



MINUTES

Planning Committee

Date:	Wednesday, 17 April 2024
Venue:	Town Hall, St Annes Road West, St Annes, FY8 1LW
Committee Members Present:	Councillor Richard Redcliffe (Chairman) Councillor Gavin Harrison (Vice-Chairman) Councillors Tim Armit, Peter Collins, Chris Dixon, Martin Evans, Kelly Farrington, Noreen Griffiths, Jordan Ledger, Jayne Nixon, Sandra Pitman, Vince Settle.
Other councillors present	Councillors Sue Fazackerley MBE and Cheryl Little
Officers Present:	Mark Evans, Ian Curtis, Andrew Stell, Matthew Taylor, John Copestake, Carly Smith and Katharine McDonnell
Other Attendees:	Thirty members of the public

A recording of the meeting can be viewed online at the following link: Planning Committee, [17 April 2024](#)

Public Speaking at Planning Committee

Eighteen requests to speak relating to the applications had been received.

In regard to application 23/0812 189 St Andrews Road South, St Annes, Dr Loller, Mr Mann, Mr Gower, Mr Binner, Ms Adler, Mrs Cridland and Mr Court spoke against the application.

Councillor Little, as ward councillor, also spoke against the application.

Mr Davies, agent for the applicant, spoke in support of the application.

In regard to application 22/0616 Mill Farm, Fleetwood Road, Wesham Mr Clayton, Mr Penswick, Ms Banks, Mr Nulty, Cllr Gallagher on behalf of Greenhalgh with Thistleton Parish Council, Honorary Alderman Nulty and Councillor Bickerstaffe, as ward councillor, spoke against the application.

Mr Houlihan, applicant, spoke in support of the application.

In regard to application 23/0467 64 Lytham Road, Freckleton, Cllr McKay on behalf of Freckleton Parish Council spoke against the application and Mr Hamza, agent for the applicant spoke in support of the application.

Procedural Items

1. Declarations of Interest

Members were reminded that any disclosable pecuniary interests should be declared as required by the Localism Act 2011 and any personal or prejudicial interests should be declared as required by the Council's Code of Conduct for Members. There were no declarations on this occasion.

2. Confirmation of Minutes

RESOLVED: To approve the minutes of the Planning Committee meeting held on 6 March 2024 as a correct record for signature by the Chairman.

3. Substitute Members

There were no substitutions on this occasion.

Decision Items

4. Planning Matters

The Committee considered the schedule of planning applications. Following detailed consideration of each application, and with also having regard to the late observations, it was RESOLVED to decide the applications as set out in the following table, with the detailed reasons and conditions set out in the schedule that follows.

Appn No.	Location	Summary of Decision
22/0312	Land and Buildings on the North Side of Dock Road, Lytham St Annes	Grant
22/0461	Land North of Cropper Road, Westby with Plumpton	Deferred
22/0616	Mill Farm Sports Village, Fleetwood Road, Medlar with Wesham	Grant
23/0467	64 Lytham Road, Freckleton	Grant
23/0812	189 St Andrews Road South, Lytham St Annes	Refuse
23/0864	Royal Lytham and St Annes Golf Club, Links Gate, Lytham St Annes	Grant

In regard to application 23/0812, St Andrews Road South, Councillor Dixon proposed refusal on amenity and highway grounds.

Councillor Nixon seconded the proposal.

It was therefore resolved to refuse application 23/0812 for the reasons detailed in the attached schedule.

In regard to application 22/0616 Mill Farm Sports Village, Fleetwood Road, Councillor Ledger proposed refusal on the grounds it was contrary to Policy GD4 and GD7. Councillor Collins seconded. The motion was moved, voted upon and lost.

A vote on approval of the application was taken and it was RESOLVED to grant the application. Councillor Collins requested his vote against the application be recorded.

In regard to application 22/0461 Land North of Cropper Road, Westby with Plumpton, the committee decided to defer consideration of this item on legal advice. This was to permit further time for the proper consideration of late representations which had been received and which highlight potential challenges over the decision if it had been made.

5. Confirmation of Tree Preservation Order TPO/24/0001 Silver Birches, Islay Road, Lytham St Annes

Mr Evans, Head of Planning, advised that a tree preservation order had been served regarding trees at 6 and 8 Islay Road, Lytham St Annes in August 2023. An objection to the order had been received as a result.

Officers had subsequently reviewed the order, and had made a revised order to omit one tree, as it was found to be unhealthy. However, officers did not agree with the objection that a TPO would be a barrier to future development, or that a number of the trees did not warrant TPO status.

Following a brief discussion, it was RESOLVED that Tree Preservation Order TPO/24/0001 be confirmed without modification.

Information Items

The following information item was received and noted by the Committee.

6. List of Appeals Decided

There had been 2 decisions on appeals received between 23 February 2024 and 3 April 2024, with both appeals being dismissed.

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Application No:	22/0312	Application Type:	Full Planning Permission
Applicant:	HELICAL TECHNOLOGY LIMITED	Agent:	MR MARTIN SMITH
Location:	LAND AND BUILDINGS ON THE NORTH SIDE OF DOCK ROAD LYTHAM ST ANNES LANCASHIRE		
Proposal:	ERECTION OF BUILDING FOR THE ASSEMBLY AND TESTING OF AIR SOURCE HEAT PUMPS (USE CLASS B2) INCLUDING FORMATION OF ASSOCIATED PARKING AREA - PART RETROSPECTIVE APPLICATION		
Ward:	Lytham East	Parish:	

Decision

Granted

Conditions

1. This permission relates to the following plans:

- Drawing no. 1001 – Location plan.
- Drawing no. 1100 Rev E – Proposed site layout.
- Drawing no. 1101 – Proposed plans and elevations.
- Drawing no. C-1008-3 Rev A – Proposed sustainable drainage layout.
- Drawing no. C-1008-4 Rev A – Proposed sustainable drainage layout.
- Drawing no. C-1008-7 Rev A – Porous parking and road construction details.

Except as provided for by other conditions to this permission, the development shall be carried out in complete accordance with the approved drawings.

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.

2. Notwithstanding the provisions of Schedule 2, Part 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any equivalent Order revoking and re-enacting that Order, with or without modification), the building hereby permitted shall only be used for the assembly and testing of air source heat pumps and for no other purpose (including any other use falling within Class B2 of the Town and Country Planning (Use Classes) Order 1987 or in any provision equivalent to that class in any statutory instrument amending or replacing that Order).

Reason: The conclusions in the applicant’s Noise Impact Assessment (report reference SA – 7308-6, dated June 2023) are based on measured noise from specific, existing sources associated with the assembly and testing of air source heat pumps which have been transferred to the application building. Given the wide range of other general industrial uses which could otherwise take place within the scope of an uncontrolled permission for a B2 use (and having particular regard to the nature of other B2 uses on the wider site which have necessitated the introduction of specific measures to mitigate their impacts with respect to noise generation) and the site’s location in relation to surrounding residential properties, it is necessary to specify and restrict the nature of the general industrial operations which are permitted to be carried out within the building. The condition is, therefore, needed in order to protect the amenity and living conditions of surrounding occupiers in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policy GD7 and the National Planning Policy Framework.

3. The use hereby permitted shall only take place between the hours of 07:30 and 17:00 Monday to Friday and between the hours of 07:30 and 14:00 on Saturday. No machinery shall be operated, no processes associated with the permitted use shall be carried out and no deliveries shall be taken or vehicles despatched from the site outside these specified operating hours.

Reason: To restrict the operating hours of the permitted use and the machinery associated with it in order to avoid the potential for noise from the development to give rise to adverse impacts on the amenity, health and quality of life of the occupiers of surrounding residential properties at times when this noise would be more perceptible to those occupiers and has greater potential to cause unacceptable disturbance, and because the applicant's Noise Impact Assessment (report reference SA – 7308-6, dated June 2023) does not include an assessment of the development's effects outside these proposed hours of operation. Therefore, the condition is needed to protect the amenity and living conditions of surrounding occupiers in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policy GD7 and the National Planning Policy Framework.

