

REPORT TO 30 MARCH 2022 PLANNING COMMITTEE – ITEM 4

Application No:	21/1114	Case Officer:	Rob Buffham Area Team 1
Applicant:	Mr Cumpsty	Agent:	Mr Hadwin
Location:	SITE 2B LAND, HALLAM WAY/ HOLLY CLOSE, WESTBY WITH PLUMPTONS		
Proposal:	ERECTION OF TERRACE OF 5NO SINGLE STOREY UNITS FOR CLASS E(G)(III) (LIGHT INDUSTRIAL) USE & CLASS B8 (STORAGE AND DISTRIBUTION) USE WITH ACCESS OFF HOLLY CLOSE AND PARKING		
Ward:	Warton and Westby	Parish:	Westby with Plumptions
Statutory Expiry:	18 March 2022	Earliest Decision:	3 March 2022
Reason for any delay:	Need to determine at Committee due to scale or nature of application		To view application file on FBC website click here

Summary of Officer Recommendation

The proposal relates to an area of land within the Whitehills Industrial Estate. The proposal is a full planning application for the construction of a single building to be divided into 5 small scale industrial units to be available for either Use Class E (g) (iii) (formerly Class B1 light industry) or Use Class B8 (storage or distribution). The application includes access, car parking and landscaping arrangements on an area of land adjacent to Hallam Way.

The proposal will facilitate job creation (30 jobs specified) and develop an Employment site allocated in the Fylde Local Plan to 2032 (Incorporating Partial Review) which offers support in principle for the land uses applied for.

The development is of appropriate appearance and in-keeping with the character of the area, providing regeneration benefit through the redevelopment of an unsightly land parcel.

The proposal would not compromise the safe, efficient or convenient movement of all highway users and provides for a satisfactory relationship to neighbours of the site.

There are no other technical matters of note that would warrant refusal of the proposal.

The development accords with the development plan and therefore constitutes sustainable development. In accordance with paragraph 11c) of the NPPF21, the proposal should be approved without delay and the Officer recommendation is that Members support the application, subject to conditions.

Reason for Decision Level

The application is for 'major development' and so it is necessary to present the application to the Planning Committee for a decision.

Site Description and Location

The site is located on a currently unused parcel of land within the Whitehills Business Park, south of Hallam Way and immediately north of Lytham St Annes Way which is the main route through the estate that links from the M55 junction towards St Annes.

The site is occupied by surplus spoil from the development of adjacent land parcels, acting to artificially raise levels in places.

The site is within a commercial area with a mix of car dealerships, light industry and public house/ restaurant/ hotel in close proximity. Existing development to the north of Lytham St Annes Way is principally open and set back from the main road behind a landscape buffer.

The wider Whitehills Employment Park has a mix of industrial and commercial development including office space, general industrial use, builders' merchants as well as indoor sport/ recreational uses.

Details of Proposal

Planning consent is sought for the erection of a building split into 5 industrial units – use Class E (g) (iii) (light industry) and B8 (storage and distribution). The scheme proposal reflects that of the neighbouring site to the west in layout and appearance, consisting of a single block of accommodation located to the north with a front facing aspect over a parking and yard area located to the south which is set behind a landscape buffer adjacent to Lytham St Annes Way.

The building measures 26m x 84m x 9m (7.8m to eaves), having a dual pitched roof and constructed of Oatmeal coloured brick with vertically and horizontally fixed light grey cladding, identical to the neighbouring property. There are 2 unit sizes available with 1 at 312sqm and 4 at 468sqm.

Relevant Planning/Appeal History

Appn	Description	Decision	Date	Appeal
07/1171	ERECTION OF STORAGE AND DISTRIBUTION (B8) TRADE PARK UNITS WITH ASS. PARKING FOR 57 CARS AND LANDSCAPING SCHEME.	Approve Subject to 106	30 April 2009	
09/0466	VARIATION OF CONDITION 7 ON APPLICATION 07/1171, TO CHANGE OPENING TIMES TO 06.00 TO 22.00 ON ANY DAY.	Granted	29 September 2009	

Parish/Town Council Observations

Parish/Town Council	Observations
Westby with Plumptons Council	<u>Comments dated 13 Feb 2022</u> <i>No Observations.</i>

