UPDATE REPORT

FOR DEVELOPMENT CONTROL COMMITTEE
MEETING OF 8th December 2025

B1. 2025/0375 – Futures Park Waste Transfer Station

Clarification of traffic and parking

On a daily basis (average of Monday to Friday data), the existing waste facility generates:
(i) About 8 vehicle arrivals via Henrietta Street,
(ii) About 23 vehicle departures via Henrietta Street,
(iii) 27 vehicle arrivals via Heys Street, and
(iv) About 12 vehicle departures via Heys Street.

The The proposed development will generate around 56 arrivals and 56 departures/day (mostly outside peak hours) from a selection of the vehicles below.

(i) 12-Tonne Refuse Collective Vehicle (RCV),
(ii) 23-26 Tonne RCV,
(iii) 3.5-5 Tonne Caged Tipper (Cleansing),
(iv) Food Waste,
(v) 5-Tonne Footpath Sweeper,
(vi) 16-Tonne Road Sweeper,
(vii) Luton Van (3.5 Tonne),
(viii) Pickup (2 Tonnes)/Connect Van,
(ix) Transit Van/Caged Tipper (Parks),
(x) Tractor,
(xi) Lancashire County Council (LCC) Arctics/Hookloader.

Parking for employees and visitors

In terms of staff and visitor parking there is the Council office car park at Futures Park which usage has reduced considerably recently with the office staff ability to work from home. In addition to that LCC are releasing the gritting depot back to RBC and there are 10 parking spaces at this location, along with the approach road to that depot, which will accommodate between 15 and 20 cars. There are also 7 cycle spaces within the Council Carpark, with additional cycle stand at Newchurch Road entrance to Futures Park.

In terms of parking onsite and the Waste Transfer Station overnight, the only refuse vehicles parking overnight at the site will be those undergoing maintenance and a small number of vehicles used by the Parks Team.

The refuse vehicles will be parked on alternative council-owned sites as is currently the case, where staff will park when they collect the vehicles for their daily work.

Amended Plans

Amended plans have been received. The key changes are as follows:

- Louvres relocated;
- Reduced height of plant room roof;
- Provision of cycle shelter;
- Additional office window on the rear elevation; and
- Removal of the enclosure (smoking shelter) at the main entrance.

Condition 2 is amended below to include the revised plans.

Flooding and Drainage

Since the Committee report was published, the LLFA have responded as follows:

The Lead Local Flood Authority wishes to withdraw its objection to the above application as further information has been made available. The above application will be acceptable subject to the inclusion of the below condition(s), in consultation with the Lead Local Flood Authority.

The recommended conditions are included below as Conditions 19, 20, 21, and 22 with a further informative No 9.

Included in the officer report is a condition proposed by United Utilities to address their concerns.

Highways

The applicant has advised that in relation to Condition 15, the site clearance is likely to be undertaken prior to appointing a contractor. A contractor would be responsible for submitting a Construction Method Statement. In order to enable the site clearance, Condition 15 is amended to remove demolition and site clearance from the first sentence. LCC Highways have no objections to the change.

Ecology

Two further documents have been received and assessed in relation to a Knotweed Management Plan and a Himalayan Balsam Method Statement relating to Condition 5. Condition 2 is amended below to add the documents as approved documents and Condition 5 is amended below

BNG Metric/PEA

A revised Preliminary Ecological Appraisal has been received in addition to a further BNG metric has been submitted which includes the watercourses on or adjacent to the site. The metric advises that in addition to the 1.89 off site area habitat units required to be purchased to achieve the 10% net gain, a further 0.14 water course units will be required.

Condition 2 is also amended to replace the original BNG metric received 10.10.2025 with the BNG Metric received 03.12.2025 and the original Preliminary Ecological Appraisal and BNG Report received 23.09.2025 replaced with Preliminary Ecological Appraisal and BNG Report received 04.12.2025.

