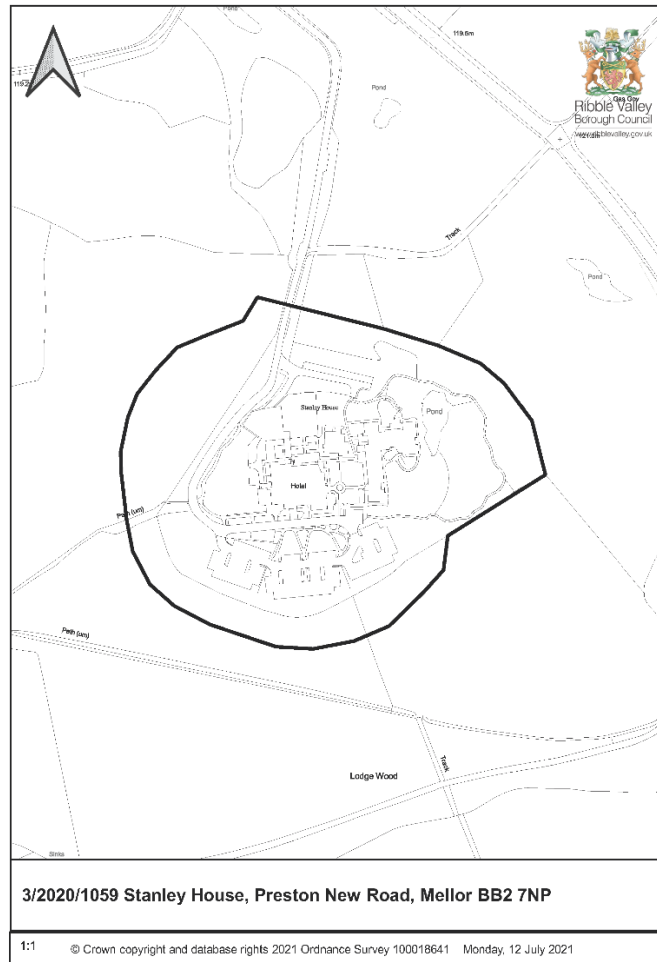


**APPLICATION REF: 3/2020/1059**

GRID REF: SD 364569 429928

**DEVELOPMENT DESCRIPTION:**

NEW DEVELOPMENT (TO REPLACE APPROVED BUT UNBUILT DEVELOPMENT FROM 2008 PLANNING CONSENT) INCLUDING: NEW SPA AND LEISURE COMPLEX, BANQUET HALL, EXTENSIONS TO EXISTING HOTEL ENTRANCE AND RESTAURANT, NEW BEDROOM BLOCK, EXTENDED CAR PARK, AMENDMENT OF INTERNAL ACCESS ROAD, REROUTING OF PARK PUBLIC RIGHT OF WAY AND ENHANCEMENT OF EXISTING SECTION OF RIGHT OF WAY, NEW HARD AND SOFT LANDSCAPING AND TREE PLANTING AT STANLEY HOUSE, PRESTON NEW ROAD, MELLOR BB2 7NP



**CONSULTEE RESPONSES/ REPRESENTATIONS MADE:**

**PARISH COUNCIL:**

- It is acknowledged and noted that this application follows from the 2008 unbuilt approved additional development which was submitted by the previous owners.
- Mellor Parish Council submits that a number of factors have altered in the vicinity during the ensuing period, which give rise to concerns when a major development is applied for. These

changes include continuing major expansion at BAe Systems & Enterprise Zone and the recent release of plans by Blackburn with Darwen Council for additional housing which is bound to put additional vehicle movements on the A677.

