

RECOMMENDATION FOR PLANNING AND DEVELOPMENT COMMITTEE

APPROVAL

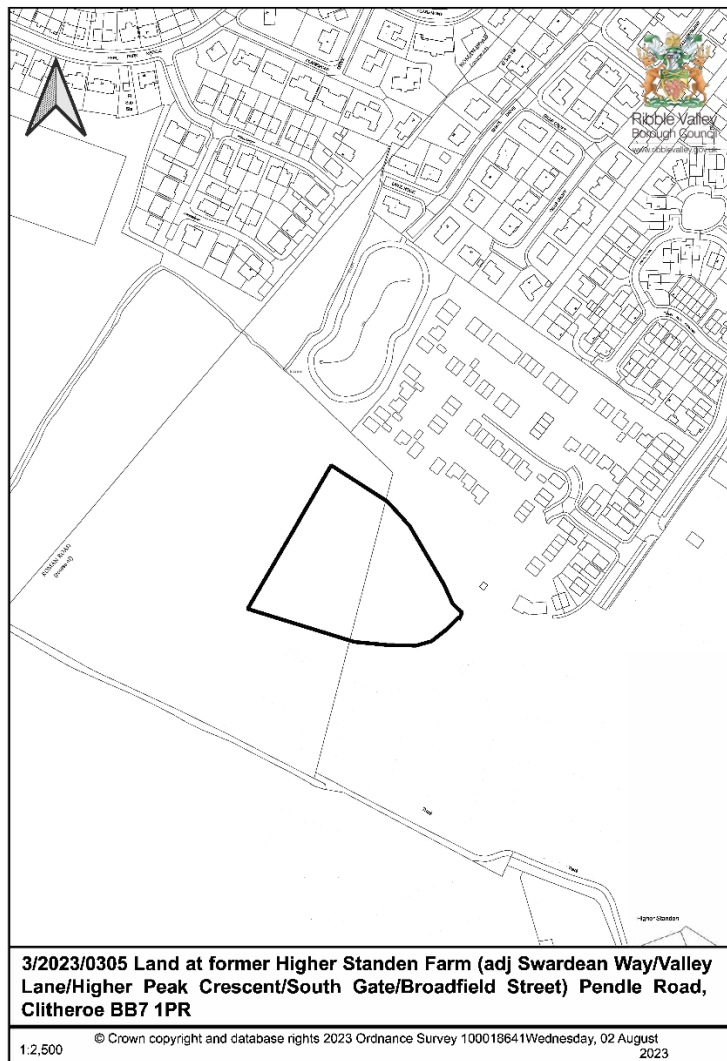
DATE: 11 JANUARY 2024
REF: SK
CHECKED BY: LH

APPLICATION REF: 3/2023/0305

GRID REF: SD 374896 440717

DEVELOPMENT DESCRIPTION:

PROPOSED CONSTRUCTION OF A 68 BED RESIDENTIAL CARE HOME, RELATED INFRASTRUCTURE AND LANDSCAPING. LAND AT FORMER HIGHER STANDEN FARM (ADJ SWARDEAN WAY VALLEY LANE, HIGHER PEAK CRESCENT, SOUTH GATE BROADFIELD STREET) PENDLE ROAD, CLITHEROE BB7 1PR



CONSULTEE RESPONSES/ REPRESENTATIONS MADE:

PARISH COUNCIL:

No representations received in respect of the application.

LOCAL HIGHWAYS AUTHORITY (LANCASHIRE COUNTY COUNCIL HIGHWAYS):

The Local Highways Authority have raised no objections to the proposal, subject to the imposition of conditions and have offered the following observations:

Lancashire County Council acting as the Local Highway Authority does not raise an objection regarding the proposed development and are of the opinion that the proposed development will not have a significant impact on highway safety, capacity or amenity in the immediate vicinity of the site subject to the following conditions being stated on any approval.

Conditions requested are as follows:-

- Requirement to submit a Construction management Plan prior to commencement of the development
- Need for the maintenance of vehicular visibility splays
- Parking and turning facilities to be provided prior to occupation
- Accessible parking provision to be provided
- Cycle storage to be provided
- Within 6 months of occupation the submitted Interim Travel Plan should be developed into a Full Travel Plan

UNITED UTILITIES:

United Utilities have raised no objection to the proposal.