Amended Conditions (strikethrough text to be removed):

The following amendments are made to Condition 2

2. The development hereby permitted shall be carried out in accordance with the application form received 09.09.2025 and the following drawings and documents, unless otherwise required by the conditions below:

   Drawing No: 5812.01A - Planting Plan received 09.09.2025
   Drawing No: 6663-CAU-XX-XX-SK-C-0103_S2-P01 - Preliminary Drainage Strategy Areas received 09.09.2025
   Drawing No: RBC-CAU-XX-XX-DR-S-3000 - Steelwork received 09.09.2025
   Drawing No: RBC-HOH-XX-XX-DR-A-1001_P01 - Location Plan received 09.09.2025
   Drawing No: RBC-HOH-XX-XX-DR-A-1101_P01 - Existing Site Plan received 09.09.2025
   ~~Drawing No: RBC-HOH-XX-XX-DR-A-1201_P10 - Proposed Site Plan received 09.09.2025~~
   Drawing No: RBC-HOH-XX-XX-DR-A-1201-P13 - Proposed Site Plan received 04.12.2025
   ~~Drawing No: RBC-HOH-XX-XX-DR-A-4101_P06 - Proposed Floor Plans received 09.09.2025~~
   Drawing No: RBC-HOH-XX-XX-DR-A-4101-P07 - Proposed Floor Plans received 04.12.2025
   ~~Drawing No: RBC-HOH-XX-XX-DR-A-4103_P01 - Proposed Roof Plan received 09.09.2025~~
   Drawing No: RBC-HOH-XX-XX-DR-A-4103-P02 - Proposed Roof Plan received 04.12.2025
   ~~Drawing No: RBC-HOH-XX-XX-DR-A-4201_P08 - Proposed Elevations received 09.09.2025~~
   Drawing No: RBC-HOH-XX-XX-DR-A-4201-P09 - Proposed Elevations received 04.12.2025
   ~~Drawing No: RBC-HOH-XX-XX-DR-A-4202_P02 - Proposed Elevations received 09.09.2025~~
   Drawing No: RBC-HOH-XX-XX-DR-A-4202-P03 - Proposed Elevations received 04.12.2025
   ~~Drawing No: RBC-HOH-XX-XX-DR-A-4301_P07 - Proposed GA Sections received 09.09.2025~~
   Drawing No: RBC-HOH-XX-XX-DR-A-4301-P08 - Proposed GA Sections received 04.12.2025
   Drawing No: 6663-CAU-XX-XX-SK-C-0102_S2-P02 - Revised Preliminary Drainage Strategy received 07.11.2025
   1993 1 A Transport Statement-(Full) received 09.09.2025
   63815 Archaeology Desk Based Assessment & Heritage Statement received 09.09.2025
   27288677 Air Quality Assessment received 09.09.2025

Landscape & Visual Appraisal received 09.09.2025
UK.27213558_01- Noise Impact Assessment received 09.09.2025
6663-CAU-XX-XX-RP-O-0301.S3. P1 Phase 1 Desk Study received 09.09.2025
6663-CAU-XX-XX-RP-T-0300.A0-C1 PDAS Planning Design and Access Statement received 09.09.2025
11794 Arboricultural Statement received 23.09.2025
~~Preliminary Ecological Appraisal and BNG Report received 23.09.2025~~
Revised Preliminary Ecological Appraisal and BNG Report received 04.12.2025
~~BNG Metric received 10.10.2025~~
Revised BNG Metric received 03.12.2025
6663-CAU-XX-XX-SK-C-0102_S2-P02 Revised Flood Risk Assessment and Drainage Strategy received 07.11.2025
Knotweed Management Plan received 27.11.2025
Himalayan Balsam Method Statement received 02.12.2025

Reason: To define the permissions and in the interests of the proper development of the site.

Condition 5 amended as follows:

5. ~~Prior to any earthworks, vegetation clearance or demolition taking place, a method statement detailing eradication or avoidance measures for Himalayan Balsam, Japanese Knotweed and any other invasive species shall be submitted to and agreed in writing by the Local Planning Authority.~~ The ~~agreed~~ approved method statements/management plan for Himalayan Balsam and Japanese Knotweed shall be adhered to and implemented in full for the duration of development works and the lifetime of the development.

