

Planning permission was granted for the conversion/change of use of this premises to a hotel in 2012.

**PLANNING PERMISSION**  
**Town and Country Planning Act 1990**

Correspondence Address:



Applicant:  
Wyreside Hall Ltd  
C/o Agent

**Application Number:** 11/00839/FULMAJ

**Proposal:** Change of use of building to hotel (C1), single storey lounge extension to existing building with glazed link to single/two storey extension to form function room, additional guest bedrooms and leisure complex. Conversion of buildings to form five dwellings, formation of car park, erection of pavilion and alterations to vehicular access. The proposal includes off site highway alterations that includes the formation of passing bays in the highway, forming of a footpath along Hampson Lane and changes to road junctions.

**Location:** Wyreside Hall Wagon Road Nether Wyresdale Lancaster Lancashire

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Wyre Borough Council (the Local Planning Authority) gives notice of its decision to grant planning permission for the above proposal, subject to conditions stated below:

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.
2. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the building hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out using the approved materials.
3. No part of the development hereby approved shall commence until a scheme for the construction of the off-site works of highway improvement has been submitted to, and approved by, the Local Planning Authority in consultation with the Highway Authority. These works to comprise of:

A junction improvement at Delph Lane/Wagon Road / Trough Road as detailed on plan GA1738 - HI - 06 Rev A and 6a Rev A

Wagon Road - 3 No. passing places, lining improvements and verge marker posts detailed on plans GA1738 - HI - 01B, 2A, 3A, 4A & 5A.

3 No. Passing Places on Delph Road detailed on plan GA1738 - HI - 07A

Footway provision on Hampson Lane from LCC entrance to railway Bridge as detailed on plan GA1738 - HI - HL Rev A

A signing scheme directing visitors from the A6 at Hampson Lane to Wyreside Hall.

An additional passing place centred on the gated field entrance on the eastern side of Wagon Road approximately 210m north of Delph Lane junction.

4. No part of the development hereby approved shall be occupied or opened for trading until the approved scheme referred to in the Condition above has been constructed and completed in accordance with the scheme details.

5. Before the use of the site hereby permitted is brought into operation facilities shall be provided within the site by which means the wheels of vehicles may be cleaned before leaving the site.

6. The existing buildings adjacent to the hall to be converted into 5 dwellings shall be for the exclusive use of staff associated with Wyreside Hall.

7. A Full Travel Plan shall be submitted to and approved by the Planning Authority in consultation with the Highway Authority within 6 months of the first travel survey, which shall be within 3 months of occupation of the proposed development. The Full Travel Plan needs to include the following as a minimum:

Appointment of a named Travel Plan Co-ordinator and LCC's Travel Plan Team informed of contact details at least 1 month prior to occupation as stated in the submitted plan

Travel survey of staff within 3 months of occupation

Details of cycling/pedestrian/public transport links to and through the site

Details of provision of secure, covered cycle parking

SMART Targets for non-car modes of travel using initial survey data as a baseline

Action plan of measures to be introduced to achieve targets, and appropriate funding

Details of arrangements for monitoring and review of the Travel Plan for a period of at least 5 years.

8. No development shall take place until there has been submitted to, and approved in writing by, the Local Planning Authority, a plan indicating the positions, design, materials and type of any boundary treatments to be erected. The boundary treatments shall be completed before the use hereby permitted is commenced, or before the building(s) is/are occupied or in accordance with a timetable agreed in writing with the Local Planning Authority. The development shall be carried out in accordance with the approved details and thereafter maintained and retained.

9. No development shall take place until full details of both hard and soft landscape works has been submitted to, and approved in writing by, the Local Planning Authority and these works shall be carried out as approved. These details shall include hard surfacing materials; minor artefacts and structures (e.g furniture, play equipment, refuse or other storage units, lighting etc.); retained historic landscape features and proposals for restoration, where relevant. Soft landscape works shall include planting plans; written specifications (including cultivation and other

operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; and an implementation programme.

10. The bat mitigation proposals contained within section 1 of 'Method Statement for Works at Wyresdale Hall, Nether Wyresdale' (Annex 1 of the report 'Baseline Ecological Survey Report. Wyresdale Hall, Nether Wyresdale' (Envirotech, 2011) will be implemented in full.

