

Signed Manager Officer
Date		

Report to be read in conjunction with the Decision Notice.

Application Ref:	3/2021/0222	 <p>Ribble Valley Borough Council www.ribblevalley.gov.uk</p>
Date Inspected:	Pre app	
Officer:	JM	
DELEGATED ITEM FILE REPORT:		OBSERVATIONS TO ANOTHER PLANNING AUTHORITY

Development Description:	Consultation on Lancashire County Council planning application LCC/2021/0222 for construction of 4 kiosks and widening/modifications to existing access road and other relocation improvements to existing waste water treatment works carried out under permitted development.
Site Address/Location:	Wilpshire Waste Water Treatment Works Ribchester Road Wilpshire/Salesbury

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 at Wilpshire Waste Water Treatment works for United Utilities.

The proposal seeks to alter the existing site entrance by widening the track and erection of additional kiosk building adjacent to and within the main compound of the Treatment works. The additional buildings are a requirement of the upgrade and have no significant visual impact or harm to the green belt. New equipment to be provided as part of the project, which requires planning permission comprises: • Ferric Dosing Kiosk • Chemical Dosing Kiosk • Activated Sludge Plant (ASP) Blower Kiosk • Motor Control Centre (MCC) Kiosk The proposed structures are to be located in the south eastern part of the existing WwTW site, across three parcels of land, that is currently hardstanding and amenity grassland. The proposed ASP Blower Kiosk is to be located towards the south-east corner of the WwTW facility. The proposed building will be rectangular in shape, 10m long, 6m wide and 3m high The proposed Motor Control Centre (MCC) Kiosk is to be located in the far southeast corner of the WwTW facility. The proposed building will be rectangular in shape, 10m long, 5m wide and 3m high. The MCC Kiosk will be situated on a 1.2m galvanised steel platform, which itself will be mounted on a 150mm concrete plinth. The proposed Chemical Dosing kiosk is to be located on the eastern section of the WwTW facility. The kiosk will be rectangular in shape, 6.925m long, 4.16m wide and 3.85m high (mounted on a 150mm concrete plinth). The proposed Ferric Dosing Kiosk is also set to be located on the eastern section of the WwTW facility, to the south of the proposed Chemical Dosing kiosk described above. The Ferric Dosing Kiosk will comprise the same dimensions as the Chemical Dosing Kiosk and all of the buildings are to be clad in a Holly Green colour. There is also some ancillary work which does not require consent.

The modification to the track would lead to the loss of trees that are subject to a TPO. The Council's countryside officer is satisfied that the impact is mitigated by replacement trees. The trees were only the subject of a recent TPO when the Council became aware of the intention to alter the access. This has allowed a degree of control in relation to the protection of any replacement trees. If permission is granted this would grant consent for the removal of the TPO trees.

is considered that based on the information put forward and having regard to the landscaping proposals submitted to mitigate the trees and vegetation being removed that the council offers no formal objection. However, the Council suggests that the replacement hedgerows be planted with the Lancashire Hedgerow mix which comprises of (70%) Hawthorn, (16%) Blackthorn, (7%) Hazel & (7%) Guelder-Rose.

The trees protected under the Land Lying on the South side of Ribchester Road, Clayton-le-Dale, Tree Preservation Order 2020 whilst regrettable that these are to be felled and it should be emphasised that the 4 trees being planted in their immediate vicinity Alder, Aspen and 2 Rowen as mitigation, will be subject to the above TPO protection and the Order will be varied to show this once the trees have been planted.

The proposal has supporting documents which confirm that there is to be a biodiversity net gain with the following:

- Planting 980m² mixed, native species scrub.
 - Planting 202m of mixed, native species hedgerow.
 - Planting 11 hedgerow trees.
 - Temporarily lost grassland to be reinstated with an all-purpose landscaping grassland and agricultural grassland where required.
- Bowland Ecology have confirmed that provided appropriate on-going management of the scrub and hedgerow is undertaken to ensure it meets the required conditions, the landscaping proposals will result in a net gain of 9.41% habitat units and 111.3% hedgerow units.

Having regard to the proposal and the landscape mitigation the scheme is considered acceptable and that there should no formal objection raised.

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.

RECOMMENDATION:

No objections