Statutory Consultees and Observations of Other Interested Parties

Consultee	Comments
Environmental Protection	no objection subject to condition (unexpected land contamination).
United Utilities	no comments received
Environment Agency	no comments received
National Grid	report the development to be in the vicinity of a gas asset and have placed a holding objection on the proposal to enable Cadent Engineering Teams to review the proposals (26/01/22). No further update at the time of writing
LCC Highways	<p>No objection subject to condition.</p> <p>The proposed development will not have a significant impact on highway safety, capacity or amenity in the immediate vicinity of the site. The wider area that the proposed development is to be situated within has high demand for parking. This means that the car parking requirements for the proposals would need to be served within the development site. Class E(g)(iii) Light Industry requires 1 space per 45 sqm, the proposed site plan demonstrates this can be met.</p> <p>Suggested conditions - car park/ yard to be constructed in accordance with LCC specification, provision of parking and manoeuvring space pre-occupation, and Constriction Method Statement.</p>
Lancashire CC Flood Risk Management Team	no objection subject to condition requiring implementation of the submitted Drainage Strategy and Construction Surface Water Drainage Design, and verification of drainage implementation and construction surface water management details.
Health & Safety Executive	do not advise, on safety grounds, against the granting of planning permission.
Lancashire Fire and Rescue Services	no objection to the planning application but do make reference to building control requirements that the development must adhere to.

Neighbour Observations

Neighbours notified:

25 January 2022

Amended plans notified:	n/a.
Site Notice Date:	28 January 2022
Press Notice Date:	10 February 2022
Number of Responses	Total number of comments 0
	Total Number Objecting 0
	Total Number supporting 0
Summary of Comments	N/A

Relevant Planning Policy & Government Guidance

Paragraph 38 (6) of the Planning and Compulsory Purchase Act 2004 requires that development proposals are determined in accordance with the development plan unless material considerations indicate otherwise. This requirement is reinforced in paragraph 2 of the National Planning Policy Framework.

The Fylde Local Plan to 2032 (the 'FLP') was formally adopted by the Council at its meeting on Monday 22 October 2018 as the statutory, adopted development plan for the Borough. The Council submitted a Partial Review of the FLP to the Secretary of State for Examination on 21 October 2020. The Partial Review does not delete or add new policies to the FLP and is, instead, concerned principally with matters relating to re-calculating housing need and amending the wording of policies within the FLP to bring these in alignment with the 2021 version of the National Planning Policy Framework.

The Inspector's report on the examination of the Partial Review of the FLP was received on 21 October 2021 and confirms that plan is sound. Following the conclusion of the Partial Review, the Council formally adopted the Fylde Local Plan to 2032 (incorporating Partial Review) – referred to hereafter as the 'FLPPR' – at its meeting on Monday 6 December 2021 as the statutory development plan for the Borough in accordance with s23 of the Planning and Compulsory Purchase Act 2004. Therefore, the FLPPR should guide decision taking for the purposes of paragraph 38 (6) of the Planning and Compulsory Purchase Act 2004 and paragraph 2 of the National Planning Policy Framework.

Fylde Local Plan to 2032 (incorporating Partial Review) (FLPPR):

EC1 - Overall Provision of Employment Land and Existing Employment Sites
 EC2 - Employment Opportunities
 GD7 - Achieving Good Design in Development
 T5 - Parking Standards
 CL1 - Flood Alleviation, Water Quality and Water Efficiency
 CL2 - Surface Water Run-Off and Sustainable Drainage
 ENV1 - Landscape
 ENV2 - Biodiversity

Environmental Impact Assessment

This development does not fall within Schedule 1 or 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

Comment and Analysis

Paragraph 38 (6) of the Planning and Compulsory Purchase Act 2004 indicates that development proposals should be determined in accordance with the development plan unless material

considerations indicate otherwise. Chapter 2 of the NPPF advocates a presumption in favour of sustainable development, Paragraph 11 c) states that in terms of decision taking, this means approving development proposals that accord with an up-to-date development plan without delay. Paragraph 11 d) states that where there are no relevant development plan policies, or where policies are out-of-date, planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in Framework. It advises that planning decision takers should seek to approve applications for sustainable development where possible.

The main issues pertinent in the assessment of the proposal are:

- Principle of use.
- Design.
- Highways.
- Amenity.
- Flood Risk and Drainage.
- Ecology.