11. The precautionary measures for the avoidance of impacts on nesting birds, their nests, eggs and dependent young outlined in section 2 of 'Method Statement for Works at Wyresdale Hall, Nether Wyresdale' (Annex 1 of the report 'Baseline Ecological Survey Report. Wyresdale Hall, Nether Wyresdale' (Envirotech, 2011) will be implemented in full.

12. The precautionary measures outlined in section 5 of 'Method Statement for Works at Wyresdale Hall, Nether Wyresdale' (Annex 1 of the report 'Baseline Ecological Survey Report. Wyresdale Hall, Nether Wyresdale' (Envirotech, 2011) will be extended to amphibians (e.g. common toads – priority species) and shall be implemented in full.

13. A scheme of site lighting shall be submitted to Wyre Borough Council for approval in writing before development commences and shall be implemented in full. The scheme shall demonstrate avoidance of artificial illumination (light pollution) of wildlife habitat including trees, tree lines, woodland edges, and hedgerows.

14. During construction all trees being retained in or adjacent to the application area will be adequately protected during construction, in accordance with existing guidelines (e.g. BS5837: 2005 Trees in relation to construction - Recommendations).

15. No site clearance, site preparation or development work shall take place until a detailed landscaping scheme (to include habitat creation, enhancement and management) has been submitted to Wyre Borough Council for approval in writing in consultation with specialist advisors. The approved scheme shall be implemented in full. The scheme shall implement the recommendations of section 4 of 'Method Statement for Works at Wyresdale Hall, Nether Wyresdale' (Annex 1 of the report 'Baseline Ecological Survey Report. Wyresdale Hall, Nether Wyresdale' (Envirotech, 2011), and shall provide further details of the treatment of woodland, trees, hedgerows and shrubs and grasslands for the enhancement of biodiversity. The scheme shall include locally appropriate native species and species of known value to wildlife, where appropriate.

16. No development shall be commenced until a desk study has been undertaken and agreed in writing by the Local Planning Authority to investigate and produce an assessment of the risk of the potential for on-site contamination. If the desk study identifies potential contamination, a detailed site investigation shall be carried out in accordance with a written methodology, which shall first have been submitted to and agreed in writing by the Local Planning Authority. If remediation measures are then considered necessary, a scheme for decontamination of the site shall be submitted to, and approved by, the Local Planning Authority in writing and the scheme implemented to the satisfaction of the Local Planning Authority prior to the development of the site. Any changes to the agreed scheme must be approved in writing by the Local Planning Authority prior to any works being undertaken.

17. Before commencement of works the surface of the car park shall be agreed with the Local Planning Authority and the agreed scheme shall be implemented at the site.

18. No separate events from those inside the hall shall take place within the curtilage of the grounds of the hall or any temporary structures erected.

19. There shall not be, at any one time, more than a total of 200 guests at the combined events held in function rooms 1, 2 and 3 in the Old Hall and the main events hall shown shaded on the approved drawing and there shall be a minimum of a 1 hour time separation period between the end of one event and the beginning of another event. A written record of the number of people as identified in this condition shall be kept and made available to the Local Planning Authority at any time.

20. Before the use of the site hereby permitted is brought into operation a scheme for internal signage directing vehicles in and out of the development shall be approved by the planning authority and erected on site.

The reasons for the above conditions are:

1. This condition is required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. To ensure that the materials have a satisfactory appearance and in accordance with the NPPF and Policy SP14 of the Adopted Wyre Borough Local Plan (July 1999).

3. In order to satisfy the Local Planning Authority and Highway Authority that the final details of the highway scheme/works are acceptable before work commences on site. In accordance with the NPPF and policy SP14 of the adopted Wyre Borough local Plan.

4. In order that the traffic generated by the development does not exacerbate unsatisfactory highway conditions in advance of the completion of the highway scheme/works. In accordance with the NPPF and policy SP14 of the adopted Wyre Borough local Plan.

5. To avoid the possibility of the public highway being affected by the deposit of mud and/or loose materials thus creating a potential hazard to road users. In accordance with the NPPF and policy SP14 of the adopted Wyre Borough local Plan.

6. To reduce staff trips associated with the hall. In accordance with the NPPF and policy SP14 of the adopted Wyre Borough local Plan.

7. To reduce staff trips associated with the hall. In accordance with the NPPF and policy SP14 of the adopted Wyre Borough local Plan.

8. To ensure that the development presents a satisfactory appearance in the street picture and in accordance with the NPPF and provisions of Policy SP14 of the Adopted Wyre Borough Local Plan (July 1999).

