

REPORT TO NELSON COMMITTEE ON 04 DECEMBER 2017

Application Ref: 17/0636/REM

Proposal: Outline: Major: Erection of industrial units (Use Class B1, B2 and B8) (0.98ha) (Access only); Full: Erection of a children's nursery (floor area 1,477m²).

At: Site Of Former Reedyford Mill, Westfield, Nelson

On behalf of: Pendle Projects Ltd

Date Registered: 11/10/2017

Expiry Date: 10/01/2017

Case Officer: Alex Cameron

This application has been brought before Committee as it involves a major development.

Site Description and Proposal

The application site is part of the former site of Reedyford Mill, now demolished. The Leeds to Liverpool Canal runs to the east with industrial development beyond, to the north is a recently completed industrial development and housing, Pendle Street runs to the south with housing opposite and to the west is housing. There is an existing outline planning permission for the erection of 65 dwellings on the site.

This is a hybrid application comprising both outline and full planning application elements, this consists of:

An outline application for access only for the erection of industrial units on the western side of the site. Indicative plans show three buildings containing a total of 12 units for B1, B2 or B8 use totalling 4,465m² of floorspace

A full application for the erection of a children's nursery. The proposed nursery is a single storey building with a footprint of 1,477m² and an overall height of 3m. The walls and roof would be clad in profiled panels, timber cladding to the main entrance element and aluminium framed windows and doors.

Relevant Planning History

13/15/0068P - Outline: Major: (Access only): Erection of 65 dwellings with access from Pendle Street, Erection of 2040 Sq.m of commercial floor space (B1(c), B2 and B8 use) with access off Westfield, Full: Erection of petrol filling station (Sui Generis) 472 Sq.m. Approved, 23/06/2015.

16/0601/REM - Reserved Matters: Major: Erection of commercial units (B1(c), B2 and B8 use) with access of Westfield (Access, appearance, landscaping, layout and scale). Approved, 13/12/2016.

Consultee Response

PBC Environmental Health – No adverse comments. Contaminated land condition necessary for the nursery site.

LCC Highways

Canal & River Trust – The retention of the boundary wall is welcomed. Due to the age of the present wall, the Trust is very concerned that the proximity of nursery building and associated works could result in damage being caused to the structure, which could cause its collapse. A condition is necessary to control this.

This development presents an opportunity to enhance the biodiversity of the canal, through enhancements to the landscaping on site, on the presumption that native species planting is included. External lighting facing towards the canal would likely damage the value of the canal as an ecological resource, as it would disturb the passage of protected species on the wildlife corridor, and should be kept to a minimum. Please attach a landscaping condition.

The plans show the position of two culverts to the east of the site, which run under the Leeds & Liverpool Canal. Any damage to these could result in water backing up under the canal, which could damage the structural integrity of the waterway. We therefore request that the applicant takes full account of these during the construction works due to take place on site.

The proximity of the works to the canal will require the applicant to abide by the Trust's "Code of Practice for Works affecting Canal & River Trust". Should planning permission be granted we request that an informative is appended to the decision notice.

United Utilities - The drainage for the development hereby approved, shall be carried out in accordance with principles set out in the submitted Flood Risk Assessment (Ref No. LS1490, Dated 03/02/15) which was prepared by BSCP. No surface water will be permitted to drain directly or indirectly into the public sewer. Any variation to the discharge of foul shall be agreed in writing by the Local Planning Authority prior to the commencement of the development. The development shall be completed in accordance with the approved details.

Please attach wastewater management condition and notes relating to sewers crossing the site.