Principle of Use

The site is designated as an Existing Employment allocation in the FLPPR. FLPPR Policy EC1 is of relevance and supports industrial land uses including B1(a), B1(b), B1(c), B2 and B8, within such areas.

The proposal seeks consent for construction of business units, with the following use classes being specified:

- Class E(G)(III) – any industrial process which can be carried out in any residential area without causing detriment to the amenity of the area.
- Class B8 - storage and distribution

Members should note that Class E(G)(III) is a relatively new classification that has replaced the former B1 light industrial use class.

The proposal will facilitate job creation (30 jobs specified on the application form) and develop an employment allocation for land uses specified by Policy EC1. This will help preserve and develop a strong, vibrant and sustainable economy within the Fylde Borough in accordance with the Strategic Objectives of the Fylde Local Plan.

The land use sought lies within the Class E category, enabling permitted change of use within that classification (including to retail, food and drink). To ensure continued compliance with Policy EC1 it is necessary to impose land use restriction requiring that the development be occupied by E(G)(iii) and B8 uses only.

Subject to this restriction, the proposal is consistent with Policy EC1 and the principle of the proposal in this location is therefore considered acceptable.

Design

Policy GD7 requires development to be of a high standard of design, taking account of the character and appearance of the local area, referring to a number of criteria to meet this aim. Those relevant to the current proposal are:

- d) siting, layout, massing, scale, design, building to plot ration and landscaping relate well to surrounding context.
- f) conserving and enhancing the built environment.
- g) applying Secured by design principles.
- h) avoiding demonstrable harm to the visual amenities of the local area.
- i) Positive contribution to the character and local distinctiveness of the area.
- j) parking should be safe, accessible and sympathetic to the surrounding area.
- m) protect existing landscape features.

The site is one of several undeveloped land parcels within this area of Whitehills, representing an unkempt infill plot that presently detracts from the area. It is located to the end of a cul de sac and is highly prominent in the street scene being exposed to views from Lytham St Annes Way.

The site is neighboured by employment and commercial development with buildings in the vicinity of mixed appearance and scale, some having an industrial form constructed of brick work and profiled metal sheet, or more traditional brick and tile roof such as the adjoining public house and hotel. Whilst there is no consistent design of buildings within the locality, previous development has ensured that buildings are set back from and behind a landscaped buffer to Lytham St Annes Way. This character acts to soften the built form and provides a sense of openness to this main road and is an intrinsic feature of the streetscene.

The proposal has been designed to replicate a recently constructed employment site to the west that was built by the applicant. The proposed building footprint is set back from Lytham St Annes Way in alignment with neighbouring buildings, behind a car park and service yard area. A substantial landscape strip incorporating trees, shrub and turf is provided adjacent, which marries in with the existing landscaping set either side of the site on Lytham St Annes Way. Boundary treatments include a low-level timber knee rail to more prominent areas and a secure 2.4m mesh fence line to the rear of the building. These measures help assimilate the development into the locality, maintaining the current open aspect of development along Lytham St Annes Way.

The building itself is identical in appearance to the neighbouring property, being constructed of light grey cladding, dark grey doors and an oatmeal coloured brick, measuring approximately 9m to ridge (7.8m to eaves).

The proposed design and layout are in-keeping with the commercial nature of the locality, importantly retaining an open landscaped buffer to Lytham St Annes Way. The development will rejuvenate a parcel of land that currently detracts from the visual appearance of the area, providing significant regeneration benefits, in accordance with the provisions of Policy GD7.

Highways

FLRRP policy GD7 supports good design that would not prejudice highway or pedestrian safety, and the efficient and convenient movement of all highway user (q), and, encourages alternative modes of transport including walking and cycling (r). Similarly Policy T4 also encourages walking and cycling to improve quality of life and reduce the Boroughs carbon footprint. Policy T5 relates to parking provision and indicates that a flexible approach to the level of car parking provision will be applied dependent on the location of the development.

Paragraph 110 b) of the NPPF states that decision makers should take account of whether safe and suitable access to the site can be achieved for all users, and, 110 d) improvements can be undertaken within the transport network that cost effectively limit the significant impacts of the development. Paragraph 111 of the NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative

impacts on the road network would be severe.