4. No development (including any associated ground excavation works) involving the construction of the surface water drainage system and/or the porous surfacing to the vehicle access, parking and manoeuvring areas required by conditions 6 and 7 of this permission shall take place unless and until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include the following details:

- a) Pollution prevention measures to avoid surface water run-off entering the watercourse of Liggard Brook during the construction and operational phases including, but not limited to, the mitigation measures identified in paragraph 6.80 of the document titled "Shadow Habitats Regulations Assessment Report" by Ecology Services Ltd (report reference 23149, dated January 2024).
- b) The identification of 'biodiversity protection zones' and details of the location and specification of temporary fencing, exclusion barriers and warning signs to be installed to protect these zones.
- c) The timing of works to avoid harm to biodiversity features and protected species.
- d) A construction surface water management plan for the management of surface water and stormwater including the measures to be taken to ensure surface water flows are retained on-site during the construction phase, temporary drainage systems, and, if surface water flows are to be discharged, that they are done so at a restricted rate that must not exceed the equivalent greenfield runoff rate from the site.

The duly approved CEMP shall be adhered to throughout the construction period in strict accordance with the details contained therein.

Reason: To ensure that appropriate measures are put in place during the construction of the surface water drainage system and the porous surfacing to the vehicle access, parking and manoeuvring areas to mitigate the development's potential effects on water quality, linked water-dependent nature conservation sites, habitats and species of biodiversity value in order to ensure that the development does not give rise to adverse effects on the integrity of the Ribble and Alt Estuaries Ramsar/Special Protection Area/Site of Special Scientific Interest and the Lytham Coastal Changes Site of Special Scientific Interest in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policy ENV2, the National Planning Policy Framework and the Conservation of Habitats and Species Regulations 2017 (as amended).

5. The external lighting installed to the south and west facing elevations of the building hereby approved shall be operated in accordance with the details and timing identified in paragraph 3.9 and Appendix 3 of the document titled "Shadow Habitats Regulations Assessment Report" by Ecology Services Ltd (report reference 23149, dated January 2024). If any additional external lighting other than that identified in the aforementioned document is to be installed on the building and/or the external areas of the site then a scheme including details of the additional lighting's: (i) position and height on the building(s) and/or site; (ii) spillage, luminance and angle of installation; (iii) any shields, hoods or timers to be fitted to the lights; and (iv)

compliance with the Institute of Lighting Professionals guidance 01/21 obtrusive lighting and 08/18 wildlife sensitive lighting shall be submitted to and approved in writing by the Local Planning Authority before any additional lighting is installed. Any additional external lighting shall only be installed in accordance with the duly approved scheme.

Reason: To ensure that any additional external lighting to be installed at the site does not cause a nuisance to surrounding occupiers, detract from visual amenity in the surrounding area or adversely affect the integrity of designated nature conservation sites, habitats and protected species as a result of light pollution in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policies GD7 and ENV2, the National Planning Policy Framework and the Conservation of Habitats and Species Regulations 2017 (as amended).

6. The surface water drainage system for the development contained in the following documents and plans shall be fully constructed and made available for use within 6 months of the date of this permission:
 - a) The documents titled “FRA Report” (issue 2, dated 10 January 2023, report reference C-1008) and “Drainage Strategy Report” (issue 2, dated 10 January 2023, report reference C-1008) by Hamilton Technical Services; and
 - b) Drawing nos. C-1008-3 Rev A, C-1008-4 Rev A and C-1008-7 Rev A.

A verification report confirming the construction of the surface water drainage system shall be submitted for the written approval of the Local Planning Authority within 1 month of its installation. The duly installed surface water drainage system shall thereafter be managed and maintained in accordance with the details contained in section 4 of the document titled “Drainage Strategy Report” (issue 2, dated 10 January 2023, report reference C-1008) by Hamilton Technical Services.

Reason: In order that suitable measures are put in place to ensure that the development is not at an unacceptable risk of flooding and does not increase flood risk elsewhere, and that appropriate measures are put in place for the disposal of surface water and for the future management and maintenance of the surface water drainage system in accordance with the requirements of policies CL1 and CL2 of the Fylde Local Plan to 2032 (incorporating Partial Review), and the National Planning Policy Framework.

7. Within 6 months of the date of this permission, the vehicle access, parking, servicing and manoeuvring areas shown on drawing no. 1100 Rev E and described in paragraph 3.4 of the document titled “Drainage Strategy Report” (issue 2, dated 10 January 2023, report reference C-1008) by Hamilton Technical Services shall be fully constructed in accordance with the porous surfacing specification shown on drawing no. C-1008-7 Rev A and shall be marked out and made available for use in accordance with the layout shown on drawing no. 1100 Rev E. The duly constructed vehicle access, parking, servicing and manoeuvring areas shall be retained as such thereafter for the parking and manoeuvring of vehicles.

Reason: To ensure that the development is provided with a safe and suitable means of access for all users and that adequate provision for vehicle parking, manoeuvring and circulation is made in the interests of highway safety, and to secure suitable measures for the sustainable disposal of surface water in order that the development is not at an unacceptable risk of flooding and does not increase flood risk elsewhere in accordance with the requirements of policies GD7, T5, CL1 and CL2 of the Fylde Local Plan to 2032 (incorporating Partial Review), and the National Planning Policy Framework.

8. Within 6 months of the date of this permission the three bicycle parking spaces located within the vehicle parking area to the south side of the building and identified on drawing no. 1100 Rev E shall be constructed and made available for use in accordance with a scheme (including details of their siting, size, materials and design) which has first been submitted to and approved in writing by the Local Planning Authority. The duly constructed bicycle parking spaces shall be retained as such thereafter.

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Reason: To promote modal shift and to encourage travel to the site by more sustainable modes of transport in accordance with the objectives of Fylde Local Plan to 2032 (incorporating Partial Review) policies GD7 and T4, and the National Planning Policy Framework.

Informatives:

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

The Local Planning Authority worked positively and proactively with the applicant to identify solutions during the application process in order to ensure that the proposal comprises sustainable development and improves the economic, social and environmental conditions of the area in accordance with the development plan. These amendments have been incorporated into the scheme and/or secured by planning condition. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.

Environmental permit (flood risk activities) – advice to applicant:

The Environmental Permitting (England and Wales) Regulations 2016 require a permit to be obtained for any activities which will take place:

- on or within 8 metres of a main river (16 metres if tidal)
- on or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal)
- on or within 16 metres of a sea defence
- involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- in the floodplain of a main river if the activity could affect flood flow or storage and potential impacts are not controlled by a planning permission

For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> or contact our National Customer Contact Centre on 03708 506 506. The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

Please note that the Town and Country planning process and the Environment Agency Flood Risk Permit are two entirely separate regimes, and it is therefore vital to be in possession of all necessary permits and provisions before commencing work. A Flood Risk Activity Permit (FRAP) where required cannot be issued retrospectively.

Drainage strategy (condition 6) and connection to Main River (Liggard Brook):

The applicant is advised that they will require an environmental permit from the Environment Agency to discharge to the main river of Liggard Brook. Information on environmental permits is available at: <https://www.gov.uk/topic/environmental-management/environmental-permits>

Adoption of HRA:

In issuing this decision, the local planning authority has had due regard to the document titled “Shadow Habitats Regulations Assessment Report” compiled by “Ecology Services Ltd” dated January 2024 (report reference 23149) and the comments from Natural England in their letter dated 08.03.24 confirming that they are in agreement with the conclusions in the Shadow Habitat Regulations Assessment that, with appropriate mitigation in place (as is secured through the planning conditions imposed on this permission) the development, either alone or in combination with other plans or projects, would not have an adverse effect on the integrity of the Ribble and Alt Estuaries Ramsar site, Special Protection Area and Site of Special Scientific Interest or the Lytham Coastal Changes SSSI, nor would it damage the interest features for which those sites have been notified.

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In order to fulfil its duty as a Competent Authority in accordance with the requirements of regulations 63 and 64 of The Conservation of Habitats and Species Regulations 2017 (as amended by The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019), the local planning authority has adopted the abovementioned document prepared by “Ecology Services Ltd” as part of its decision.

Need for advertisement consent for fascia sign on west facing (front) elevation of building:

An externally illuminated fascia sign has been erected on the west facing (front) elevation of the building. For the avoidance of doubt, this planning permission does not grant consent for any signage. The applicant is reminded of the need to make a separate application for advertisement consent to the Local Planning Authority in accordance with the provisions of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (as amended) in order to obtain consent for any signage.