- The Parish Council is very disappointed with the comments from LCC Highways
- It is requested that a site visit is made to fully assess the risks due to both current and likely medium term future traffic conditions.
- Traffic and the speed of traffic has considerably increased since 2008- more is needed in order to protect residents, other road users and particularly visitors to the site.
- LCC Highways requests for construction traffic to avoid use of the highway for backing & turning, and wheel washing on site are welcomed, but Mellor Parish Council requests that financial support to a much improved road junction at Further Lane / A677 junction be sought as part of any conditions imposed, should the application be approved.
- Car Parking -the applicants consider that there will be adequate car parking (including staff & overspill) however in order to protect local residents from unnecessary inconvenience, Mellor Parish Council requests double yellow lines be painted on Further Lane
- Similarly, double yellow lines on Mire Ash Brow would avoid possible parking, with subsequent pedestrians crossing A677.
- Lighting – The application site is in a rural setting and therefore it is hoped that the design & layout of lighting will be such that it is as unobtrusive in the landscape as possible
- Noise – Construction traffic would inevitably create noise and it would be expected that strict working times would be fixed in conditions and adhered to.
- Parish Council would welcome the opportunity for future dialogue with Barnfield, as preferred contractors
- Limits on music levels and time for windows and doors to be closed would be expected in order to avoid intrusive noise for residents and other visitors to the venue.
- EV points - It is noted that a number have been suggested in the applicant's agent's response & Parish Council requests that the number and type be defined.
- Green Energy initiatives - Mellor Parish Council continues to look towards carbon neutrality and any further plans for such progress would be welcomed for all local businesses.
- The large area of new planting is welcomed.
- PROW diversion – this is noted and understood.
- In summary, whilst Mellor Parish Council does not have strong opposition to the application in principle, nevertheless some aspects, in particular those of road safety for all users is of grave concern.

#### **ENVIRONMENT DIRECTORATE (COUNTY SURVEYOR):**

With respect to this application we would not raise any objections to the application. Suggests the imposition of a Construction Management Plan (CMP) or Construction Method Statement (CMS) condition which would be a pre-commencement condition.

#### **LANCASHIRE LOCAL LEAD FLOOD AUTHORITY:**

No objection to the proposed development subject to the inclusion of the condition in relation to submission of a detailed surface water sustainable drainage scheme for the site has been submitted to, and approved in writing by, the local planning authority and a condition for2 Construction Phase Surface Water Management Plan..

## **UNITED UTILITIES:**

No objection subject to technical conditions relating to drainage to be on a separate system with foul water draining to the public sewer and surface water draining in the most sustainable way.

## **LCC ARCHAEOLOGY**

No formal archaeological works necessary as a result of this proposal.

## **HISTORIC ENGLAND:**

- No objection to the applications on heritage grounds, as consider that the applications meet the requirements of the NPPF, paragraph numbers 184 and 193.
- In assessing the proposal, HE consider the revised scheme proposes an increase in the footprint of the built form, as well as a noticeable increase in the extent of the site which would be developed. However, it would also result in the proposed new built form being less intensive in nature and being in less sensitive areas of the site.
- In particular it is noted that the revised proposals would not physically adjoin the listed building and would therefore create a clear sense of separation between Stanley House and the other built form on the site.
- The proposed development would therefore have a greater impact on the wider environment in which the listed building is experienced, but would [also] have a better impact on its immediate setting, and on the building itself.
- As the significance of the listed building is considered to derive primarily from its physical fabric and the ability to appreciate its exceptional architectural interest from shorter views within the site, the movement of built form away from the listed building is considered to have a strong positive impact.
- Conversely, the wider setting of the listed building is identified to make a low contribution to its significance, as it has already been fundamentally altered by the existing and additional permitted built form on the site.
- The greater proliferation of the built form across the site is, however, considered to have a minor negative impact, as it will cumulatively add to the existing separation of the hall from its historic wider setting, and add to the dominant nature of the new built form in approaches to the hall. In particular it breaks up the mass of hard landscaping with soft landscaping and alternative surface finishes, in order create a softer visual appearance.
- Considered cumulatively the revised configuration of the buildings on the site would better reveal the special historic and architectural interest of the listed building.
- The scheme would result in a development that would better preserve the significance of the listed building.
- We would, however, suggest that, if the local planning authority was minded to approve the applications, conditions requiring the submission of additional detailed information would be beneficial.

## **OTHER AMENITY GROUPS:**

No representation received.

## **ADJACENT LPA's**

No comments received

## **ADDITIONAL REPRESENTATIONS:**

Two supporting letters have been received from Lancashire Enterprise Partnership and Marketing Lancashire both welcome the substantial investment and consider it has the potential to be a significant tourism and leisure asset for the county. The LEP recognises the contribution tourism, culture and place has to play in securing economic growth both as a generator of immediate employment opportunities within the sector, but also as an enabler and catalyst to help realise the LEP's wider ambitions to promote the county as an attractive place to invest, live and visit.