The development is to be accessed via a vehicular entrance from Hallam Way/ Holly Close, continuing the existing footpath to individual units proposed. The access road accommodates the needs of servicing by larger delivery vehicles, with reversing areas available to accommodate the needs of HGV vehicles if needed. 63 parking bays (4 disabled, 6 electric charging bays) and 3 cycle stores are indicated on plan.

There is presently a high demand for car parking in the area, with parking from existing uses being displaced to surrounding streets. This on street car parking has reduced road widths to single lane in places impinging upon the free flow of traffic about the Whitehills Employment Park. It is important that new development does not exacerbate this situation and appropriate car parking that accords with adopted standards should be provided. In this regard, given the speculative nature of the development, end users are not known at this present time and it is therefore appropriate to plan for a worse case scenario, with an assumption that the development would be occupied by the higher car park generating use (E(G)iii). Comment from the local highway authority confirms the parking standard suggestion for this use to be 1 space per 45sqm, based on a proposed total floor area of 2184sqm this equates to a requirement of 49 spaces for the development. The provision of 63 spaces within the scheme is therefore above the adopted standard but is accepted given the reported car parking concern for the wider employment park.

It is inevitable that the development will attract additional vehicle movements to the area. Due to the nature and scale of the development the majority of movements will be outside of peak times and would not therefore have a significant impact on present or future highway capacity.

The Highway Authority has raised no objection to the proposal.

On this basis it is considered that the development provides for a safe and suitable layout and that impact on the network would not be severe. It is therefore in accordance with the requirements of Policy GD7, and T5 of the Fylde Local Plan to 2032 in this regard.

Amenity

FLP Policy GD7 requires high design standards and supports new development that would be sympathetic to surrounding land uses and occupiers, and that existing uses in the local would not undermine amenity of proposed occupants. This amenity impact includes privacy, dominance, loss of light, over shadowing or disturbance resultant from the development itself on neighbours or those living within the development, or during the construction period.

The site is bound by commercial premises including similar industrial uses to the west, and public house/ hotel to the east. Housing is located to the south east, to the opposing side of Lytham St Annes Way.

The separation distance between the application site and nearest dwellings is 150m+ at the closest point. Lytham St Annes way is also heavily trafficked which acts to increase ambient noise levels in the locality. These factors in combination ensure that the amenity of residents in the area, relative to the use applied for as well as the physical presence of structures to be built, is not undermined.

A public house and hotel adjoin the application site to the east, which has restaurant room windows that look out over the front yard area of the application site. The applicant has provided additional landscaping in the form of hedge planting and trees to help soften the appearance of the development and safeguard the outlook from this neighbour. The public house acts as a physical barrier between

the proposal and bedrooms within the hotel, ensuring that any disturbance to occupants relative to the uses proposed would be negligible.

The development is therefore considered to have an acceptable relationship to neighbouring premises and would not undermine the general amenity of the area, in accordance with FLP policy GD7.

Flood Risk and Drainage

The site falls entirely within flood zone 1, as defined by the Environment Agency's Flood Map. The application is accompanied by a Drainage Strategy.

Policy CL1 requires all new development to minimise flood risk by a number of specific criteria, including ensuring use of sustainable surface water drainage solutions, ensuring new development is directed away from high risk areas of flooding (Flood Zone 2 and 3) and the incorporation of mitigation in lower risk areas. Policy CL2 provides detailed design guidance for surface water drainage strategies, including attenuation requirements.

The site is located within Flood Zone 1 and is not therefore considered to be at risk from or contribute to flood risk off site.

The submitted drainage strategy refers to provision of separate surface and foul water discharges into the existing drainage networks. Surface water will have a restricted rate, attenuated by a holding tank situated beneath the car park.

The Lead Local Flood Authority (LLFA) has not objected to the proposal, confirming acceptance of the surface water drainage design. On this basis, it is considered that adequate measures can be put in place in order to ensure appropriate drainage provision and that the development poses no unacceptable risk in terms of flooding in accordance with the development plan and NPPF.

Ecology

Policy ENV2 states that the Council is committed to the protection and enhancement of the boroughs biodiversity and geological assets. The strongest protection will be given to sites of international importance (Ramsar, Special Area of Conservation, Special Protection Areas or candidate sites of such). Development affecting sites of local importance will be permitted only where there is an overriding local public need. ENV2 also safeguards protected species and states that development that has any adverse effect will not be supported, unless the benefits of development outweigh the ecological impact, and subject to appropriate mitigation.

