

Environmental Statement in support of the
Planning Application for the

Demolition of existing entrance canopy, proposed mono pitched roof
above existing flat roof, proposed replacement entrance canopy,
proposed beer garden extension, 2 nr feature metal archways and
landscaping, alterations to car park and all associated works.

At

The Lancashire Fold Public House
77 Kirkway
Alkrington
Middleton
M24 1EP

On behalf of the applicant



GREENGATE BREWERY
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Introduction

This Environmental Impact Statement has been prepared on behalf of JW Lees Ltd, Greengate Brewery, Grimshaw Lane, Middleton, M24 2AX and accompanies a Planning Application and for the proposed demolition of existing entrance canopy, proposed mono pitched roof above existing flat roof, proposed replacement entrance canopy, proposed beer garden extension, 2 nr feature metal archways and landscaping, alterations to car park and all associated works at The Lancashire Fold Public House, 77 Kirkway, Alkrington, Middleton, M24 1EP.

Site Description

The Lancashire Fold is public house located at the junction of Kirkway and Mount Road in a residential area within Alkrington.

The application relates to The Lancashire Fold Public House on Kirkway, Middleton. The site is located within the Defined Urban Area in a location approximately 0.9km from Middleton Town Centre. The local area is predominantly residential, although there are a variety of small shops and services located within the Mount Road / Kirkway linear commercial area nearby.

Residential dwellings face the front and side elevations of the application establishment. The spacing between the pub and the front elevations of these houses increases from a minimum of 25m. The Lancashire Fold has an existing external seating area which provides seating for outdoor drinking and dining.

Since 2020 and lockdown following the Covid 19 measures, three car spaces have been in constant use as an extension to the beer garden as shown on the existing site plan.

The external appearance of the public house is not currently aesthetically pleasing.

Proposal

The application seeks permission for the improvement and enhancement of the existing public house and outdoor seating area to provide a modern and attractive appearance. The proposed external refurbishments are all within the curtilage of the pub and include the following proposals:

- A new replacement front entrance canopy;
- A mono pitched roof above existing flat roof to improve the pub appearance and to provide covered areas in the 2 nr existing recesses adjacent to the customer toilets;
- An extension to the beer garden at the front to incorporate the 3 car spaces that have been used as beer garden since 2020;
- New resin bound gravel surfacing to existing and extended beer garden areas;
- Replacement fencing to the perimeter of the beer garden areas to replace the rotten timber posts and re-use of the existing metal railings;
- Existing festoon lighting with post installation and catenary to be altered to suit new layout. New posts with black paint finish to match the existing;

- 2 nr feature metal archways and timber planters each side to existing pedestrian access to the site to create feature entrance;
- Re-finish principal car park with new wearing course and re-finish white lining to improve appearance;
- Alterations to white lining in secondary car park to change 3 nr standard parking spaces into 2nr disabled parking spaces with 1.2m wide hatched area.

The proposed works are required to improve the existing on-site facilities and to provide an improved external appearance of the public house to improve kerb appeal.

The proposed mono pitched roof over the existing flat roof will also create 2 nr covered external seating areas which will provide shelter during inclement weather.

The replacement pitched roof entrance canopy is being extended to create additional covered area to provide shelter for customers entering and leaving the premises especially during inclement weather when customers congregate beneath the canopy waiting for taxi's, etc.

The beer garden extension will extend the footprint of the beer garden area which will extend the beer garden 4.8m from the existing kerb.

The existing number of car parking spaces will be reduced to accommodate the proposals. The 3 spaces in front of the existing beer garden have had bench seating in place and not used for car parking since 2020. One additional car space will be omitted from the secondary car park to accommodate the proposed 2 nr disabled car spaces. The remaining number of car spaces is considered satisfactory for the use of the business.

JW Lees Ltd seeks to work in a positive and proactive way, to propose a development that will improve the economic, social, and environmental conditions of the area, in line with the National Planning Policy Framework.

Principal Objectives

The principal objectives of the scheme are to:

- To improve and enhance the external appearance of the existing public house;
- To provide an improved external seating area which can be used during inclement weather;
- Create a sustainable and long-term solution for the site, including the growth of the current business operations;
- Provide the best and most efficient use of land compatible with local context, bearing in mind that the site is in a highly accessible location.