Lead Local Flood Authority

Lancashire Constabulary Architectural Liaison - Educational establishments including nursery buildings can be attractive to criminals to target for crime as they

often store equipment, such as computers, laptops, projectors, cameras, etc. and petty cash. Buildings can be targeted for criminal damage due to the fact that they are generally unoccupied at regular times of the day, weekends and holidays. Industrial units can be vulnerable at night and weekends as it is unlikely anyone will be inside the units or passing through the complex. The offender is therefore not likely to be disturbed. The security of the development should reflect the risk. Recommendations made for physical security measures that should be incorporated into the development;

Nelson Town Council

Public Response

Press and site notices have been posted and nearest neighbours notified – No response.

Officer Comments

Policy

Pendle Local Plan Part 1: Core Strategy (LPP1)

Policy ENV1 (Protecting and Enhancing Our Natural and Historic Environments) seeks to ensure a particularly high design standard that preserves or enhances the character and appearance of the area and its setting. It states that the impact of new developments on the natural environment, including biodiversity, should be kept to a minimum.

Policy ENV2 (Achieving Quality in Design and Conservation) identifies the need to protect and enhance the heritage and character of the Borough and quality of life for its residents by encouraging high standards of quality and design in new development. It states that siting and design should be in scale and harmony with its surroundings.

Policy ENV4 (Promoting Sustainable Travel) requires new development to have regard to potential impacts that may be caused on the highway network. Where residual cumulative impacts cannot be mitigated, permission should be refused.

Policy ENV5 (Pollution and Unstable Land) seeks to minimise air, water, noise, odour and light pollution.

Policy SDP2 (Spatial Development Principles) states that Key Service Centres will provide the focus for future growth in the borough and accommodate the majority of new development. Nelson is defined as a Key Service Centres within the M65 Corridor.

Policy SDP4 (Employment Distribution) states that the provision of employment land should follow the settlement hierarchy set out in Policy SDP2 with most employment development being within the M65 Corridor.

Policy WRK2 (Employment Land Supply) states that the Council will ensure that 68 hectares of land is brought forward for employment uses over the plan period. Major employment proposals, particularly those requiring good transport links, should be located in the M65 Corridor.

Policy SUP1 (Community Facilities) states that within settlements new facilities should be located in Town Centres or Accessibility Corridors or alongside Transport Hubs or existing community facilities.

Replacement Pendle Local Plan (RPLP)

Policy 4D (Natural Heritage - Wildlife Corridors, Species Protection and Biodiversity) states that development proposals that would adversely impact or harm, directly or indirectly, legally protected species will not be permitted, unless shown to meet the requirements of The Conservation (Natural Habitats, &c.) Regulations 1994.

Policy 16 (Landscaping in New Development) requires that all development proposals which involve new building include a landscaping scheme sympathetic to the site's character.

Policy 31 (Parking) requires that new developments provide parking in line with the levels set out in Appendix 1 of the RPLP.

Principle of Development

Industrial Development

The site is located within the settlement boundary of Nelson and its most recent use was industrial, therefore, the proposed industrial units are acceptable in principle in accordance with policies WRK2, SDP2 and SDP4.

Nursery

Policy SUP1 states that new community facilities should be located in Town Centres or Accessibility Corridors or alongside Transport Hubs or existing community facilities. The proposed nursery would be located in a highly accessible location adjacent to the town centre of Nelson. The nursery would help to support commercial and employment uses within both Nelson and Barrowford and is acceptable in this location in accordance with policy SUP1.

Design

The proposed nursery would be of a simple, functional design finished in profiled cladding. The proposed design and materials are acceptable in the context of this site, which is adjacent industrial buildings and well screened by surrounding development, existing stone boundary walls and the landform.

It is indicated that the proposed industrial units would be of a fairly typical design for general purpose industrial units. Taking the above factors into account, such

industrial units could be accommodated within the site without harm to the visual amenity of the area.

The existing walls would help to screen the development and maintain an attractive natural stone built boundary to the development, a condition is necessary to require that they are retained.

The proposed development is therefore acceptable in terms of design and visual amenity in accordance with policies ENV1 and ENV2.

