

29 July 2013

Dear Councillor

DEVELOPMENT CONTROL COMMITTEE - TUESDAY, 6TH AUGUST 2013

Please find enclosed location and layout plans for the planning applications, where applicable, that are to be considered at the above meeting of the Development Control Committee.

Agenda No Item

4. Planning applications to be determined

- a) 13/00411/FUL - 11A Long Copse, Astley Village, Chorley, PR7 1TH (Pages 5 - 8)
- b) 13/00453/REMAJ - 47 Clancutt Lane, Coppull, Chorley, PR7 4NR (Pages 9 - 14)
- c) 13/00452/FULMAJ - Back Lane Reservoir, Back Lane, Clayton-le-Woods (Pages 15 - 26)
- d) 13/00569/FUL - Grass Verge 100m east of White Coppice Nursery, White Coppice, Anglezarke (Pages 27 - 34)
- e) 13/00564/FUL - Land 35 metres south of 25 Ryefield, Heapey (Pages 35 - 42)
- f) 13/00033/FUL - Middle Derbyshire Farm, Rivington Lane, Rivington, Bolton, BL6 7RX (Pages 43 - 46)
- g) 13/00179/FUL - Middle Derbyshire Farm, Rivington Lane, Rivington, Bolton, BL6 7RX (Pages 47 - 50)
- h) 13/00361/FUL - Little Knowley House, 19 Blackburn Road, Whittle-le-Woods, Chorley, PR6 8LD (Pages 51 - 54)
- i) 13/00218/FUL - Rectory Farm, Town Road, Croston, Leyland, PR26 9RA (Pages 55 - 58)
- j) 13/00401/REMAJ - Grove Farm, Railway Road, Adlington, Chorley, PR6 9RF (Pages 59 - 62)
- k) 13/00522/FUL - Harrys Bar, St Georges Street, Chorley, PR7 2AA (Pages 63 - 66)
- l) 13/00523/CON - Harrys Bar, 14 St Georges Street, Chorley, PR7 2AA (Pages 67 - 70)
- m) 13/00649/FUL - Group 1, Euxton Lane, Euxton (Pages 71 - 72)

Yours sincerely



Gary Hall
Chief Executive

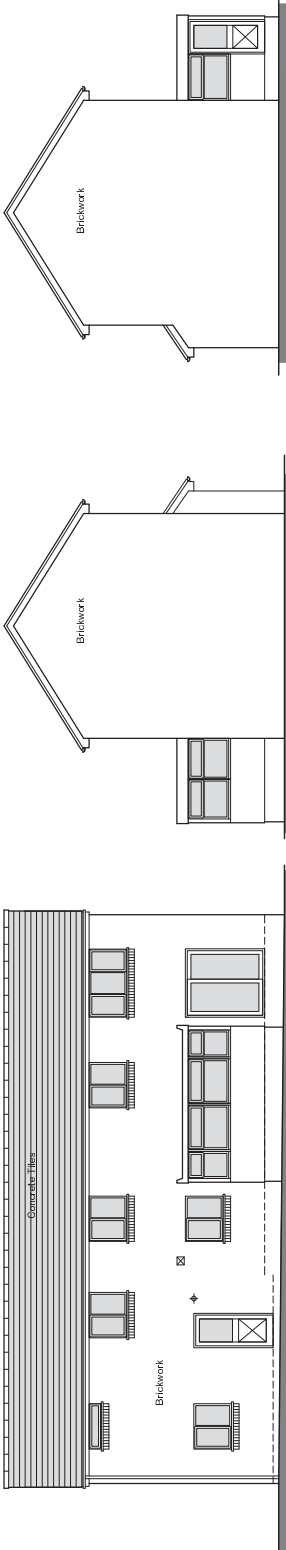
Cathryn Filbin
Democratic and Member Services Officer
E-mail: cathryn.filbin@chorley.gov.uk
Tel: (01257) 515123
Fax: (01257) 515150

Distribution

1. Agenda and reports to all Members of the Development Control Committee.

If you need this information in a different format, such as larger print or translation, please get in touch on 515151 or chorley.gov.uk

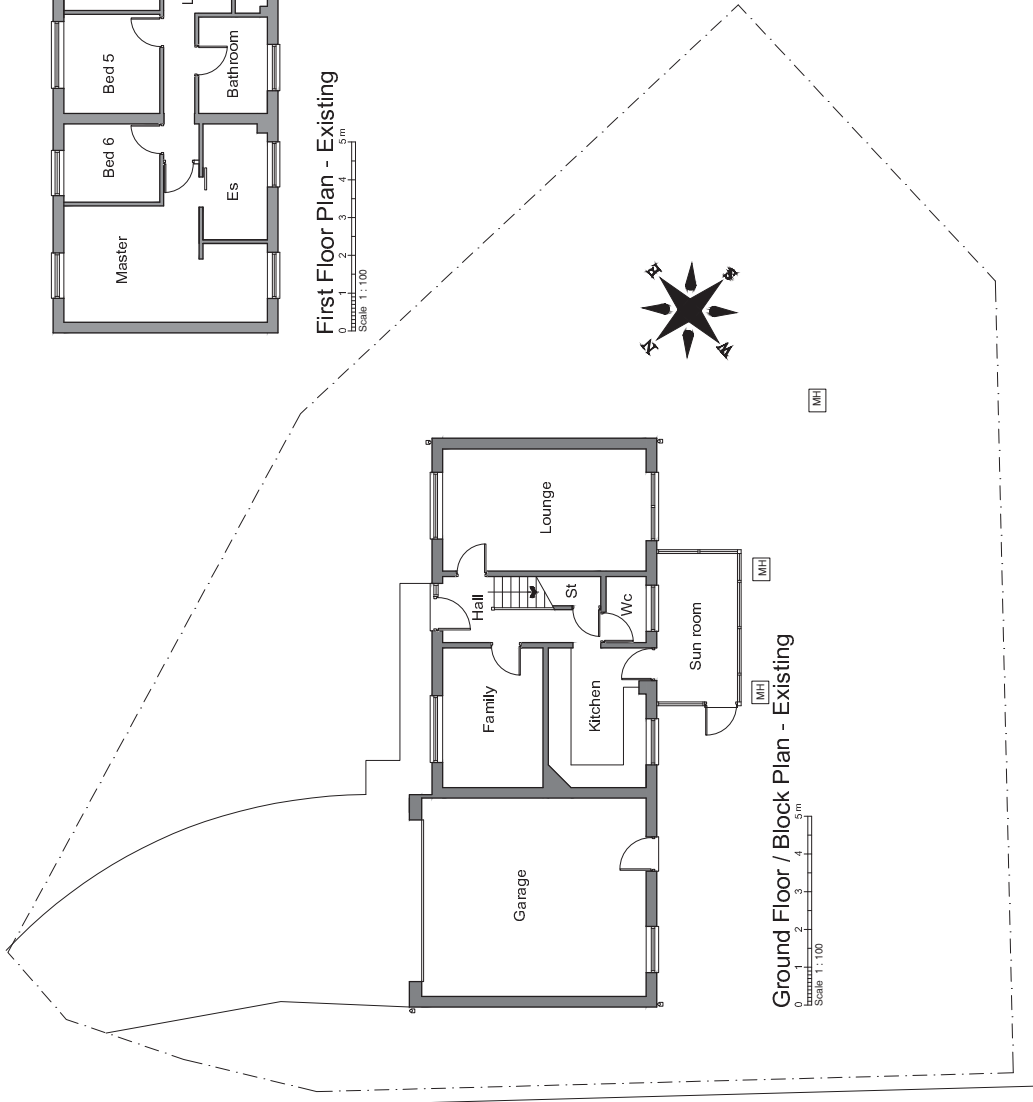
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Rear Elevation

Side Elevation

Side Elevation



Ground Floor / Block Plan - Existing

First Floor Plan - Existing

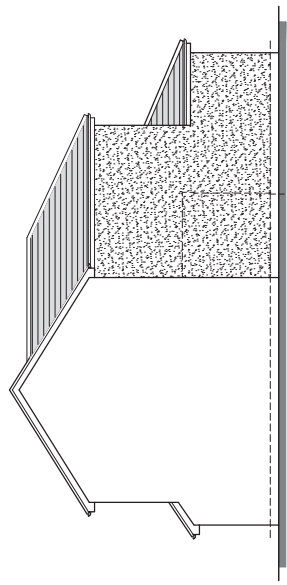


Location Plan

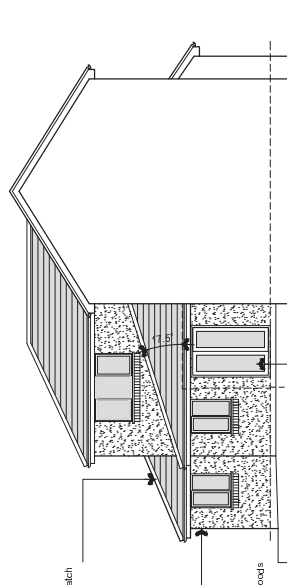
 DP Architectural Services Ltd 8 Maljars Walk Claydon-le-woods PR5 6AY m. 07877 595109 01772 34840 e. dp@umels@bt.com	Client Mr R Kitcham 11a Long Copse Claydon Village PR7 1TH	Project Two storey Rear extension	Drawings Plans as Existing
	Plans #/26 02 Date Dec: 11	Job No 2011_29 Scale 1:100/250	Drawing no 01 Revision

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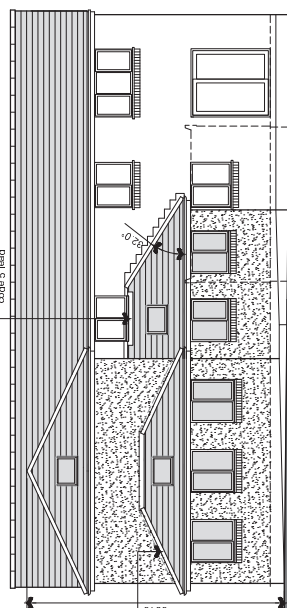
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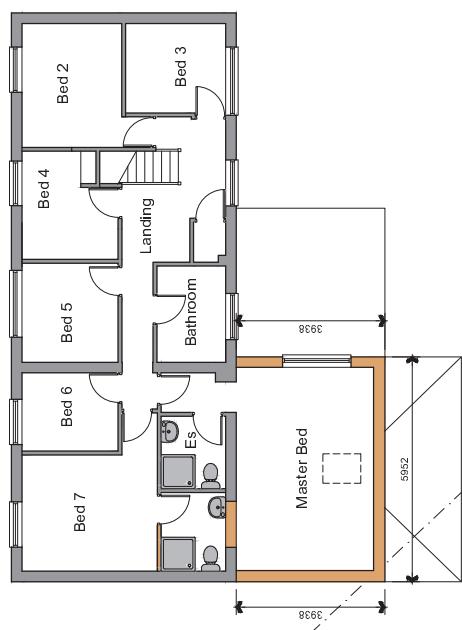
Side Elevation
Scale 1:100



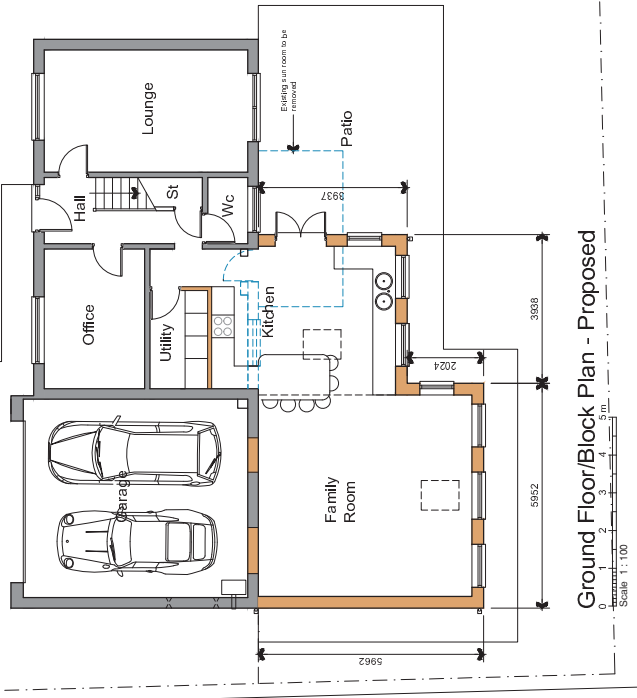
Side Elevation
Scale 1:100



Rear Elevation Proposed
Scale 1:100



First Floor Plan - Proposed
Scale 1:100



Ground Floor/Block Plan - Proposed
Scale 1:100

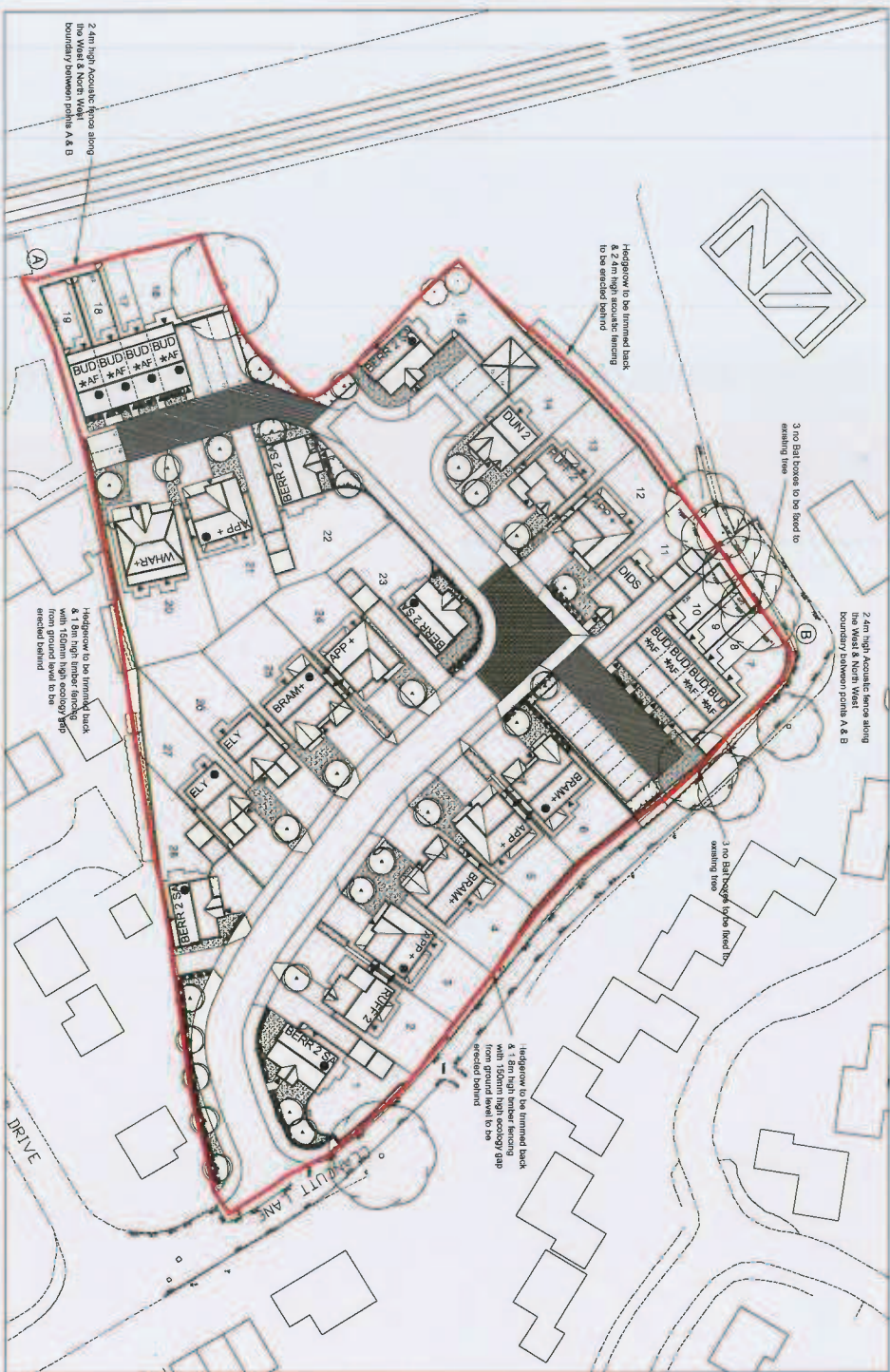
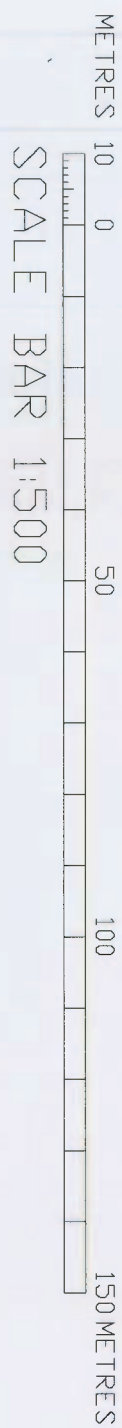