LANCASHIRE COUNTY COUNCIL ARCHAEOLOGY:

LCC Archaeology have raised no objection to the proposal subject to the imposition of a condition requiring that the applicant or their agent or successors in title has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which shall be submitted to, and approved in writing by, the local planning authority.

If remains are encountered then a subsequent phase of impact mitigation (which may include preservation in situ by the appropriate design or siting of new roads, structures and buildings, formal excavation of remains or other actions) and a phase of appropriate analysis, reporting and publication shall be developed and a further written scheme of investigation submitted to and agreed with the local planning authority before development commences.

LEAD LOCAL FLOOD AUTHORITY (LANCASHIRE COUNTY COUNCIL FLOOD TEAM):

Following the submission of additional information, the Lead Local Flood Authority have raised no objections to the proposal subject to the imposition of conditions in relation to the following:

- Development to be carried out in accordance with the submitted Flood Risk Assessment

- The requirement to submit a Final Surface Water Sustainable Drainage Strategy
- The requirement to submit a Construction Surface Water Management Plan
- The requirement to submit a Sustainable Drainage System Operation and Maintenance Manual
- The requirement to submit a verification report of the constructed Sustainable Drainage System

ADDITIONAL REPRESENTATIONS:

No representations have been received in respect of the proposed development.

1. Site Description and Surrounding Area

- 1.1 The application relates to an area of greenfield land that forms part of the 'Standen Strategic Site', with the site being located within the defined settlement limits of Clitheroe. The site is bounded to the west by the recently constructed Ribblesdale Primary School to the east by a 'green infrastructure corridor' associated with residential dwellings being constructed as part of the 'Half Penny Meadows' development, with the site being bounded to the south by the central 'spine road' associated with the residential estate.

2. Proposed Development for which consent is sought

- 2.1 The application seeks consent for the erection of a two-storey 'residential care home' (use Class C2), with associated amenity areas, landscaping and parking provision. It is proposed that the building will accommodate 68 'beds, providing for internal and external communal areas, with a library/games room 'bar' area and hair salon for residents.

3. Relevant Planning History

The site to which the application relates is part of the Standen Strategic Housing Site which has outline planning permission for a mixed use development (permission ref 3/2012/0942 as subsequently varied by variation of condition permission 3/2015/0895). Subsequent reserved matters parcels have come forward on the estate with the housing being built out in phases.

4. Relevant Policies

Ribble Valley Core Strategy

Key Statement DS1: Development Strategy
 Key Statement DS2: Sustainable Development
 Key Statement EN3: Sustainable Development and Climate Change
 Key Statement EN4: Biodiversity and Geodiversity
 Key Statement EN5: Heritage Assets
 Key Statement EC1: Business and Employment Development
 Key Statement DMI2: Transport Considerations

Policy DMG1: General Considerations
 Policy DMG2: Strategic Considerations
 Policy DMG3: Transport & Mobility

Policy DME1: Protecting Trees & Woodland
Policy DME2: Landscape & Townscape Protection
Policy DME3: Site and Species Protection and Conservation
Policy DME4: Protecting Heritage Assets
Policy DME5: Renewable Energy
Policy DME6: Water Management
Policy DMB1: Supporting Business Growth and the Local Economy
Policy DMB4: Open Space Provision
Policy DMB5: Footpaths and Bridleways

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

Technical Guidance to National Planning Policy Framework

5. **Assessment of Proposed Development**

5.1 Principle of Development:

5.1.1 The application site lies within the defined settlement limits of Clitheroe (Principal Settlement). The site forms part of the Standen Strategic Site, granted outline consent pursuant to planning permission 3/2012/0942 as subsequently varied by variation of condition consent 3/2015/0895. In this respect, the approved Masterplan and Parameters Plan pursuant to the consent for the Strategic Site allocated/designated the site to which the application relates as 'retirement' accommodation.

5.1.2. The proposal seeks consent for the erection of a C2 'residential care home' which would align with the site allocation/designation within the site-wide approved Parameters Plan (associated with extant consent 3/2015/0895). As such, the principle for the development of the site to accommodate a C2 residential care home, notwithstanding other development management considerations, does not raise any significant measurable conflicts with the adopted development strategy for the borough.