The site has no specific nature conservation designation in the adopted Local Plan. The site is of low ecological interest being occupied by spoil that has been relocated following development of the adjacent plot. The proposed layout makes provision for landscaping, including tree, hedge and shrub planting which should be recognised as a net gain for the ecological value of the site in the context of this scheme. This ensures compliance with Policy ENV2.

Conclusions

The proposed use is acceptable for this Employment land allocation. The development is considered to be of appropriate appearance and in-keeping with the character of the area, providing significant regeneration benefit through the redevelopment of a prominent unsightly land parcel.

The development would not compromise the safe, efficient or convenient movement of all highway users, there are no drainage or ecological issues of note and the development provides for a

satisfactory relationship to neighbours.

The proposal therefore accords with the development plan and consequently can be considered sustainable development for the purposes of paragraph 11 c) of the NPPF21.

In accordance with paragraph 11 c) development must be approved without delay and the proposal is therefore recommended for approval to Members of the Planning Committee.

Recommendation

That Planning Permission be GRANTED subject to the following conditions:

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

Reason: To comply with the requirements of section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. This permission relates to the following plans:

- Location Plan drawing reference: AC/HCP3/LP/001.
- Site Location Plan drawing reference: AC/HCP3/SLP/001 revision B.
- Proposed Phase 3 Plan & Elevations drawing reference: AC/HCP3/PE/001 revision C.
- Proposed Phase 3 External Materials drawing reference: AC/HCP3/EX/001 revision B.
- Proposed Phase 3 Landscaping drawing reference: AC/HCP3/L/001 revision C.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the approved plans in the interests of proper planning in accordance with the policies contained within the Fylde Local Plan to 2032 (incorporating Partial Review) and National Planning Policy Framework.

3. The approved access design, pedestrian access points, car parking (including disabled spaces and electric charging points), covered cycle store and vehicular manoeuvring areas as detailed on drawing titled 'Proposed Phase 3 Plan & Elevations' (drawing reference: AC/HCP3/PE/001 revision C), and soft and hard landscaping as detailed on drawing titled 'Proposed Phase 3 Landscaping' (drawing reference: AC/HCP3/L/001 revision C) must be made available for use prior to first occupation of the development, and retained thereafter.

Reason: For the avoidance of doubt, to ensure that the development is carried out in accordance with the approved plans in the interests of highway safety and visual amenity, in accordance with the policy GD7 of the Fylde Local Plan to 2032 (incorporating Partial Review) and National Planning Policy Framework.

4. Soft and hard landscaping as detailed on drawing titled 'Proposed Phase 3 Landscaping' (drawing reference: AC/HCP3/L/001 revision C) shall be carried out during the first planting season after the development is substantially completed and the areas which are landscaped shall be retained as landscaped areas thereafter. Any trees, hedges or shrubs removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by trees, hedges or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure appropriate landscaping of the site in the interests of visual amenity, to enhance the character of the street scene and to provide biodiversity enhancements in accordance with the requirements of Fylde Local Plan to 2032 (Incorporating Partial Review) policies GD7, ENV1 and

ENV2, and the National Planning Policy Framework.

5. Notwithstanding the provisions of Schedule 2, Part 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any equivalent Order following the revocation and re-enactment thereof (with or without modification), the development hereby approved shall be used for the following use classes only:

- Class E (g) iii) - any industrial process which can be carried out in any residential area without detriment to the amenity of the area.
- Class B8 - Storage and Distribution.

and for no other purpose (including any other uses falling within Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended) or in any provision equivalent to those classes in any statutory instrument amending or replacing that Order.

Reason: To ensure that the use of the premises remains compatible with the character of surrounding uses, to ensure that the level of parking provided by the development remains sufficient to serve the use in the interests of highway safety; in accordance with the requirements of policies EC1 and GD7 of the Fylde Local Plan to 2032 (incorporating Partial Review) and the National Planning Policy Framework.