9. To ensure that the development presents a satisfactory appearance in the area and in accordance with the NPPF and provisions of Policy SP14 of the Adopted Wyre Borough Local Plan (July 1999).

10. The site does not currently support any significant bat roosting opportunities but precautionary mitigation is required to ensure compliance with Conservation of Habitats and Species Regulations 2010, Wildlife and Countryside Act 1981 (as amended) and in accordance with section 11 of The national Planning Policy Framework.

11. In accordance with section 11 of the National Planning Policy Guidance and compliance with Wildlife and Countryside Act 1981 (as amended)]

12. To avoidance of impacts on protected and priority species and compliance with Wildlife and Countryside Act 1981 (as amended), in accordance with section 11 of The National Planning Policy Framework

13. In the interest of the amenity of the area and avoidance of impacts on bats and their habitat. In accordance with policy SP14 of the adopted Wyre Borough Local Plan and section 11 of The National Planning Policy Framework.

14. The landscape plan provides a framework for the formal elements of the scheme, but does not provide sufficient detail of the treatment of woodland or grassland habitats and in the interest of the amenity and ecology of the area. In accordance with policy SP14 of the adopted Wyre Borough Local Plan and The National Planning Policy Framework

15. The landscape plan provides a framework for the formal elements of the scheme, but does not provide sufficient detail of the treatment of woodland or grassland habitats. In accordance with part 11 of The National Planning Policy Framework

16. The development is for a sensitive land use. The potential for contamination must therefore be addressed in order to safeguard the development in accordance with the NPPF and Policy SP14 of the Adopted Wyre Borough Local Plan (July 1999).

17. To ensure that the materials have a satisfactory appearance and in accordance with the NPPF and Policy SP14 of the Adopted Wyre Borough Local Plan (July 1999).

18. To protect the amenity of the area and an increase in traffic movements would require further consideration by the Local Planning Authority. In accordance with the NPPF and Policy SP14 of the Adopted Wyre Borough Local Plan (July 1999).

19. To ensure sufficient off road car parking provision is provided at the site. In the interest of highway safety and in accordance with the NPPF and policy SP14 of the adopted Wyre Borough Local Plan.

20. In the interest of highway safety and in accordance with the NPPF and provisions of saved policy SP14 of the Adopted Wyre Borough Local Plan 1999.

Attention is drawn to the following notes:

1. The decision to grant planning permission has been taken having regard to Policies SP13, SP14, ENV10, EMP12, H6 and ENV7 of the Adopted Wyre Borough Local Plan (July 1999), the National Planning Policy Framework and to all other relevant material considerations.

2. The grant of planning permission will require the applicant to enter into an appropriate Legal Agreement, with the County Council as Highway Authority. The Highway Authority hereby reserves the right to provide the highway works within the

highway associated with this proposal. Provision of the highway works includes design, procurement of the work by contract and supervision of the works. The applicant should be advised to contact the Environment Director at PO Box 9, Guild House, Cross Street, Preston PR1 8RD in the first instance to ascertain the details of such an agreement and the information to be provided.

3. All site investigations and assessments shall be carried out by appropriately qualified personnel, in accordance with British Standard 10175:2001 "Investigation of Potentially Contaminated Sites - Code of Practice".

4. All site investigations and assessments shall be in accordance with current Government and Environment Agency Guidance, and shall identify the type, nature and extent of any contamination present, the risk to receptor's and the potential for migration within and beyond the site boundary.

5. Any laboratory used for the purposes of sample analysis shall be registered to the ISO17025:2000 quality standard.

6. A sampling analysis programme shall verify the adequacy of any decontamination works.

7. The responsibility for the safe development and secure occupancy rests with the developer. The Local Planning Authority may only determine the suitability of any scheme for investigation/remediation submitted, on the basis of the information submitted to it. Under no circumstances will the Local Planning Authority accept liability for inadequate remediation of the site.

8. Advice regarding the requirement to provide a Desk Study is available from the Council's website ([www.wyre.gov.uk](http://www.wyre.gov.uk)) under Environmental Services - Contaminated Land. Alternatively, enquiries can be made directly to the Council's Contaminated Land Officer.

9. The presence of any significant contamination, which becomes evident during the development of the site, shall be brought to the attention of the Local Planning Authority.

This permission relates only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.

Signed:

David Thow

Head of Planning Services

Date: 3 May 2012

Please read the notes attached to this notice with great care. They will help you to understand this decision, your rights and other things you may have to do