Application No:	22/0461	Application Type:	Full Planning Permission
Applicant:	WAINHOMES (NORTH WEST) LIMITED	Agent:	Gareth Salthouse
Location:	LAND NORTH OF CROPPER ROAD WESTBY WITH PLUMPTONS LANCASHIRE		
Proposal:	FULL PLANNING APPLICATION FOR RESIDENTIAL DEVELOPMENT COMPRISING: 1) DEMOLITION OF ALL EXISTING BUILDINGS AND STRUCTURES 2) CONSTRUCTION OF 350 NO. DWELLINGS, 3) LANDSCAPING, 4) PARTIAL CLOSURE AND REALIGNMENT OF CROPPER ROAD, 5) NEW ACCESSES FROM CROPPER ROAD TO INCLUDE A LINK TO CROPPER CLOSE AND LEA GREEN DRIVE		
Ward:	Wrea Green with Westby	Parish:	Westby with Plumptions

Decision

1. The Committee decided to defer consideration of this item on legal advice. This is to permit further time for the proper consideration of extensive late representations which had been received and which highlight potential challenges to the decision if it had been made.

Item Number 3

Application No:	22/0616	Application Type:	Full Planning Permission
Applicant:	WHINFIELD COMMERCIAL LTD	Agent:	PWA Planning
Location:	MILL FARM SPORTS VILLAGE FLEETWOOD ROAD MEDLAR WITH WESHAM		
Proposal:	ERECTION OF EMPLOYMENT BUILDING PROVIDING A MIXTURE OF MANUFACTURING/ASSEMBLY (CLASS B2) AND STORAGE / DISTRIBUTION (CLASS B8), AND ANCILLARY OFFICES / SHOWROOM AREA, INCLUDING CAR PARKING AND LANDSCAPING AREAS		
Ward:	Medlar with Wesham New	Parish:	Greenhalgh with Thistleton

Decision

Granted

Conditions

1. The development must be begun not later than the expiration of three years from 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:

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- Location Plan - Portal Drawing 2048.P.001
- Proposed Site Plan - Portal Drawing 2048.P.003
- Proposed Ground Floor GA - Portal Drawing 2048.P.004
- Proposed Floor Plans - Portal Drawing 2048.P.005
- Proposed Elevations - Portal Drawing 2048.P.006
- Proposed Site Sections – Portal Drawing 2048.P.007
- Floor Plans GIA - Portal Drawing A101

Except as provided for by other conditions to this permission, the development shall be carried out in complete accordance with the approved drawings.

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. Notwithstanding any description of materials in the application and the requirements of condition 2 of this permission, no above ground works of development shall take place until samples or full details of all materials to be used on the external surfaces of the building(s) have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. The development shall thereafter be implemented in accordance with the duly approved details.

Reason: To ensure use of appropriate materials which are sympathetic to the character of surrounding buildings and the street scene in the interests of visual amenity in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policy GD7 and the National Planning Policy Framework.

4. Notwithstanding any description of materials in the application and the requirements of condition 2 of this permission, no above ground works of development shall take place until samples or full details of all materials to be used on the hard surfaced areas of the site have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. The development shall thereafter be implemented in accordance with the duly approved details.

Reason: To ensure use of appropriate materials which are sympathetic to the character of surrounding buildings and the street scene in the interests of visual amenity in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policy GD7 and the National Planning Policy Framework.

5. Notwithstanding any details shown on the approved plans and the requirements of condition 2 of this permission, the building hereby approved shall not be occupied until details of the siting, height, design, materials and finish of all boundary treatments within the development have been submitted to and approved in writing by the Local Planning Authority. The boundary treatments shall be constructed in full accordance with the duly approved details before the dwelling on each associated plot is first occupied, and shall be retained as such thereafter.

Reason: To achieve clear demarcation of public and private areas and to ensure that the design of boundary treatments is sympathetic to the character and appearance of the area in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policy GD7 and the National Planning Policy Framework.

6. Notwithstanding the provisions of Schedule 2, Part 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any equivalent Order revoking and re-enacting that Order, with or without modification) the premises shall only be used as a single commercial undertaking with the use of the various elements of the building only used as indicated on the Portal Floor Plan drawing reference A101 hereby approved, and for no other purpose (including any other use falling within Class B2, Class B8 or Class E

of the Town and Country Planning (Use Classes) Order 1987 or in any provision equivalent to that class in any statutory instrument amending or replacing that Order).

Reason: To ensure that the future use of the premises is limited to a single operator and that the use of the building reflects the extent and nature of the commercial use that was set out in the supporting information with this planning application and so justified the support for the development in the overall planning balance. This is to ensure an appropriate compliance with Policy SL4, GD6 and EC1 of the Fylde Local Plan to 2032 (incorporating Partial Review), and the National Planning Policy Framework.

7. The car parking spaces indicated on the proposed site plan drawing listed in condition 2 of this planning permission shall be marked out in accordance with the details shown on the approved plan and made available for use before the first use of the building hereby approved for commercial purposes, and shall be retained as such thereafter for the parking of vehicles.

Reason: In order to ensure adequate provision for vehicle parking off the highway in the interests of road safety in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policies GD7 and T5, and the National Planning Policy Framework.

8. Prior to the first use of the building for the approved employment purposes the access point Coronation Way shall be constructed with continuous vehicle and pedestrian access between the site and that highway as shown on the approved site plan reference 2048.P.003 listed in condition 2 of this planning permission.

Reason: To secure appropriate and proportionate connections to and improvements of surrounding highway infrastructure in order to promote modal shift and increased use of sustainable methods of travel in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policies GD7 and T4, and the National Planning Policy Framework.

9. Prior to the first use of the building hereby approved for commercial purposes details of the size, materials and design of the covered bicycle store (the siting and layout of which is shown on Proposed Site Plan - Portal Drawing 2048.P.003) and the number of bicycle parking spaces to be provided within it shall have been submitted to and approved in writing by the Local Planning Authority. The bicycle store and bicycle parking spaces shall be constructed and made available for use in accordance with the duly approved details before the first use of the building hereby approved for commercial purposes, and shall be retained as such thereafter.

Reason: To promote modal shift and to encourage travel to the site by more sustainable modes of transport in accordance with the objectives of Fylde Local Plan to 2032 (incorporating Partial Review) policies GD7 and T4, and the National Planning Policy Framework.

10. There shall be no external storage of any plant, tools, equipment, machinery, materials or other appurtenances associated the use hereby permitted within the areas of the site identified for vehicle parking and manoeuvring on Proposed Site Plan - Portal Drawing 2048.P.003.

Reason: To ensure that the areas of the site to be used for vehicle parking and manoeuvring remain free from obstruction in order to allow sufficient space for vehicles to park clear of the highway and internal roads in the interests of highway safety in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policy GD7, and the National Planning Policy Framework.

11. Any plant, tools, equipment, machinery, materials or other appurtenances associated the use hereby permitted that are stored within the servicing yard area as indicated on Proposed Site Plan - Portal Drawing 2048.P.003, shall not exceed 3 metres in height (including through the stacking of equipment and/or storage in racks).

Reason: To limit the height at which equipment can be stored on the site in order to minimise the visual effects arising from external storage on the character and appearance of the area and adjoining open countryside in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policies GD7 and ENV1, and the National Planning Policy Framework.

12. Prior to the first commercial use of the premises hereby approved a scheme for the provision of refuse storage to serve the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following details:

- a) the size, siting, layout, design and materials of bin storage facilities and any associated means of enclosure; and
- b) the number and size of bins that the bin store will accommodate.

The bin store shall be constructed in accordance with the duly approved scheme and made available for use before the first commercial use of the premises, and shall be retained as such thereafter.

Reason: To ensure that adequate provision is made for the storage of refuse and recycling receptacles to achieve an appropriate appearance for these storage facilities in the interests of visual amenity in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policy GD7.

13. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the construction of the development hereby approved shall be undertaken in full accordance with the details and requirements of the Portal Construction Management Plan v2 hereby approved.

Reason: To ensure that appropriate measures are implemented to limit the potential for noise, nuisance and disturbance which may harm the amenity of surrounding occupiers and to avoid undue obstruction of and/or disruption to the function of the surrounding highway network during the construction of the development in the interests of highway safety in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policy GD7 and the National Planning Policy Framework.

14. Prior to the first commercial use of the premises hereby approved, a schedule of the design, location, scale, materials and use for any incidental structures to be constructed or sited such as for site security, substations, pumping stations, specialist storage buildings, etc to support the operational activities of the approved development shall be submitted to and approved in writing by the Local Planning Authority. These facilities shall only be constructed in accordance with the duly approved scheme(s).

Reason: To ensure that appropriate details of any such facilities are available for assessment prior to their installation to ensure that the overall development has an appropriate relationship to neighbouring land uses, and the visual amenity of the area in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policy GD7.