6. Notwithstanding the provisions of the Town & Country Planning (Use Classes Order) 1987 [as amended] and the Town & Country Planning (General Permitted Development) Order 2015 [as amended] or any other legislation that amends or re-enacts those Orders, where premises are in use as Class E (g) (iii) (any industrial process which can be carried out in any residential area without detriment to the amenity of the area) or Class B8 (storage and distribution) any retail sales shall be limited to a level that is ancillary to the main use of the premises for wholesale distribution and under no circumstances shall exceed 15% of the floor area of each unit.

Reason: For the avoidance of doubt and in order to avoid the establishment of a retail operation in this out of centre location, in accordance with Policy EC1 and EC5 of the Fylde Local Plan to 2032 (incorporating Partial Review) and NPPF21.

7. No goods of any description shall be stored on site other than within the buildings.

Reason: In the interests of the visual amenity of the area in accordance with Policy GD7 of the Fylde Local Plan to 2032 (incorporating Partial Review).

8. Unless otherwise agreed in writing by the Local Planning Authority through the discharge of this condition, the development hereby approved shall be constructed in accordance with the submitted Drainage Strategy:

- Drainage Strategy (Keystone Design Associates Ltd, December 2021).
- Drainage General Arrangement drawing reference: A021/330/BR/01 revision A.
- Drainage Strategy during Construction Works Statement (Cumpsty Properties Ltd, 7th March 2022)

Reason: To ensure that the development is not at risk of flooding and does not increase flood risk elsewhere, and that adequate measures are put in place for the disposal of foul and surface water in accordance with the requirements of Fylde Local Plan to 2032 (Incorporating Partial Review) policies CL1 and CL2 and the National Planning Policy Framework.

9. Prior to occupation of the development hereby approved, a Surface Water Verification Report and Operation and Maintenance Plan for the lifetime of the development shall be 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 discharged by condition 4 (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 an 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 agreed surface water design is implemented so that the development is not at risk of flooding and does not increase flood risk elsewhere, in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policies CL1 and CL2 and the National Planning Policy Framework.

10. Unless otherwise agreed in writing by the Local Planning Authority through the discharge of this condition, the development hereby approved shall be constructed in accordance with external materials illustrated on drawing titled 'Proposed Phase 3 External Materials' (drawing reference: AC/HCP3/EX/001 revision B).

Reason: To provide sufficient clarity over the construction materials and in the interests of visual amenity for the development, in accordance with Policy GD7 of the Fylde Local Plan to 2032 (incorporating Partial Review) and the National Planning Policy Framework.

11. If, during development, contamination is found to be present on the site then no further development shall take place on the affected part(s) of the site until a report containing details of an investigation and risk assessment to determine the nature and extent of any contamination on the site (including whether it originates on the site) has been submitted to and approved in writing by the Local Planning Authority. The submitted report shall include:

- a) a survey of the extent, scale and nature of contamination;
- b) an assessment of the potential risks to: human health, property (existing or proposed) including buildings, crops, livestock, pets, woodland, and service lines and pipes, adjoining land, groundwaters and surface waters, ecological systems, and archaeological sites and ancient monuments.
- c) an appraisal of any remedial options required and a proposal for the preferred option(s) to form a remediation strategy for the site.

The development shall thereafter be carried out in full accordance with the duly approved remediation strategy and a verification report submitted to and approved in writing by the Local Planning Authority before any of the buildings on the affected part(s) of the site are first occupied.

Reason: To prevent pollution of the surrounding environment and to ensure the safe development of the site in the interests of the amenity of future occupiers and other sensitive receptors in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policy GD9 and the National Planning Policy Framework.

12. Unless otherwise agreed in writing by the Local Planning Authority through the discharge of this condition, construction of the development hereby approved shall be undertaken in accordance with the submitted Construction Method Statement and Construction Site Layout drawing received on 10th March 2022.

Reason: In order to ensure that appropriate measures are put in place to limit noise, nuisance and disturbance to the occupiers of neighbouring dwellings during the construction of the development, in accordance with Policy GD7 of the Fylde Local Plan to 2032 (incorporating Partial Review) and the National Planning Policy Framework.

Informative(s)

Statement under Article 35(2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015:

The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraph 38 of the National Planning Policy Framework. The Framework advises that the LPA should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area. This has been demonstrated by providing advice to the applicant/agent during the course of the application on potential problems and possible solutions.

Location Plan for 21/1114