Location Plan
Scale 1:1250

 DP Architectural Services Ltd 8 Mallards Walk Chobley Village Chobley PR5 6AY m. 07877 595109 01772 534840 e. dp@umels@btconnect.co.uk	Client Mr R Kirkham 11a Long Copse Chobley Village PR7 1TH	Project Two storey Rear extension	Drawings Plans as Proposed
	Plans #/2s 02 Date May 13	Job No 2019_06 Scale 1:100/250	Drawing no 02 Revision A

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CLANCUTT LANE, COPPULL



SCHEDULE OF ACCOMMODATION

NAME	DESCRIPTION	SIZE (sqm)	Units	TOTAL
Apartment 2	4 bed det end on single garage	1101	5	5505
Berrington 2 SA	4 bed det end det single garage	1190	5	5950
Berrington 1	4 bed det end det single garage	1288	3	3864
Chilbury	3 bed semi and parking	874	1	874
Dorham 2	3 bed det end det single garage	957	1	957
Elford 2	3 bed det end det single garage	994	2	1988
Whitfield 4	4 bed det end det single garage	1470	1	1470
TOTAL			28	27,630

Note: * AF - Denotes affordable units (Pipes 7-10 & 16-19 / 8 No Total)

LEGEND

- Proposed existing
- Proposed existing to be built complete finish
- Proposed brick wall garage
- Proposed gate stone access
- Bound Drive & existing strip
- Common areas of shared drives in contrasting material or kerb edging to delineate shared drive areas
- Proposed 1.8m high timber edge boarded timber screen fence with C/C posts spaced evenly
- Proposed 1.8m high timber screen fence
- Proposed 1.8m high timber screen fence
- Proposed 1.8m high timber screen fence
- Existing hedge to be retained
- Existing hedge to be removed
- Existing hedge to be retained
- Existing hedge to be removed

REV	DATE	DESCRIPTION	INITIALS
A	17/07/13	PROPOSED EXISTING TO BE BUILT COMPLETE FINISH	RD

Morris Homes (East Midlands) Limited
 Orchard House
 6 Boundary Court
 Willow Farm Business Park
 Castle Donington
 Derby DE74 2NN
 Tel: (01329) 696 600


500, 700
 CLANCUTT LANE, COPPULL

Dwg Title
 Planning Layout

date	drawn	checked	scale	drawing	rev
APRIL 13	RD		1:500 @ A2	N925/PP/PL 01	A

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REV	DATE	DESCRIPTION	INITIAL



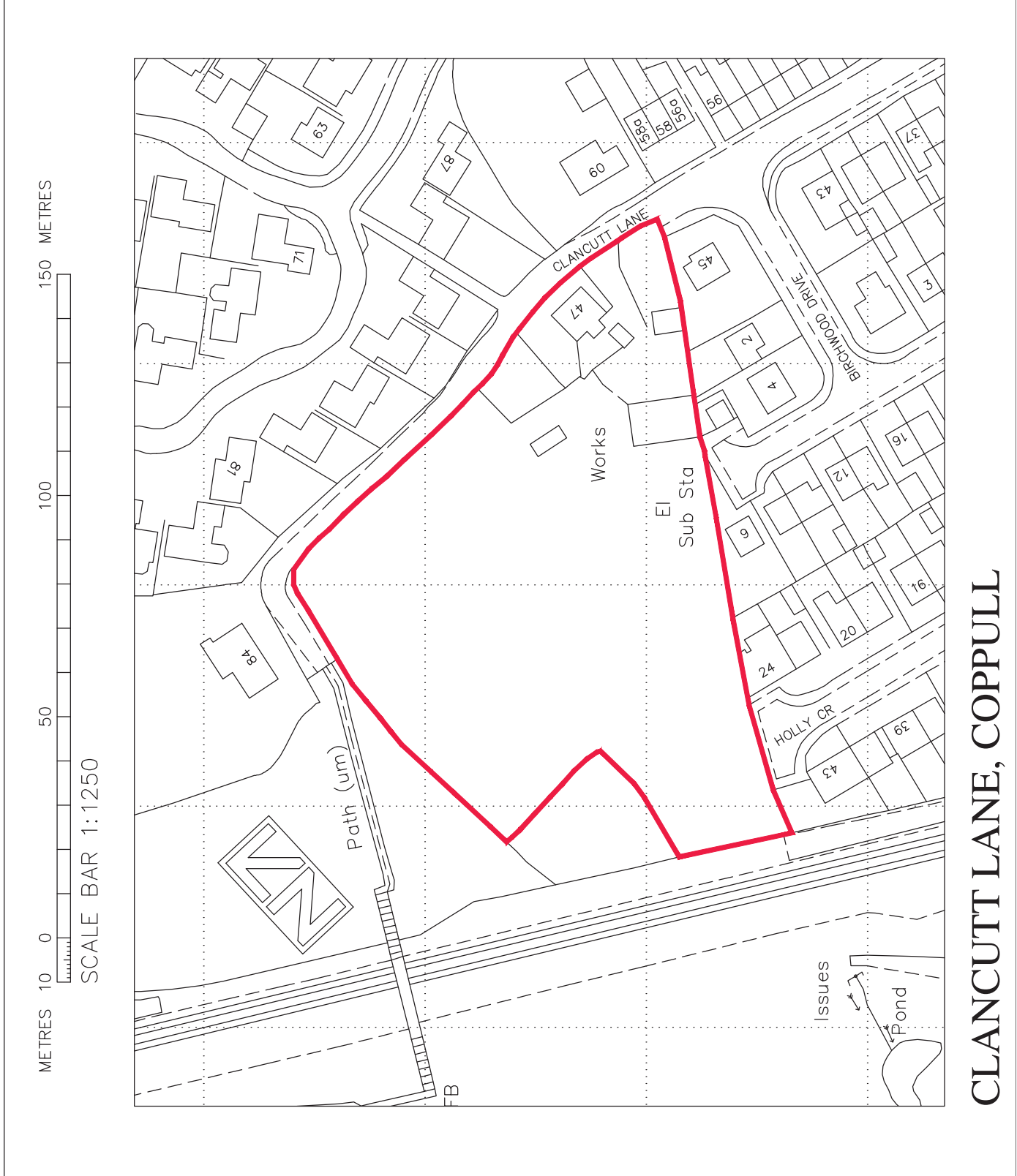
**MORRIS
HOMES**

Morris Homes (East Midlands) Limited
 Mortland House
 6 Boundary Court
 Willow Farm Business Park
 Castle Donnington
 Derby DE74 2NN
 Tel: (01332) 696 600

Job Title: CLANCUTT LANE, COPPULL

Dwg. Title: LOCATION PLAN

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APRIL 13	RD		1:1250 @ A4	N925/P/LOC 01	-



CLANCUTT LANE, COPPULL

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PLAN 3

NOTES

REV.	DETAILS	MTC	PJW	CHECKED	DATE
A	16m FORWARD VISIBILITY AS AGREED				28-10-20

CLIENT: REDROCK LTD

PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT, CLANCUTT LANE, COPPULL

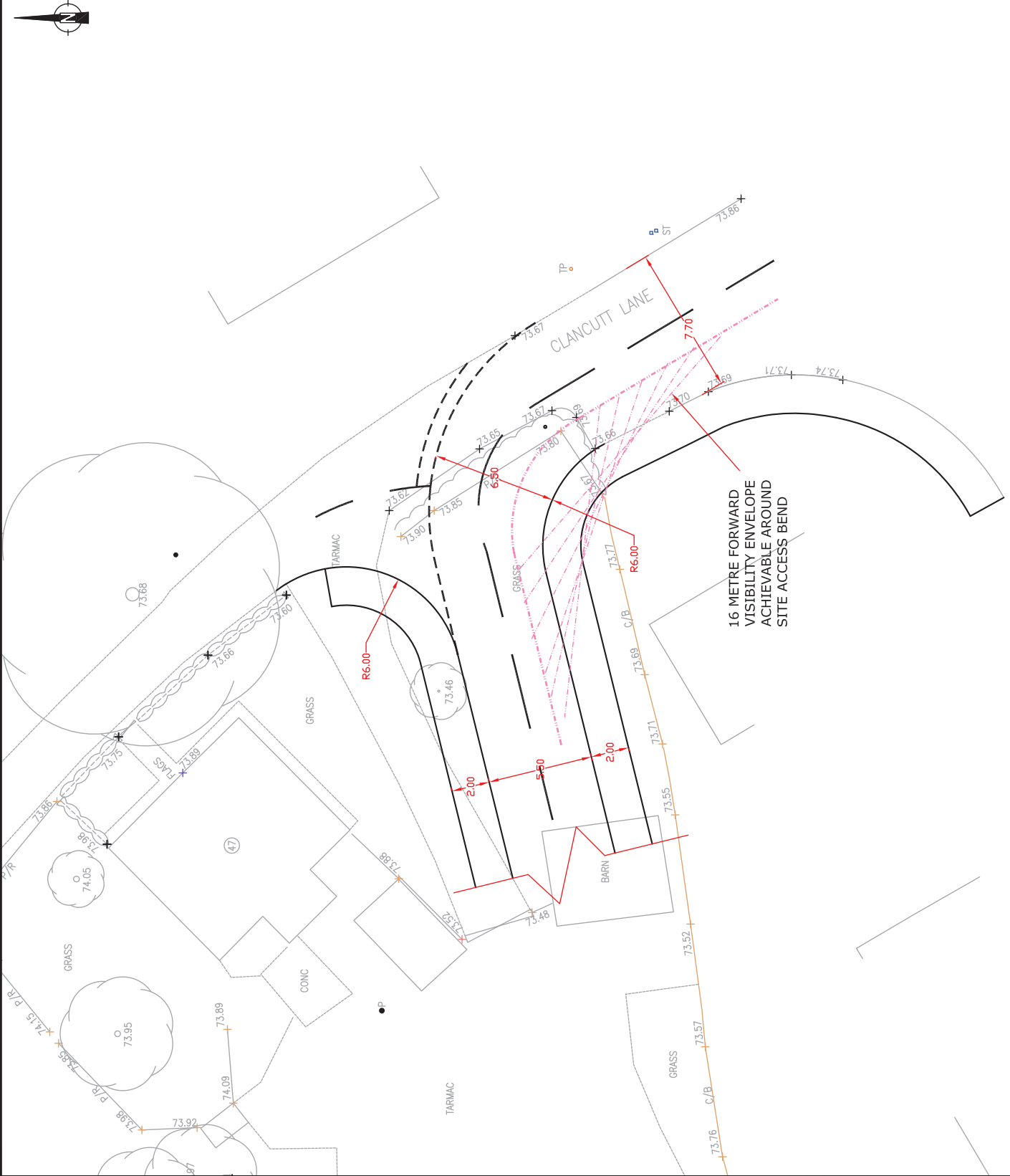
DRAWING TITLE: PROPOSED SITE ACCESS

SCALE: 1:200 @ A3		
DRAWN: MTC	CHECKED: PJW	DATE: 26.10.2020

6th Floor, Quay House
 Quay Street
 Manchester, M3 3JE
 Email: info@crofts.co.uk
 Tel: 0161 827 1740
 Web: www.crofts.co.uk



DRAWING NUMBER: 0134-03	REVISION: A
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North



Existing Site Plan 1:500

North



Existing Location Plan 1:1250

Plan	Description	Date

RAI
 Studio ONE
 The Glasshouse
 38 Market Street
 Southampton PO8 1PJ
 T: 01704 888511
 F: 01704 888522
 studio@rai.co.uk
 www.raidirect.co.uk

Client Information
 Name: Kingswood Homes
 Drawing Status: **Planning**

Job Information
 Name: Back Lane, Clayton le Woods
 Number: 0207 578

Drawing Information			
Name	Number	Revision	Scale
Existing Site & Location Plan	L01	10.05.13	1:500

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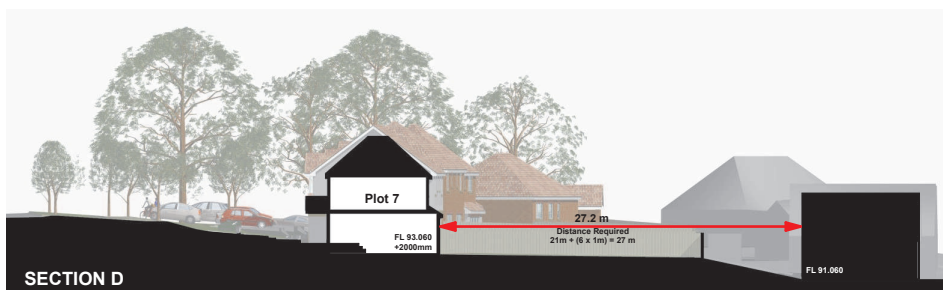
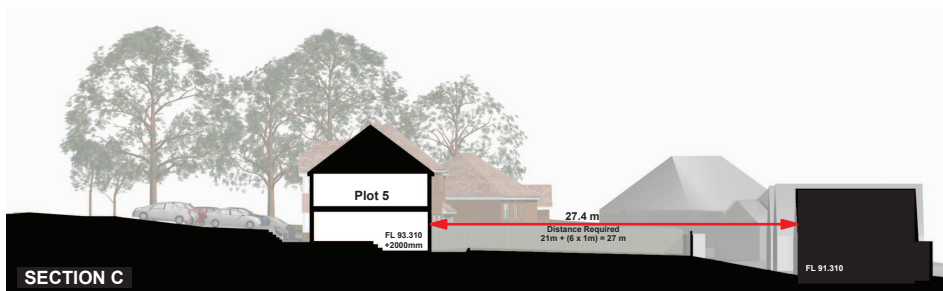
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Rev	Description	Date								
<p>RAL Information</p> <p>Studio ONE The Glasshouse 38 Market Street Southport PR8 1HJ</p> <p>T: 01704 885511 F: 01704 885522 studio@ralarchitects.com www.ralarchitects.com</p> 										
<p>Client Information</p> <p>Client: Kingswood Homes</p> <p>Drawing Status: Planning</p>										
<p>Job Information</p> <p>Name: Back Lane, Clayton le Woods</p> <p>Number: 0207 578</p>										
<p>Drawing Information</p> <p>Name: Proposed Site Plan</p> <table border="1"> <tr> <td>Number</td> <td>Revision</td> <td>Date</td> <td>Scale</td> </tr> <tr> <td>L02</td> <td>*</td> <td>10.05.13</td> <td>1:200 @ A1</td> </tr> </table>			Number	Revision	Date	Scale	L02	*	10.05.13	1:200 @ A1
Number	Revision	Date	Scale							
L02	*	10.05.13	1:200 @ A1							

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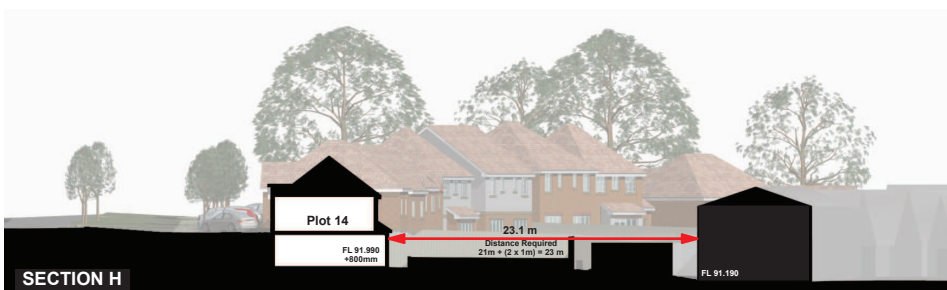
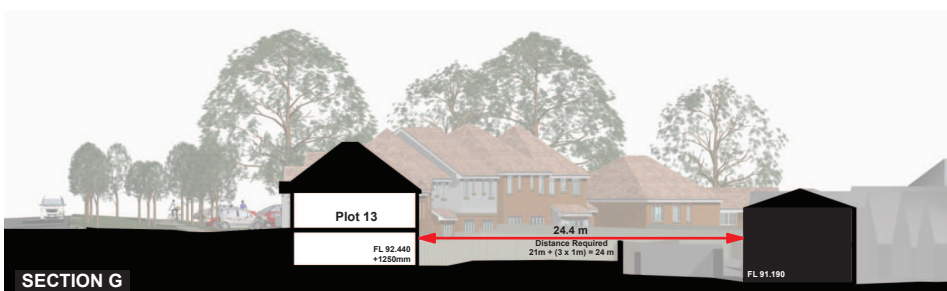
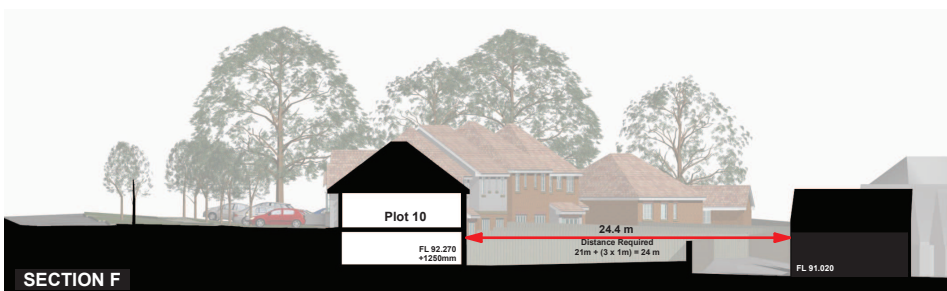
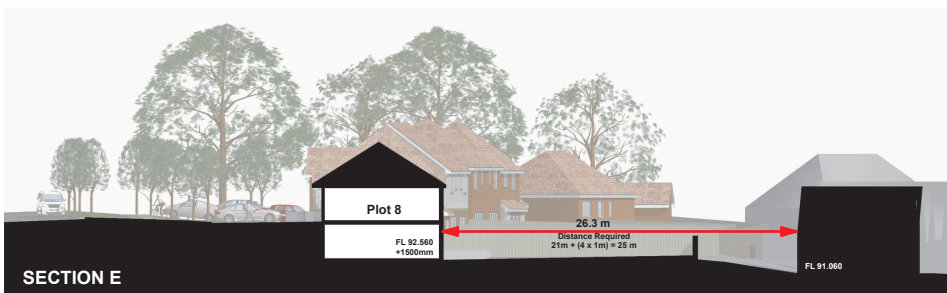
Interface distances calculated on Chorley Planning Departments advice, as follows:

21m + one additional meter for every 250mm over and above a 0.5m difference in relative ground floor levels.

