

Signed Manager Officer
Date		

Report to be read in conjunction with the Decision Notice.

Application Ref:	3/2021/0126	 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	26/02/21	
Officer:	JM	
DELEGATED ITEM FILE REPORT:		OBSERVATIONS TO ANOTHER PLANNING AUTHORITY

Development Description:	Consultation on LCC application LCC/2021/0004 for proposed construction of a new wastewater treatments works, access track, bridge, 3 x culverts, outfall, partial demolition of existing works
Site Address/Location:	Chipping WWTW Longridge Road Chipping

ASSESSMENT OF PROPOSED DEVELOPMENT:

Observations/Consideration of Matters Raised/Conclusion:

This application is a formal consultation request from Lancashire County Council in relation to planning application LCC/2019/0008 which relates to proposed work for the construction of a new wastewater treatment facility on agricultural land to the south of the existing WwTW at Chipping Waste Water Treatment works for United Utilities. Following completion of the proposed development the existing works will no longer operate, with the majority of structures being demolished and the site reinstated to meadow. The existing works needs to remain in operation until the new works are complete and in operation to avoid disruption to wastewater treatment and maintain compliance with the existing licence.

The existing Chipping WwTW is located approximately 800m due south of Chipping Village. The existing site is accessed from Longridge Road via a short access road over Chipping Brook, which is also used in connection with the agricultural activities associated with Startifants Farm to the north of the WwTW. The site is located within the Forest of Bowland Area of Outstanding Natural Beauty (AONB) and within Flood Zone 3. The surrounding area is predominantly agricultural with pockets of commercial and residential development. The closest residential properties are located at Goose Cottages approximately 220m to the west.

The proposal includes a new access track will be constructed to the south of the existing track together with a bridge and new outfall to Chipping Brook. Two temporary compounds are proposed, one adjacent to the east of the proposed new works and a second to the south of the existing access track.

The main buildings include a Chemical Dosing Kiosk 7.8m x 2.5 x 2.9m, MCC Kiosk 8m x 6m x 4.3m (h) Kiosk, Primary Settlement Tank Area 20.5m x 16.1m x 6.4m Submerged Aerated Filter (SAF) area 13.8m x 13.5m x 4.4m SAF distribution chamber, Humus Tank Area 18.1m x 15.8m x 3.2m Admin/Welfare Kiosk 4.5m x 2.5 x 3m Inlet Pumping Station Area 13m x 10m x 3.3m and a bridge. The majority of the buildings are coloured Holly Green. Based on the details submitted and although the additional built form will have some visual impact it is considered to be have an acceptable impact on the AONB.

In relation to access the proposal includes the widening of the existing access point to Longridge Road and a new access track be constructed, together with a new bridge structure to Chipping Brook

The existing vehicular access track from Longridge Road currently serves as both the operational access for the WwTW and for the agricultural activities associated with Startifants Farm. In the interests of highway safety and to allow the segregation of construction and operational traffic accessing the new works. The new access track would be 3.5m width and would cover a length of approximately 500m.

To facilitate the development temporary construction compounds are to be located to the immediate east of the proposed new works and adjacent to the new site access road to the north. A landscaped bund of approximately 430m of temporary clay bunding is proposed around the perimeter of the main development site to reduce flooding.

In relation to landscaping the development incorporates a comprehensive landscaping scheme to minimise any potential visual impacts and to ensure Biodiversity Net Gain (BNG). The Landscaping plans includes: • Planting 5527m² species-rich wetland grassland; • Planting 1020m² riparian mixed, native species trees / scrub. • Planting 1285m² broadleaved woodland (core and edge planting). • Planting 281m of mixed, native species hedgerow, including 20 hedgerow trees. • Planting 1759m² all-purpose landscaping grassland. Provided appropriate on-going management of the grassland, woodland, scrub and hedgerow is undertaken to ensure it meets the required conditions, the landscaping proposals will result in a net gain of 6.18% habitat units

Having regard to the proposal and the landscape mitigation the scheme is considered acceptable and that there should no formal objection raised and requested that some landscaping where possible be implemented at an early stage of the development to ensure visual mitigation in line with its siting in the AONB .

In relation to noise the plant is a considerable distance away from residential properties. A noise report submitted with the application confirms that when assessed in accordance with BS4142, and considered in context, the cumulative noise from the proposed new plant at the closest residential property will have a low impact both in the daytime and night-time periods. On that basis It is considered not to have an impact on residential amenities.

It is accepted that there is some visual impact but not sufficient to retain any objection to the project based on the overall benefits and BNG.

RECOMMENDATION:	No objections
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