecological impacts of the development

13. All access tracks required for the establishment, construction and commissioning phases should be removed upon completion of the works and the land reinstated to its former appearance prior to the completion of the development hereby approved.

REASON: in the interests of the visual appearance of the area

14. Prior to the commencement of each Phase of the development hereby approved a Construction Environmental Management Plan (CEMP) for that Phase shall be submitted and approved in writing by the Local Planning Authority. The approved CEMP shall be implemented in full. The CEMP shall include (inter alia):
- A Construction Method Statement to supplement the Construction Traffic Management Plan
 - Working hours during the construction, operational and decommissioning phases of the development (for the construction phase these are expected to be 07:00 - 19:00 Monday - Friday, 07:00 - 13:00 Saturday and no working on Sundays or Bank Holidays),
 - Proposals for pre-commencement repeat surveys for protected and priority species and priority habitats to be undertaken prior to the commencement of any works, and throughout the construction programme, which shall inform the need for precautionary working methods, licences and exemptions;
 - Details of all licences, consents and exemptions that will be in place prior to commencement of works;
 - Details of responsible persons and organisations, including lines of communication;
 - Proposals for supervision of works, licensable mitigation measures and precautionary working methods by an appropriately qualified, experienced and licensed Ecological Clerk of Works;
 - Necessary training and/or briefing of site operatives on ecological matters and required working methods and procedures to ensure compliance with legislation and planning obligations;
 - Measures that will be taken to ensure compliance with relevant parts of BS42020 - Biodiversity Code of practice for planning and development;
 - An ecological constraints plan to be issued to the contractor, including (inter alia):
 - Identification of biodiversity protection zones and exclusion zones around sensitive habitats and species;
 - Known locations of protected and priority species and their habitat;
 - Tree root protection areas;
 - Locations of demarcated working areas;
 - Precautionary working method statements for the avoidance of ecological impacts during all stages of the works, including:
 - Prevention of any breach of wildlife protection legislation;
 - Procedures to be followed if the presence of protected species is detected or suspected at any stage before or during the works;
 - Measures to prevent impacts on protected and priority species and their habitats;
 - Measures to protect priority and protected species from the impacts of habitat severance throughout the Programme of Works;
 - Maintenance of bat flight paths throughout all phases of the works;
 - Measures to ensure compliance with the Eels Regulations;
 - Roadkill prevention measures to be implemented along all construction traffic routes;
 - Measures to prevent animals from becoming trapped;
 - Timing and other measures to prevent any impact on nesting birds;
 - Measures to prevent disturbance of breeding and wintering birds during all phases of the proposed works;
 - Measures to prevent disturbance of sensitive species and habitats as a result of lighting, noise, vibration, dust, vehicle movements, storage of materials or other causes;
 - Protection of retained habitats;

- Exclusion zones around designated sites, irreplaceable habitats and habitats of principal importance.
 - Protection of watercourses during the works;
 - Measures to avoid impacts on hydrology and water quality;
 - Measures to minimise soil compaction;
 - Measures to prevent soil stripping in the vicinity of sensitive habitats.
 - Tree protection measures in accordance with BS5837 (2012);
 - Protection of ancient/veteran/aged trees;
 - Measures to maintain habitat connectivity throughout the works, including the provision of bat and bird boxes where possible;
 - Demarcation of the working area and installation of barriers and warning signs to protect retained habitats;
 - Protection of Statutory designated sites, functionally linked land and associated species populations during the works;
 - Protection of non-statutory designated sites and associated species populations during the works;
 - Measures to be implemented during decommissioning of temporary structures and features;
 - Measures to eradicate and prevent the spread of invasive non-native species;
 - Biosecurity measures to be implemented;
 - Measures to prevent detrimental ingress/egress of water to/from sensitive habitats;
 - Pollution and sediment control measures;
 - New bird nesting boxes should be installed on nearby retained trees to compensate for any lost
- A work programme, demonstrating that works will be timed to minimise ecological impacts;
 - Monitoring, reporting and review of proposed measures throughout all phases of the works.

REASON: To mitigate the ecological impacts of the development

15. 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 site-specific flood risk assessment (28th February 2025 / RVBC-P&R-APP-RP-002/ES-TA-C-1 / Jacobs) and indicative surface water sustainable drainage strategy (28th February 2025 / RVBC-P&R-APP-RP-005 / Jacobs) 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;

a) Sustainable drainage calculations for peak flow control and volume control for the:

- i. 100% (1 in 1-year) annual exceedance probability event;
- ii. 3.3% (1 in 30-year) annual exceedance probability event;
- iii. 1% (1 in 100-year) annual exceedance probability event + 25% 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:

- i. 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 deliver suitably clean water to sustainable drainage components;

c) 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.

REASON: To ensure satisfactory sustainable drainage facilities are provided to serve the site in accordance with Paragraphs 181 and 182 of the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems.

16. 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 method statements, scaled and dimensioned plans and drawings detailing surface water management proposals to 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 entering 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.

REASON: 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 surface water flood risk on-site or elsewhere during any construction phase in accordance with Paragraph 181 of the National Planning Policy Framework.