Residential Amenity

The proposed general industrial and storage and distribution uses are uses that could potentially generate noise and therefore adversely impact on the occupiers of housing to the north, south and west of the site. A noise impact assessment has been submitted with the application, this concludes that, with conditions to restrict delivery hours to 07:00 to 23:00 and limit plant noise levels the proposed development would not result in unacceptable noise impacts.

The potential noise impacts of the nursery were also considered and projected to be below the lowest observable adverse effect level at the nearest noise sensitive properties and therefore are acceptable.

The proposed nursery would be located well away from nearby dwellings and therefore would not result in any unacceptable loss of privacy, overbearing impact or loss of light. The indicative plans for the industrial units also indicate that they could be accommodated on the site without any such unacceptable impacts. This can be ensured at the reserved matters stage when appearance, layout and scale are considered.

The proposed development is therefore acceptable in terms of residential amenity in accordance with policies ENV2 and ENV5.

Canal Corridor

The boundary between the canal and the site is a 1.8m stone wall. This is of value to the setting of the canal and its retention would maintain the character of this part of the canal. A condition is therefore necessary to ensure that the canal wall is maintained, repaired and protected from damage during the development. Within this condition in place the proposed development is acceptable in terms of its impact on the canal.

Drainage and Flood Risk

A Flood Risk Assessment has been submitted which indicates that the site would not be at unacceptable risk of flooding or raise the risk of flooding elsewhere. Subject to conditions the proposed development is acceptable in terms of drainage and flood risk.

Contamination

Reports submitted in relation to previous developments on the site have demonstrated that the level of contamination present on site would not necessitate remediation in relation to the proposed industrial development. However, the nursery use is one where contamination could present a risk to human health in relation to any garden areas etc. within the site, therefore a contaminated land condition is necessary for the nursery development.

Parking/Highways

The proposed site access is from the existing industrial development from Westfield for the nursery and largest industrial unit, the smaller industrial units would be accessed from Pendle Street.

A transport statement has been submitted with the application assessing the impact of the proposed development on the highway network. This concludes that the proposals would not cause any capacity or road safety problems.

44 car parking spaces are proposed, the RPLP requires a maximum of 1.5 spaces per 2 staff plus a drop-off area of 1 space per 10 children. A limit of 190 children has been proposed, 44 spaces would provide an acceptable level of car parking provision for this number.

Adequate parking, servicing and manoeuvring provision can be made within the industrial site, details of which will be considered at the reserved matters stage.

The proposed development is acceptable in terms of highway safety in accordance with policy ENV4

Ecology

The submitted ecology survey concludes that the ecological value of the site is low, however, there is some potential for bird nesting and bat foraging.

The ecology report recommends mitigation measures including a check for nesting birds before commencement of development and bat roosting provision in the buildings along the line of the canal. A condition is necessary to ensure that the mitigation measures are implemented.

Summary

The site is an accessible location land within the settlement boundary of Nelson which was previously the site of an industrial use, as such this proposal for industrial units and a nursery is compliant with policy. The nursery is acceptable in terms of design and amenity it is evident that the proposed industrial units can be accommodated on site without compromising amenity whilst creating a good quality environment. the development proposals are acceptable in terms of highways, access and all other relevant considerations. It is therefore recommended that the

approval of the proposed development, including any necessary alliteration or addition to the conditions, is delegated to the Planning, Licencing and Building Control Manager subject to the expiry of the consultation period.

Reason for Decision

Section 38 of the Planning and Compulsory Purchase Act 2004 requires that applications be determined in accordance with the development plan unless material considerations indicate otherwise. The proposed development would accord with Local Planning Policy and would be compliant with the guidance set out in the Framework, subject to compliance with planning conditions. The development therefore complies with the development plan. There is a positive presumption in favour of approving the development and there are no material reasons to object to the application.