Reason: To prevent the spread of invasive species

Condition 15 amended as follows:

15. No development shall take place, ~~including any works of demolition or site clearance,~~ until a Construction Management Plan (CMP) or Construction Method Statement (CMS) has been submitted to, and approved in writing by the local planning authority. The approved plan / statement shall provide:
    - 24 Hour emergency contact number.
    - Details of the parking of vehicles of site operatives and visitors.
    - Details of loading and unloading of plant and materials.
    - Arrangements for turning of vehicles within the site.
    - 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.
    - Measures to protect vulnerable road users (pedestrians and cyclists).
    - The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate.
    - Wheel washing facilities.
    - Measures to deal with dirt, debris, mud or loose material deposited on the highway as a result of construction.
    - Measures to control the emission of dust and dirt during construction.

- Details of a scheme for recycling/disposing of waste resulting from demolition and construction works.
- Construction vehicle routing.
- Delivery hours.

The approved Construction Management Plan or Construction Method Statement shall be adhered to throughout the construction period for the development.

Reason: - In the interests of the safe operation of the adopted highway during the construction phases.

Additional conditions to be included:

19. No development shall commence in any phase until a detailed, final surface water sustainable drainage strategy for the site has been submitted to, and approved in writing by, the Local Planning Authority.

The detailed surface water sustainable drainage strategy shall be based upon the site specific flood risk assessment and indicative surface water sustainable drainage strategy ('Flood Risk Assessment and Drainage Strategy - 6663-CAU-XX-XX-RP-C-0300-P02 - Caulmert Limited - 03/11/25') submitted and sustainable drainage principles and requirements set out in the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems. No surface water shall be allowed to discharge to the public foul sewer(s), directly or indirectly.

The details of the drainage strategy to be submitted for approval shall include, as a minimum;

a) Sustainable drainage calculations for peak flow control and volume control for the:
   i. 100% (1 in 1-year) annual exceedance probability event;
   ii. 3.3% (1 in 30-year) annual exceedance probability event + 40% climate change allowance, with an allowance for urban creep;
   iii. 1% (1 in 100-year) annual exceedance probability event + 45% climate change allowance, with an allowance for urban creep

Calculations must be provided for the whole site, including all existing and proposed surface water drainage systems.

b) Final sustainable drainage plans appropriately labelled to include, as a minimum:
   i. Site plan showing all permeable and impermeable areas that contribute to the drainage network either directly or indirectly, including surface water flows from outside the curtilage as necessary;
   ii. Sustainable drainage system layout showing all pipe and structure references, dimensions and design levels; to include all existing and proposed surface water drainage systems up to and including the final outfall;
   iii. Details of all sustainable drainage components, including landscape drawings showing topography and slope gradient as appropriate;

iv. Drainage plan showing flood water exceedance routes in accordance with Defra Technical Standards for Sustainable Drainage Systems;
v. Finished Floor Levels (FFL) in AOD with adjacent ground levels for all sides of each building and connecting cover levels to confirm minimum 150 mm+ difference for FFL;
vi. Details of proposals to collect and mitigate surface water runoff from the development boundary;
vii. Measures taken to manage the quality of the surface water runoff to prevent pollution, protect groundwater and surface waters, and deliver suitably clean water to sustainable drainage components;

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

d) Evidence of an assessment of the existing on-site surface water drainage systems to be used, to confirm that these systems are in sufficient condition and have sufficient capacity to accept surface water runoff generated from the development.

The sustainable drainage strategy shall be implemented in accordance with the approved details.

Reason: To ensure satisfactory sustainable drainage facilities are provided to serve the site in accordance with Paragraphs 181 and 182 of the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems.

20 No development shall commence until a Construction Surface Water Management Plan, detailing how surface water and stormwater will be managed on the site during construction, including demolition and site clearance operations, has been submitted to and approved in writing by the Local Planning Authority.

The details of the plan to be submitted for approval shall include method statements, scaled and dimensioned plans and drawings detailing surface water management proposals to include for each phase, as a minimum:

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

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

Reasons: To ensure the development is served by satisfactory arrangements for the disposal of surface water during each construction phase(s) so it does not pose an undue surface water flood risk on-site or elsewhere during any construction phase in accordance with Paragraph 181 of the National Planning Policy Framework

21. The commencement of use of the development shall not be permitted until a site-specific Operation and Maintenance Manual for the lifetime of the development, pertaining to the surface water drainage system and prepared by a suitably competent person, has been submitted to and approved in writing by the Local Planning Authority.