17. The commencement of use of the development shall not be permitted 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 the maintenance, operational and access requirement for all SuDS components and connecting drainage structures, including all watercourses and their ownership;
- 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.

REASON: To ensure that surface water 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 sustainable drainage system is subsequently maintained pursuant to the requirements of Paragraph 182 of the National Planning Policy Framework

18. The commencement of use of the development shall not be permitted 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.

REASON: To ensure that surface water 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 the requirements of Paragraphs 181 and 182 of the National Planning Policy Framework.

- 19 Prior to the commencement of construction work a scheme detailing how surface water flows and quality will be controlled and managed during the construction phase of the development shall be submitted to and approved by the Local Planning Authority. For the purposes of this condition the term 'construction work' shall be taken to include any works to include works to prepare the site for development including site access points, haul roads and compound areas but excluding site investigation. The construction phase surface water management plan shall include the following and be implemented before construction starts:

- An assessment of potential flows that would need to be managed during construction and operation of compounds.
- Details of the measures which would be put in place to capture, manage, treat and discharge flows from the compound.
- A programme for the installation, maintenance and removal of the measures set out above. This should include provision for adapting the mitigation if it proves not to be effective.
- An assessment of potential contaminants which may be present in surface water runoff, and measures to segregate this surface water from clean runoff
- Assessment of potential options to retain, test and treat or remove potentially contaminated surface water runoff during the works
- Details of a monitoring scheme to be implemented to confirm that no contaminants are present in runoff from the site intended for discharge to controlled waters (before, during and post construction)
- Details of how existing surface waters will be protected from any surface waters generated

Once approved, the construction phase surface water management plan shall be implemented in its entirety and remain for the duration of the development. Should a need for amendments to the plan be required as a result of changing conditions, these must be submitted to and approved by the LPA.

REASON: To ensure the construction activities associated with the proposed development do not pose an unacceptable risk of pollution to controlled waters and associated species and habitats.

20. No use of the development hereby approved shall commence until visibility splays have been provided at the site access, as shown on drawing RVBC-P&R-APP-DR-011 Rev 0. The visibility splays shall be maintained free of obstruction at all times thereafter until reinstatement of the access to its existing form.

REASON: To ensure adequate visibility between highway users at the site access, in the interests of highway safety.

21. No use of the development hereby approved shall commence until a scheme for the construction of the site accesses (in line with drawing RVBC-P&R-APP-DR-011 Rev 0) has been submitted to, and approved by, the Local Planning Authority. The scheme to include:
- i. Crossing provision across the A671 Pimlico Link Road, in line with user desire lines;
 - ii. Vegetation clearance to improve visibility for all users;
 - iii. Adequate signage and lighting to promote the awareness of the presence of the junction; and;
 - iv. Proposals for gates at the access that allow sufficient stacking of HGVs if necessary and to ensure that large vehicles turning off the roads will have unobstructed access.

REASON: In order to satisfy the Local Planning Authority and Local Highway Authority that the final details of the highway scheme/works are acceptable before work commences on site.

22. No use of the development hereby approved shall commence until highway works (as identified within condition 2) have been constructed and completed in accordance with the scheme that shall be submitted to and approved by the Local Planning Authority.

REASON: In order that suitable access is available from first use.

23. Prior to commencement of works permitted by this approval, an updated Construction Traffic Management Plan (CTMP) shall be submitted to and approved in writing by the Local Planning Authority. The updated CTMP shall include:
- i. Suitable levels of Traffic Management are in place during the construction and decommissioning of the Alternative Facility to ensure vehicles speeds are suitable on Pimlico Link Road; and
 - ii. Other requirements as per the HARP Programme of Works CTMP.

Thereafter the development shall be undertaken in accordance with the approved CTMP.

REASON: To maintain the operation and safety of the local highway network during site preparation and construction.

24. The site access and facility must be reinstated to their pre-existing condition prior to completion of the Programme of Works, in line with an agreed timetable. A timetable for reinstatement, including a timetable for implementation, shall be submitted to and approved in writing by the Local Planning Authority 6 months prior to completion of the main works. Thereafter the reinstatement works shall be implemented in accordance with the approved details.

REASON: To ensure operation and safety of the local highway network post construction.

25. Prior to commencement of works permitted by this approval, details of facilities by which means the wheels of vehicles may be cleaned before leaving the development site shall be submitted to and approved in writing by the Local Planning Authority. The approved facilities shall be provided prior to the commencement of any site clearance or construction works and shall be retained throughout the construction and operational period.

REASON: To avoid the possibility of the public highway being affected by the deposit of mud and/or loose materials which could create a potential hazard to road users and in the interests of amenity.

26. a) Prior to first use of the Alternative Park and Ride and HGV Marshalling Facility / prior to the operational phase commencing, a scheme for the construction of an Active Travel Route to be provided along Pimlico Link Road (south of the carriageway from Lincoln Way to the A59 junction) and along the A59 (west of the carriageway from the Pimlico Link Road junction to the northern end of Four Lane Ends) shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include precise routing, width and surfacing details, together with details of any signage, drainage and/or lighting considered necessary.
- b) The approved Active Travel Route scheme shall be implemented and open for use within a timescale to be submitted to and approved in writing by the local planning authority (but no later than the end of the operational phase of the Alternative Temporary Park and Ride and HGV Marshalling Facility).

