


Late Items – Planning & Development Committee				 Ribble Valley Borough Council www.ribblevalley.gov.uk
Meeting Date: 24 AUGUST 2023				
Briefing version		Issue Date:		
Committee Version	•	Issue Date:	24/08/23	
Application Ref:	3/2023/0153	PROPOSED ERECTION OF A 66 BED CARE HOME (USE CLASS C2) FOR ELDERLY PEOPLE WITH ASSOCIATED PARKING, ACCESS, LANDSCAPING AND ASSOCIATED GROUND WORKS, ALONGSIDE THE ERECTION OF 3 DWELLINGS FOLLOWING THE DEMOLITION OF NOS. 23-25 OLD ROW OLD ROW, WHALLEY ROAD, BARROW BB7 9AZ		REC: APPROVAL

Since the publication of the Committee Agenda the Committee are asked to note the following updates:

1. An updated bat emergence survey was undertaken on 10/08/23 and a report of that survey has been received. Whilst bats were observed in the vicinity of 23-25 Old Row, no bats were seen or suspected to have merged from the building. This survey demonstrates a likely absence of roosting within the survey buildings at Old Row and as such the proposed works present little risk of impacting upon bats or their roosts. No further survey work or mitigation is required.
2. Further consultation responses have been received from Lancashire County Council (LCC) Highways and United Utilities (UU) confirming their position of no objection subject to conditions (these are the same conditions as previously set out in their earlier responses).
3. Two further representations have been received from neighbouring residents objecting on the grounds of additional traffic through Barrow and the townhouse design of the 3 dwellings being at odds with the old row of cottages. Matters of design and highway safety are addressed in the main committee report.
4. The Council's Engineers Section have confirmed that the land contamination report submitted with the planning application is sufficient and that no further investigative survey or remediation strategy is required. Condition 9 is updated accordingly (see below).
5. The applicant has asked for some of the conditions to be re-worded based on the practicality of the requirements and where details to be agreed don't need to be pre-commencement of development. Conditions 5, 6, 20 and 25 are updated accordingly (see below).

Amendments are proposed to conditions **5, 6, 9, 20 and 25** as follows (changes shown underlined):-

5. No development shall commence in any phase (phase 1 being the care home development with associated parking, access, landscaping and ground works, phase 2 being development of the three dwellings), save for demolition works, until a detailed, final surface water sustainable drainage strategy for that phase 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 and indicative surface water sustainable drainage strategy submitted (January 2023 / Drawing No: 10-01 / RSK) 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, and shall be limited to a maximum

peak flow rate of 2l/s.

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 + 40% climate change allowance, with an allowance for urban creep;
- iii. 1% (1 in 100-year) annual exceedance probability event + 50% climate change allowance, with an allowance for urban creep

Calculations must be provided for the whole phase, 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 delivers suitably clean water to sustainable drainage components;

c) Evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltrations rates and groundwater levels in accordance with BRE 365.

d) Evidence 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.

e) Evidence of an agreement in principle with the third party asset owner to connect to the off-site combined sewer.

The approved drainage strategy shall be implemented prior to occupation of the development of that phase and/or in accordance with the timing / phasing arrangements embodied within the scheme, and shall be retained thereafter for the lifetime of the development.

Reason: To ensure satisfactory sustainable drainage facilities are provided to serve the site in accordance with the Paragraphs 167 and 169 of the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems, Policy EN3 and Policy DME6 of the adopted Core Strategy 2008 - 2028, Ribble Valley Local Plan.

6. No development shall commence in any phase (phase 1 being the care home development with associated parking, access, landscaping and ground works, phase 2 being development of the three dwellings), save for demolition works, until a Construction Surface Water Management Plan for that phase, 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, as a minimum:

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

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

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 167 of the National Planning Policy Framework.

9. The development shall proceed in accordance with the findings of the Geo-Environmental report prepared by Calabrian dated October 2022 (Report ref 7208/1), in particular the recommendations on "Contamination & remediation" at Section 13.6 of that report.

Reason: In order to protect the health of the occupants of the new development.

20. Notwithstanding the submitted details, there shall be no building works above slab level, or no new boundary treatments within or around the site constructed, until details of the provisions to be made for building dependent species of conservation concern, artificial bird nesting boxes, artificial bat roosting sites and measures to support hedgehog movements across the site, have been submitted to, and approved in writing by the Local Planning Authority.

The approved artificial bird/bat boxes and hedgehog features shall be provided before the buildings are first occupied/ brought into first use.

Reason: In the interests of biodiversity and to enhance nesting/roosting opportunities for species of conservation concern and to minimise/mitigate the potential impacts upon protected species resultant from the development.

25. No building works shall take place above slab level until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. These details shall include, areas of soft landscaping (including any retained trees, hedgerows and other planting and any replanted or transplanted hedgerows), hard surfaced areas and materials, planting plans specifications and schedules (including plant size, species and number/ densities), existing landscaping to be retained, and shall show how account has been taken of any underground services.

The landscaping works shall be carried out in accordance with the approved details prior to first occupation or first use of any part of the development or otherwise in accordance with a programme agreed in writing by the Local Planning Authority and shall thereafter be retained and maintained.

Any trees or shrubs planted in accordance with this condition which are removed, uprooted, destroyed, die, or become severely damaged or seriously diseased within 15 years of planting, or any trees or shrubs planted as replacements shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted, unless the Local Planning Authority gives its written consent to any variation.

Reason: To ensure the site is satisfactorily landscaped in the interests of visual amenity and ecology.