5.2 Impact upon Residential Amenity:

5.2.1 The proposed building benefits from a centralised location within the application site which affords a high degree of open space around the building, with no direct interface/relationship with nearby residential receptors, save that for proposed residential development to the south on the opposing side of the 'central spine road'.

5.2.2 Taking account of the separation distances between the proposed building and that of any nearby residential dwellings, it is not considered that the proposed building, nor its configuration or scale, will result in any measurable detrimental impacts on residential amenity by virtue of a direct loss of privacy, loss of light nor overbearing impact.

5.2.3 Taking account of the above matters, the proposal does not raise any significant measurable direct conflict with Policy DMG1 of the Ribble Valley Core Strategy

which seeks to protect existing and future residential amenities from undue negative impacts.

5.3 Visual Amenity/External Appearance

- 5.3.1 The submitted details propose the erection of a two-storey 'residential care home', the building benefits from a varied footprint that reflects the semi-triangular site area, benefitting from a 'central' building element with an east and west 'wing' that splay outwards at a gentle angle to form an internal central courtyard area.
- 5.3.2 Amendments/improvements to the building design and layout have been secured during the course of the application. The main form of the building will be articulated through multiple pitched roof-planes with the primary facing material being that of 'reconstituted stone' facing. The elevational language of the proposal embodies 'residential' archetypes employing feature gables, projecting terrace areas, and a fenestrational arrangement that benefits from stone jamb, cill and head detailing.
- 5.3.3 Intermediate cladding panels assist in articulating primary elevations, with the building possessing positively animated outward facing elevations. Intermediate chimney detailing ensures that the extents of the roof-plane of the building are not read as being overly austere or 'barren', with the introduction of such visual devices also allowing the proposal to respond to the inherent character of the roofscape of proposed nearby residential development which will also benefit from animation/articulation through the inclusion of such devices.
- 5.3.4 The buildings, through the use of common archetypes, whilst employing traditional forms and a semi-contemporary language, ensures that the proposal will respond positively to the inherent character of nearby consented and constructed development whilst contributing, through extensive landscaping, to the overall character of the Standen Strategic Site.
- 5.3.5 As such, taking all of the above matters into account, the proposal is considered to align with the aims and objectives of Policy DMG1 of the Ribble Valley Core Strategy and Paragraphs 130 and 134 of the National Planning Policy Framework which seek to ensure and achieve high-quality design that 'add to the overall quality of the area', be 'sympathetic to local character. including the surrounding built environment', be 'visually attractive as a result of good architecture'.

5.4 Landscape and Ecology:

- 5.4.1 The application has been accompanied by an Arboricultural Impact Assessment and Preliminary Ecological Appraisal. The Arboricultural Impact Assessment identifies that no trees will be affected or directly impacted as a result of the proposed development.
- 5.4.2 The Preliminary Ecological Appraisal identifies that the site comprises ruderal vegetation, poor semi-improved grassland and strip of disturbed land with short regrowth of vegetation. A stretch of defunct wire fence runs through the site. There is Heras fencing surrounding the site by virtue of it being enclosed on all sides by

active construction sites for new residential development and an educational establishment.

- 5.4.3 The appraisal concludes that the site does not play host to any protected species or species of conservation consent. With the site unlikely to play host to important habitat(s) due to being in close proximity to and bounded on all sides by active construction sites. The appraisal further recommends that *'the landscaping scheme should utilise plants which are native and wildlife friendly. In particular night flowering species would be beneficial to bats. Wildflower seed could be used to plant verges to enhance the ecological value of the site and continuity between the site and the wider area. Linear and patch planting of native shrubs and trees should be implemented where possible, new tree planting will also enhance the ecological value of the site and improve connectivity with habitats in the surrounding area'*.
- 5.4.4 The proposed development has also been accompanied by a detailed landscaping plan which proposes linear tree planting to the southern extents which forms part of the site frontage. Intermediate tree-planting is also proposed between parking-bay areas, with tree-planting within the main body of the site around the proposed building also being proposed. At the northern extents of the site clusters of tree-planting are also proposed within areas that will accommodate heritage Grass, wildflower and spring bulb planting.
- 5.4.5 The site arrangement incorporates differing outdoor amenity areas for residents with private garden areas and a central 'main avenue' garden area that leads to the primary resident/visitor entry lobby for the building. It is proposed that the eastern, western and southern extents of the site will be delineated by ornamental hedging accompanied by internal perimeter fencing on the inward facing extents of the hedgerow, with the hedgerow serving to lessen the visual prominence of the fencing when viewed externally from the site.
- 5.4.6 As such, taking all of the above matters into account. The proposal is considered to align with the aims and objectives of Policy DMG1 and Key Statement EN4 of the Ribble Valley Core Strategy which seek to ensure that proposals are suitably landscaped, positively contribute to the inherent character of the area and that result in an overall sitewide enhancement in biodiversity.