Two letters of objections have been received which raise the following issues:

- Concern over flood risk
- Highway safety as a result of additional traffic causing issues at Preston New Road junction.
- Harm caused to the listed Building by the cumulative impact of the size of the development
- Impact on public right of way
- Noise disturbance due to the activities at the site

### **1. Site Description and Surrounding Area**

- 1.1 The site is within the confines of Stanley House which is a Grade 2\* listed building situated in extensive grounds to the south of the A677 some 3 miles to the north west of Blackburn and is located with Mellor Parish. The remainder of the buildings at the site are curtilage listed although some of the buildings are clearly of recent construction. To the south of the site is Woodfold Park. The site is not the subject of any site-specific designations in terms of landscape, ecology or other designations but there are some protected trees within the site.
- 1.2 The site is within designated Green Belt.
- 1.3 The site is served by a well-established access off the A677

### **2. Proposed Development for which consent is sought**

- 2.1 The proposed development at site is new development (to replace approved but unbuilt development from 2009 planning consent) including: New Spa and Leisure Complex, Banquet Hall, Extensions to Existing Hotel Entrance and Restaurant, New Bedroom Block, Extended Car Park, Amendment of Internal Access Road, Rerouting of Park of Public Right of Way and Enhancement of Existing Section of Right of Way, New Hard and Soft Landscaping and Tree Planting.
- 2.2 The development overall has been designed to replicate consented but unbuilt development at the site. The proposal incorporates a mixture of two storey and single storey development and a design palette of materials ranging from natural stone and slate roof, grass flat-roof and timber.
- 2.3 A total of 400 parking spaces will be available following development which includes a redesign of existing parking area and new parking areas. The existing car park at the northern end areas includes landscaping around the northern edge of the site. Most of the new parking provided is to the south of the site. 108 new car parking spaces will be overflow spaces constructed with grasscrete beyond an existing tree and hedged area.
- 2.4 In addition to the new parking the existing access road internal to the site will be rerouted and moved slightly further westwards (this was also approved on the 2009 consent).

Moving the access road allows the proposed development to be incorporated without development taking place intensively, in proximity to the main listed building. The public right of way is also proposed to be moved westwards at the same time.

- 2.5 The 2009 approval included some 7,360m<sup>2</sup> of new footprint at Stanley House. Part of this development which could be completed as part of the extant consent. The proposed development totals 5,588m<sup>2</sup> (remodelled entrance: 54.5m<sup>2</sup>; extended restaurant: 81.9m<sup>2</sup>; new bedroom wing: 1,326.6m<sup>2</sup>; new banquet hall: 1,223.6m<sup>2</sup>). This reflects a 19.9% increase in the built footprint proposed over and above the extant development that could be delivered at the site.

### 3. **Relevant Planning History**

3/2002/0492 - Alterations and extensions to existing buildings to form restaurant with function rooms and bedrooms – Approved with conditions.

3/2002/0493 - Alterations and extensions to existing buildings to form restaurant with function rooms and bedrooms (listed building consent). Approved with conditions.

3/2004/0638 - Permanent access road (and junction detail with Further Lane) in connection with approved permissions 3/2002/0492 and 3/2002/0493. Approved with conditions.

3/2008/0547 - Extensions and alterations to create 38 No additional bedrooms, health spa/leisure facilities, new brasserie, revised access/parking areas, ancillary buildings and ancillary landscaping. Approved with conditions.

3/2008/0548 - Extensions and alterations to create 38 No additional bedrooms, health spa/leisure facilities, new brasserie, revised access/parking areas, ancillary buildings and ancillary landscaping. Approved with conditions.

3/2009/0864 - Alterations to proposed extension to Mr Fred's Bar. Revised glazing/roof detail and revised position to external wall (but no revision to maximum wall projection). Materials and general appearance to follow previous scheme principles. Amendment to 3/2008/0548P. Approved with conditions.

3/2009/1025 - Application for a non-material amendment to planning consent 3/2008/0548P, by the addition of a small conservatory (approx. 25 sq.m.) to side elevation of converted former farm buildings which are currently used as a meeting/function space. Approved with conditions.