Therefore for a 1m difference in levels:
 $1000\text{mm} - 500\text{mm} = 500\text{mm}$
 $500\text{mm} / 250 = 2$
 $21\text{m} + 2\text{m} = 23\text{m}$ interface distance.

Rev	Description	Date
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Client	Kingswood Homes	
Client Information	Drawing Status: Planning	
Job Information	Name: Back Lane, Clayton le Woods Number: 0207 578	
Drawing Information	Name: Sections A-D ; Interfaces Number: G09 Revision: - Date: 10.05.13 Scale: 1:200 @ A1	
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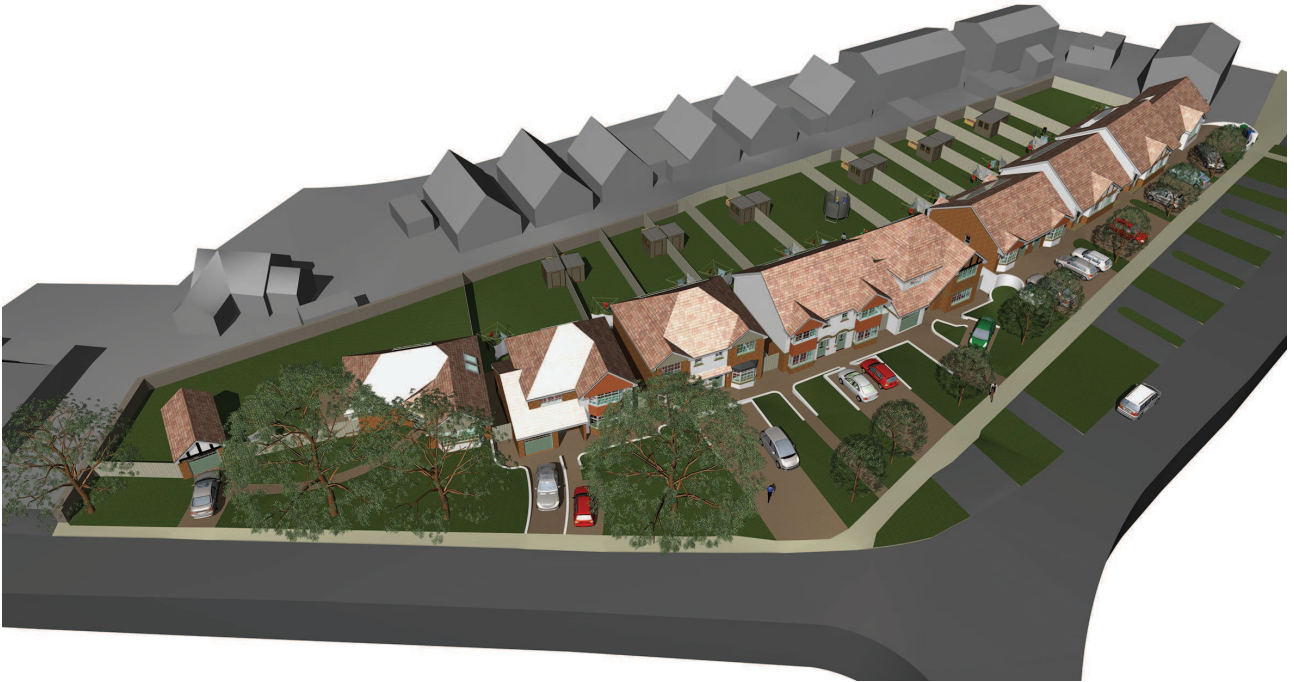
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Back Lane : Street Elevation



Aerial View : Front



Aerial View : Rear

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Street View Plots 1 - 4



Street View Plots 5 onwards



Street View Plots 2 - 7



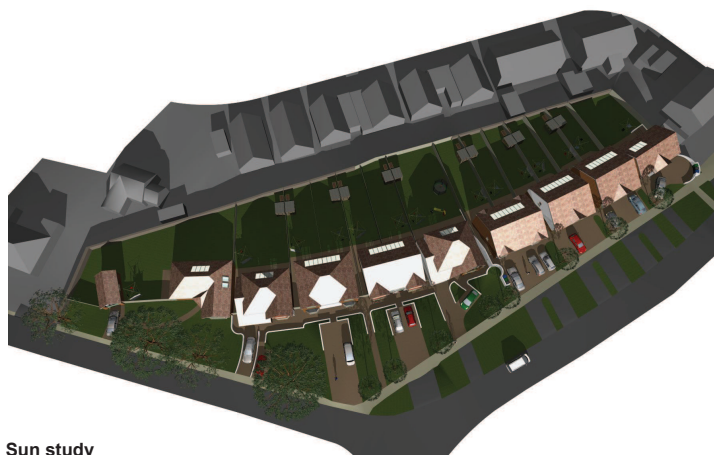
Street View Plots 8 - 14



Sun study
Rising Sun; 1st July 07:30 hrs



Sun study
Midday Sun; 1st July 12:00 hrs



Sun study
Setting Sun; 1st July 17:30 hrs

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NOTES
1. ALL DIMENSIONS IN MILLIMETRES AND ALL LEVELS IN METRES
ADD UNLESS NOTED OTHERWISE.

NOTES

	Proposed feathered tree
	Existing grass
	Proposed grass
	Existing planting
	Proposed planting
	Existing hedgerow
	Proposed hedgerow
	Realigned drainage ditch
	Proposed structures
	Proposed concrete hardstanding

PROPOSED TREE PLANTING SCHEDULE

Name	Root	Condition	Size	No.
Sorbus aucuparia	feathered rootballed	2 x	180-210 cm	9
Quercus robur	feathered rootballed	2 x	180-210 cm	6

PROPOSED HEDGEROW PLANTING SCHEDULE
37m

Name	Root	Condition	Size	No.
Crataegus monogyna	container grown mth 3L pot	1+2	80-100 cm	25
Corylus avellana	container grown mth 3L pot	1+2	80-100 cm	25
Ilex aquifolium	container grown mth 3L pot	1+2	80-100 cm	25
Rosa canina	container grown mth 3L pot	1+2	60-80 cm	25

PROPOSED PLANTING SCHEDULE
177m²

Name	Root	Condition	Size	No.
Crataegus monogyna	container grown mth 5L pot	2x	150-180 cm	15
Corylus avellana	container grown mth 5L pot	2x	150-180 cm	15
Ilex aquifolium	container grown mth 5L pot	2x	150-180 cm	15
Acer campestre	container grown mth 5L pot	2x	150-180 cm	15
Betula pendula	container grown mth 5L pot	2x	150-180 cm	10



General

- All planting to comply with BS3936 for Nursery Stock
- All pre-planting, site preparation, planting and post-planting maintenance shall be carried out in accordance with BS4428 Code of Practice for General Landscape Operations
- There are to be no trees planted within 5m of any underground or overhead services.

Schedule of Implementation

The landscape reinstatement will be carried out in the first available season after completion of the construction works, when weather conditions are suitable.

- Seeding to be carried out between April to October.
- Tree planting October to April.

Site Clearance Generally

- All litter and debris and stone above 50mm in any dimension and any other unwanted material will be removed from planting and seeding areas.
- Surplus vegetation will be cleared, by spraying with a suitable non residual translocated herbicide and/or stumping and raking

Topsoiling

BS:982 multi-purpose grade will be imported to increase depth of available soils for planting and to sides of banks to improve future seeding following planting with trees and shrubs. Existing ground not previously disturbed to the south of the bank will also be sealed to allow a grading in of levels.

Ground Preparation

Following initial vegetation clearance and soiling, the ground will be overseeded with a non-vigorous, fescue mix to help prevent erosion of soils and give a green appearance at time of planting

Tree and shrub planting

- Container grown shrubs and hedgerow planting as schedule
- Planting to consist of mixed deciduous and evergreen tree and shrub species planted at 1.5-2.0m centres in groups of 1-5No, with trees planted in positions shown
- Shrubs to be planted in pits450x450x450mm
- Hedgerow to be planted in trench 450mm wide and 450mm deep and backfilled with as dug soils. Hedge plants to be well formed container grown bushy specimens at three plants per linear metre in a straight line
- All planting will be watered in thoroughly at time of planting if ground conditions are dry
- All plants to receive slow release fertiliser at time of planting at 35g per plant.
- All evergreen species to be treated with anti-desiccant before and immediately after planting.

Proposed Grass Areas

- Break up compacted topsoil to 100mm depth and reduce top 75mm to a firm suitable for grading.
- Remove unwanted material and stones over 50mm in any dimension, including trash and roots and dispose of on site to licensed tip.
- Reduce top 25mm of topsoil to a fine firm suitable for seeding and
- Seed a sward of grass (10:15:10 NPK at 500/m² or 500kg/4t)
- Grass seed to be sown with BSH 44 mix @ 350/m² or equivalent
- First cut of grass down to 50mm cutting height in June/July and remove antings

Proposed Feathered Tree Planting

- Excavate planting pits; 450mm diameter x 450mm deep, thoroughly break up sides and base (to 250mm).
- Mix excavated topsoil with proprietary tree and shrub compost at the rate of 1 m³ compost to 1m² excavated topsoil. Insert 4 No. 12 month slow release fertiliser tablets per pit. Fix short tree stake, 75mm dia., 300mm into firm ground below tree pit before planting; set tree upright and back fill with screened excavated topsoil to cover roots in layers not exceeding 150mm, soil to completely fill all air spaces round roots, back fill to final ground level with tree and shrub planting compost mixture.
- Fix short (1.5m) single stake, drive stake to approximately 1m height, attach to tree angled to windward side with Tom type ties and spacers, water thoroughly.

Maintenance

- All litter and arising stone (larger than 50mm in any dimension) to be removed from site.
- Planted trees to be kept clear of weeds by cutting with hand operated strimmers to ground level and treating as to be of plant (600mm diameter or less) with a suitable non-residual translocated herbicide according to manufacturer's recommendations. Weed cover to be less than 5% and maximum height 100 mm.
- Verify stakes and ties. Adjust or replace as necessary. Maintain weed free by hand pulling as necessary.
- Refirm and maintain planting in an upright position.
- Prune to remove any damaged or potentially weak branches and limbs.
- Areas of grass to be maintained at between 38-75 mm high
- All arisings to be dispersed evenly across the sward.
- All planting to be watered when necessary to ensure healthy establishment during first year of maintenance.
- All tree planting to receive Enmag fertiliser at 70g per tree

Any trees, shrubs or hedges which are removed, damaged, dead or diseased within 5 years of planting will be replaced in the next available planting season with appropriate replacements of same species and size of original plants.

CURRENT ISSUE INFORMATION
B. Extension to hedgerow length and change to tree species

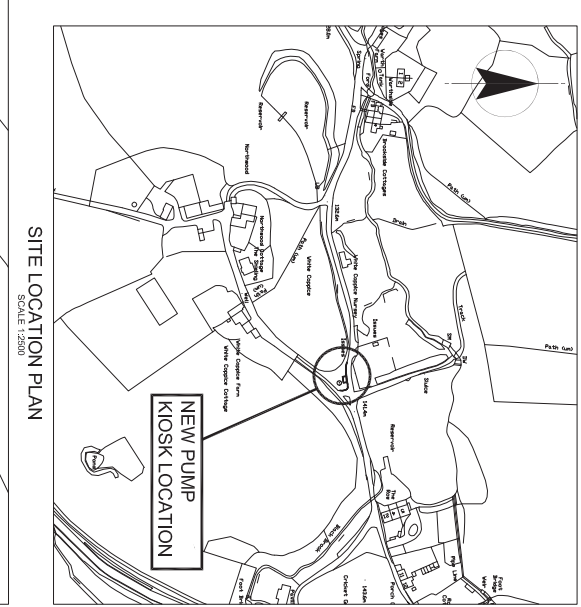
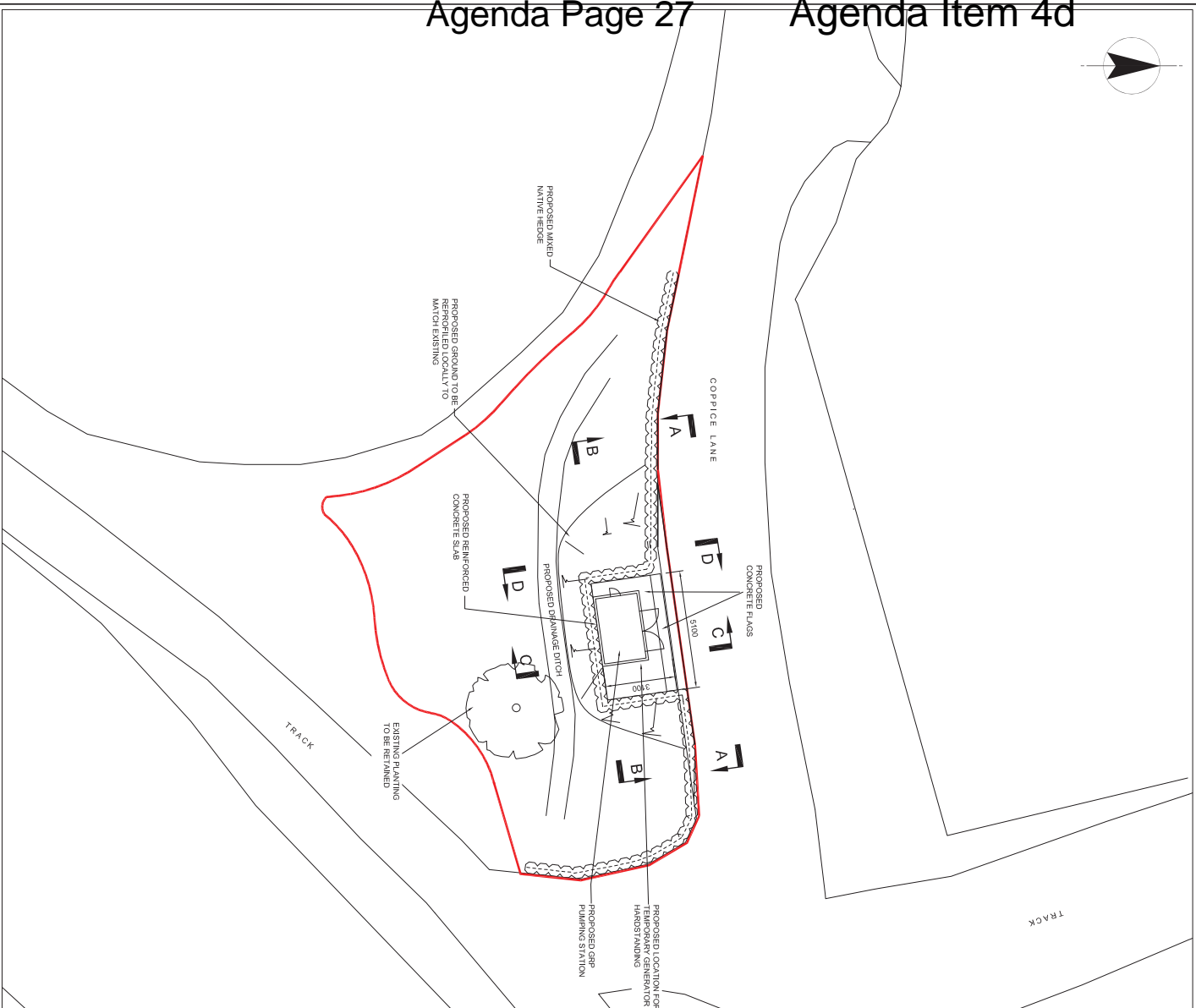
REV	NO	BY	DATE	DESCRIPTION
A	01	MM	17/21	PLANTING APPLICATION

United Utilities

UNITED UTILITIES PLC
PRESTON CONCESSIONARY SUPPLIES
PRESTON CONCESSIONARY SUPPLIES
LANDSCAPE PROPOSALS PLAN

SCALE: 1:100
SHEET NO: A1
DRAWING NO: P267/80020696/00/97/9400
SHEET SIZE: B

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SITE LAYOUT

SITE LOCATION PLAN
SCALE 1:2500

SCALE 1:100



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NOTES
1. All dimensions in millimetres and all levels in metres unless shown otherwise.