15. The development shall be carried out in strict accordance with the tree and hedgerow protection measures detailed in the Arboricultural Impact Assessment and Method Statement (ref. 6419.06 Rev D). The identified tree and hedgerow protection measures shall be implemented before any development takes place and maintained as such thereafter for the entirety of the construction period.

Reason: To ensure that adequate measures are put in place to protect existing trees and hedgerows which are to be retained as part of the development before any construction works commence in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policies GD7 and ENV1.

16. With the exception of those specimens identified on Tree Protection Plan (ref. Dwg No. 6419.06 Rev D), no other trees or hedges shall be pruned, topped or removed unless details of those works and, in the case of removal a scheme for the provision of appropriate replacement planting which includes details of the number, size, species, siting, planting distances/densities and the programme of planting for replacement hedges and trees, have first been submitted to and approved in writing by the local planning authority. Any replacement planting to be introduced pursuant to this condition shall be carried out in accordance with a timetable which has first been submitted to and approved in writing by the local planning authority and any replacement 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 protect the existing trees and hedgerows on the site that are shown to be retained as part of the scheme and to ensure appropriate compensatory planting is introduced to offset any additional tree and hedge removal required as a result of the development in the interests of visual amenity, to safeguard the amenities of existing and future occupiers and to ensure appropriate protection for and/or replacement of valuable green infrastructure networks in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policies GD7, ENV1 and ENV2.

17. No development shall take place until a Construction Exclusion Zone (CEZ) has been formed around the Root Protection Areas of those trees and hedgerows in the form of protective fencing of a height and design which accords with the specification in BS 5837: 2012 and in the locations shown in the Arboricultural Impact Assessment and Method Statement (ref. 6419.06 Rev D).

The CEZ shall be maintained in the duly installed positions during the entirety of the construction period insofar as it relates to the affected area of the site.

Reason: To ensure that adequate measures are put in place to protect existing trees and hedgerows which are to be retained as part of the development before any construction works commence in order to safeguard existing natural assets at the site in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policies GD7 and ENV1, and the National Planning Policy Framework.

18. Prior to the first use of the building hereby approved a soft landscaping scheme for the development shall be submitted to and approved in writing by the local planning authority. This shall be a revision to the scheme presented to the council prior to determination and listed in condition 2 of this permission (TBA landscaping drawings with reference 6419.07 Rev F and 6419.08 Rev F) to ensure that the overall quantum of trees on site is an increase over the existing number.

The planting of the approved scheme shall be carried out during the first planting season that occurs following the first use of the premises for their lawful commercial purposes.

The areas which are landscaped shall be maintained as landscaped areas thereafter in accordance with Landscape Management Plan Rev B. 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 order that the development assimilates sympathetically into its surroundings, to provide an appropriate landscape buffer with surrounding land uses, to enhance the character of the street scene by providing tree lined streets and to provide appropriate biodiversity enhancements in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policies ENV1, ENV2 and GD7, and the National Planning Policy Framework.

19. No clearance of any vegetation (either in preparation for or during the course of development) shall take place during the bird nesting season (between 1 March and 31 August inclusive) unless a survey conducted by

a suitably qualified ecologist which demonstrates that the vegetation to be cleared does not accommodate any active bird nests has been undertaken and confirms that there are no active nests present.

Should the survey reveal the presence of any active bird nests then no clearance of any vegetation shall take place within a 10m radius of the identified nest, and only then under the direct supervision of a suitably qualified ecologist.

Any removal of trees and vegetation within 10m of an identified active bird nest during the bird nesting season shall not be undertaken until a scheme for protecting that nest site during the course of the development has been submitted to and approved in writing by the Local Planning Authority. Nest site protection shall thereafter be provided in accordance with the duly approved scheme.

Reason: In order to prevent any habitat disturbance to nesting birds in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policy ENV2, the provisions of the Wildlife and Countryside Act 1981 (as amended) and the National Planning Policy Framework.

20. Prior to the first commercial use of the premises hereby approved a scheme for the incorporation of a suitable series of biodiversity enhancement measures shall be submitted to and approved in writing by the Local Planning Authority. This scheme shall include details of the targeted species, the number of measures to be introduced, their location, their specification, the phasing of implementation, and any maintenance arrangements.

The biodiversity enhancement measures shall thereafter be provided in accordance with the details and timetable in the duly approved scheme, and shall be retained as such thereafter.

Reason: To ensure that the development delivers appropriate biodiversity enhancements in accordance with the objectives of Fylde Local Plan to 2032 (incorporating Partial Review) policy ENV2 and the National Planning Policy Framework.

21. Prior to the first commercial use of the premises hereby approved a scheme for the design, materials, location and height of the acoustic barrier to be installed to protect sensitive receptors from noise and other disturbances generated by the operation of the premises, or an alternative noise disturbance mitigation strategy, shall be submitted to and approved in writing by the local planning authority.

The approved barrier, or alternative strategy, shall be fully implemented prior to the first use of the premises and shall remain in place at all times that the use is operated.

Reason: To limit the potential for noise generation to prevent nuisance arising in order to safeguard the amenity of the occupiers of surrounding properties in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policy GD7 and the National Planning Policy Framework.

22. Prior to the first use of the building hereby approved a schedule of the days and timing of deliveries to and from the site associated with the business operations and other external works such as the loading and unloading of vehicles shall be submitted to and approved in writing by the Local Planning Authority. This shall confirm as a minimum the size of vehicles expected to undertake deliveries, the days of such deliveries, the timing on those days, and shall make appropriate provision for the practical restrictions on the capacity of the highway access to the site as a consequence of AFC Fylde first team matches. Deliveries to and from the site shall only be undertaken in accordance with the approved details.

Any operational activities undertaken at the premises outside of those hours shall only occur inside the building itself and only then with all external doors in a closed position.

Reason: To limit the potential for noise generation from visits to the site by vehicles and other external works during hours when surrounding residents would reasonably expect to be undisturbed in order to prevent nuisance arising and so to safeguard the amenity of neighbouring occupiers, and to ensure that the deliveries to the site do not lead to congestion around the site that would be harmful to highway safety. These measures are to ensure compliance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policy GD7 and the National Planning Policy Framework.

23. Prior to the installation of any drainage works a scheme for the disposal of foul and surface water from the development shall have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be based on the hierarchy of drainage options contained in the Planning Practice Guidance and, where relevant, shall demonstrate compliance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. The scheme shall include:

- a) Separate systems for the disposal of foul and surface water.
- b) Evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltration rates.
- c) Information about the lifetime of the development design storm period and intensity (1 in 30 and 1 in 100 year, plus allowance for climate change), discharge rates and volumes (both pre and post development), temporary storage facilities, the methods employed to delay and control surface water discharged from the site, and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters, including watercourses.
- d) Any works required off-site to ensure adequate discharge of surface water without causing flooding or pollution (which should include refurbishment of existing culverts and headwalls or removal of unused culverts where relevant).
- e) Flood water exceedance routes, both on and off site.
- f) Arrangements for the handling of surface water during the construction phase of the development
- g) Arrangements for the draining down of the existing surface water attenuation pond situation on the site, and the accommodation of the wider Mill Farm drainage during those operations
- h) A timetable for implementation and the phasing of all works
- i) Details of a management and maintenance plan for the drainage system after completion, including any arrangements for adoption by an appropriate public body or statutory undertaker

The duly approved scheme shall be implemented prior to the first commercial use of the building hereby approved, or within any other timescale first agreed in writing with the Local Planning Authority.

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 policies CL1 and CL2 and the National Planning Policy Framework.

24. The first commercial use of the premises shall not occur unless and until a Verification Report for the construction of the surface water drainage system has been submitted to and approved in writing by the Local Planning Authority. The Verification Report shall: i) demonstrate that the surface water drainage system installed pursuant to condition 24 of this permission has been constructed in accordance with the duly approved scheme (or detail any variations) and is fit for purpose; and ii) contain information and evidence,

including photographs and full as-built drawings, showing details and locations (including national grid references) of critical drainage infrastructure (including inlets, outlets and control structures). The surface water drainage system shall thereafter be retained in accordance with the details in the duly approved Verification Report.

Reason: To ensure that flood risks from the development to the occupiers of neighbouring land are minimised, together with those risks to controlled waters, property and ecological systems, and to ensure that the development is constructed in accordance with the duly approved surface water drainage scheme in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policies CL1 and CL2, and the National Planning Policy Framework.