3/2011/0845 - Material amendment to approved hotel extension project (3/2008/0548P) to form additional kitchen and administrative office accommodation (contained within planned footprint of already approved scheme). Approved with conditions.

3/2011/0843 - Material amendment to approved hotel extension project (3/2008/0548P and 3/2011/0265P) to form additional gymnasium accommodation and extended bar area, (mostly contained within planned footprint of already approved scheme). Approved with conditions.

#### 4. **Relevant Policies**

*Ribble Valley Core Strategy (Adopted Version)*

Key Statement DS1 – Development Strategy

Key Statement DS2 – Presumption in Favour of Sustainable Development

Key Statement EN2 – Landscape

Key Statement EN3 – Sustainable Development and Climate Change

Key Statement EN5 – Heritage Assets

Key Statement EC1 – Business and Employment Development

Key Statement EC3 – Visitor Economy

Key Statement DMI2 – Transport Considerations

Green Belt

Policy DMG1 – General Considerations

Policy DMG2 – Strategic Considerations

Policy DMG3 – Transport and Mobility

Policy DME2 – Landscape and Townscape Protection

Policy DME3 – Site and Species Protection and Conservation

Policy DME4 – Protecting Heritage Assets

Policy DME5 – Renewable Energy

Policy DMB1 – Supporting Business Growth and the Local Economy

Policy DMB3 – Recreation and Tourism

Historic Environment Planning Practice Guidance (HEPPG)

National Planning Policy Framework

Technical Guidance to National Planning Policy Framework

National Planning Practice Guide

#### 5. **Assessment of Proposed Development**

5.1 Members will be aware that consent has been issued for the redevelopment of this site and work has commenced based on the previous permission.

##### 5.2 Principle:

5.2.1 The principle for a development on this site has been established with the extant consent so the main considerations relate to whether the changes have a material impact on heritage, transport, landscape, biodiversity and visual impact having regard to the fallback position of the extant consent. It should be noted that should permission be granted the applicant has confirmed that even if it was technically possible to complete some of the outstanding elements of the original consent that this would not be undertaken.

##### 5.3 Heritage/Cultural:

5.3.1 A comprehensive Heritage statement has been submitted with the application and although the Councils advisor has concerns over the development Historic England are supportive of the scheme. It is recognised that the proposal does result in an increased footprint of the built form, as well as a noticeable increase in the extent of the site which would be developed. However, one of the benefits of the revised layout is that it would also result in the proposed new built form being less intensive in nature, and being located in less sensitive areas of the site such as the immediate area around Stanley House itself. In particular the revised

proposals would not physically adjoin the listed building. This would create a greater sense of separation between Stanley House and other built form on the site.

- 5.3.2 It is considered that whereas the proposed development would therefore have a greater impact on the wider environment in which the listed building is experienced, it would allow for a reduced and a better impact on its immediate setting, and on the building itself. It is important to note that the significance of the listed building is considered to derive primarily from its physical fabric and the ability to appreciate its exceptional architectural interest from shorter views within the site so the movement of built form away from the listed building is considered to have a strong positive impact.
- 5.3.3 The setting of the Listed Building is important but, the wider setting of the listed building is identified to make a low contribution to its significance. The previous consent with the new built element has already been fundamentally altered by the existing and additional permitted built form on the site which has impacted on the setting. This is recognised but it is opined that the built form across the site has a minor negative impact, as it will cumulatively add to the existing separation of the hall from its historic wider setting, and add to the dominant nature of the new built form in approaches to the hall. The proposal would help to breaks up the mass of hard landscaping with various soft landscaping and alternative surface finishes, in order create a softer visual appearance. Significant landscaped areas are proposed to soften both the periphery of the site and the built form within the main site.
- 5.3.4 It is concluded that although the new build element has an impact on the setting of the Listed Building that this is not harmful to warrant a refusal when balanced with not only the benefit of reducing the immediate impact on the Listed building itself but the public benefits that may result from the scheme which has been highlighted by LEP and supporting documents with this application.

