

Application for Planning Permission

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Extension to Forton Waste Water Treatment Works Hollins Lane,(north west of Lancaster Services and south of Anyon Lane) with permanent widening of existing vehicle access junction on east side of Hollins Lane (access 1); new pumping station with permanent new vehicle access junction on west side of Hollins Lane (access 2); new outfall on east bank of Potters Brook; six temporary vehicle accesses – 1 x on north side of an unnamed road near Hollins Lane (access 3), 2 x on west side of Hollins Lane , 1 x north side of Whinney Brown Lane, 1 x north side of School Lane, and 1 x east side of A6 Preston Lancaster Road; and landscaping.

Applicant Details

Name/Company

Title

Ms

First name

Sarah

Surname

Jakubiak

Company Name

United Utilities (Water) Ltd

Address

Address line 1

Lingley Mere Business Park

Address line 2

Lingley Green Avenue

Address line 3

Great Sankey

Town/City

Warrington

Country

England

Postcode

WA5 3LP

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Site Area

What is the measurement of the site area? (numeric characters only).

16693.00

Unit

Sq. metres

Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

Description

Please describe details of the proposed development or works including any change of use

Extension to Forton Waste Water Treatment Works with permanent widening of existing vehicle access junction on east side of Hollins Lane; new pumping station with new vehicle access junction on west side of Hollins Lane; new outfall on east bank of Potters Brook; six temporary vehicle accesses – 2 x on west side of Hollins Lane, 1 x on north side of an unnamed road near Hollins Lane, 1 x north side of Whinney Brown Lane, 1 x north side of School Lane, and 1 x east side of A6 Preston Lancaster Road; and landscaping.

Has the work or change of use already started?

Yes

No

Existing Use

Please describe the current use of the site

The extension to the WwTW, permanent and temporary accesses and new pumping station are all located within agricultural fields or highway verge.

Is the site currently vacant?

- Yes
 No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

- Yes
 No

Land where contamination is suspected for all or part of the site

- Yes
 No

A proposed use that would be particularly vulnerable to the presence of contamination

- Yes
 No

Materials

Does the proposed development require any materials to be used externally?

- Yes
 No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:

Vehicle access and hard standing

Existing materials and finishes:

Grass

Proposed materials and finishes:

Concrete for accesses 1,2,4,5,6,7,8 Stone for access 3

Type:

Walls

Existing materials and finishes:

N/A

Proposed materials and finishes:

All kiosks walls will be GRP colour Holly Green -please refer to drawings listed below

Type:

Roof

Existing materials and finishes:

N/A

Proposed materials and finishes:

All kiosks to be GRP colour Holly Green

Are you supplying additional information on submitted plans, drawings or a design and access statement?

Yes

No

If Yes, please state references for the plans, drawings and/or design and access statement