REFERENCES
P267/80202696/0097/1002 PLANNING STATION SECTIONS
PLANNING APPLICATION SHEET 2 OF 2

LEGEND
Proposed structures (Above ground) requiring Planning Permission
Total area of Planning Application = 24.1m²

TO BE REPRODUCED IN COLOUR ONLY

OS MAP REFERENCE
SD 81119

CURRENT ISSUE INFORMATION
E. KIOSK DIMENSION ADDED.

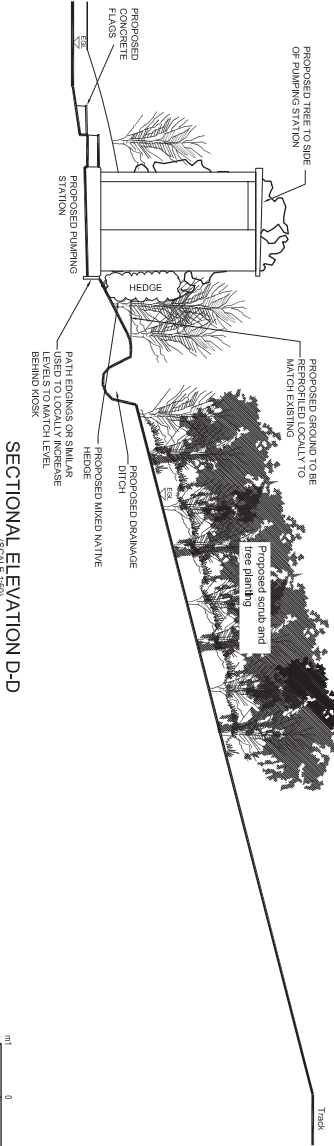
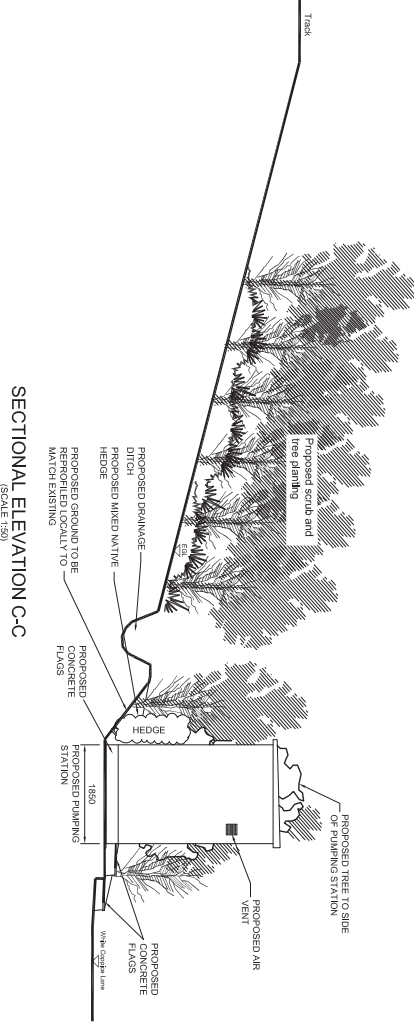
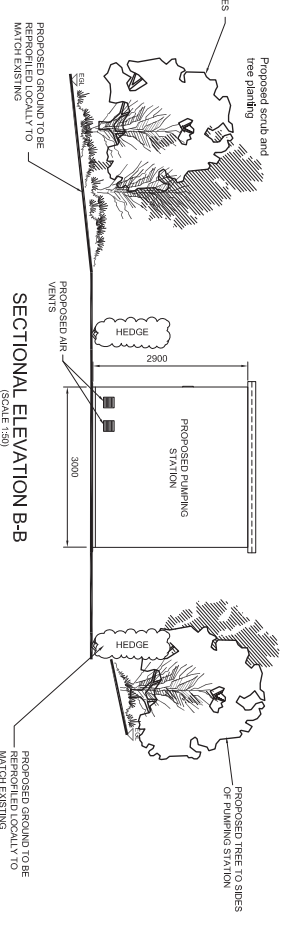
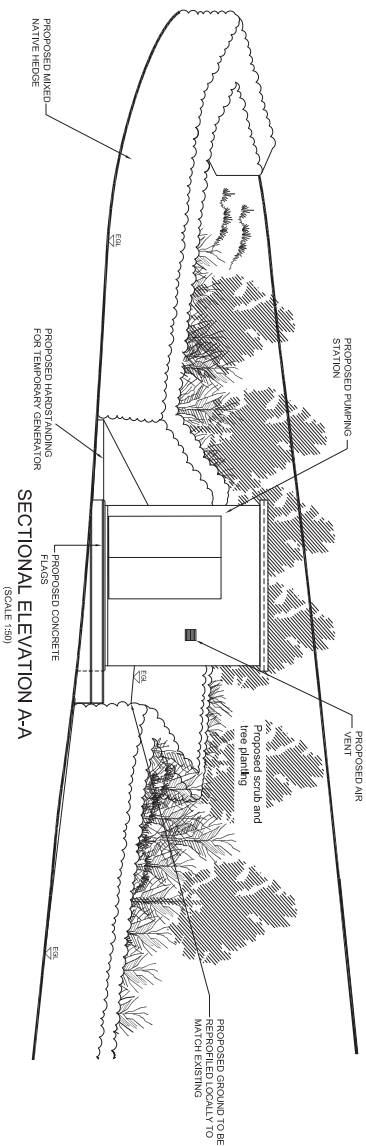
REV	DATE	BY	CHKD	DESCRIPTION
E	12 Jun 18	SD 81119	SD 81119	PLANNING APPLICATION



UNITED UTILITIES PLC
PRESTON CONCESSIONARY SUPPLIES
CLUSTER 8 (ANGELZARKE RESERVOIR)
PUMP STATION SITE LAYOUT
PLANNING APPLICATION
SHEET 1 OF 2

DATE	AS SHOWN	SHEET SIZE
P267/80202696/0097/1001	A1	E

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KEY TO EXTERNAL MATERIALS:

- KIOSK ROOF: Single skin 4-way GRP Colour BS480/14 C 39 Half Green
- KIOSK DOORS: Security doors to be fitted of varied materials and finishes. Available by Colour BS480/14 C 39 Half Green
- FOUNDATION SLAB: GEN 3 grade reinforced concrete

NOTES
1. All dimensions in millimetres and all levels in metres unless shown otherwise.

REFERENCES
P267/8020696/00/97/1/001 PUMPING STATION SECTIONS SHEET 1 OF 2 (2/21/15)

CURRENT ISSUE INFORMATION
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NO.	REV.	DATE	DESCRIPTION
E	1	22 Jan 15	PLANNING APPLICATION

Solution design supported by

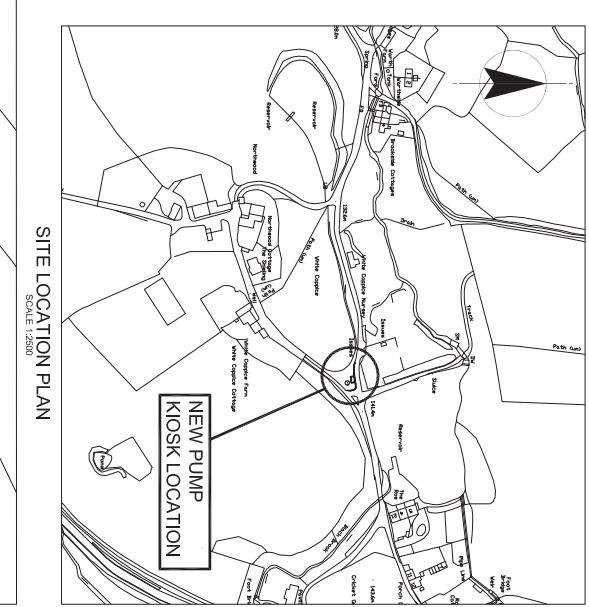
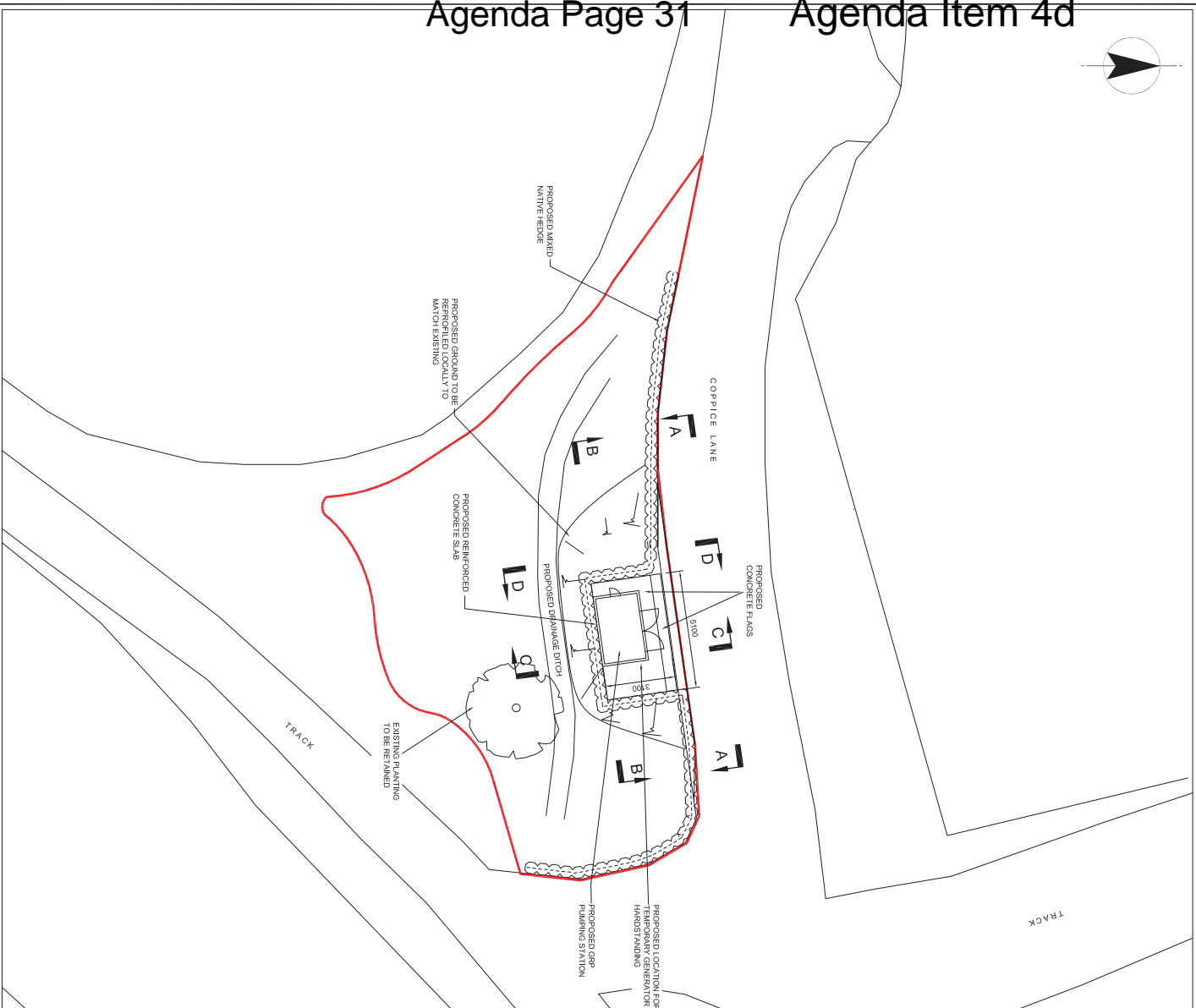
Balfour Beatty Utility Solutions

UNITED UTILITIES PLC
PRESTON CONCESSIONARY SUPPLIES
CLUSTER 8 (ANGLEZARKE RESERVOIR)
PUMPING STATION SECTIONS
PLANNING APPLICATION
SHEET 2 OF 2

SCALE	1:50	SHEET NO.	A1
DRAWING NUMBER	P267/8020696/00/97/1/002	REVISION	E

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SITE LAYOUT

SITE LOCATION PLAN



NOTES
 1. All dimensions in millimetres and all levels in metres unless shown otherwise.

REFERENCES
 P267/80202696/00/97/1002 PLANNING STATION SECTIONS
 P267/80202696/00/97/1002 PLANNING APPLICATION
 SHEET 2 OF 2

LEGEND

 Proposed structures (above ground) requiring Planning Permission
 Total area of Planning Application = 24.11m²

TO BE REPRODUCED IN COLOUR ONLY

OS MAP REFERENCE
 SD 8119

CURRENT ISSUE INFORMATION
 E. KIOSK DIMENSION ADDED.

REVISION	ISSUED (DATE)	BY	DATE
E	14/11/2024	JCK	12 Jun 24
		ON	

PLANNING APPLICATION
 DATE



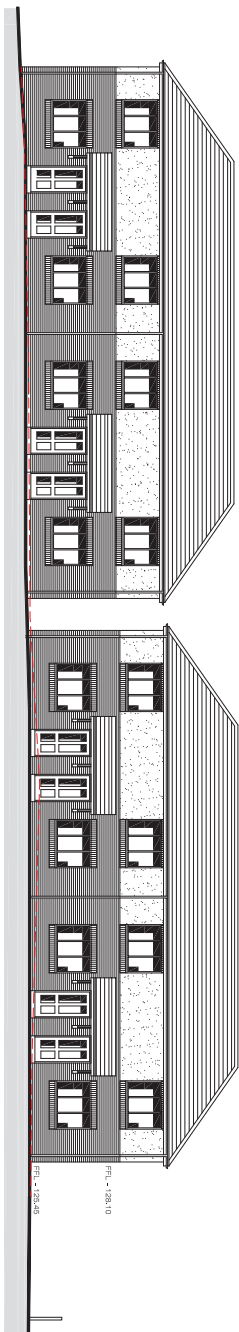
UNITED UTILITIES PLC
 PRESTON CONCESSIONARY SUPPLIES
 CLUSTER 8 (ANGELZARKE RESERVOIR)
 PUMP STATION SITE LAYOUT
 PLANNING APPLICATION
 SHEET 1 OF 2

SCALE	SHEET SIZE
AS SHOWN	A1
OSMUR NUMBER P267/80202696/00/97/1001	REVISION E

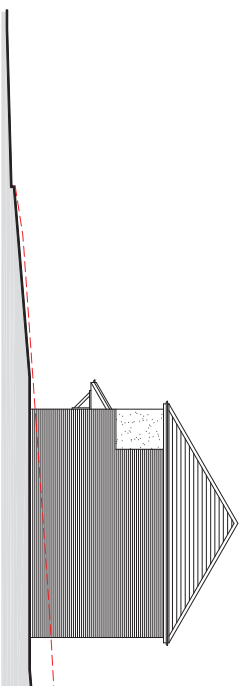
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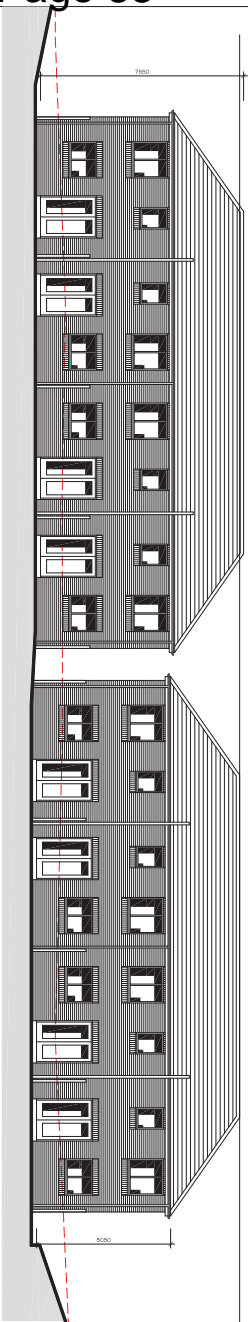
RYFIELD ROAD, HEAPEY