RECOMMENDATION: Approve

Subject to the following conditions:

1. The proposed petrol filling station development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. An application for approval of the reserved matters (namely the appearance, layout, scale and landscaping of the site) shall be submitted in writing to the Local Planning Authority before the expiration of three years from the date of this permission and the development hereby permitted must be begun two years from the date of approval of the last of the reserved matters to be approved.

Reason: This condition is required to be imposed by the provisions of Article 3 (1) of the Town and Country Planning (General Development Procedure) Order 1995 and Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

3. The development hereby permitted shall be carried out in accordance with the following approved plans: 202,203 Rev A, 210 Rev A, 212, 213, 0600-1 Rev A, 0600-2 Rev A, M13-19-30, M13-19-31 Rev 5, M13-19-32, M13-19-33, D1 P3, 'Boundary Fence Treatment'.

Reason: For the avoidance of doubt and in the interests of proper planning.

4. Details of the appearance, landscaping, layout and scale (hereinafter called the 'reserved matters') shall be submitted to and approved in writing by the local

planning authority before the housing and industrial development begins and the development shall be carried out as approved.

Reason: In order to comply with the requirements of Section 92 of the Town & Country Planning Act 1990.

5. Prior to the commencement of the erection of the external walls of the nursery development samples of the external materials and finishes of the walls and roof shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in strict accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development.

6. The number of children attending the nursery facility must not exceed 190.

Reason: To allow for adequate parking provision.

7. Unless otherwise agreed in writing by the Local Planning Authority the existing stone walls to the boundaries of the site shall be retained. Prior to the commencement of the nursery development, a construction methodology report shall be provided to and approved by the local authority to detail measures to protect the stone wall alongside the Leeds & Liverpool Canal. Details shall include:

- A survey of the existing wall, with recommendations of any repair work necessary to limit the risk of collapse.
- Cross sections of the foundations of the new building relative to the wall, to demonstrate that the proposals will not undermine the wall.
- Protection measures to prevent the movement or placement of heavy machinery in close proximity to the wall.
- Methodology for the construction of the proposed footpath to the nursery building alongside the wall.

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

Reason: In the interest of visual amenity and to preserve the setting of the canal.

8. No deliveries shall be made to or from the development outside of the hours of 07:00 to 23:00 on any day.

Reason: In the interest of residential amenity.

9. No plant with a Rating Noise Level greater than the values listed in Table 6.1 of the submitted Noise Impact Assessment ref: DC2420-R1 shall be installed or operated within the site at any time.

Reason: In the interest of residential amenity.

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) there shall not at any time in connection with the development hereby permitted be erected or planted or allowed to remain upon the land hereinafter defined any building, wall, fence, hedge, tree, shrub or other device. The visibility splays to be the subject of this condition shall be:

that land in front of a line drawn from a point 2.4m measured along the centre line of the proposed estate road from the continuation of the nearer edge of the carriageway of Pendle Street to points measured 25m in each direction along the nearer edge of the carriageway of Pendle Street, from the centre line of the proposed estate road;

that land in front of a line drawn from a point 2.4m measured along the centre line of the proposed access road to the industrial units from the continuation of the nearer edge of the carriageway to a point measured 25m to the west along the nearer edge of the carriageway of Scott Street, from the centre line of the proposed access road;

that land in front of a line drawn from a point 2.4m measured along the centre line of the proposed exit from the petrol filling station from the continuation of the nearer edge of the carriageway of Westfield to points measured 25m in each direction along the nearer edge of the carriageway of Westfield, from the centre line of the proposed exit;

that land in front of a line drawn from a point 2.4m measured along the centre line of the proposed access roads / exit from the continuation of the nearer edge of the carriageway of the main estate road to points measured 25m in each direction along the nearer edge of the carriageway of the main estate road from the centre line of the access; and shall be constructed and maintained at footway/verge level in accordance with a scheme to be agreed by the Local Planning Authority.

Reason: To ensure adequate visibility at the street junction or site access.