#### 5.4. Highways:

- 5.4.1 In relation to highway issues the concerns expressed by the objectors and the Parish Council are noted but it is evident that LCC as the highway authority have no objection subject to the imposition of appropriate conditions. It is considered that given the existing permission and although accepting that the current proposal could lead to some additional vehicular movements it is not sufficient to warrant a refusal on highway grounds.

#### 5.5 Green Belt:

- 5.5.1 As the proposal is within the Green Belt one of the key issues is whether the “very special circumstances” in relation to Green Belt Policy are to be satisfied due to the fact that the development constitutes inappropriate development.
- 5.5.2 The evidence submitted with the application does demonstrate that the scheme could be considered economically significant and sets it apart from simply development with some economic benefits (that are unlikely to outweigh harm to the green belt). This is down to the nature of the proposal and the support from the two principle sub-regional economic bodies, the LEP and Marketing Lancashire

that identify that that the scheme is of sub-regional and regional significance which highlights the wider scale and importance of the development to economic interests.

- 5.5.3 Whilst the Economic Study submitted with the scheme demonstrates a limited, direct economic impact to Ribble Valley it is acknowledged that there is a stronger relationship between neighbouring conurbations and the location of the site and also the market offer. Nevertheless, the site is within Ribble Valley and there will be benefits to the borough, but more significantly there will be wider sub-regional and regional economic benefits associated with the scheme.
- 5.5.4 The application has been the subject of pre application advice which resulted in a revised plan reducing the extent of car parking area in to Green Belt land as well as the provision of additional details demonstrating the economic benefits. Having regard to the revisions and the extant consent it is considered that special circumstances exist to allow further encroachment into the Green Belt and outweigh the harm to the Green Belt.

## 5.6 Landscape/Ecology:

- 5.6.1 The proposal includes sufficient replacement landscaping to compensate for the loss of some trees resulting from the new car parking area. It is considered that the scheme would not adversely impact on the immediate landscaped area or the wider area. The Councils Countryside officer is satisfied that there would no significant impact on biodiversity or landscape.
- 5.6.2 The proposal incorporates park screening planting and hedgerow trees along the main parking areas which would screen the new development but also allows views through to and frames the historic parts of the site. It includes an avenue of tree planting (Lime) would make the entrance track less visible and would echo the original formal avenue which once gave access to the house from the south.
- 5.6.3 Woodland screening Total area approximately - 1.4Ha Perimeter screening to be indigenous woodland species including new length of hedgerow in keeping with local field pattern and size. Native hedgerow planting / gapping up Total length approximately – 550 linear metres.
- 5.6.4 A visual appraisal of the site and the wider study area was undertaken, local footpaths were walked and surrounding roads driven to assess the views around the site. 9 viewpoints (which includes a total of 12 separate receptors) were identified and assessed to help represent a broad range of views and visual receptors who could potentially experience visual effects because of the development. Following the implementation and establishment of the proposed landscape strategy as highlighted on the mitigation plan the potential visual effects could be reduced. It was concluded that of the 12 individual receptors identified, 5 of the visual effects could be reduced to negligible, 6 to slight and only one would continue to have a slight-moderate visual effect because of the development. This was the view from the public footpath within the site which although would be subject to the most direct change it would not be out of character with that already experienced when walking through an existing hotel site.



- 5.6.5 The tree and shrubs proposed as part of the landscape and visual mitigation would not only provide screening around the development to reduce these visual impacts they would also help to integrate the development into the existing surrounding landscape and improve the visual amenity overall. In total there would be approximately 1.4 hectares of native woodland planted within and around the site, 550 linear metres of native hedgerows, and numerous individual native trees which include species such as Lime, Oak, Alder and Birch. When compared against the approved 2009 proposed development there would be no greater visual effects arising from the proposed development.
- 5.6.6 The proposal has been amended to reduce a small element of the parking area in one of the more visible locations with further planting to reduce the impact of the built form. It is considered that the proposed development would not present any significant adverse impacts to the landscape or the local visual amenity.
- 5.6.7 The proposal includes various biodiversity enhancements which if fully implemented in accordance with the plan would lead to a score of 10.66 on the DEFRA's Biodiversity Metric table an increase of 835% overall. This increase is highly feasible and can be achieved through a relatively simple set of actions carried out during and post work and would include erection of several bird boxes at suitable locations around the site. Provision of roosting habitat for bats with the installation of bat bricks incorporated within the building itself, or bat boxes installed at locations throughout the site. The provision of native planting should would also increase the net biodiversity score.