5.5 Highway Safety and Accessibility:

- 5.5.1 The Local Highways Authority have commented that the care home will utilise an already approved access and have reviewed the submitted drawings which show that the technical details of the access comply with relevant guidance. They are aware that the proposed hedge will be located within the access's visibility splays but will be lower than 1m in height, which again complies with relevant guidance.
- 5.5.2 The expected trips generated to the proposed care home were included in the Transport Assessment for outline application 3/2012/0942. Therefore, given that the expected trip rates for the care home were included in the full assessment for the mixed-use site, the highways authority have no further comments to add and will not require a TRICs assessment to be submitted.

- 5.5.3 The highways authority have reviewed the hard landscape drawings which shows the internal layout of the site and have no concerns regarding the internal layout of the site. The internal carriageway width and provided turning area is suitable for large vehicle movements, such as by a refuse vehicle. The extension to the footway located adjacent to the accessibility car parking space is welcomed to ensure that pedestrians had a segregated facility from the site access into the site. This footway can now be used as an uncontrolled pedestrian crossing point with it linking to the already proposed footway across the carriageway which links to the care home. Both footways should provide tactile paving and dropped kerbs to ensure that the site is accessible for all users.
- 5.5.4 The highways authority are aware that the site will provide 32 car parking spaces to serve the site. This complies with relevant parking guidance as defined in the Joint Lancashire Structure Plan, given the number of residents at the proposed 68 bed care home. 5 of these spaces will provide an electric vehicle charging point which is acceptable, but they require an additional accessibility space to be provided. Cycle storage facilities are being provided which is welcomed and these should be secure and undercover to be controlled by condition.
- 5.5.5 The highways authority welcome the introduction of a Framework Travel Plan and so will condition that a full Travel Plan is submitted prior to 6 months of occupation. The site will be located within walking distance of 2 bus stops, on either side of the spine road which will serve the Standen Farm development. The bus route and operator are yet to be determined, with the site currently under construction, but the route will serve Clitheroe as a minimum requirement.
- 5.5.6 The site is well served by cycleways which should encourage visitors and employees to cycle to the site rather than use the private car.
- 5.5.7 For the above reasons the Local Highways Authority raise no objections but have requested that conditions be imposed in relation to the following matters:
- Requirement to submit a Construction Management Plan prior to commencement of the development
 - Need for the maintenance of vehicular visibility splays
 - Parking and turning facilities to be provided prior to occupation
 - Accessible parking provision to be provided
 - Cycle storage to be provided
 - Within 6 months of occupation the submitted Interim Travel Plan should be developed into a Full Travel Plan
- 5.5.8 In this respect the proposal will result in no direct measurable conflict(s) with Policy DMG3 of the Ribble Valley Core Strategy which seeks to ensure that development does not result in measurable detriment to the safe operation of the highway.

5.6 Other Matters:

- 5.6.1 The application has been supported by the submission of a Noise Assessment to identify the presence of any nearby sources of noise generating activities that may have a detrimental impact upon the amenities of occupiers of the development.

The report concludes that external noise levels are suitably low to 'prevent the onset of moderate annoyance' as per BS 8233:2014 for all proposed outdoor amenity spaces and further concludes that potential noise from the operation of the existing sports pitch to the north-west has been assessed and it has been determined that internal noise level and external noise levels in outdoor amenity spaces will be met without the need for further noise mitigation measures. As such there is no requirement for site specific noise mitigation to be implemented as part of the development.