- Drawing Number: 80061838-00-ADP-FORTO-97-DR-T-00302 Revision P01: FORTON WwTW – AMP7 , NEW WwTW SODIUM HYDROXIDE DOSING KIOSK ELEVATIONS
 - Drawing Number: 80061838-00-ADP-FORTO-97-DR-T-00303 Revision P01: FORTON WwTW – AMP7 , NEW WwTW FERRIC CHLORIDE DOSING KIOSK ELEVATIONS
 - Drawing Number: 80061838-01-ADP-FORTO-97-DR-T-00304 Revision P01: FORTON WwTW – AMP7 , NEW WwTW SUBSTATION KIOSK ELEVATIONS
 - Drawing Number: 80061838-01-ADP-FORTO-97-DR-T-00305 Revision P01: FORTON WwTW – AMP 7 , NEW WwTW MCC KIOSK ELEVATIONS
 - Drawing Number: 80061838-01-ADP-FORTO-97-DR-T-00306 Revision P01: FORTON WwTW – AMP 7 , NEW WwTW POTABLE WATER BOOSTER KIOSK ELEVATIONS
 - Drawing Number: 80061838-01-ADP-FORTO-97-DR-T-00307 Revision P01: FORTON WwTW – AMP 7 , NEW WwTW MAIN PROCESS OXIDATION DITCH MCC KIOSK ELEVATIONS
 - Drawing Number: 80061838-01-ADP-FORTO-97-DR-T-00308 Revision P01: FORTON WwTW – AMP 7 , NEW WwTW POLYMER DOSING KIOSK ELEVATIONS
 - Drawing Number: 80061838-01-ADP-FORTO-97-DR-T-00309 Revision P01: FORTON WwTW – AMP 7 , NEW WwTW ANCILLARIES MCC KIOSK ELEVATIONS
 - Drawing Number: 80061838-01-ADP-FORTO-97-DR-T-00310 Revision P01: FORTON WwTW – AMP 7 , NEW WWTW INLET WORKS AREA ELEVATIONS
 - Drawing Number: 80061838-01-ADP-FORTO-97-DR-T-00311 Revision P01: FORTON WwTW – AMP 7 , NEW WwTW FSTs TANK AREA ELEVATIONS
 - Drawing Number: 80061838-01-ADP-FORTO-97-DR-T-00312 Revision P01: FORTON WwTW – AMP 7 , NEW WwTW WELFARE BUILDING ELEVATIONS
 - Drawing Number: 80061838-01-ADP-FORTO-97-DR-T-00313 Revision P01: FORTON WwTW – AMP 7 , NEW WwTW EMERGENCY SHOWER FOR FERRIC AND SODIUM HYDROXIDE ELEVATIONS
 - Drawing Number: 80061838-01-ADP-FORTO-97-DR-T-00314 Revision P01: FORTON WwTW – AMP 7 , NEW WwTW BLOWER ENCLOSURES ELEVATIONS
 - Drawing Number: 80061838-01-ADP-FORTO-97-DR-T-00315 Revision P01: FORTON WwTW – AMP 7 , NEW WwTW NEW SUBSTATION ELEVATIONS
 - Drawing Number: 80061838-01-ADP-FORTO-97-DR-T-00316 Revision P01: FORTON WwTW – AMP 7 , NEW WwTW OXIDATION DITCH ELEVATIONS
 - Drawing Number: 80061838-01-ADP-FORTO-97-DR-T-00317 Revision P01: FORTON WwTW – AMP 7 , NEW WwTW HUBER S-DISC THICKENERS KIOSK ELEVATIONS
 - Drawing Number: 80061838-01-ADP-FORTO-97-DR-T-00318 Revision P01: FORTON WwTW – AMP 7 , NEW WwTW RAS/SAS PUMPING STATION ELEVATIONS
 - Drawing Number: 80061838-00-ADP-HOLLA-96-DR-T-00217 Revision P052: FORTON WwTW – AMP7 , PROPOSED SITE LAYOUT HOLLINS 2 PUMPING STATION
 - Drawing Number: 80061838-00-ADP-HOLLA-97-DR-T-00300 Revision P041: FORTON WwTW – AMP7 , HOLLINS 2 PUMPING STATION SITE LOCATION PLAN
 - Drawing Number: 80061838-01-ADP-HOLLINS-97-DR-T-00301 Revision P012: FORTON – AMP7 NEW PUMPING STATION ELEVATIONS
 - Drawing Number: 80061838-01-ADP-HOLLA-97-DR-T-00302 Revision P01: FORTON – AMP7 NEW PUMPING STATION CONTROL KIOSK ELEVATIONS
- Outfall
- Drawing Number: 80061838-00-ADP-FORTO-97-DR-T-00219 Rev. P021 - FORTON WwTW – AMP7, PROPOSED OUTFALL

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

Yes

No

Is a new or altered pedestrian access proposed to or from the public highway?

- Yes
 No

Are there any new public roads to be provided within the site?

- Yes
 No

Are there any new public rights of way to be provided within or adjacent to the site?

- Yes
 No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- Yes
 No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state their reference numbers

80061838-00-ADP-FORTO-96-DR-T-00221 P01 80061838-00-ADP-FORTO-96-DR-T-00221 P02
80061838-00-ADP-FORTO-96-DR-T-00222 P01 Access 02
80061838-00-ADP-FORTO-96-DR-T-00223 P01 Access 03
80061838-00-ADP-FORTO-96-DR-T-00226 P01 Access 04
80061838-00-ADP-FORTO-96-DR-T-00227 P03 Temporary and Permanent Access Location Plan
80061838-00-ADP-FORTO-96-DR-T-00228 P01 Access 05
80061838-00-ADP-FORTO-96-DR-T-00229 P01 Access 06
80061838-00-ADP-FORTO-96-DR-T-00230 P01 Access 07
80061838-00-ADP-FORTO-96-DR-T-00231 P01 Access 08
80061838-00-ADP-FORTO-97-DR-T-00232 P01 Gate spec

Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- Yes
 No

Trees and Hedges

Are there trees or hedges on the proposed development site?