## 5.7 Economic benefits:

- 5.7.1 The method adopted for assessing benefits for the proposed scheme is to determine the employment impact and value of expenditure in the supply chain in order to ascertain economic impact figures. It is important to note however that the proposals will generate other social and cultural benefits beyond its economic footprint; that is the direct impact based on employment at the site. The applicant has submitted an Economic Benefit Assessment which outlines the economic benefits of the scheme.
- 5.7.2 The quantifiable benefits that will arise are classified as:
- Construction – the value of the construction project and related jobs ;
  - Employment – the number of net additional jobs arising and the GVA (gross value added) associated with permanent jobs created by the use and operation of the enhanced hotel and associated infrastructure;
  - Expenditure – the benefits accruing from monies spent by the hotel and guests in the local economy.
- 5.7.3 The creation of a significant construction project in the Ribble Valley represents a major opportunity to support local businesses, attract new entrants to the sector and develop skills and training.
- 5.7.4 The capital project is valued at £17.78 million including contingency. This budget is allocated across early and enabling works, the re-routing of the access drive, development of the spa, banqueting suite and bedroom block, creation of the new car parking and associated landscaping works.

- 5.7.5 The overall net construction GVA benefits arising from the project at 2020 prices is about £14.9 million in Lancashire with a further £8 million across the north west region. The overall net employment related GVA benefits arising from the project at 2020 prices is c. £11.5 million. The overall net expenditure benefit to the local economy arising from the project at 2019 prices is about £6.5 million. The total net additional GVA benefit arising from the project in the Lancashire LEP area during the 25-year appraisal period is therefore in the region of £32.9 million. The project will help to create a net additional 30 FTE jobs related to the household and expenditure arising from and associated with it. The renovation, extension and associated new development project will create the equivalent of 223 years of net additional construction employment within Lancashire area and an additional 121 years across the north west region.
- 5.7.6 Operational Impacts: The construction impacts from project will be a 'one off'; once complete they will not be repeated. The operational impacts will continue for as long as the use continues. The operational benefits will arise primarily in the form of employment and the (indirect and induced) benefits arising from the employment as people spend money earned in the local economy. There will also be benefits arising from annual expenditure on goods and services with local suppliers and providers. Expenditure in the local economy from the increased number of staying visitors will add to operational benefits arising.
- 5.7.7 In addition to the employment benefits, the expenditure undertaken by the hotel and spa operation and its various departments with local suppliers and businesses will generate further benefits. The Economic benefit report considers that the increased annual value of expenditure with local suppliers and service providers as being in the region of £300,000 at 2020 prices. The aggregate value of this expenditure over 23 years is £4.4m.
- 5.7.8 Although it is difficult to fully assess economic benefits it is evident that a scheme of this nature would offer significant employment benefits both during construction and operational levels as well as bring a significant amount of expenditure to the immediate local economy as well as the wider area. This is a considerable benefits and would justify any perceived harm.

## **6 Observations/Consideration of Matters Raised/Conclusion**

- 6.1 The potential further regeneration and economic benefits and biodiversity measures incorporated with the scheme would have a positive benefit that would outweigh any perceived heritage harms from the further expansion of the complex. The concerns of the Parish Council are noted but having regard to the consultee responses and the existence of the extant and not fully implemented consent the scheme has an acceptable impact in relation to all other material considerations.

**RECOMMENDED:** That the application be DEFERRED and DELEGATED to the Director of Economic Development and Planning subject to departure procedures and to the imposition of appropriate conditions within 3 months from the date of this Committee meeting or delegated to the Director of Economic Development and Planning in conjunction with the Chairperson and Vice Chairperson of Planning and Development Committee should exceptional circumstances exist beyond the period of 3 months.

### *Time Scale for Implementation of Consent*

1. The development hereby permitted shall be commenced before the expiration of three years from the date hereof.

REASON: Imposed In accordance with the provisions of Section 91 of the Town and Country Planning Act, 1990.