6. Observations/Consideration of Matters Raised/Conclusion

- 6.1 For the reasons outlined above, the proposed development is considered to be in accordance with and align with the aims of objective of the Ribble Valley Core Strategy and the National Planning Policy Framework and there are no other material over-riding concerns that would warrant the refusal to grant planning permission.

RECOMMENDATION: That the application be APPROVED subject to the following conditions:

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

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

MATTERS OF DETAILED DESIGN:

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:

21817R01bSWMW-B-Noise Assessment
220018-DWA-XX-GF-DR-A-101-E-Proposed Ground Floor GA Plan
220018-DWA-XX-GF-DR-A-SK1012-B-Proposed First Floor GA Plan
220018-DWA-XX-GF-DR-A-103-E-Proposed Roof Plan
220018-DWA-XX-GF-DR-A-141-I-Proposed Elevations-Colour
220018-DWA-XX-GF-DR-A-151-F-Site Section A-A and GA Section
220018-DWA-XX-GF-DR-A-152-B-Street Scheme Elevation A-A, B-B & C-C
220018-DWA-XX-GF-DR-A-192-H-Proposed Site Plan
220018-DWA-XX-GF-DR-A-194-G-Proposed Boundary Treatment Plan
220018-DWA-XX-GF-DR-A-195-A-Proposed Site Location Plan
220018-DWA-XX-GF-DR-A-196-A-Proposed Site Block Plan
220018-DWA-XX-GF-DR-A-SK191-A-Existing Site Plan
220018-JPS-ZZ-ZZ-DR-C-00101-P01-Additional Parking Sketch
220018-JPS-ZZ-ZZ-DR-C-00502-P06-Proposed Drainage Layout
220018-JPS-ZZ-ZZ-DR-C-00701-P04-External Works General Arrangement
220018-JPS-ZZ-ZZ-DR-C-00702-P04-External Works Pavement Composition
220018-TEL-ZZ-XX-DR-L-102-I-Hard Landscape Specification
220018-TEL-ZZ-XX-DR-L-103-C-Landscape Details A-A & B-B
220018-TEL-ZZ-XX-DR-L-104-C-Landscape Details C-C

220018-TEL-ZZ-XX-DR-L-105-Landscape Details D-D & E-E

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

3. Notwithstanding the submitted details, details or specifications of all materials to be used on the external surfaces of the development hereby approved shall have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed development. The approved materials shall be implemented within the development in strict accordance with the approved details.

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality and respond positively to the inherent character of the area.

4. Prior to their installation details of a scheme for any external building mounted or ground mounted lighting/illumination, shall have been submitted to and approved in writing by the local planning authority. For the avoidance of doubt the submitted details shall include luminance levels and demonstrate how any proposed external lighting has been designed and located to avoid excessive light spill/pollution and shall include details to demonstrate how artificial illumination of important wildlife habitats is minimised/mitigated.

The lighting schemes(s) be implemented in accordance with the approved details and retained as approved unless agreed in writing by the Local Planning Authority

REASON: To enable the Local Planning Authority to exercise control over development which could prove materially harmful the character and visual amenities of the immediate area and to minimise/mitigate the potential impacts upon protected species resultant from the development and to limit unnecessary light spill/pollution

Prior to their installation details of a scheme for any external building mounted or ground

5. Notwithstanding the submitted details, prior to their installation, details of the proposed roof mounted Photovoltaic Panels, including section details, shall have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details.

REASON: In order that the Local Planning Authority may ensure that the detailed design and external appearance of the proposal is appropriate to the locality and responds positively to the inherent character of the area.

6. Notwithstanding the submitted details, prior to their installation, details of the provision of proposed Electric vehicle Charging Points, shall have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details. For the avoidance of doubt, the agreed provision(s) shall be installed and made available for use prior to first use or occupation of the development hereby approved.

REASON: In order that the Local Planning Authority may ensure that proposed development includes provisions to encourage sustainable methods of travel.

HIGHWAYS MATTERS:

7. No development shall commence on the site until such time as a construction traffic management plan, including as a minimum details of the routing of construction traffic, wheel cleansing facilities, vehicle parking facilities, and a timetable for their provision, has been submitted to and approved in writing by the Local Planning Authority. The construction of the development shall thereafter be carried out in accordance with the approved details and timetable.