11. The industrial development shall not be brought into use unless and until the access roads, car parking and manoeuvring areas have been constructed, surfaced, sealed, drained and marked out in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The parking spaces and turning areas shall thereafter always remain unobstructed and available for parking and turning purposes.

Reason: In the interest of highway safety.

12. Prior to the first use of the industrial development hereby permitted, a Travel Plan shall be submitted to, and approved in writing by, the Local Planning Authority. The Business Travel Plan shall be implemented within the timescale

set out in the approved plan and will be audited and updated at intervals not greater than 18 months to ensure that the approved Plan is carried out.

Reason: To promote and provide access to sustainable transport options.

13. The industrial development shall not commence unless and until a Construction Method Statement for that phase of the development has been submitted to and agreed in writing by the Local Planning Authority. The agreed statement shall thereafter be adhered to at all times during the construction period.

The Statement/s shall provide for:

1. the parking of vehicles for site operatives and visitors
2. loading and unloading of plant and materials
3. storage of plant and materials used in constructing the development
4. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing (if appropriate)
5. wheel-washing facilities
6. measures to control the emission of dust and dirt during construction
7. a scheme for re-cycling/disposing of waste resulting from construction works.
8. A Traffic Management Plan for the construction vehicles and staff accessing the site during the construction works

Reason: In the interest of amenity.

14. The industrial development shall not commence unless and until all of the highway works to facilitate construction traffic access to that phase of the development 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 premises in a safe manner without causing a hazard to other road users.

15. The industrial development shall not commence unless and until a scheme has been submitted to and approved in writing by the Local Planning Authority detailing the measures to minimise the effect of construction activity on the general amenity of the residents of the residential properties on Pendle Street, Chatham Street, Burns Street, Ball Street and Henry Street. The scheme shall be implemented in accordance with these approved details.

Reason: In the interests of protecting the amenity of nearby residents.

16. The industrial development shall not commence unless and until details of the design, implementation, maintenance and management of a surface water drainage scheme for that phase of the development has been submitted to and approved in writing by the Local Planning Authority.

Those details shall include:

- a) Demonstration the maximum surface water runoff rate for the site.
- b) Information about the design storm period and intensity (1 in 30 & 1 in 100 year +30% allowance for climate change), discharge rates and volumes (both

pre and post development), temporary storage facilities, means of access for maintenance, 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;

c) 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);

d) Flood water exceedance routes, both on and off site;

e) A timetable for implementation;

f) A management and maintenance plan for the lifetime of the development which as a minimum shall include the arrangements for adoption by an appropriate public body or statutory undertaker, management and maintenance by a Residents' Management Company, arrangements concerning appropriate funding mechanisms for its on-going maintenance of all elements of the sustainable drainage system (including mechanical components) and will include elements such as; ongoing inspections relating to performance and asset condition assessments, operation costs, regular maintenance, remedial works and irregular maintenance caused by less sustainable limited life assets or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime.

Reason: To ensure that the proposed development can be adequately drained. To ensure that there is no flood risk on or off the site resulting from the proposed development. To ensure that appropriate and sufficient funding and maintenance mechanisms are put in place for the lifetime of the development to reduce the flood risk to the development as a result of inadequate maintenance and to identify the responsible body/bodies for the sustainable drainage system.

17. Prior to any development requiring vegetation clearance or the commencement of the use of the development a detailed landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following:

a. the exact location and species of all existing trees and other planting to be retained;

b. all proposals for new planting and turfing indicating the location, arrangement, species, sizes, specifications, numbers and planting densities;

c. an outline specification for ground preparation;

d. all proposed boundary treatments with supporting elevations and construction details;

e. all proposed hard landscape elements and pavings, including layout, materials and colours;

f. the proposed arrangements and specifications for initial establishment maintenance and long-term maintenance of all planted and/or turfed areas.