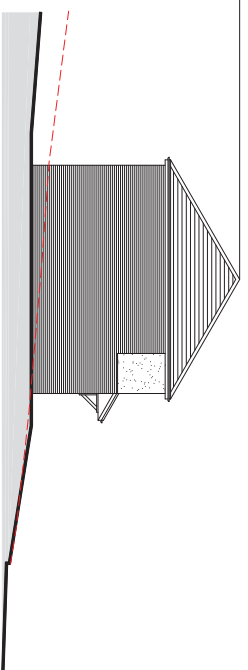
PROPOSED FRONT ELEVATION 1:100



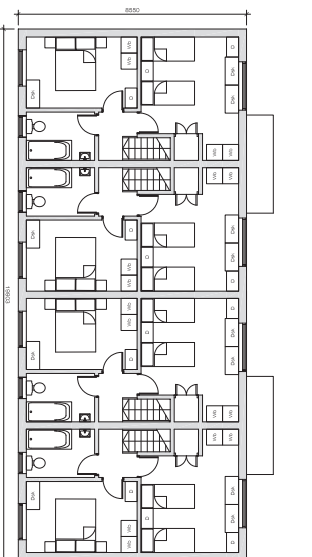
SOUTH WEST GABLE 1:100



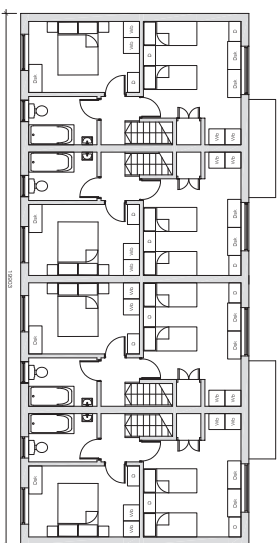
PROPOSED REAR ELEVATION 1:100



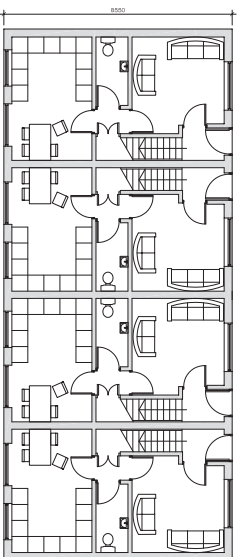
NORTH EAST GABLE 1:100



PROPOSED FIRST FLOOR 1:100



PROPOSED FIRST FLOOR 1:100



PROPOSED GROUND 1:100

1. The client and designer shall cooperate and provide all necessary information and documents for the preparation of the drawings. The client shall provide all necessary information and documents for the preparation of the drawings. The client shall provide all necessary information and documents for the preparation of the drawings.

project no.	1205	rev.	A
client	AC	architectural consultancy	
address	151725 257898 151772 337868 151772 337868 THE WILKINS, 8065 LANE, PENYCRANTON, HEAPEY, PR1 5DU		
architect	AC		
location	Ryfield Road, Heapey, Cheshire		
drawn by	Floor layouts and elevations		
checked by	Floor layouts and elevations		
approved by	Floor layouts and elevations		
date	18/07/13		
scale	1:100		
sheet no.	18/07/13 A		

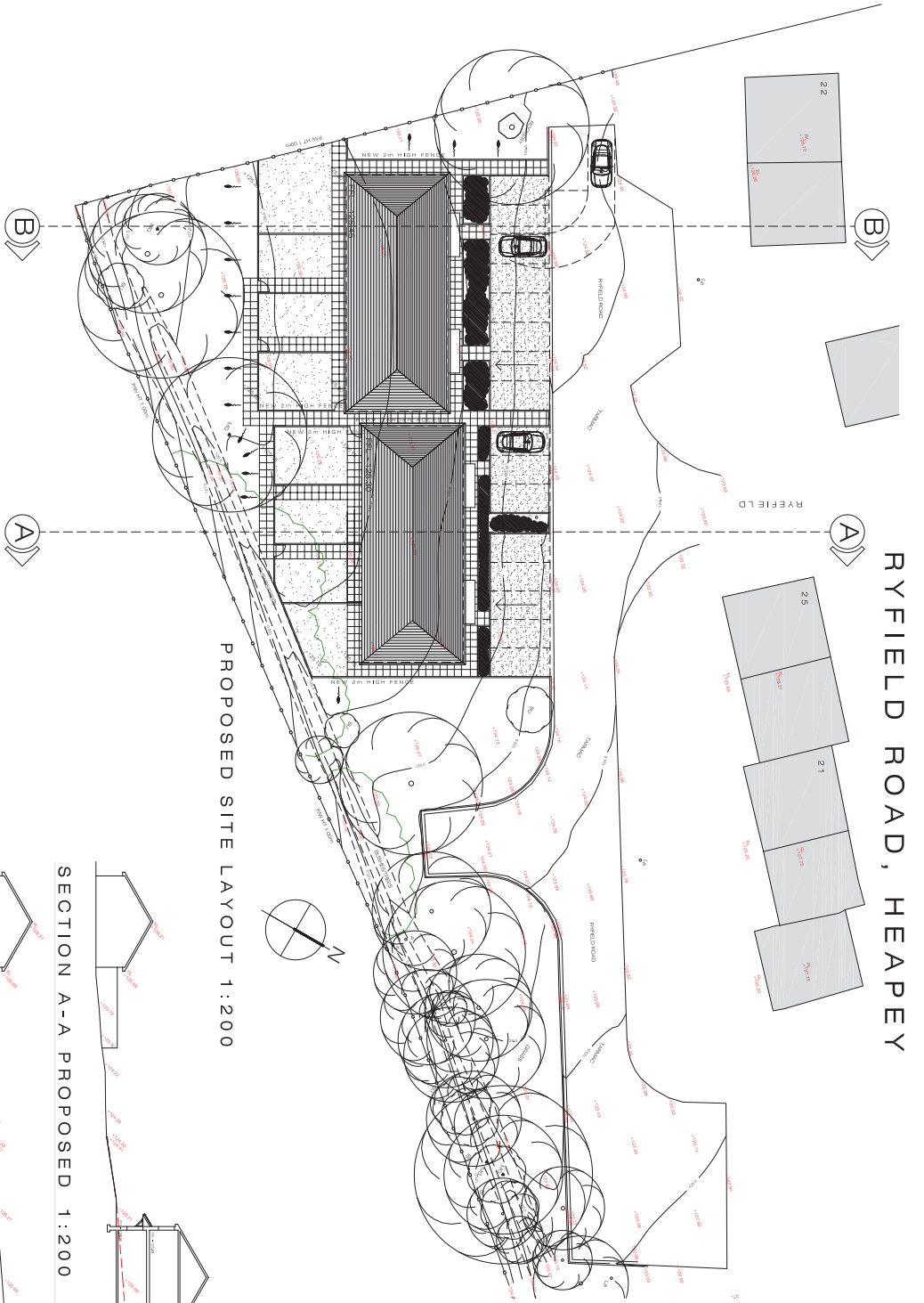
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RYFIELD ROAD, HEAPEY, CHORLEY



SITE LOCATION PLAN 1:1250

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RYEFIELD ROAD, HEAPEY

PROPOSED SITE LAYOUT 1:200

SECTION A-A PROPOSED 1:200

SECTION A-A EXISTING 1:200

SECTION B-B PROPOSED 1:200

SECTION B-B EXISTING 1:200

1. The client and designer shall cooperate and provide all necessary information for the design and construction of the proposed works.
 2. The client shall provide all necessary information for the design and construction of the proposed works.
 3. The client shall provide all necessary information for the design and construction of the proposed works.
 4. The client shall provide all necessary information for the design and construction of the proposed works.
 5. The client shall provide all necessary information for the design and construction of the proposed works.

eastern tickler (reduced) (m scale)	1:1000	A
road	1:1000	A
field	1:1000	A
Ryefield Road, Heapey, Cheshire		

drawn by: BB

block plan and sections

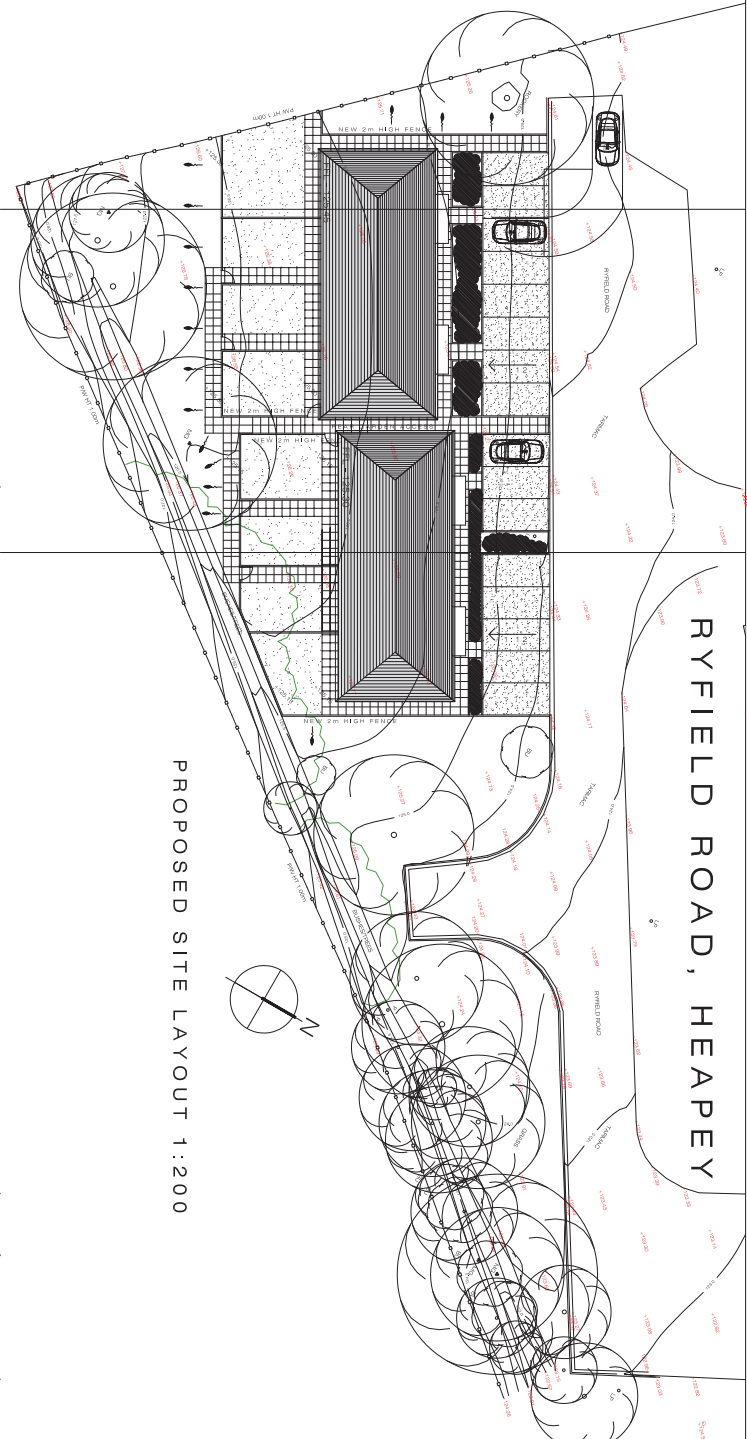


architectural
consultancy
 51772 52869
 01772 337868
 a.c.f@acconsultancy.com
 THE WILLOWS, 608 LANE,
 PENNYWORTH, PRESTON, PR1 5DU

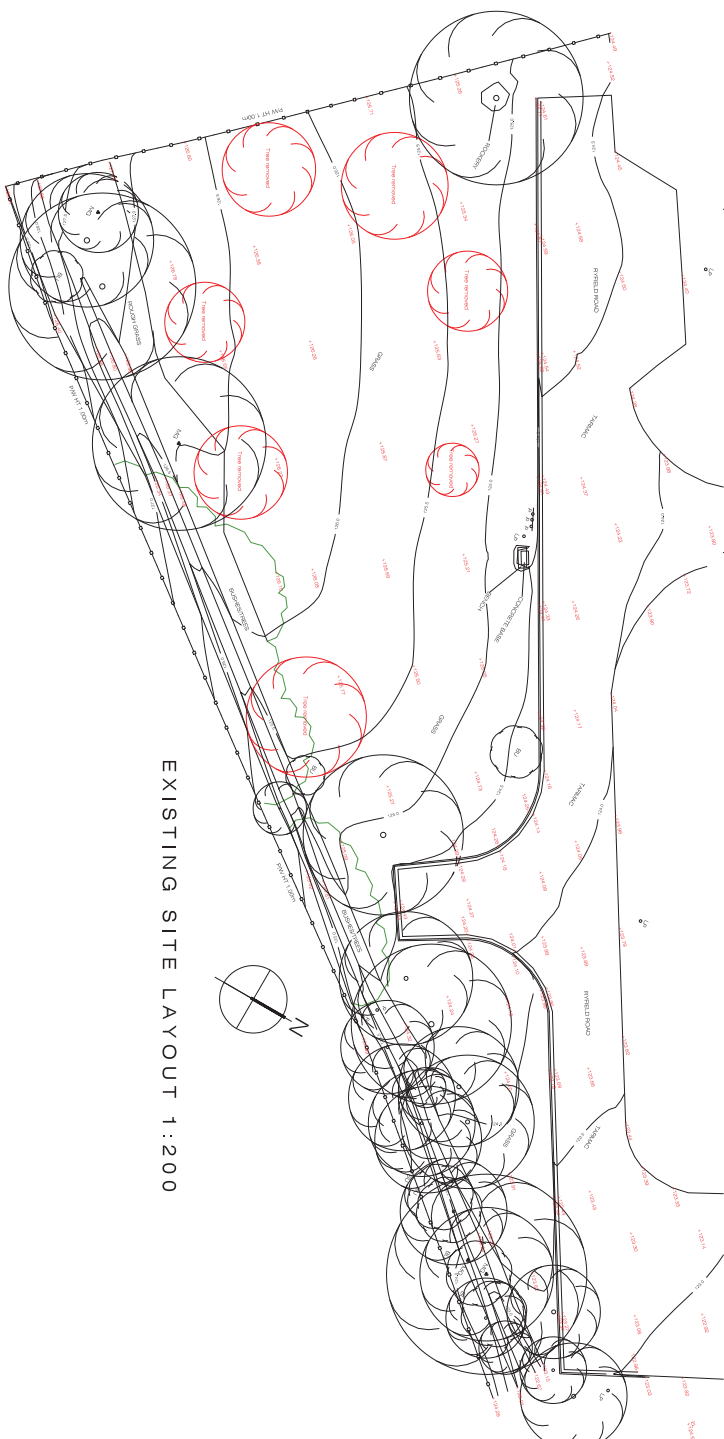
project no.	1305	rev.	A
date	03		

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RYFIELD ROAD, HEAPEY



PROPOSED SITE LAYOUT 1:200



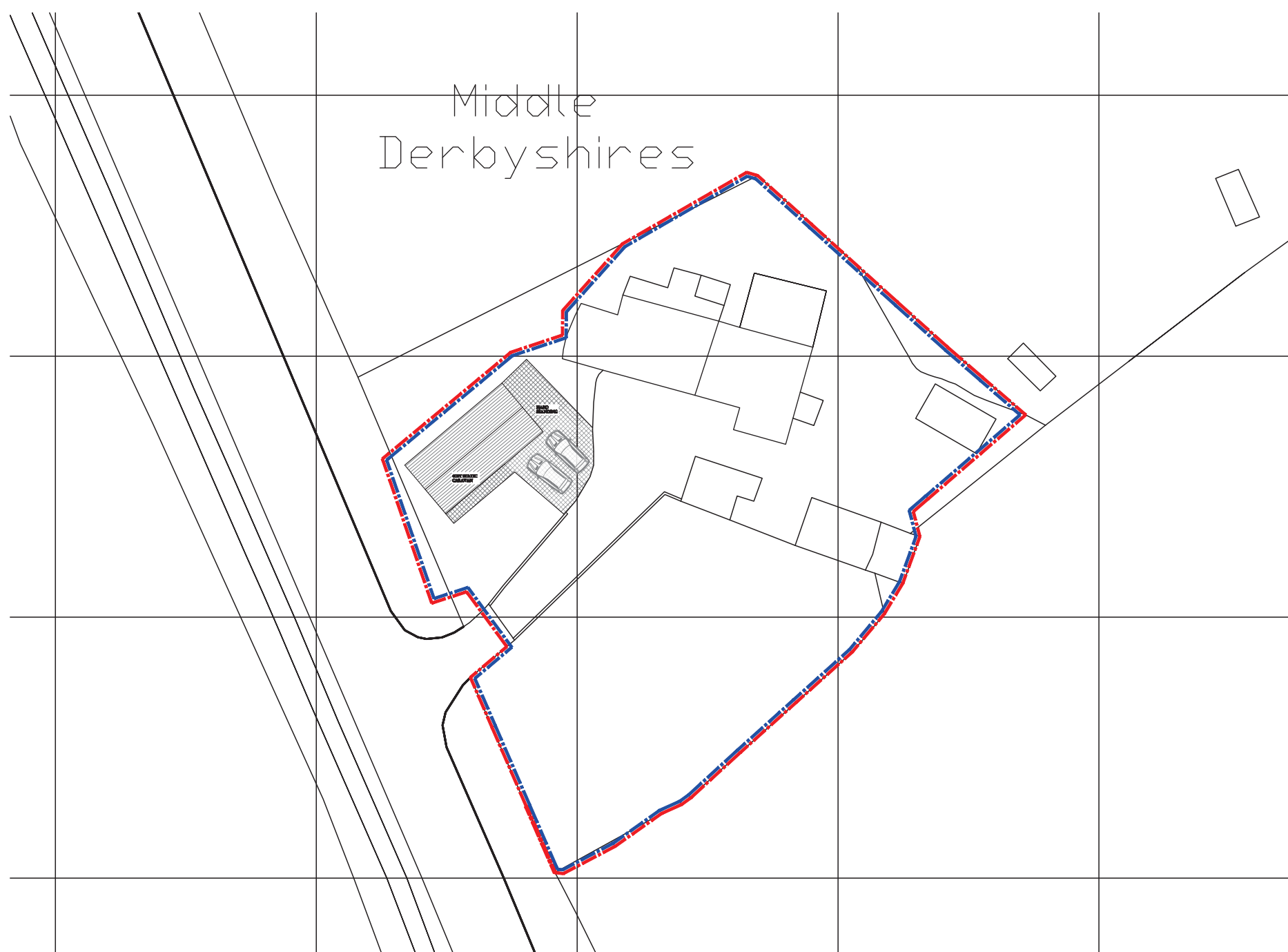
EXISTING SITE LAYOUT 1:200

1. The drawings and design are for information only and do not constitute a contract or offer of any kind.
2. Do not scale. Use the dimensions given in the drawings.
3. In the event of any discrepancy between the drawings, the dimensions shall prevail.
4. The Consultant is not responsible for any errors or omissions in the drawings or any damage or loss caused by the use of the drawings.