25. No development associated with the formation or removal of any waterbodies (including ponds, attenuation basins and/or flood compensation areas) within the site shall take place until a scheme for their design, construction and phasing has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following details for each of the waterbodies:

- a) their location, layout, dimensions, volume, gradients, profile (including appropriate cross sections), means of construction (including any retaining features), inlet design and landscaping; and
- b) the siting, height, design, materials and finish of any means of enclosure to be erected around their perimeters; and
- c) a timetable for their provision.

The new waterbodies and associated perimeter enclosures shall thereafter be constructed in full accordance with the duly approved scheme and the timetable contained therein, and shall be retained as such thereafter.

Reason: For the avoidance of doubt as no such details have been submitted with the application, to ensure that the waterbodies are of a suitable design to provide multi-functional open spaces when dry, to ensure the safety of future users of the open space, to achieve an appropriate appearance to any means of enclosure around the perimeters of the features and to ensure that the waterbodies provide the flood and surface water storage volumes required to mitigate the risk of flooding within and away from the site in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policies GD7, CL1, CL2 and ENV4, and the National Planning Policy Framework.

26. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the development shall be constructed in accordance with the finished building floor levels and external ground levels for each plot shown on Portal drawing 2048.P.006.

Reason: To ensure a satisfactory relationship between the proposed development and surrounding development and in the streetscene in the interests of ensuring a high standard of visual and occupier amenity in accordance with the requirements of Fylde Local Plan to 2032 policies GD7 and ENV1 and the National Planning Policy Framework.

27. In the event that any system(s) for mechanical ventilation, refrigeration or air conditioning is to be installed at the site in connection with the development hereby approved, a scheme including the following details of that system(s) shall be submitted to and approved in writing by the Local Planning Authority before the system is installed:

- a) the siting, design and finish (including colour treatment) of any external plant and/or flue(s);
- b) measures to attenuate noise and minimise vibration arising from its operation, including a BS4142 noise assessment and 1/3 octave frequency analysis with appropriate corrections for acoustic features;
- c) manufacturer's operating instructions; and
- d) a programme of equipment servicing/maintenance.

The system(s) for mechanical ventilation, refrigeration and / or air conditioning shall be installed in full accordance with the duly approved scheme and the equipment shall thereafter be operated, maintained and where necessary repaired in accordance with the manufacturer's instructions and programme of equipment servicing/maintenance.

Reason: In order to ensure the efficient dispersal of any emissions emanating from the permitted ground floor use of the building in the interests of safeguarding the amenity of neighbouring occupiers and to ensure that any ventilation flues/ducting can be accommodated without detriment to the character and appearance of the host building and surrounding area in accordance with the requirements of policy GD7 of the Fylde Local Plan to 2032 (incorporating Partial Review) and the National Planning Policy Framework.

28. Notwithstanding any details contained within the application and the requirements of condition 2 of this permission, if any external lighting is to be installed on the building and/or the external areas of the site a scheme including details of the lighting shall first have to be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of:

- a) position and height of any lighting to be installed on the building
- b) position and height of any supporting columns for lighting that is proposed to be located around the site.
- c) nature and intensity of illumination of all lighting
- d) direction of lighting and any shields or hoods to be fitted to the lights
- e) timing of operation of the various areas of lighting that are proposed

Any external lighting shall only be installed and operated in accordance with the duly approved scheme.

Reason: To ensure that any external lighting to be installed at the site does not cause a nuisance to surrounding occupiers or detract from visual amenity in the surrounding area as a result of light pollution in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policy GD7 and the National Planning Policy Framework.

Informative(s)

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

The Local Planning Authority worked positively and proactively with the applicant to identify solutions during the application process in order to ensure that the proposal comprises sustainable development and improves the economic, social and environmental conditions of the area in accordance with the development plan. These amendments have been incorporated into the scheme and/or secured by planning condition. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.

2. Protective Species Precautions

Whilst the development has been assessed as low risk for protected species (including bats, great crested newts and nesting birds), the applicant is reminded that these species benefit from legal protection under the Habitat Regulations and the Wildlife and Countryside Act 1981 (as amended) and that it is an offence to disturb, harm or kill any protected species that may be encountered while carrying out the development. If any protected species are found during the development all work should cease immediately and a suitably licensed ecologist employed to assess how best to safeguard the protected species in question. Natural England should also be informed as a protected species license may be required.

Application No:	23/0467	Application Type:	Full Planning Permission
Applicant:	MR SHAF KHAN	Agent:	MR HAMZA
Location:	64 LYTHAM ROAD FRECKLETON LANCASHIRE PR4 1XA		
Proposal:	RESUBMISSION OF 22/0537 FOR EXTENSION AND ALTERATION OF THE BUILDING: 1) FIRST FLOOR EXTENSION TO FORM ANCILLARY OFFICE SPACE, 2) ALTERATION OF EXISTING FIRST FLOOR OF BUILDING INCLUDING REPLACEMENT OF SIDE GABLE WITH DUAL PITCH ROOF, WINDOW AND DOOR INSERTION AT GROUND AND FIRST FLOORS TO SIDE AND REAR ELEVATIONS, 3) RELOCATION OF EXTERNAL PLANT AND EQUIPMENT TO GROUND FLOOR OF REAR ELEVATION.		
Ward:	Freckleton Village	Parish:	Freckleton

Decision

Granted

Conditions

1. The development must be begun not later than the expiration of three years from 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 (dated 11 July 2023)
- Proposed Plans (ref. 6401_03_02)
- Proposed Plans & Elevations (ref. 6401_05)

Except as provided for by other conditions to this permission, the development shall be carried out in complete accordance with the approved drawings.

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. Notwithstanding any description of materials in the application and the requirements of condition 2 of this permission, no above ground works of development shall take place until samples or full details of all materials to be used on the external surfaces of the building(s) have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. The development shall thereafter be implemented in accordance with the duly approved details.

Reason: To ensure use of appropriate materials which are sympathetic to the character of surrounding buildings and the street scene in the interests of visual amenity in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policy GD7 and the National Planning Policy Framework.

4. Before the first floor conversion and extension hereby approved is first occupied the following windows shall be obscurely glazed to a minimum of level 3 on the Pilkington Scale (where 1 is the lowest and 5 the greatest level of obscurity) and shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor level of the room in which the window is installed:
 - a) All first floor east side elevation windows shall be entirely obscure glazed; and,
 - b) All first floor front (south) elevation windows shall be obscure glazed below 1.7m above floor level.

The duly installed windows shall be retained as such thereafter.

Reason: To ensure that appropriate measures are put in place to limit the potential for overlooking between the development and adjacent properties in order to preserve the privacy of adjoining occupiers in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policy GD7 and the National Planning Policy Framework.

5. Notwithstanding the provisions 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), there shall be no sub-division of the first floor accommodation hereby approved or any separation of that area from use as ancillary accommodation associated with the use of the ground floor element of the premises as a single retail unit.

Reason: To prevent the future subdivision or segregation of the space as that could lead to an increase in the demand for parking spaces associated with its operation. Given the limited availability of such spaces within the site this could lead to an unacceptable impact on highway safety and amenity in the area hence the condition is required to ensure compliance with the requirements of Fylde Local Plan to 2032 policy GD7 and the National Planning Policy Framework.

6. The first floor accommodation hereby approved shall not be occupied until the bicycle store which is shown on drawing ref. 6401_03_02 has been made available for use. The duly installed bicycle parking spaces shall be retained as such thereafter.

Reason: To promote modal shift and to encourage travel to the site by more sustainable modes of transport in accordance with the objectives of Fylde Local Plan to 2032 (incorporating Partial Review) policies GD7 and T4, and the National Planning Policy Framework.

7. The nine car parking spaces detailed in the Parking Management Strategy (November 2023) shall be made available for use in association with both the ground floor and first floor uses, before the first floor conversion and extension hereby approved is first occupied, and shall be retained as such thereafter for the parking of vehicles.

Reason: In order to ensure adequate provision for vehicle parking off the highway in the interests of road safety and the amenity of existing and future occupiers in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policies GD7 and T5, and the National Planning Policy Framework.