REASON: To ensure the timely delivery of an appropriate pedestrian and cycle link.

27. Prior to the commencement of development, a Biodiversity Gain Plan shall be submitted to and approved in writing by the Local Planning Authority (see further details below at Informative 04) and implemented in accordance with the approved details.

The Biodiversity Gain Plan shall be prepared in accordance with the submitted Statutory BNG Metric submitted with the planning application.

REASON: To ensure the development delivers a net gain on site which satisfies paragraph 14 (2) of Schedule 7A of the Town and Country Planning Act 1990 and which is in accordance with the biodiversity information submitted with the planning application.

Note(s)

1. For rights of appeal in respect of any condition(s)/or reason(s) attached to the permission see the attached notes.
2. The applicant is advised that should there be any deviation from the approved plan the Local Planning Authority must be informed. It is therefore vital that any future Building Regulation application must comply with the approved planning application.

3. The Local Planning Authority has endeavoured to work proactively and positively to resolve issues and considered the imposition of appropriate conditions and amendments to the application to deliver a sustainable form of development.

4. This Decision Notice should be read in conjunction with the officer's report which is available to view on the website.

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| 1 | The applicant will require an environmental permit from the Environment Agency to discharge to the main river. Information on environmental permits is available at: https://www.gov.uk/topic/environmental-management/environmental-permits |
| 2 | Relevant archaeological standards and a list of registered contractors can be found on the ClfA web pages: http://www.archaeologists.net . Contact details for other non-registered contractors can be found on the BAJR web site: http://www.bajr.org . |
| 3 | <p>The Soil Management Plan should include:</p> <ul style="list-style-type: none"> a. Proposals for handling different types of topsoil and subsoil and the storage of soils and their management whilst in store (including organic soils where identified) b. The method of assessing whether soils are in a suitably dry condition to be handled (ie dry and friable) and the avoidance of soil handling, trafficking and cultivation during the wetter winter period c. A description of the proposed depths and soil types of the restored soil profiles; normally to an overall depth of 1.2m over an evenly graded overburden layer, with the overarching aim for BMV agricultural land to be returned to its original quality and all soils to be suitable for the planning end use d. The effects on land drainage, agricultural access and water supplies, including other agricultural land in the vicinity e. The impacts of the development on farm structure and viability, and on other established rural land use and interests, both during the site working period and following its reclamation f. A detailed Restoration Plan illustrating the restored landform and the proposed after uses, together with details of surface features, water bodies and the availability of outfalls to accommodate future drainage |
| 4 | <p>The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless:</p> <ul style="list-style-type: none"> (a) a Biodiversity Gain Plan has been submitted to the local planning authority, and (b) the planning authority has approved the plan. <p>Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements listed in the legislation are considered to apply.</p> <p>The biodiversity gain plan must include:</p> |

	<p>(a) information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat;</p> <p>(b) the pre-development biodiversity value of the onsite habitat;</p> <p>(c) the post-development biodiversity value of the onsite habitat;</p> <p>(d) any registered offsite biodiversity gain allocated to the development and the biodiversity and the biodiversity value of that gain in relation to the development;</p> <p>(e) any biodiversity credits purchased for the development; and</p> <p>(f) such other matters as the Secretary of State may by regulations specify.</p> <p>When calculating the post-development biodiversity value of a habitat, the planning authority can only take into account an increase in biodiversity value post-development where it is satisfied that the habitat creation or enhancements delivering the increase will be maintained for at least 30 years after the development is completed.</p>
5	The construction of the off-site highway works, including Active Travel Route, will require the applicant to enter into a Section 278 Agreement with the Local Highway Authority prior to the works commencing.
6	The grant of planning permission does not entitle a developer to obstruct a right of way and any proposed stopping-up or diversion of a right of way should be the subject of an Order under the appropriate Act. The applicant should be advised to contact Lancashire County Council's Public Rights of Way section by email on PROW@lancashire.gov.uk , quoting the location, district and planning application number, to discuss their proposal before any development works begin.
7	Due to concerns about traffic speeds along Pimlico Link Road between Chatburn Road and Pimlico Road, which has no dedicated pedestrian or cycle route currently, it is suggested that the applicant engages with the local highway authority to look at introducing a lower speed restriction of 40mph along this section of highway.

Nicola Hopkins

NICOLA HOPKINS
DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING

Notes

Right of Appeal

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

· If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.

· If this is a decision to refuse planning permission, or approve with conditions, a householder application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.

· If this is a decision to refuse planning permission, or approve with conditions, a minor commercial application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.

Appeals can be made online at: <https://www.gov.uk/appeal-planning-decision> . If it is a householder appeal it can be made online at: <https://www.gov.uk/appeal-householder-planning-decision> . If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000. The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order. If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 114 of the Town and Country Planning Act 1990.

Purchase Notices

If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, they may serve on the Council of the county borough or county district in which the land is situated a purchase notice requiring that Council to purchase their interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.