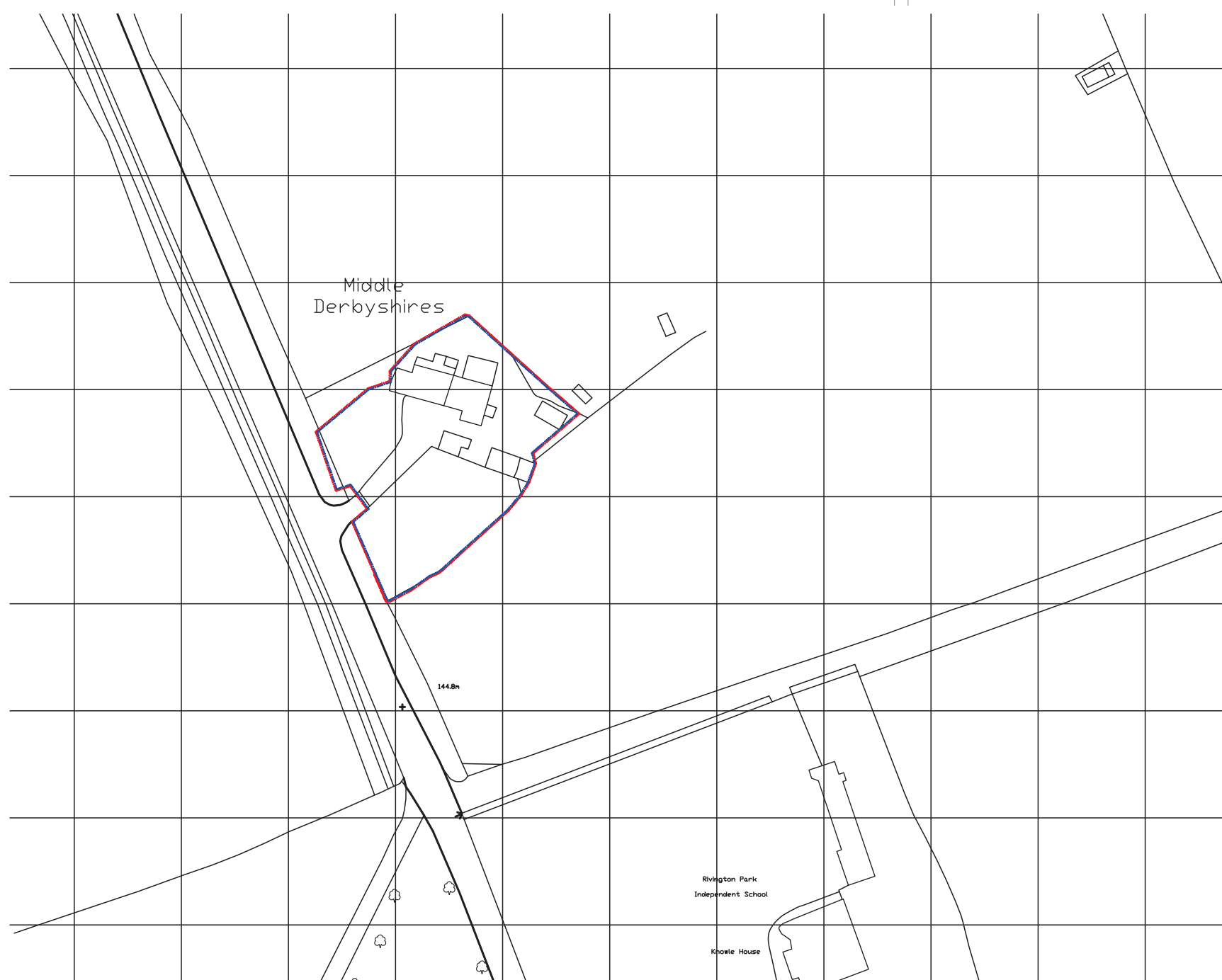
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Middle Derbyshire Farm, Rivington Lane, Rivington, BL6 7RX.

General notes:
Do not scale the drawing.
All dimensions to be checked on site prior to commencement of work and any discrepancy shall be immediately reported and resolved prior to work commencing. This drawing is to be read in conjunction with all relevant drawings and specifications relating to the job whether or not indicated on the drawing.
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**Proposed Site
Plan 1:1250**



**Location
Plan 1:1250**



Project Middlederby Shire Farm, Rivington Lane, Rivington, BL6 7RX - Caravan Application.
Drawing Existing, Proposed and Location Site Plans.

Client	Drwg No	Job Ref	Date Complete	Paper size	Drwg Scales	Status	REV.
David Dalton	CV01	07212	14.01.12	A1	1:500 / 1:1250	Planning	

Drawn SW Checked SW T. 07980304919 E. simon@w-bd.co.uk W. w-bd.co.uk



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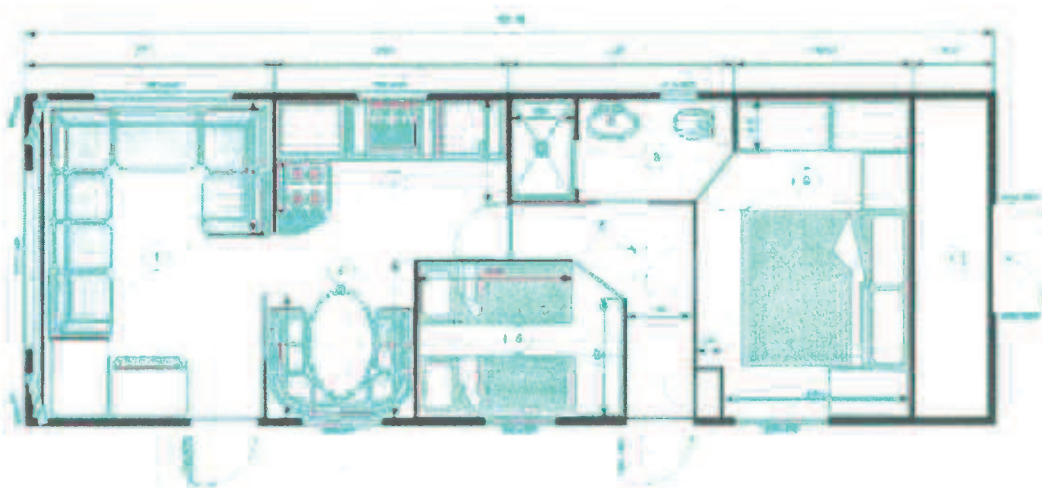
Side Elevation



Rear Elevation



Floor Plans (by others) :



Wallis Building Designs

14 St Davids Ave | Thornton-Cleveleys | Lancashire | FY5 3NL
T. 07980304919 E. simon@w-bd.co.uk W. www.w-bd.co.uk



Proposed Caravan

RE: Middle Derbyshire Farm, Rivington Lane, Rivington, BL6 7RX – Temporary static caravan living accommodation during pre-planning and construction of a new dwelling.

Details :

Make : willerby

Model : Herald 26 x 12

Images :

Front Elevation

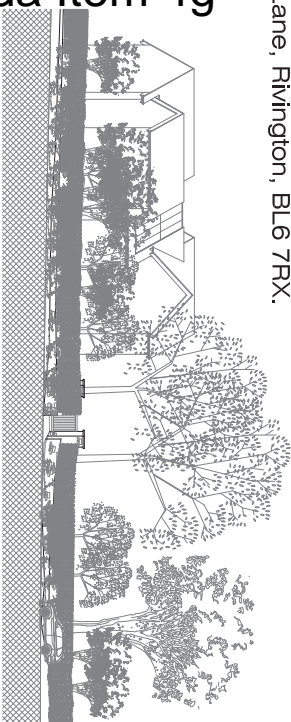


Side Elevation

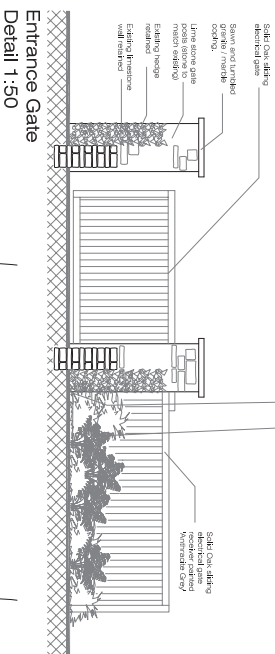


Wallis Building Designs

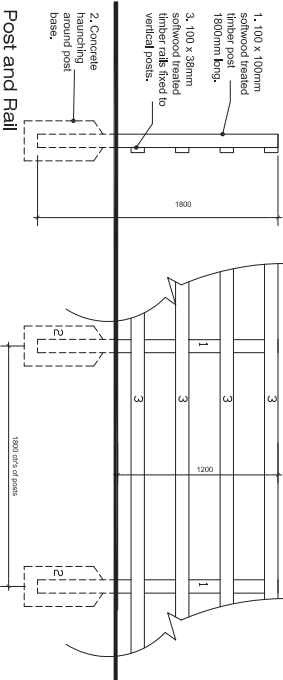
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T. 07980304919 E. simon@w-bd.co.uk W. www.w-bd.co.uk



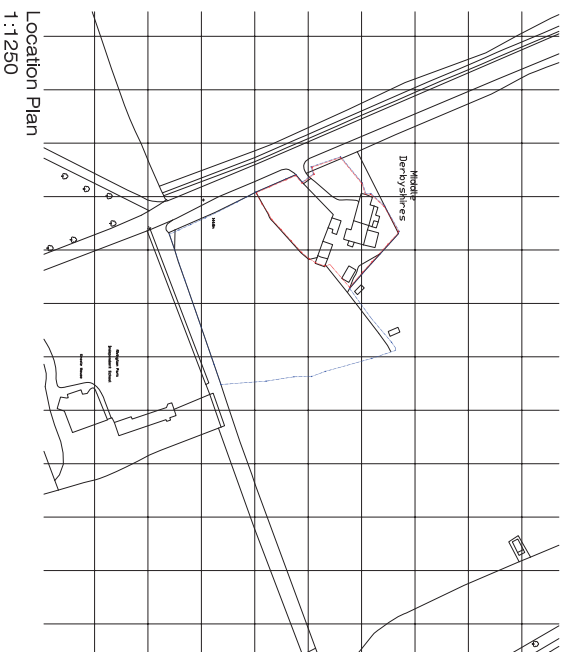
Proposed Street Scene 1:200



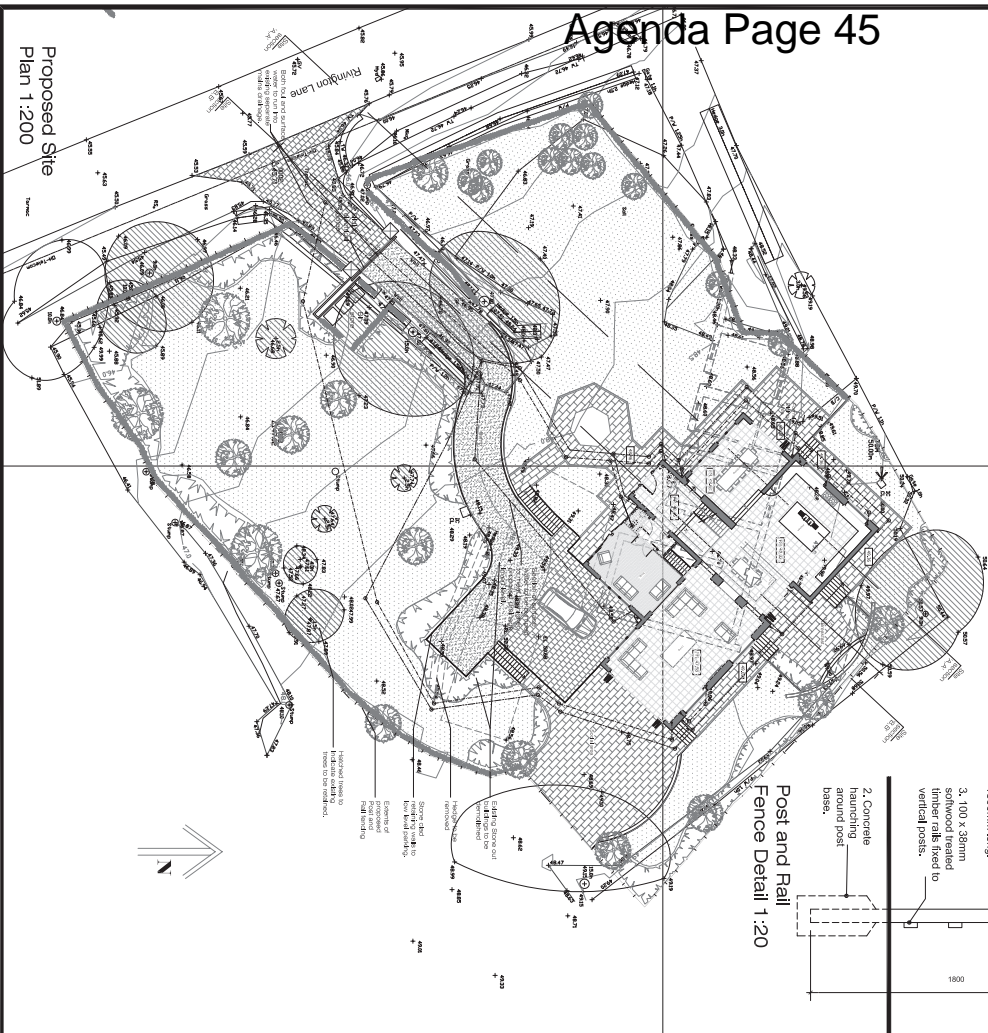
Entrance Gate Detail 1:50



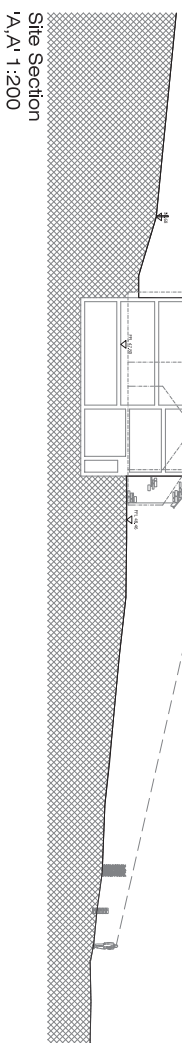
Post and Rail Fence Detail 1:20



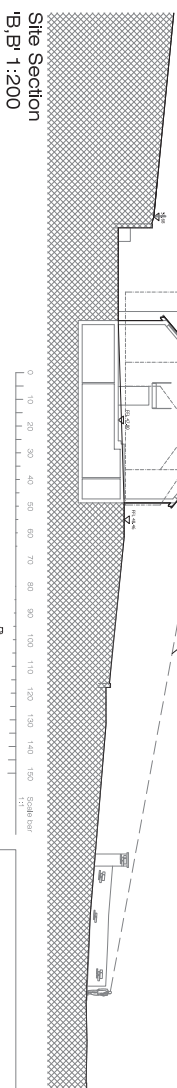
Location Plan 1:1250



Proposed Site Plan 1:200



Site Section 'A,A' 1:200



Site Section 'B,B' 1:200

Project
 Middleley, Site Farm, Rivington Lane, Rivington, BL6 7RX - Replacement Dwelling.