### *Approved Plans and Documents*

2. The development hereby permitted shall not be carried out otherwise than in conformity with the following submitted plans and details and recommendations therein received by the Local Planning Authority:

#### Site Plans

- 20.105.001B – SITE- existing site plan
- 20.105.002C – SITE- proposed site plan & areas
- 20.105.003E – SITE- proposed site plan received on 19/07/21
- 20.105.004A – SITE- new development comparison
- 20.105.005A – SITE- site modelling
- 20.105.006A – SITE- OS plan received on 05/07/21

#### Spa

- 20.105.01.007C – SPA- proposed elevations 1 of 4
- 20.105.01.008C – SPA- proposed elevations 2 of 4
- 20.105.01.009C – SPA- proposed elevations 3 of 4
- 20.105.01.010B – SPA- proposed elevations 1 of 4
- 20.105.01.011B – SPA- proposed ground floor plan
- 20.105.01.012B – SPA- proposed first floor plan
- 20.105.01.013A – SPA- roof plan
- 20.105.01.014A – SPA- perspectives

#### Bedroom Wing

- 20.105.02.001A – BEDROOMS - proposed lower ground floor and ground floor plans
- 20.105.02.002A – BEDROOMS -proposed first floor plan
- 20.105.02.003B – BEDROOMS -proposed elevations 1 of 2
- 20.105.02.004B – BEDROOMS -proposed elevations 2 of 2
- 20.105.02.005A – BEDROOMS -existing floor plans
- 20.105.02.006A – BEDROOMS -existing elevations 1 of 2
- 20.105.02.007A – BEDROOMS -existing elevations 2 of 2
- 20.105.02.008A – BEDROOMS - roof plan
- 20.105.02.009A – BEDROOMS - perspectives

#### Barn

- 20.105.03.001A – BARN- existing plans
- 20.105.03.002A – BARN- existing elevations
- 20.105.03.003A – BARN- proposed ground floor plan
- 20.105.03.004A – BARN- proposed first floor plan

- 20.105.03.005B – BARN- proposed elevations
- 20.105.03.006A – BARN– roof plan
- 20.105.03.007A – BARN– perspectives

#### Landscape

Landscape Softworks Plan Rev B – DEP

Landscape Masterplan Rev C – DEP

- Arboricultural Report – DEP
- Biodiversity Enhancements Appraisal – Rural Solutions
- Design and Access Statement – Campbell Driver Partnership
- Heritage Statement – Hinchliffe Heritage
- Landscape Visual Statement – DEP
- Landscape Strategy – DEP
- Preliminary Ecology Appraisal - Rural Solutions
- Planning Statement – Rural Solutions
- Transport Assessment – Dynamic Transport Planning
- Travel Plan – Dynamic Transport Planning

#### *Materials*

3. Prior to their use in the development details of the following shall be submitted to and agreed in writing by the Local Planning Authority:
  - Samples of all external walling materials
  - Samples of all external roofing materials
  - Details of all window and door frame materials and finishes
  - Rainwater goods

Thereafter the development shall be carried out in accordance with the approved details.

REASON: To ensure a satisfactory standard of development and finish for the extension of this the host Grade II\* heritage asset.

#### *Drainage*

4. No development other than groundworks, shall commence until a final, detailed surface water sustainable drainage scheme for the site has been submitted to, and approved in writing by, the local planning authority.

The detailed sustainable drainage scheme shall be based upon the site-specific flood risk assessment submitted and the sustainable drainage principles 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), either directly or indirectly. The detailed sustainable drainage scheme shall include, as a minimum:

- a) Final sustainable drainage plans, appropriately labelled to include:

- i. A final surface water drainage layout plan showing all pipe and structure references, dimensions and design levels;
  - ii. A plan identifying the areas contributing to the surface water drainage network, including surface water flows from outside the curtilage as necessary;
  - 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. Finished Floor Levels (FFL) in AOD, with adjacent ground levels for all sides of each building; and
  - vi. 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;
- b) A full set of sustainable drainage flow calculations for the surface water drainage network. The calculations must show the full network design criteria, pipeline schedules and simulation outputs for the 1 in 1 year, 1 in 30 year and 1 in 100 year return period, plus an additional 40% allowance for climate change and an additional 10% allowance for urban creep. Surface water run-off must not exceed the pre-development runoff rates and volumes for the corresponding rainfall intensity.