8. No development shall take place until a Construction Method Statement (CMS) has been submitted to and approved in writing by the Local Planning Authority. The CMS shall include the following details:
 - a) hours and days of work for site preparation, delivery of materials and construction;
 - b) areas designated for the loading, unloading and storage of plant and materials;
 - c) arrangements for the provision of wheel washing and road sweeping facilities to minimise the deposit of mud and other similar debris on adjacent highways, including details of how, when and where the facilities are to be used;

- d) arrangements for the parking of vehicles for site operatives and visitors;
- e) arrangements for vehicle manoeuvring to be made within the site including 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.
- f) times when trips by heavy construction vehicles should not be made to and from the site (e.g. to avoid peak hours);
- g) routes to be used by heavy construction vehicles carrying plant and materials to and from the site;
- h) measures to ensure that construction and delivery vehicles do not impede access to surrounding properties;
- i) measures to protect vulnerable road users (pedestrians and cyclists);
- j) measures to control the emission of dust and dirt during the construction period;
- k) measures to monitor, mitigate and control noise and vibration during the construction period, including the management of complaints;
- l) a nominated person who will act as the 24 hour point of contact in the event of any emergencies;
- m) the siting, luminance and design of any external lighting to be used during the construction period;
- n) the erection and maintenance of security hoarding;
- o) a strategy to inform neighbouring occupiers (which as a minimum, shall include those adjacent to the site boundaries) of the timing and duration of any piling operations, and contact details for the site operator during this period.

The development shall thereafter be carried out in full accordance with the duly approved CMS.

Reason: To ensure that appropriate measures are put in place before any development commences to limit the potential for noise, nuisance and disturbance which may harm the amenity of surrounding occupiers and to avoid undue obstruction of and/or disruption to the function of the surrounding highway network during the construction of the development in the interests of highway safety in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policy GD7 and the National Planning Policy Framework.

9. Prior to the first use of the extended first floor accommodation hereby approved a scheme for the provision of traffic information and directional signs to support a one-way access and exit arrangement for the car parking area to the rear of the building shall be submitted to and approved in writing by the Local Planning Authority. The scheme, which shall include details of the location, size and design of the signs and any road markings, shall be implemented prior to the first use of the extended first floor accommodation and shall be retained as such thereafter.

Reason: To assist in promoting the availability and safe access to the rear car park area to encourage its use, and that its use is undertaken in a safe manner in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policies GD7 and T5.

Informative(s)

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

The Local Planning Authority worked positively and proactively with the applicant to identify solutions during the application process in order to ensure that the proposal comprises sustainable development and improves the economic, social and environmental conditions of the area in accordance with the development plan. These amendments have been incorporated into the scheme and/or secured by planning condition. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.

Item Number 5

Application No:	23/0812	Application Type:	Change of Use
Applicant:	CREATIVE LIVING CARE LTD	Agent:	MR MIKE DAVIES
Location:	189 ST ANDREWS ROAD SOUTH LYTHAM ST ANNES LANCASHIRE FY8 1YB		
Proposal:	CHANGE OF USE OF DWELLINGHOUSE (USE CLASS C3) TO A RESIDENTIAL CHILDREN’S CARE HOME FOR THREE YOUNG PEOPLE (UNDER 18 YEARS OF AGE) WITH NON-RESIDENT CARERS INCLUDING CONVERSION OF ATTACHED GARAGE TO A HABITABLE ROOM, ADDITION OF PITCHED ROOF ABOVE CONVERTED GARAGE TO SIDE ELEVATION AND ERECTION OF SINGLE STOREY SIDE/REAR EXTENSION		
Ward:	Carnegie	Parish:	St Anne's on the Sea

Decision

Refused

Reason for Refusal

1. The proposed change of use of the property would result in a more intensive level of activity at the property requiring physical works to support that use.

The level of use would be greater than that typically expected at a residential property and will lead to an unacceptable level of disturbance to neighbouring residents, in particular the residents of 187 St Andrew Road South, due to the close physical relationship of the two properties.

The proposed use would attract an increase in highway movements, due to the limited on-site parking, some of which has a tandem layout, there is likely to be increased parking on a well used public highway close to a double bend to the detriment of highway safety.

In addition, the requirements of Network Rail to deter access to the railway would require the erection of a high industrial style fence that would be out of keeping with the residential character of the area.

The proposal would, therefore, be contrary to elements c), h) and j) of Policy GD7 of the Fylde Local Plan to 2032 and the provisions of Fylde Council’s Parking in New Development Supplementary SPD.

Informative(s)

1. For the avoidance of any doubt, this decision relates to the following plans:

- Location Plan - Drawing no. 23136_LOC
- Proposed Site Plan - Drawing no. 23136_11S Rev B

Proposed Elevations & Floor Plans - Drawing no. 23136_110 Rev B

Application No:	23/0864	Application Type:	Full Planning Permission
Applicant:	ROYAL LYTHAM & ST ANNES GOLF CLUB	Agent:	MR MIKE HUGHES
Location:	ROYAL LYTHAM AND ST ANNES GOLF CLUB LINKS GATE LYTHAM ST ANNES LANCASHIRE FY8 3LQ		
Proposal:	REMODELLING WORKS TO THE GOLF COURSE ASSOCIATED WITH HOSTING FUTURE CHAMPIONSHIP TOURNAMENTS, CONSISTING OF THE ADDITION OF A NEW PRACTICE GROUND AND PRACTICE TEE; BUILDING OF A NEW TEE ON THE 14TH HOLE; ALTERATIONS TO REROUTE THE 11TH FAIRWAY; WORKS TO IMPROVE THE ROAD SYSTEM TO PROVIDE ACCESS AROUND THE COURSE FOR ROUTINE MAINTENANCE AND FOR HOSTING FUTURE CHAMPIONSHIP TOURNAMENTS, ASSOCIATED PROVISION / ALTERATION IRRIGATION SYSTEMS, DRAINAGE TO BUNKER BASES AND ADDITIONAL MINOR LANDSCAPING WORKS.		
Ward:	Ansdell & Fairhaven	Parish:	St Anne's on the Sea

Decision

Granted

Conditions

1. The development must be begun not later than the expiration of three years from 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:

Drawings:

MacKenzie and Ebert: Site location plan (whole site)
 MacKenzie and Ebert: Detailed Site Location Plan

- MacKenzie and Ebert: Phase 2 - 3rd and 4th Sand Area
- MacKenzie and Ebert: Phase 2 – 4th, 5th and 6th Sand Area
- MacKenzie and Ebert: Phase 2 – 5th Hole Sand Area
- MacKenzie and Ebert: Phase 2 – 7th Hole sand area
- MacKenzie and Ebert: Phase 2 – 10th Fairway
- MacKenzie and Ebert: Phase 2 – 10th Hole
- MacKenzie and Ebert: Phase 2 – 10th Hole Sand Area
- MacKenzie and Ebert: Phase 2 – 11th Tees
- MacKenzie and Ebert: Phase 2 – 11th Approach
- MacKenzie and Ebert: Phase 2 – 11th Fairways and Rough
- MacKenzie and Ebert: Phase 2 - 11th Hole
- MacKenzie and Ebert: Phase 2 – 13th Hole Ditch Filling and Sand Area
- MacKenzie and Ebert: Phase 2 – 13th Carry Sand Area
- MacKenzie and Ebert: Phase 2 – 14th Tee
- MacKenzie and Ebert: Phase 2 – 14th Carry sand Area

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MacKenzie and Ebert: Phase 2 – 16th Sand Area
MacKenzie and Ebert: Phase 2 – 18th Tee
MacKenzie and Ebert: Phase 2 – Open Practice Ground
MacKenzie and Ebert: Phase 2 – Practice Ground Target Greens
MacKenzie and Ebert: Phase 2 – Practice Ground Tee
MacKenzie and Ebert: Phase 2 – Proposed Road Routes Plan
MacKenzie and Ebert: Phase 2 – Site Plan (East)
MacKenzie and Ebert: Phase 2 – Site Plan (West)
MacKenzie and Ebert: Phase 2 - Proposed Drainage
MacKenzie and Ebert: Phase 2 – Site Location Plan (works)
MacKenzie and Ebert: Phase 2 – Site Location Aerial
MacKenzie and Ebert: Phase 2 – Location of Works Key Plan (West)
MacKenzie and Ebert: Phase 2 – Location of Works Key Plan (East)
MacKenzie and Ebert: Phase 2 – Topsoil Spread
MacKenzie and Ebert: Phase 2 – Earth Movement
MacKenzie and Ebert: Phase 2 – Topsoil Strip
MacKenzie and Ebert: Phase 2 – Rights of Way
MacKenzie and Ebert: Royal Lytham St Annes – Materials Storage Area

Studies:

Smith & Love Planning Statement - December 2023
Smith & Love Supplementary Planning Statement - February 2024
Pennine Ecological: Preliminary Ecological Appraisal (Rev 1) - September 2023
Pennine Ecological: Bat Roost Potential and Transect Survey Report – August 2023
Pennine Ecological: Biodiversity Enhancement Plan (Phase 2) - October 2023
Pennine Ecological: Breeding Bird Survey Report - July 2023
Pennine Ecological: Reptile Survey Report - July 2023
MP Trees Arboriculture Impact Assessment - November 2023
Pluvium Environmental Phase 2 Flood Risk Assessment - December 2023
North West SuDS Pro-Forma Template

Except as provided for by other conditions to this permission, the development shall be carried out in complete accordance with the approved drawings.