    The details of the manual to be submitted for approval shall include, as a minimum:
    a) A timetable for its implementation;
    b) Details of the maintenance, operational and access requirement for all SuDS components and connecting drainage structures, including all watercourses and their ownership;
    c) Pro-forma to allow the recording of each inspection and maintenance activity, as well as allowing any faults to be recorded and actions taken to rectify issues;
    d) The arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme in perpetuity;
    e) Details of financial management including arrangements for the replacement of major components at the end of the manufacturer's recommended design life;
    f) Details of whom to contact if pollution is seen in the system or if it is not working correctly; and
    g) Means of access for maintenance and easements.

    Thereafter the drainage system shall be retained, managed, and maintained in accordance with the approved details.

Reason: To ensure that surface water flood risks from development to the future users of the land and neighbouring land are minimised, together with those risks to controlled waters, property, and ecological systems, and to ensure that the sustainable drainage system is subsequently maintained pursuant to the requirements of Paragraph 182 of the National Planning Policy Framework.

22. The commencement of use of the development shall not be permitted until a site-specific verification report, pertaining to the surface water sustainable drainage system, and prepared by a suitably competent person, has been submitted to and approved in writing by the Local Planning Authority.

    The verification report must, as a minimum, demonstrate that the surface water sustainable drainage system has been constructed in accordance with the approved drawing(s) (or detail any minor variations) and is fit for purpose. The report shall contain information and evidence, including photographs, of details and locations (including national grid references) of critical drainage infrastructure (including inlets, outlets, and control structures) and full as-built drawings. The scheme shall thereafter be maintained in perpetuity.

Reason: To ensure that surface water flood risks from development to the future users of the land and neighbouring land are minimised, together with those risks to controlled waters, property, and ecological systems, and to ensure that the development as constructed is compliant with the requirements of Paragraphs 181 and 182 of the National Planning Policy Framework.

Additional informative to be added:

9. Under Section 23 of the Land Drainage Act 1991, as amended by the Flood and Water Management Act 2010, there is a legal requirement to obtain consent from Lancashire County Council, as Lead Local Flood Authority, prior to undertaking certain works on ordinary watercourses. This includes permanent and/or temporary works and may also include repairs to certain existing structures and maintenance works. Consent is required irrespective of whether the watercourse is open or culverted (piped or otherwise enclosed) and notwithstanding of any planning permission.
    - In line with Lancashire County Council's Ordinary Watercourse Regulation Policies, applicants should avoid crossing, diverting and/or culverting an ordinary watercourse.
    - Written consent must be obtained before starting works on site. There is no legal means for Lancashire County Council to issue retrospective consent.
    - It is an offence to carry out works under Section 23 of the Land Drainage Act 1991 (as amended) without the appropriate consent. Unconsented works may be subject to enforcement action under Section 24 of the Land Drainage Act 1991 (as amended).
    - Consent applications take up to 2 months to process from the date on which the application is valid and payment of the correct fee has been received in full.
    - Consent applications may be refused if there is insufficient evidence to demonstrate compliance with Lancashire County Council's Ordinary Watercourse Regulation Policies.
    - If the works include adoption of a new asset, such as a road or sewer, then applications for adoption may be refused by the adopting body without the appropriate consent for works to the ordinary watercourse.
    - Sites may be inspected before, during and after the issuing of consent.

    Once planning permission has been obtained it does not mean that Ordinary Watercourse Consent will be given. It is strongly advised that you obtain any required consent before or concurrently as you apply for planning permission to avoid delays. Lancashire County Council's ordinary watercourse regulation policies, guidance, application validation checklist and pro-forma can be found at: https://www.lancashire.gov.uk/flooding/ordinary-watercourse-regulation/

The overall recommendation is amended as follows:

Grant planning permission subject the conditions in Section 10 of the original report and any conditions added, removed, amended or varied as necessary on any update sheet(s).

Mike Atherton
Head of Planning
05.12.2025