The approved scheme shall be implemented in its entirety approved form within the first planting season following the substantial completion of the development. Any tree or other planting that is lost, felled, removed, uprooted,

dead, dying or diseased, or is substantially damaged within a period of five years thereafter shall be replaced with a specimen of similar species and size, during the first available planting season following the date of loss or damage.

Reason: To ensure that the development is adequately landscaped so as to integrate with its surroundings.

- 18.** The nursery development shall not commence unless and until a method statement which sets out in detail the method, standards and timing for the investigation and subsequent remediation of any contamination which may be present on the site of that phase of the development has been submitted to and approved in writing by the Local Planning Authority. The method statement/s shall detail how:-

a) an investigation and assessment to identify the types, nature and extent of land contamination affecting the application site together with the risks to receptors and potential for migration within and beyond the site will be carried out by an appropriately qualified geotechnical professional (in accordance with a methodology for investigations and assessments which shall comply with BS 10175:2001) will be carried out and the method of reporting this to the Local Planning Authority; and

b) A comprehensive remediation scheme which shall include an implementation timetable, details of future monitoring and a verification methodology (which shall include a sampling and analysis programme to confirm the adequacy of land decontamination) will be submitted to and approved in writing by the Local Planning Authority.

All agreed remediation measures shall thereafter be carried out in accordance with the approved implementation timetable under the supervision of a geotechnical professional and shall be completed in full accordance with the agreed measures and timings, unless otherwise agreed in writing by the Local Planning Authority.

In addition, prior to commencing construction of the nursery, the developer shall first submit to and obtain written approval from the Local Planning Authority a report to confirm that all the agreed remediation measures have been carried out fully in accordance with the agreed details, providing results of the verification programme of post-remediation sampling and monitoring and including future monitoring proposals for the site.

Advisory Notes:

- (i) Where land identified as having the potential to be contaminated is undergoing redevelopment, a copy of the leaflet entitled 'Information for Developers on the investigation and remediation of potentially contaminated sites' will be available to applicants/developers from the Council's Contaminated Land Officer. The leaflet will be sent to the developer by request.
- (ii) Three copies of all contaminated land reports should be sent to the Local Planning Authority.

(iii) This condition is required to be fully complied with before development is commenced. Failure to comply with the condition prior to commencement of work may result in legal action being taken.

Reason: In order to protect the health of the users of the development.

19. The development shall be carried out in accordance with the recommended mitigation measures set out in the Ecological Survey and Assessment ref: GEN/09/120 Rev 3. Details of the mitigation measures for bats shall be submitted to and agreed in writing by the Local Planning Authority and fully implemented prior to the commencement of the use of the nursery and maintained thereafter.

Reason: To ensure protection of the habitat of species protected under the Wildlife & Countryside Act, 1981.

20. The nursery development shall not commence unless and until a Construction Method Statement for that phase of the development has been submitted to and agreed in writing by the Local Planning Authority. The agreed statement shall thereafter be adhered to at all times during the construction period.

The Statement/s shall provide for:

1. the parking of vehicles for site operatives and visitors
2. loading and unloading of plant and materials
3. storage of plant and materials used in constructing the development
4. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing (if appropriate)
5. wheel-washing facilities
6. measures to control the emission of dust and dirt during construction
7. a scheme for re-cycling/disposing of waste resulting from construction works.
8. A Traffic Management Plan for the construction vehicles and staff accessing the site during the construction works

Reason: In the interest of amenity.

21. The nursery development shall not commence unless and until all of the highway works to facilitate construction traffic access to that phase of the development 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 premises in a safe manner without causing a hazard to other road users.

22. The nursery development shall not commence unless and until details of the design, implementation, maintenance and management of a surface water drainage scheme for that phase of the development has been submitted to and approved in writing by the Local Planning Authority.

Those details shall include:

- a) Demonstration the maximum surface water runoff rate for the site.