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. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the soft landscaping scheme for the development shown the Biodiversity Enhancement Plan (October 2023) and the tree planting indicated in the Arboriculture Impact Assessment (Nov 2023 rev A), shall be carried out during the first planting season that occurs before the development is substantially completed. The areas which are landscaped shall be maintained as landscaped areas thereafter in accordance with a maintenance scheme which has been submitted to and approved in writing by the local planning authority before any of the dwellings are first occupied. 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 order that the development assimilates sympathetically into its surroundings, to provide an appropriate landscape buffer with surrounding land uses, to enhance the character of the street scene by providing tree lined streets and to provide

appropriate biodiversity enhancements in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policies ENV1, ENV2 and GD7, and the National Planning Policy Framework.

4. With the exception of the importation of materials and their storage within the Materials Storage and Site Compound indicated on MacKenzie and Ebert drawing titled "Royal Lytham St Annes Material Storage Area", no development, ground works or vegetation clearance shall take place until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include the following details:
 - a) A risk assessment of potentially damaging construction activities.
 - b) Identification of 'biodiversity protection zones'.
 - c) A method statement setting out practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction.
 - d) The location and timing of sensitive works to avoid harm to biodiversity features.
 - e) The times during construction when specialist ecologists need to be present on site to oversee works.
 - f) Responsible persons and lines of communication.
 - g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
 - h) Use of protective fences, exclusion barriers and warning signs.
 - i) Pollution prevention measures to avoid contaminated water run-off entering nearby watercourses.
 - j) a Precautionary Working Method Statement (PWMS) for reptiles

The duly approved CEMP shall be adhered to throughout the construction period in strict accordance with the details contained therein.

Reason: To ensure that appropriate measures are put in place during the construction period to mitigate the development's potential effects on water quality, linked water-dependent nature conservation sites, habitats and species of biodiversity value in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policy ENV2 and the National Planning Policy Framework

5. No development shall take place until a Construction Method Statement (CMS) has been submitted to and approved in writing by the Local Planning Authority. The CMS shall include the following details:
 - a) hours and days of work for site preparation, delivery of materials and construction;
 - b) areas designated for the loading, unloading and storage of plant and materials;
 - c) arrangements for the provision of wheel washing and road sweeping facilities to minimise the deposit of mud and other similar debris on adjacent highways, including details of how, when and where the facilities are to be used;
 - d) arrangements for the parking of vehicles for site operatives and visitors;
 - e) arrangements for vehicle manoeuvring to be made within the site including 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.
 - f) times when trips by heavy construction vehicles should not be made to and from the site (e.g. to avoid peak hours);
 - g) routes to be used by heavy construction vehicles carrying plant and materials to and from the site;
 - h) measures to ensure that construction and delivery vehicles do not impede access to surrounding properties;
 - i) measures to protect vulnerable road users (pedestrians and cyclists);
 - j) measures to control the emission of dust and dirt during the construction period;

- k) measures to monitor, mitigate and control noise and vibration during the construction period, including the management of complaints;
- l) a nominated person who will act as the 24 hour point of contact in the event of any emergencies;
- m) the siting, luminance and design of any external lighting to be used during the construction period;
- n) the erection and maintenance of security hoarding;
- o) a strategy to inform neighbouring occupiers (which as a minimum, shall include those adjacent to the site boundaries) of the timing and duration of any piling operations, and contact details for the site operator during this period.
- p) use of protective fences, exclusion barriers and warning signs to prevent access into sensitive ecological areas

The development shall thereafter be carried out in full accordance with the duly approved CMS.

Reason: To ensure that appropriate measures are put in place before any development commences to limit the potential for noise, nuisance and disturbance which may harm the amenity of surrounding occupiers or sensitive habitat and to avoid undue obstruction of and/or disruption to the function of the surrounding highway network during the construction of the development in the interests of highway safety in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policy GD7 and the National Planning Policy Framework.

6. None of the revised holes shall be brought into use, until a scheme for the installation of bat and bird boxes within the development has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the number, location, height, aspect and specification of the bat and bird boxes, and a timetable for their provision. The bat and bird boxes shall thereafter be installed in accordance with the details and timetable in the duly approved scheme, and shall be retained as such thereafter.

Reason: To ensure that the development delivers appropriate biodiversity enhancements as recommended in Pennine Ecological Biodiversity Enhancement Plan dated October 2023 in accordance with the objectives of Fylde Local Plan to 2032 policy ENV2 and the National Planning Policy Framework.

7. No clearance of any vegetation (either in preparation for or during the course of development) shall take place during the bird nesting season (between 1 March and 31 August inclusive) unless a survey conducted by a suitably qualified ecologist which demonstrates that the vegetation to be cleared does not accommodate any active bird nests has first been submitted to and approved in writing by the Local Planning Authority. Should the survey reveal the presence of any active bird nests then no clearance of any vegetation shall take place during the bird nesting season until a scheme for protecting nest sites during the course of the development has been submitted to and approved in writing by the Local Planning Authority. Nest site protection shall thereafter be provided in accordance with the duly approved scheme.

Reason: In order to prevent any habitat disturbance to nesting birds in accordance with the requirements of Fylde Local Plan to 2032 policy ENV2, the provisions of the Wildlife and Countryside Act 1981 (as amended) and the National Planning Policy Framework.

8. With the exception of the importation of materials and their storage within the Materials Storage and Site Compound indicated on MacKenzie and Ebert drawing titled "Royal Lytham St Annes Material Storage Area", no development shall take place until a Habitat and Landscape Management Plan (HLMP) for all landscaped areas of the development (excluding privately owned domestic gardens) has been submitted to and approved in writing by the Local Planning Authority. The HLMP shall include details of the following:

- a) Habitat management and creation of features for reptiles on the site are proposed within the BEP
- b) Details of the habitat creation and long term habitat management and monitoring of the site, including details of the species specific measures that are proposed on the site, in addition to the habitat creation.
- c) The proposed tree planting and provision of bat and bird boxes, as identified in the BEP, should be secured within the Landscape and Habitat Management Plan for any planning permission that is granted.
- d) long term design objectives, management responsibilities, maintenance schedules; and a timetable for implementation.

The HLMP shall thereafter be implemented in full accordance with the duly approved details and timetable contained therein.

Reason: In order to ensure adequate protection of existing landscape features of ecological value and to achieve appropriate landscape and biodiversity enhancements as part of the development in accordance with the requirements of Fylde Local Plan to 2032 policies GD7, ENV1 and ENV2, and the National Planning Policy Framework

9. Prior to the commencement of development, with the exception of the importation of materials and their storage within the Materials Storage and Site Compound indicated on MacKenzie and Ebert drawing titled "Royal Lytham St Annes Material Storage Area", a grassland translocation method statement containing details of the working methods to be followed in order to ensure that the species-rich turf is stored, translocated, and re-laid appropriately shall be submitted to and approved in writing by, the local planning authority. The development shall be carried out in full accordance with the approved method statement.

Reason: In order to preserve and safeguard the flora associated with this sensitive grassland habitat and prevent the degradation of the Biological Heritage Site in accordance with Policy ENV2 of the Fylde Local Plan to 2032 (incorporating partial review) and Policy EN1 of the St Annes on the Sea Neighbourhood Development Plan

10. No development shall take place until a Construction Exclusion Zone (CEZ) has been formed around the Root Protection Areas of those trees and hedgerows identified as being retained in the Arboriculture Impact Assessment (November 2023). The CEZ shall be provided in the form of protective fencing of a height and design which accords with the specification in BS 5837: 2012 and shall be installed in the positions indicated in the Arboriculture Impact Assessment (November 2023). The CEZ shall be maintained in the duly installed positions during the entirety of the construction period insofar as it relates to the affected area of the site.

Reason: To ensure that adequate measures are put in place to protect existing trees and hedgerows which are to be retained as part of the development before any construction works commence in order to safeguard existing natural assets at the site in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policies GD7 and ENV1, and the National Planning Policy Framework.