The scheme shall be implemented in accordance with the approved details prior to first use of the development hereby approved.

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.

5. No development other than groundworks 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, 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, with reference to published guidance. The development shall be constructed in accordance with the approved details.

The development thereafter shall be undertaken in accordance with the approved measures.

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 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.

6. No building hereby permitted shall be occupied until a Verification Report and Operation and Maintenance Plan 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 Verification Report must demonstrate that the sustainable drainage system 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 Paragraph 165 of the National Planning Policy Framework.

7. No development other than groundworks shall take place until a Construction Management Plan (CMP) or Construction Method Statement (CMS) has been submitted to and approved in writing by the local planning authority. The approved plan / statement shall provide:
- 24 Hour emergency contact number;
  - Details of the parking of vehicles of site operatives and visitors;
  - Details of loading and unloading of plant and materials;
  - Arrangements for turning of vehicles within the site;
  - Swept path analysis showing access for the largest vehicles regularly
  - accessing the site and measures to ensure adequate space is available and maintained, including any necessary temporary traffic management measures;
  - Measures to protect vulnerable road users (pedestrians and cyclists);
  - The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
  - Wheel washing facilities;
  - Measures to deal with dirt, debris, mud or loose material deposited on the highway as a result of construction;
  - Measures to control the emission of dust and dirt during construction;
  - Details of a scheme for recycling/disposing of waste resulting from demolition and construction works;

- Construction vehicle routing;
- Delivery, demolition and construction working hours.

The approved plan/ statement shall be adhered to throughout the construction period.

REASON: In the interest of safeguarding residential amenity and highway safety.

#### *Landscaping and Tree Planting*

8. Within one year of the commencement of development, landscaping as shown on the approved landscape plans, shall be planted at the site or at a phased programme of landscaping agreed previously agreed in writing by the LPA. If, within a period of ten years following planting, any trees on the site die, they shall be replaced with a comparable replacement.

REASON: In the interest of visual amenity and biodiversity.

- 9 Within 3 months of the date of this permission full details of number, type and their siting of bird and bat boxes in accordance with the submitted biodiversity plan shall be submitted to and approved in writing by the Local Planning Authority.

REASON: In the interest of visual amenity and biodiversity.

#### *External Lighting*

10. Prior to the installation of any external lighting to the bedroom block, spa and tearoom buildings hereby permitted or the land immediately around them details of such lighting shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the lights shall be installed in accordance with the approved details.

REASON: In the interest of visual amenity and to reduce the impact of light pollution.

#### *Electric Vehicle Charging Points*

11. Prior to the new car park being brought into use, details of electric vehicle charging points, their number, location and appearance following matters shall be submitted to and approved in writing by the Local Planning Authority. The charging points shall be installed in accordance with the approved details prior to the use of the new car park.

REASON: In the interest of sustainable travel measures and reduce the impact of carbon footprint.

#### *Informatives*

1. In relation to condition 7 Construction Management Plan. There must be no reversing into or from the live highway at any time all vehicles entering the site must do so in a forward gear, and turn around in the site before exiting in a forward gear onto the operational public highway. There must be no storage of materials in the public highway at any time. There must be no standing or waiting of machinery or vehicles in the public highway at any time. Vehicles must only access the site using a designated vehicular access point. There must be no machinery operating over the highway at any time, this includes reference to loading/unloading operations all of which must be managed within the confines of the site. A licence to erect

hoardings adjacent to the highway (should they be proposed) may be required. If necessary this can be obtained via the County Council (as 3 the Highway Authority) by contacting the Council by telephoning 01772 533433 or e-mailing [lhsstreetworks@lancashire.gov.uk](mailto:lhsstreetworks@lancashire.gov.uk) All references to public highway include footway, carriageway and verge.

2. 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](mailto:PROW@lancashire.gov.uk), quoting the location, district and planning application number, to discuss their proposal before any development works begin.

## BACKGROUND PAPERS

[https://www.ribblevalley.gov.uk/site/scripts/planx\\_details.php?appNumber=3%2F2020%2F1059](https://www.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2020%2F1059)