REASON: to reduce the possibility of deleterious material (mud, stones etc.) being deposited in the highway and becoming a hazard for road users, to ensure that construction traffic does not use unsatisfactory roads and lead to on-street parking problems in the area.

8. No part of the development hereby permitted shall be occupied until such time as vehicular visibility splays of 2.4 metres by 25 metres have been provided at the site access. These shall thereafter be permanently maintained with nothing within those splays higher than 1 metres above the level of the adjacent footway/verge/highway.

REASON: To afford adequate visibility at the access to cater for the expected volume of traffic joining the existing highway network, in the interests of general highway safety, and in accordance with the National Planning Policy Framework.

9. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with the approved details. Thereafter the onsite parking provision shall be retained as such in perpetuity.

REASON: To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally and to enable vehicles to enter and leave the site in a forward direction in the interests of highway safety.

10. No building or use hereby permitted shall be occupied or the use commenced until a cycle storage plan for the care home has been submitted to the Local Planning Authority, in consultation with the Local Highway Authority. These cycle facilities shall thereafter be kept free of obstruction and be made available for the parking of bicycles only at all times.

REASON: To allow for the effective use of the parking areas and to promote sustainable transport as a travel option, encourage healthy communities and reduce carbon emissions.

11. Within 6 months of occupation the submitted Interim Travel Plan should be developed into a Full Travel Plan containing the details listed below and be submitted to, and approved in writing by, the Local Planning Authority. The provisions of the Full Travel Plan shall be implemented and operated in accordance with the timetable contained therein unless otherwise agreed in writing with the Local Planning Authority.

For the avoidance of doubt the Full Travel plan when developed needs to include the following as a minimum:

- Contact details of Travel Plan coordinator

- Travel survey results
- Details of cycling, pedestrian and public transport links to and within the site
- Details of the provision of cycle parking
- SMART Targets
- Action plan of measures to be introduced and appropriate funding
- Details of arrangements for monitoring and review of the Travel Plan for a period of at least 5 years

REASON: To support sustainable transport objectives including a reduction in single occupancy car journeys and the increased use of public transport, walking and cycling

LANDSCAPE AND ECOLOGY:

12. The landscaping proposals hereby approved shall be implemented in the first planting season following occupation or first use of the development, and shall be maintained thereafter for a period of not less than 15 years to the satisfaction of the Local Planning Authority.

This maintenance shall include the replacement of any tree or shrub which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted. All trees/hedgerow shown as being retained within the approved details shall be retained as such in perpetuity.

REASON: To ensure the proposal is satisfactorily landscaped and trees/hedgerow of landscape/visual amenity value are retained as part of the development.

DRAINAGE AND FLOODING:

13. The development permitted by this planning permission shall be carried out in accordance with the principles set out within the site-specific flood risk assessment (February 2023 / KRS.0635.006.R.001.A / KRS Enviro).

The measures shall be fully implemented prior to occupation of the development and in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority in consultation with the Lead Local Flood Authority

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.

14. 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 and indicative surface water sustainable drainage strategy submitted (14th June 2023 / 220018-JPS-XX-XX-RP-C-001 – Revision 4 / JPS) 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 5l/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 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 delivers 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 the Paragraphs 167 and 169 of the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems.

15. 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 167 of the National Planning Policy Framework.

16. The occupation 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 167 and 169 of the National Planning Policy Framework.

FURTHER CONTROL OVER DEVELOPMENT:

17. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended or re-enacted) and the Town and Country Planning (General Permitted Development)(England) Order 2015 (as amended or re-enacted) and the Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2016

(as amended or re-enacted) the use of the development/building hereby approved shall only be used for the purposes of Use Class C2 (Residential institution).

REASON: To define the scope of the permission hereby approved and to ensure that the development remains compatible with the character of the area

18. No ground disturbance, including development, site clearance/preparation, or landscaping shall commence until the applicant or their agent or successors in title has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which shall be submitted to, and approved in writing by, the local planning authority. The programme of works shall include an initial phase investigation including 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 (which may include preservation in situ by the appropriate design or siting of new roads, structures and buildings, formal excavation of remains or other actions) and a phase of appropriate analysis, reporting and publication shall be developed and a further written scheme of investigation 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).

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.

BACKGROUND PAPERS

[Planning Application - Ribble Valley Borough Council](#)