Drawing
 Proposed Site Plan, Gate Details and Site Sections.

Client	Drawn By	Job Ref	Date Created	Project No.	Scale
102	12/01/13	07/12	12/01/13	12001112001	Proposed
Checked By	Job Ref	Date Created	Project No.	Scale	
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W-BD
 separated by design

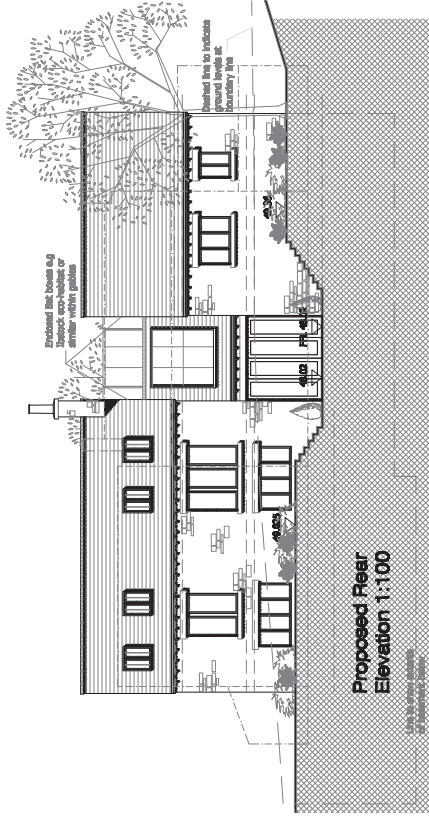
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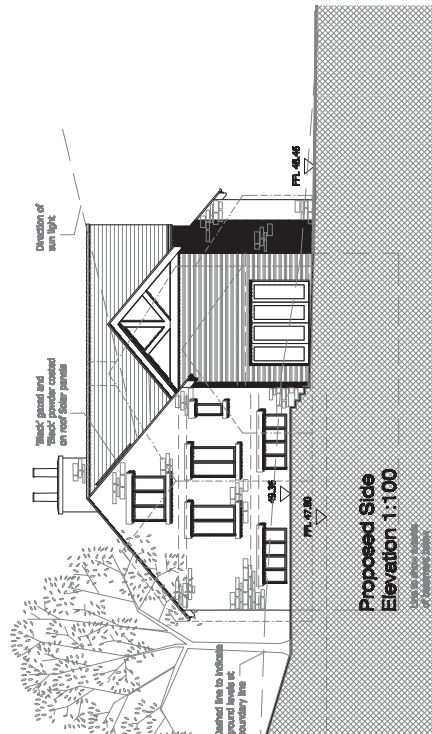
**Middle Derbyshire Farm, Rivington
Lane, Rivington, BL6 7RX.**



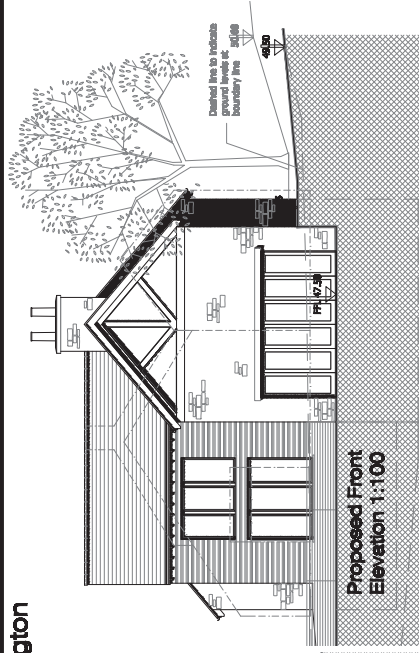
**Proposed Front
Elevation 1:100**



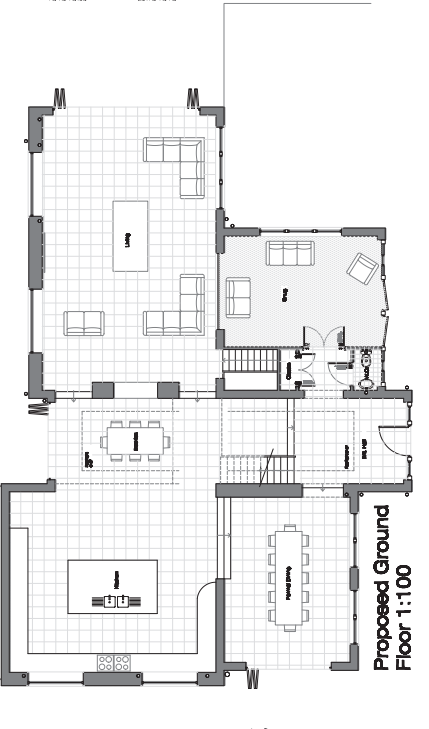
**Proposed Rear
Elevation 1:100**



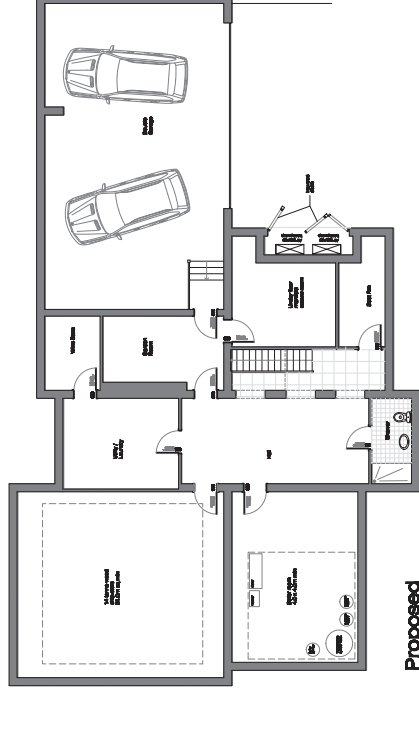
**Proposed Side
Elevation 1:100**



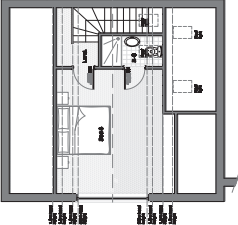
**Proposed Front
Elevation 1:100**



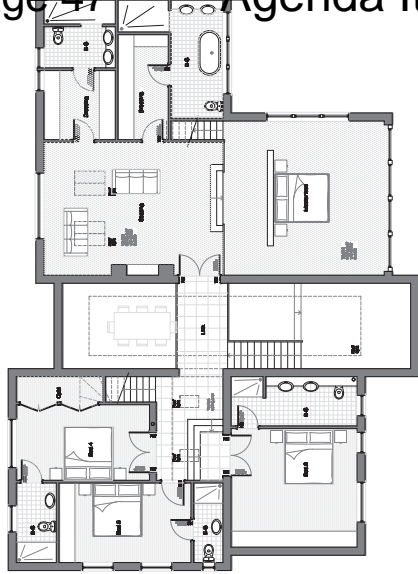
**Proposed Ground
Floor 1:100**



**Proposed
Lower Ground
Floor 1:100**



**Proposed Second
Floor 1:100**



**Proposed First
Floor 1:100**

Floor area :
784.4 m2
7364.1 sqft

Rev.	Description	Date	By	Check	Scale	Page No.	Page Size	Project No.	Project Name	REV.
1	Issue for planning	07.08.19	WBD	WBD	A1	101	A1	15001/1100	Proposed	G
2	Issue for planning	08.03.19	WBD	WBD	A1	101	A1	15001/1100	Proposed	G
3	Issue for planning	07.08.19	WBD	WBD	A1	101	A1	15001/1100	Proposed	G
4	Issue for planning	08.03.19	WBD	WBD	A1	101	A1	15001/1100	Proposed	G
5	Issue for planning	08.03.19	WBD	WBD	A1	101	A1	15001/1100	Proposed	G
6	Issue for planning	08.03.19	WBD	WBD	A1	101	A1	15001/1100	Proposed	G
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8	Issue for planning	08.03.19	WBD	WBD	A1	101	A1	15001/1100	Proposed	G
9	Issue for planning	08.03.19	WBD	WBD	A1	101	A1	15001/1100	Proposed	G
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20	Issue for planning	08.03.19	WBD	WBD	A1	101	A1	15001/1100	Proposed	G

W-B-D
separated by design

Proposed Elevations and Floor Plans

Middle Derbyshire Farm, Rivington Lane, Rivington, BL6 7RX. Replacement Dwelling.

Client: David Dutton
Architect: WBD
Date: 07/08/19
Scale: A1
Page No: 101
Page Size: A1
Project No: 15001/1100
Project Name: Proposed

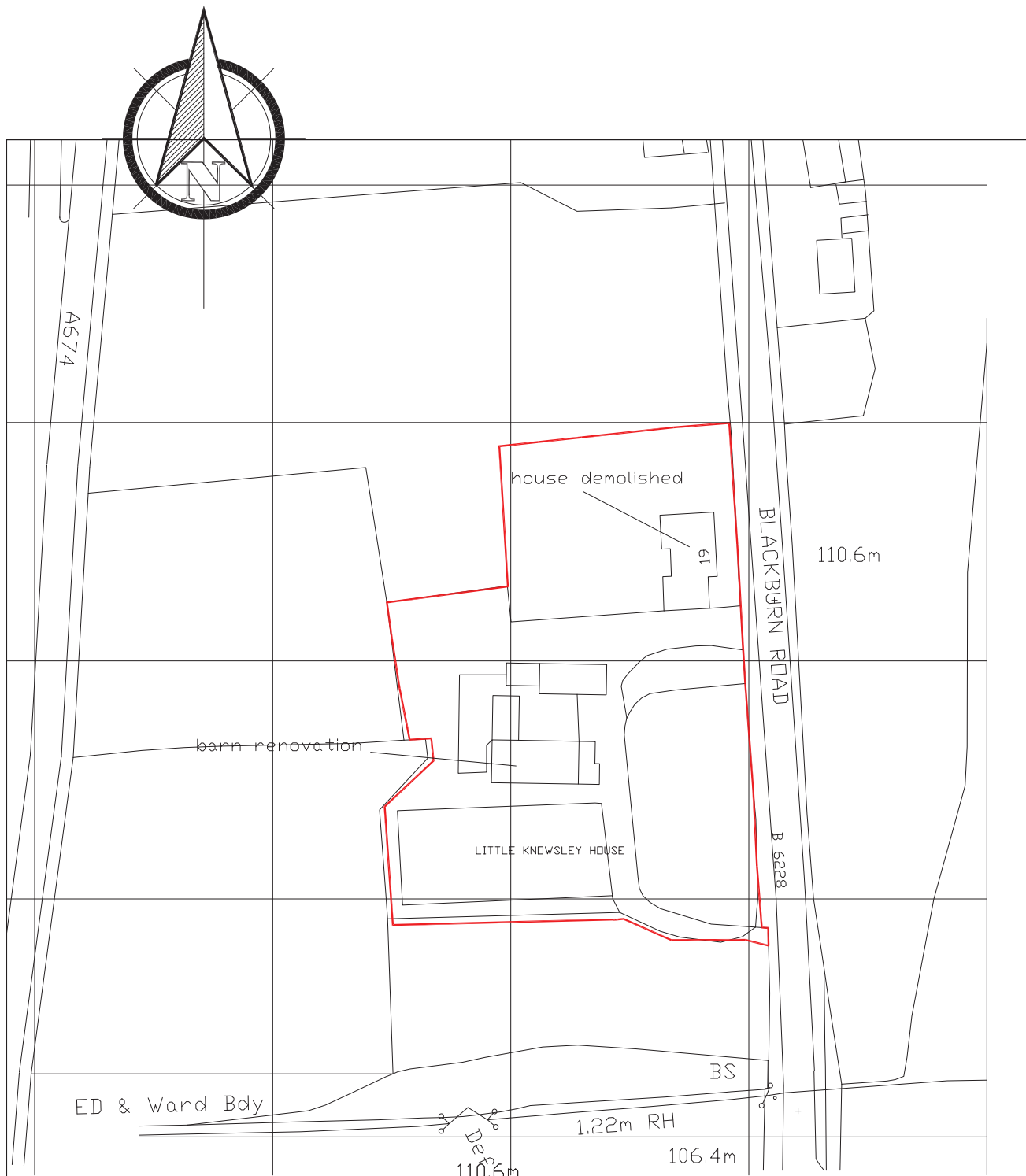
Rev. 1: 07/08/19
Rev. 2: 08/03/19
Rev. 3: 07/08/19
Rev. 4: 08/03/19
Rev. 5: 07/08/19
Rev. 6: 08/03/19
Rev. 7: 07/08/19
Rev. 8: 08/03/19
Rev. 9: 07/08/19
Rev. 10: 08/03/19
Rev. 11: 07/08/19
Rev. 12: 08/03/19
Rev. 13: 07/08/19
Rev. 14: 08/03/19
Rev. 15: 07/08/19
Rev. 16: 08/03/19
Rev. 17: 07/08/19
Rev. 18: 08/03/19
Rev. 19: 07/08/19
Rev. 20: 08/03/19

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LITTLE KNOWSLEY HOUSE



REVISIONS	DATE	DRAWN	CHECKED
	MAY 13		

SCALE 1/1250

CLIENT LEE BOOTLE

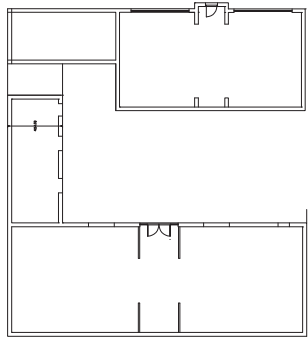
TITLE
 PROPOSED EXTENSION AND CHANGES TO
 LITTLE KNOWSLEY HOUSE
 EXISTING BARN, 19 BLACKBURN RD, WHITTLE-
 WOODS, CHORLEY PR6 8LD

LOCATION PLAN

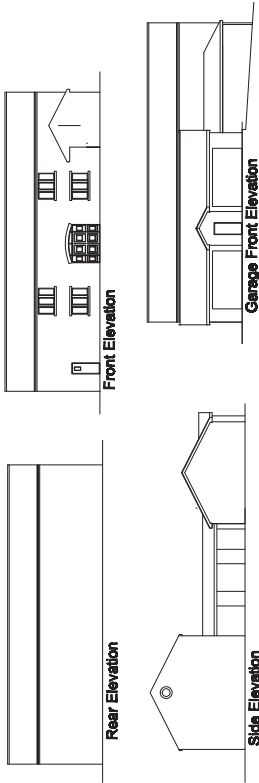
DRAWING No. 0.02

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LITTLE KHOWLES HOUSE
AS EXISTING 1/200