- b) Information about the design storm period and intensity (1 in 30 & 1 in 100 year +30% allowance for climate change), discharge rates and volumes (both pre and post development), temporary storage facilities, means of access for maintenance, 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;
- c) 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);
- d) Flood water exceedance routes, both on and off site;
- e) A timetable for implementation;
- f) A management and maintenance plan for the lifetime of the development which as a minimum shall include the arrangements for adoption by an appropriate public body or statutory undertaker, management and maintenance by a Residents' Management Company, arrangements concerning appropriate funding mechanisms for its on-going maintenance of all elements of the sustainable drainage system (including mechanical components) and will include elements such as; ongoing inspections relating to performance and asset condition assessments, operation costs, regular maintenance, remedial works and irregular maintenance caused by less sustainable limited life assets or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime.

Reason: To ensure that the proposed development can be adequately drained. To ensure that there is no flood risk on or off the site resulting from the proposed development. To ensure that appropriate and sufficient funding and maintenance mechanisms are put in place for the lifetime of the development to reduce the flood risk to the development as a result of inadequate maintenance and to identify the responsible body/bodies for the sustainable drainage system.

- 23.** The nursery development shall not be brought into use unless and until the access roads, car parking and manoeuvring areas have been constructed, surfaced, sealed, drained and marked out in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The details shall include provision for a drop-off area of a minimum of 19 spaces. The parking spaces and turning areas shall thereafter always remain unobstructed and available for parking and turning purposes.

Reason: In the interest of highway safety.

Notes:

Canal & River Trusts: The applicant/developer is advised to contact the Canal & River Trusts Works Engineering Team on 01827 252 073 in order to ensure that any necessary consents are obtained and that the works comply with the Trust's "Code of Practice for Works affecting Canal & River Trust".

United Utilities: Several public sewers cross this site and we may not permit building over them. We will require an access strip width of six metres, three metres either side of the centre line of the sewer which is in accordance with the minimum distances specified in the current issue of "Sewers for Adoption", for maintenance or replacement. Therefore a modification of the site layout, or a diversion of the affected public sewer at the applicant's expense, may be necessary. To establish if a sewer diversion is feasible, the applicant must discuss this at an early stage with our Developer Engineer at wastewaterdeveloperservices@uuplc.co.uk as a lengthy lead in period may be required if a sewer diversion proves to be acceptable. Deep rooted shrubs and trees should not be planted in the vicinity of the public sewer and overflow systems.

A water main/trunk main crosses the site. As we need access for operating and maintaining it, we will not permit development in close proximity to the main. You will need an access strip of no less than 5 metres, measuring at least 2.5 metres either side of the centre line of the pipe. The applicant must comply with our standard conditions, a copy of which is enclosed, for work carried out on, or when crossing aqueducts and easements. This should be taken into account in the final site layout, or a diversion will be necessary, which will be at the applicant's expense. Any necessary disconnection or diversion required as a result of any development will be carried out at the developer's expense. Under the Water Industry Act 1991, Sections 158 & 159, we have the right to inspect, maintain, adjust, repair or alter our mains. This includes carrying out any works incidental to any of those purposes. Service pipes are not our property and we have no record of them.

Lancashire Constabulary:

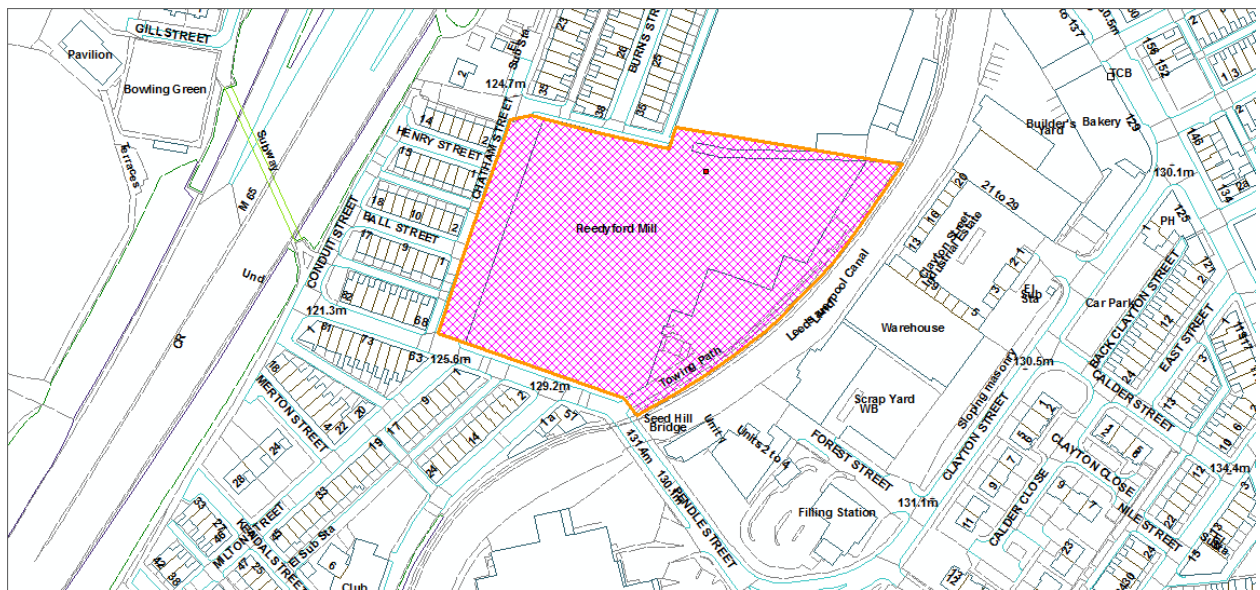
Children's Nursery

- A fencing arrangement should secure the perimeter of the scheme such as a 2m high anti-climb weldmesh fence. Gates should be lockable and the same design as the fencing.
- Doorsets should be PAS24/2012 (16) certificated (or an alternative accepted standard such as LPS 1175). The glazing should be laminated and securely fixed in accordance with the manufacturer's instructions and certified to BS EN 356 2000 rating P1A. An access control system such as keypads should be fitted to all internal doorsets to slow down the movements of an offender should they gain entry into the building.
- The replacement windows should meet the requirements of PAS 24:2012 (16), incorporate laminated glazing and key operated opening window restrictors that reduce the risk of opportunist offences.
- A monitored Intruder Alarm system should be installed by an alarm installation company that is certified by the National Security Inspectorate (NSI) or Security Systems Alarm Inspection Board (SSAIB), as both organisations promote high standards of service within the security community. The alarm system should incorporate a combination of passive infrared detectors internally and door and window contacts so that the alarm will activate if there are any attempts at forced entry.
- The nursery building should be covered by a recorded digital colour CCTV system. The CCTV cameras should capture clear images of those entering or exiting the building. Cameras must not be located where they can be easily disabled or

tampered with. If they can be reached, they must be housed in a casing to protect them from damage. Recorded data should be stored for a 30 day period before being destroyed.

Industrial Units

- The scheme should be secured around the perimeter with a 2m high welded mesh security fence and lockable gate system. Vehicles should be restricted with an access barrier when the units are closed such as weekends and evenings.
- The vehicle access roller shutters should be certified to LPS 1175.
- The pedestrian access doors to the units should be certified to PAS 24 (16) or LPS 1175.
- Windows should be PAS 24 (16) certificated and should contain laminated glazing.
- Intruder alarms should be fitted to each unit and monitored via an Alarm Receiving Centre.
- Lighting should be installed to each unit. The lights should be fixed at a sufficient height so that they cannot be easily reached and tampered with. The parking areas should be illuminated. Good lighting helps to reduce the fear of crime and deter intruders.



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At: Site Of Former Reedyford Mill, Westfield, Nelson

On behalf of: Pendle Projects Ltd