Environmental Health

Air Quality:

<https://uk-air.defra.gov.uk/aqma/maps/> indicates that the application site is within an Air Quality Management Area and near to roads of concern. The proposed works will not introduce any new receptors into an area of poor air quality.

Noise and residential amenity:

The proposal is for the improvement and enhancement of an existing outdoor seating area.

The proposals would marginally increase the seating capacity of the outdoor area, but it is considered that the impact of this will be off-set by the addition of the surrounding fence which will ensure that all activities associated with the facility will take place within it and do not spread onto the car parking area as it does so at present.

Consequently it is considered that the proposed development will not affect neighbouring properties.

No additional overlooking or privacy issues will be created.

There will be no difference in business operation between the existing and proposed schemes.

In terms implementing the construction works on site we propose that the hours of work are carried out Monday to Friday: 8am to 6pm; Saturdays: 8am to 1pm and Sundays and bank holidays: No work permitted, or noisy work prohibited in order to mitigate any loss of amenity.

External Lighting:

The existing external lighting and external heaters affected by the works will be taken down.

The external lighting and external heaters for the proposed scheme will be similar nature to the existing and as such there will be no significant change from the existing layout.

Odours:

The proposal will not create any new odours and there is no significant odours in the vicinity that will affect the development.

Foul Drainage:

The existing drainage system on site will be retained. The proposed works will not require any additional foul drainage.

Private water supply:

The existing mains water supply will remain in use as existing.

Electric Vehicle Charging Points:

There is no additional vehicle parking associated with the development and as such electric vehicle charging points will not be required.

Ecology

The proposed works are confined to the existing hard surfaced areas within the existing pub beer garden and car parking areas comprising Indian stone patio flags and ceramic tiling to the beer garden with pre-cast concrete kerbs and tarmac to the car park.

The proposals have minimal impact on biodiversity receptors and on this basis we have assumed that as no flora or fauna will be affected by the proposals and that a qualified ecologist and an Ecological Survey will not be required.

No trees or hedges will be affected by the proposed works.

Biodiversity Net Gain

The proposed works are confined to areas currently occupied by the existing tarmac surfacing and pre cast concrete kerbs forming the existing car park area, i.e. an area that is considered as being confirmed solely as a sealed surface and on this basis we consider that the proposed development falls under exemptions for biodiversity net gain.

The Government website for Biodiversity net Gain <https://www.gov.uk/guidance/biodiversity-net-gain> provides an example for a development solely on a sealed surface as follows:

Scenario 1: A development solely on a sealed surface

The development is a new commercial building on an existing car park. There are no other habitats (e.g. a green verge or tree) within the red line boundary of the development. The development would be exempted from biodiversity net gain by the de minimis exemption as:

- *the development does not impact on any onsite priority habitat;*
- *the car park would be classified as developed land: sealed surface which has a biodiversity value of zero under the statutory biodiversity metric; and*
- *there are no other onsite habitats.*

Whilst the proposals involve the installation of 2 nr feature metal archways and timber planters within the existing grass border between the pavement and car park, the ground area affected in this instance is considerably less than 25m².

As the proposed works are confined to the aforementioned areas it is considered as being confirmed solely as a sealed surface which indicates that the proposed development falls under the de-minimis exemption for biodiversity net gain.

Supporting Documents

Please refer to the following drawings/documents which support this application:

- 1324_01 Location Plan and Block Plan
- 1324_02 Existing Site Plan
- 1324_03 Existing Elevations
- 1324_04 Proposed Site Plan
- 1324_05 Proposed Elevations
- 1324_06 Existing and Proposed Roof Plans
- 1324 Planning, Design and Access Statement

Conclusion & Summary

This application by JW Lees Ltd seeks Planning Permission for the above proposals as indicated upon the accompanying plans.

This supporting statement demonstrates that this proposal would have no detrimental impact on existing environment, ecology and trees.

It is considered that the proposal is entirely acceptable and in full compliance with the relevant planning policies of the Local Plan and we respectfully ask that the Local Planning Authority support this application and grant full planning permission for the proposal.