- Yes
 No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- Yes
 No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

- Yes
 No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- Yes
 No

Will the proposal increase the flood risk elsewhere?

- Yes
 No

How will surface water be disposed of?

- Sustainable drainage system
 Existing water course
 Soakaway
 Main sewer
 Pond/lake

Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

b) Designated sites, important habitats or other biodiversity features

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

c) Features of geological conservation importance

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains sewer
- Septic tank
- Package treatment plant
- Cess pit
- Other
- Unknown

Other

Foul sewage from the welfare building at Forton WwTW will be treated at the works

Are you proposing to connect to the existing drainage system?

- Yes
- No
- Unknown

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- Yes
- No

Have arrangements been made for the separate storage and collection of recyclable waste?

- Yes
- No

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- Yes
- No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- Yes
- No

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

- Yes
- No

Employment

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

- Yes
 No

Hours of Opening

Are Hours of Opening relevant to this proposal?

- Yes
 No

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- Yes
 No

Is the proposal for a waste management development?

- Yes
 No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- Yes
 No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
 The applicant
 Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- Yes
 No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

Surname

Reference

Date (must be pre-application submission)

Details of the pre-application advice received

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- Yes
 No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- Yes
 No

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

- Yes
 No

If No, and you cannot trace all the other owners/agricultural tenants, can you give the appropriate notice to one or more owner/agricultural tenant?

Yes

No

Certificate Of Ownership - Certificate C

I certify/The applicant certifies that:

- **Neither Certificate A or B can be issued for this application**
- **All reasonable steps have been taken to find out the names and addresses of the other owners (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of the land or building, or of a part of it, but I have/the applicant has been unable to do so.**

The steps taken were:

Land Registry search
Discussions with adjacent landowners
Section 6 notice (request for landowner to come forward) posted on site on 10th November 2020
S159 Notice was posted 15th September 2021 for undertaking CCTV

I have/the applicant has given the requisite notice to the persons specified below being persons who, on the day 21 days before the date of this application, were owners/agricultural tenants of any part of the land to which this application relates.

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Ivy Barn

Number:

Suffix:

Address line 1:

Spout House Farm

Address Line 2:

Bay Horse

Town/City:

Lancaster

Postcode:

LA2 9DE

Date notice served (DD/MM/YYYY):

24/05/2022

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Upper Foxholes Farm

Number:

Suffix:

Address line 1:

Address Line 2:

Bay Horse

Town/City:

Lancaster

Postcode:

LA2 9DB

Date notice served (DD/MM/YYYY):

24/05/2022

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Holly House Farm

Number:

Suffix:

Address line 1:

Holleth

Address Line 2:

Bay Horse

Town/City:

Lancaster

Postcode:

LA2 0HD

Date notice served (DD/MM/YYYY):

24/05/2022

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Steadbank

Number:

Suffix:

Address line 1:

School Lane

Address Line 2:

Forton

Town/City:

Preston

Postcode:

PR3 0AS

Date notice served (DD/MM/YYYY):

24/05/2022

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Persimmon House

Number:

Suffix:

Address line 1:

Lancaster Business Park

Address Line 2:

Caton Road

Town/City:

Lancaster

Postcode:

LA1 3RQ

Date notice served (DD/MM/YYYY):

24/05/2022

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Holly Bank

Number:

Suffix:

Address line 1:

Address Line 2:

Forton

Town/City:

Preston

Postcode:

PR3 0BL

Date notice served (DD/MM/YYYY):

24/05/2022

Person Family Name:

Name of Owner/Agricultural Tenant:

**** REDACTED ****

House name:

Number:

Suffix:

Address line 1:

9 Homefield

Address Line 2:

Garstang

Town/City:

Preston

Postcode:

PR3 1JT

Date notice served (DD/MM/YYYY):

24/05/2022

Person Family Name:

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated)

Lancaster Guardian

On the following date (which must not be earlier than 21 days before the date of the application) (DD/MM/YYYY)

27/05/2022

Person Role

- The Applicant
 The Agent

Title

Ms

First Name

Sarah

Surname

Jakubiak

Declaration Date

24/05/2022

Declaration made

Declaration

I / We hereby apply for Full planning permission as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Sarah Jakubiak

Date

24/05/2022