11. No external lighting shall be installed on the site unless and until a scheme for the installation of any exterior lighting on the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall demonstrate compliance with Network Rail Guidance and best industrial practice contained in the Institution of Lighting Professionals and Bat Conservation Trust publication – Guidance Note 08/18: Bats and artificial lighting in the UK, and shall include details of the lighting's: i) position and height on the building and/or site; ii) spillage, luminance and angle of installation, which shall be designed to avoid light spillage towards those areas/features on the site that are particularly sensitive

for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory; and iii) any shields, hoods or timers to be fitted to the lights. All exterior lighting shall thereafter be installed in accordance with the duly approved scheme.

Reason: To ensure that any exterior lighting to be installed at the site does not cause a nuisance to surrounding occupiers, the adjacent rail line or undermine the value and use of retained and enhanced habitats within the site for protected species (specifically bats) as a result of light pollution in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policies GD7 and ENV2, and the National Planning Policy Framework.

12. If development has not commenced within 6 months of the date of this permission then no development shall take place until further survey(s) have been undertaken to establish whether features/habitats on the site are utilised by protected species including bats, breeding birds, reptiles and badgers and the results submitted to and approved in writing by the Local Planning Authority. Any further survey(s) shall take place during the optimum period for the activity of the relevant species. If such a use is established, then no development shall take place until a comprehensive method statement indicating how the relevant species are to be safeguarded during the construction period and how appropriate mitigation measures (including the siting and design of habitat compensation and enhancement) are to be incorporated into the development has been submitted to and approved in writing by the Local Planning Authority. The duly approved method statement shall be implemented in full accordance with the details, recommendations and timescales contained therein and any mitigation measures shall be fully implemented before any of the revised holes hereby approved are first brought into use, and retained as such thereafter.

Reason: The existing ecological surveys undertaken are valid for a limited period of time. In the event that development is delayed, further surveys are required to establish whether habitats on the site which are potentially suitable to support the relevant species are (or have become) used by these species since the initial surveys were carried out. If the additional surveys reveal that such a presence has become established, then there will be a requirement to ensure that adequate mitigation measures are introduced as part of the development in order that it does not adversely affect the favourable conservation status of any protected species in accordance with the requirements of Fylde Local Plan to 2032 policy ENV2, the National Planning Policy Framework, the Conservation of Habitats and Species Regulations 2017 and the Wildlife and Countryside Act 1981 (as amended).

13. No development shall take place (including investigation work, demolition, siting of site compound/welfare facilities) until a survey of the condition of the adopted highway (and its assets eg street furniture, trees, etc) has been submitted to and approved in writing by the Local Planning Authority. The extent of the area to be surveyed must be agreed by the Highways Authority prior to the survey being undertaken. The survey must consist of:

A plan to a scale of 1:1000 showing the location of all defects identified;

A written and photographic record of all defects with corresponding location references accompanied by a description of the extent of the assessed area and a record of the date, time and weather conditions at the time of the survey.

No building or use hereby permitted shall be occupied or the use commenced until any damage to the adopted highway has been made good to the satisfaction of the Highway Authority.

Reason: To ensure that any damage to the adopted highway sustained throughout the development process can be identified and subsequently remedied at the expense of the developer.

14. Following the completion of construction works, there shall be no general vehicular access permitted to the course by maintenance vehicles via Links View.

Reason: In the interests of highway safety having regard to the position of this access point on the corner of Links View and the start of the public right of way that crosses the course.

15. The development hereby permitted shall not commence unless and until all of the highway works to facilitate construction traffic access to the development site have been constructed in accordance with a scheme which shall be submitted to and approved by the Local Planning Authority.

Reason: To enable all construction traffic to enter and leave the development site in a safe manner without causing a hazard to other road users or damage to the highway.

16. No above ground works of development shall take place until a scheme for the disposal of surface water from the development has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be based on the hierarchy of drainage options contained in the Planning Practice Guidance and, where relevant, shall demonstrate compliance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. The scheme shall include:

- a) Evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltrations rates.
- b) Details of the construction of the proposed surface water drainage system
- c) Information about the lifetime of the development design storm period and intensity (1 in 30 and 1 in 100 year, plus allowance for climate change), discharge rates and volumes (both pre and post development), temporary storage facilities, the methods employed to delay and control surface water discharged from the site, and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters, including watercourses.
- d) Measures to ensure that the post-development surface water run-off rate will not exceed the pre-development green field run-off rate.
- e) Any works required off-site to ensure adequate discharge of surface water without causing flooding or pollution (which should include refurbishment of existing culverts and headwalls or removal of unused culverts where relevant).
- f) Flood water exceedance routes, both on and off site.
- g) Details of water quality controls, where applicable.
- h) A timetable for implementation, including phasing as applicable.

The duly approved scheme shall be implemented as part of the works hereby approved.

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.

17. There shall be no hard surfacing of the proposed Manufacturer's Truck Compound or Sky Zone Broadcasting Area. These areas shall be surfaced with a temporary matting or grid which shall be removed from site as soon as reasonably practical following the holding of any tournament or championship that requires the use of these areas. The areas shall remain open and free of any development when not required for use by Manufacturer's Trucks or Broadcasting Facilities.

Reason: To ensure these areas are utilised only for the purposes set out in the application documents and to ensure satisfactory surface treatment in the interests of visual amenity, the amenity of occupiers of neighbouring properties and to prevent excessive surface water run off in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policy GD7.

18. Prior to the felling of any trees to facilitate the implementation of this planning permission, details of a scheme of mitigation tree planting shall be submitted to and approved in writing by the local planning authority. The scheme shall include details of the species, size and location of the proposed trees, together with a timetable of planting and programme of aftercare. The trees shall be planted in accordance with the agreed scheme and planting timetable. Any tree that dies or is removed within a period of 5 years of planting shall be replaced by a tree of the same size and species.

Reason: In order to secure a scheme of planting to help mitigate the loss of tree cover that will result from the proposed development in accordance with policy ENV1 of the Fylde Local Plan to 2032 (incorporating partial review).

Informative(s)

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

The Local Planning Authority worked positively and proactively with the applicant to identify various solutions during pre-application discussions in order to ensure that the proposal comprises sustainable development and would improve the economic, social and environmental conditions of the area in accordance with the development plan. These were incorporated into the scheme and/or have been secured by planning condition. The Local Planning Authority has therefore implemented the requirement in Paragraphs 38 and 39 of the National Planning Policy Framework.

2. Network Rail Risk Assessment Informative

Network Rail advises that the developer submits a risk assessment and method statement (RAMS) to Network Rail Asset Protection once construction works commence. The RAMS should consider all works to be undertaken within 10 metres of the operational railway. Network Rail will review the RAMS to ensure that works on site follow safe methods of working and have taken into consideration any potential impact on Network Rail land and the operational railway. The developer should contact Network Rail Asset Protection prior to works commencing at AssetProtectionLNWNorth@networkrail.co.uk to discuss the proposal and RAMS requirements in more detail.

3. Network Rail Boundary Informative

Network Rail's existing fencing/wall which runs adjacent to the site's boundary with the railway line must not be removed or damaged and at no point (either during construction or after works are completed on site) should the foundations of the fencing or wall or any embankment therein be damaged, undermined or compromised in any way. Any vegetation on Network Rail land and within Network Rail's boundary must also not be disturbed. Any fencing installed by the applicant must not prevent Network Rail from maintaining its own fencing/boundary treatment. A minimum 2 metre gap should be maintained between any buildings or structures on the site and Network Rail's boundary fencing.

4. Public Right of Way Informative

Existing Public Rights of Way on/adjacent to the site should remain unobstructed and available for use during both the construction and operational phases of development unless and until an application is approved by Lancashire County Council's Public Rights of Way Officer to allow the diversion or stopping up (whether temporary or permanent) of any such Public Right of Way. Approval of any such application should be confirmed prior to the carrying out of any operations that would obstruct the use of the relevant Public Right of Way.

5. Protected Species Informative

Whilst the development has been assessed as low risk for protected species (including bats, amphibians, reptiles, and nesting birds), the applicant is reminded that these species benefit from legal protection under the Habitat Regulations and the Wildlife and Countryside Act 1981 (as amended) and that it is an offence to disturb, harm or kill any protected species that may be encountered while carrying out the development. If any protected species are found during the development all work should cease immediately and a suitably licensed ecologist employed to assess how best to safeguard the protected species in question. Natural England should also be informed as a protected species license may be required.