Floor Plan



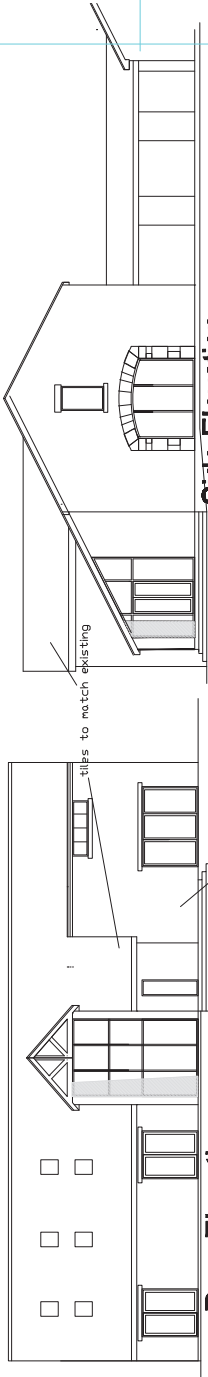
Rear Elevation

Front Elevation

Side Elevation

Garage Front Elevation

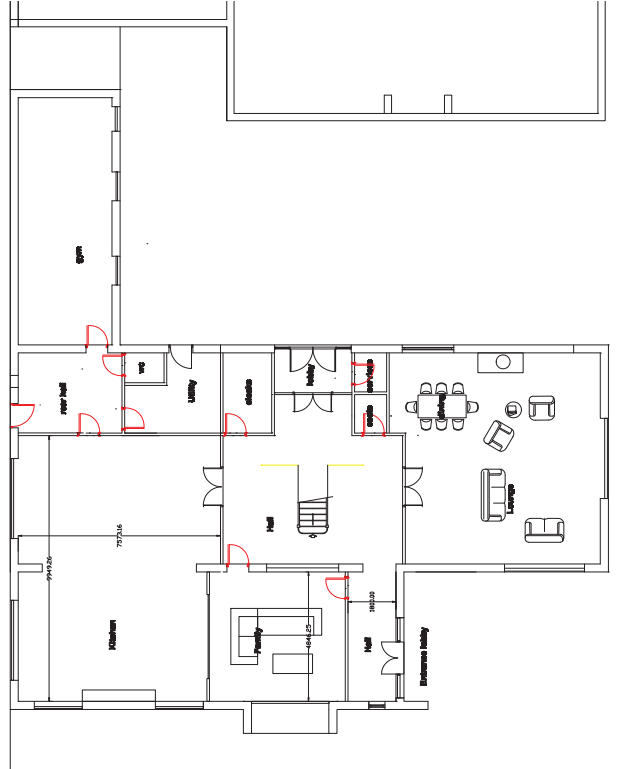
AS PROPOSED 1/100



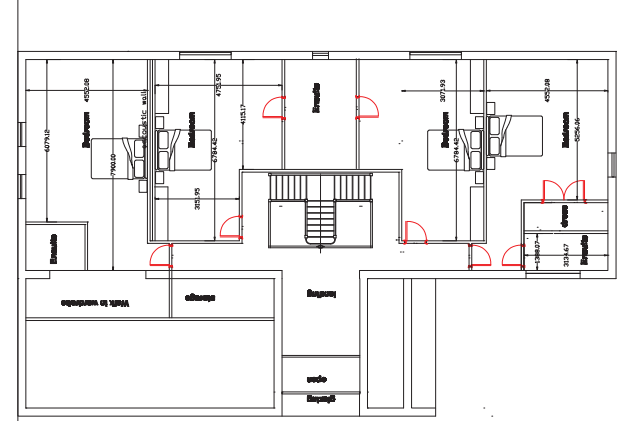
Rear Elevation

Side Elevation

AS PROPOSED



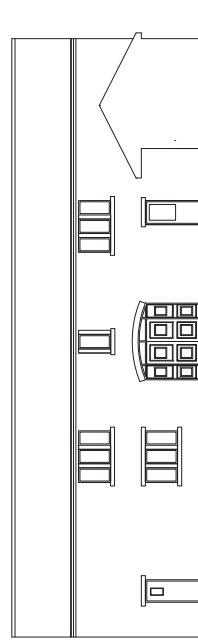
Ground Floor Plan



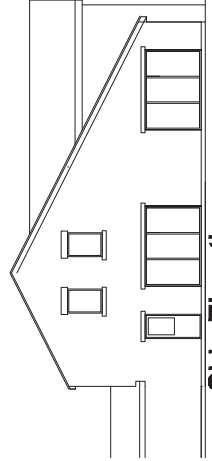
First Floor Plan



SITE PLAN 1/500



Front Elevation



Side Elevation

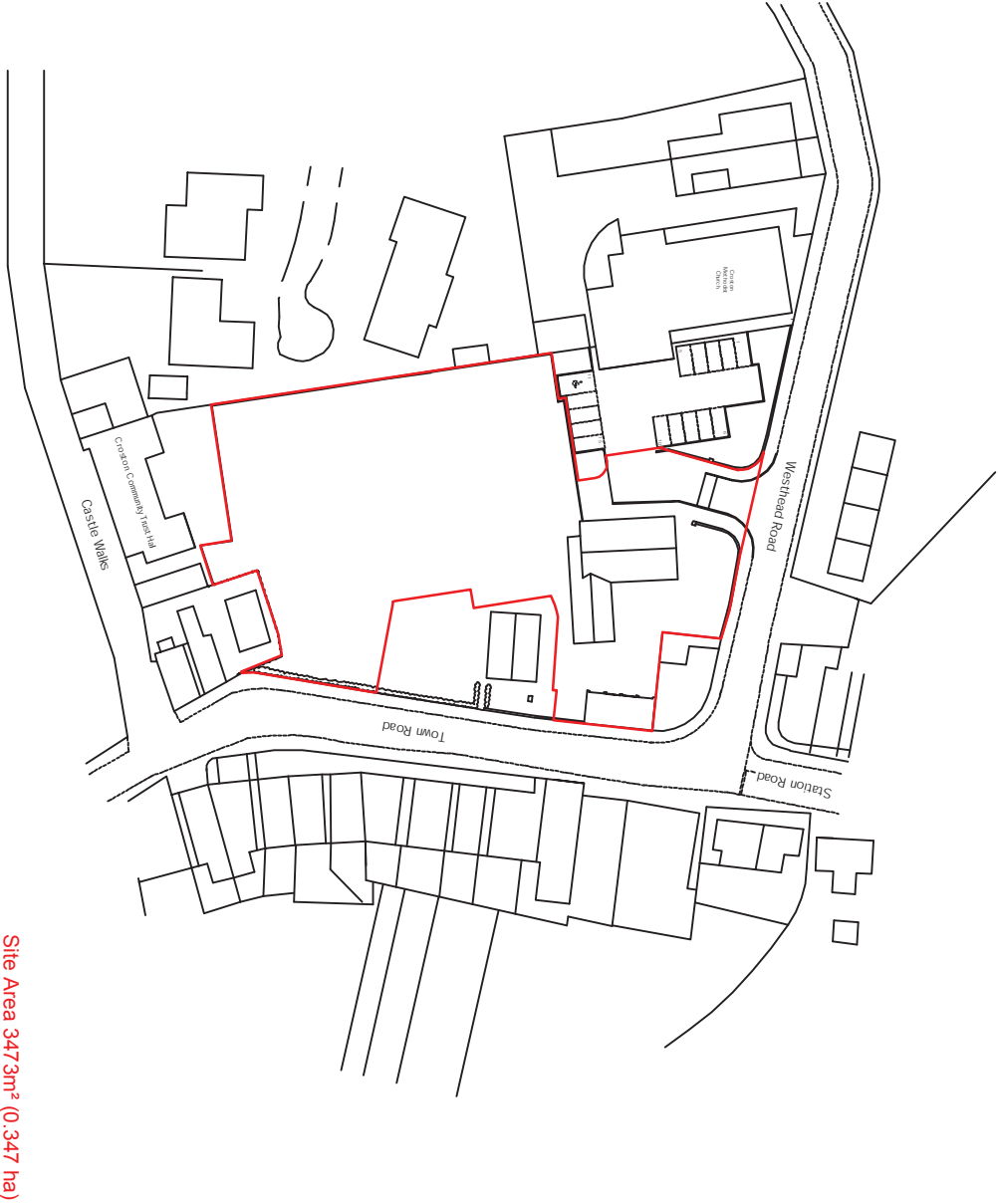
REVISIONS	SCALE	DATE	DRAWN	CHECKED
	1/100	NOV 12		

CLIENT LEE BOOTEL

TITLE
PROPOSED EXTENSION AND CHANGES TO
LITTLE KHOWLES HOUSE
EXISTING BARN, 19 BLACKBURN RD, WHITTLE-
WOODS, CHIRBLEY PR6 8LD

PROPOSED AMENDMENTS TO BARN DESIGN
DRAWING No. 0.01A

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The contractor shall comply with the current Building Regulations whether or not specifically stated on these drawings. The contractor shall check and verify all building and site dimensions, levels and sewer invert levels at connection points before work starts. Do not scale measurements: If in doubt- ask. This drawing is copyright and may not be copied or given to a third party without written authority from Cowan and Co.

Client
 R.P. TYSON CONSTRUCTION LTD, BLACKPOOL

Project
 RE-DEVELOPMENT OF LAND AT RECTORY FARM, CROSTON.

Drawing Title
 SITE LOCATION PLAN

COWAN & CO
 CHARTERED ARCHITECTS
 CHARTERED BUILDING SURVEYORS



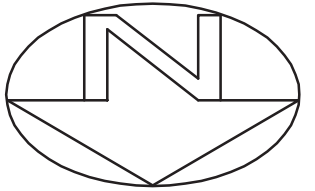
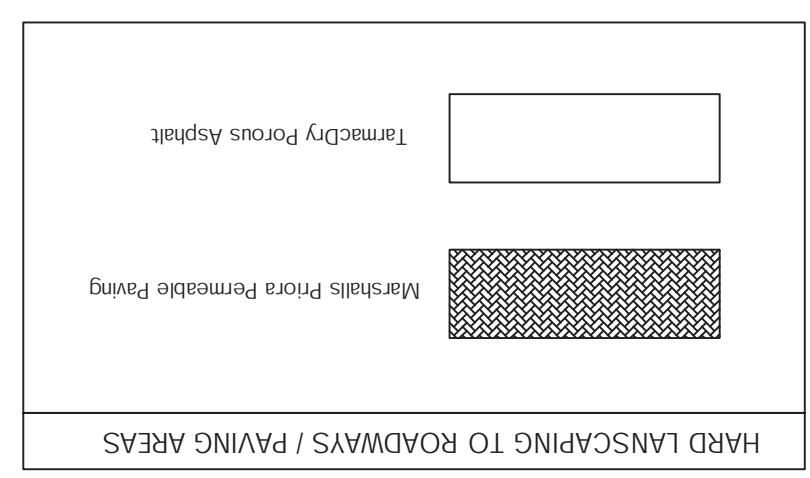
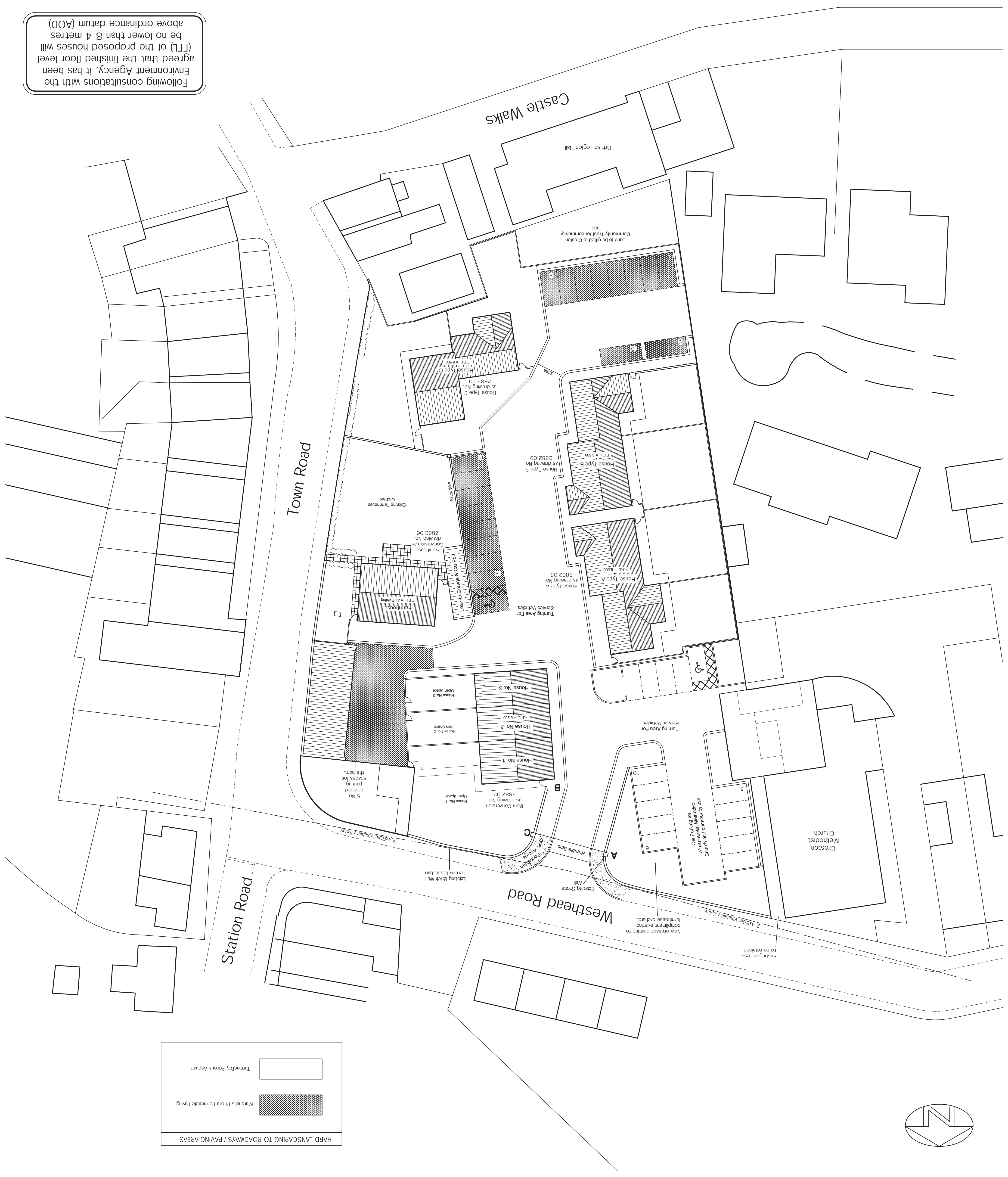
18 Eaton Avenue,
 Matrix Park,
 Euxton, Preston, PR77 7NA
 Telephone: 01772 425360
 Fax: 01772 425369
 E-mail: admin@cowanandco.com

Scale 1 : 1.250	Drawn by SE
Date APR 12	Checked

Dwg. No. 2882/LP1	Rev.
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Following consultations with the Environment Agency, it has been agreed that the finished floor level (FFL) of the proposed houses will be no lower than 8.4 metres above Ordnance datum (AOD)



NOTES

The Contractor shall comply with the current Building Regulations wherever or not specifically stated on these drawings.
 The Contractor shall check and verify all building and site dimensions, levels and sewer invert levels at connection points before work starts.
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CDM Principles - Managing Hazards
 Designers do not need to mention every hazard or assumption, as this can obscure significant issues, but they do need to point out significant hazards.
 These are not necessarily those that result in the greatest risks but those that are:
 A) Not likely to be obvious to a competent contractor or other designer.
 B) Unusual, or
 C) Likely to be difficult to manage effectively.

Date	Revisions	Rev
15.04.12	Proposed hard standing to roadways / pavements amended.	C
08.10.12	Proposed Finished Floor Levels added, notes revised & layout amended to suit site survey.	B
06.08.12	Layout amended to suit client requirements.	A

Client
 R.P. Tyson Construction Ltd,
 1 Mitcham Road,
 Blackpool, FY4 4QN.

Project
 RE-DEVELOPMENT OF LAND AT
 RECTORY FARM, CROSTON.

Drawing Title
 PROPOSED SITE LAYOUT

COWAN & CO
 CHARTERED ARCHITECTS
 CHARTERED BUILDING SURVEYORS



18 Eaton Avenue,
 Matrix Park,
 Euxton, Preston, PR7 7NA,
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 Fax 01772 425369
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Scale
 1:250

Drawn by
 PP

Date
 APR 12

Checked

Dwg. No.
 2882.01

Rev.
 C

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PROPOSED FENCING KEY:

- EXISTING BOUNDARY WALL TO BE RETAINED - SECTION TO BE RE-BUILT - TO BE ASSESSED ON SITE
- EXISTING FENCELINE TO BE RETAINED - 0.7m HIGH WALL WITH 2.1m HIGH BRICK PIERCE ERECTED TO HEIGHT OF EXISTING
- EXISTING FENCELINE TO BE RETAINED - 1.8m HIGH CLOSE BOARDED FENCE TO BE ASSESSED ON SITE
- POSITION OF LEGAL BOUNDARY TO BE ASSESSED ON SITE
- 1.8m HIGH BRICK WALLS & PIERS
- 1.8m HIGH CLOSE BOARDED FENCE WITH H GATES AS REQUIRED
- 450mm HIGH KNEE RAIL FENCE
- 900mm HIGH KNEE RAIL FENCE
- 450mm HIGH POST & RAIL FENCE

K	19/07/13	Boundary with existing to front of site to be retained - section to be re-built - to be assessed on site.
J	05/06/13	Boundary with existing to front of site to be retained - section to be re-built - to be assessed on site.
H	15/04/13	1.8m High Close Boarded Fences with H Gates as Required
G	05/11/12	450mm High Knee Rail Fences
F	15/08/12	900mm High Knee Rail Fences
E	17/06/12	450mm High Post & Rail Fences
D	08/06/12	1.8m High Close Boarded Fences with H Gates as Required
C	05/06/12	1.8m High Close Boarded Fences with H Gates as Required
B	05/06/12	1.8m High Close Boarded Fences with H Gates as Required
A	05/06/12	1.8m High Close Boarded Fences with H Gates as Required
1001	05/06/12	1.8m High Close Boarded Fences with H Gates as Required

Belway

BELWAY HOMES

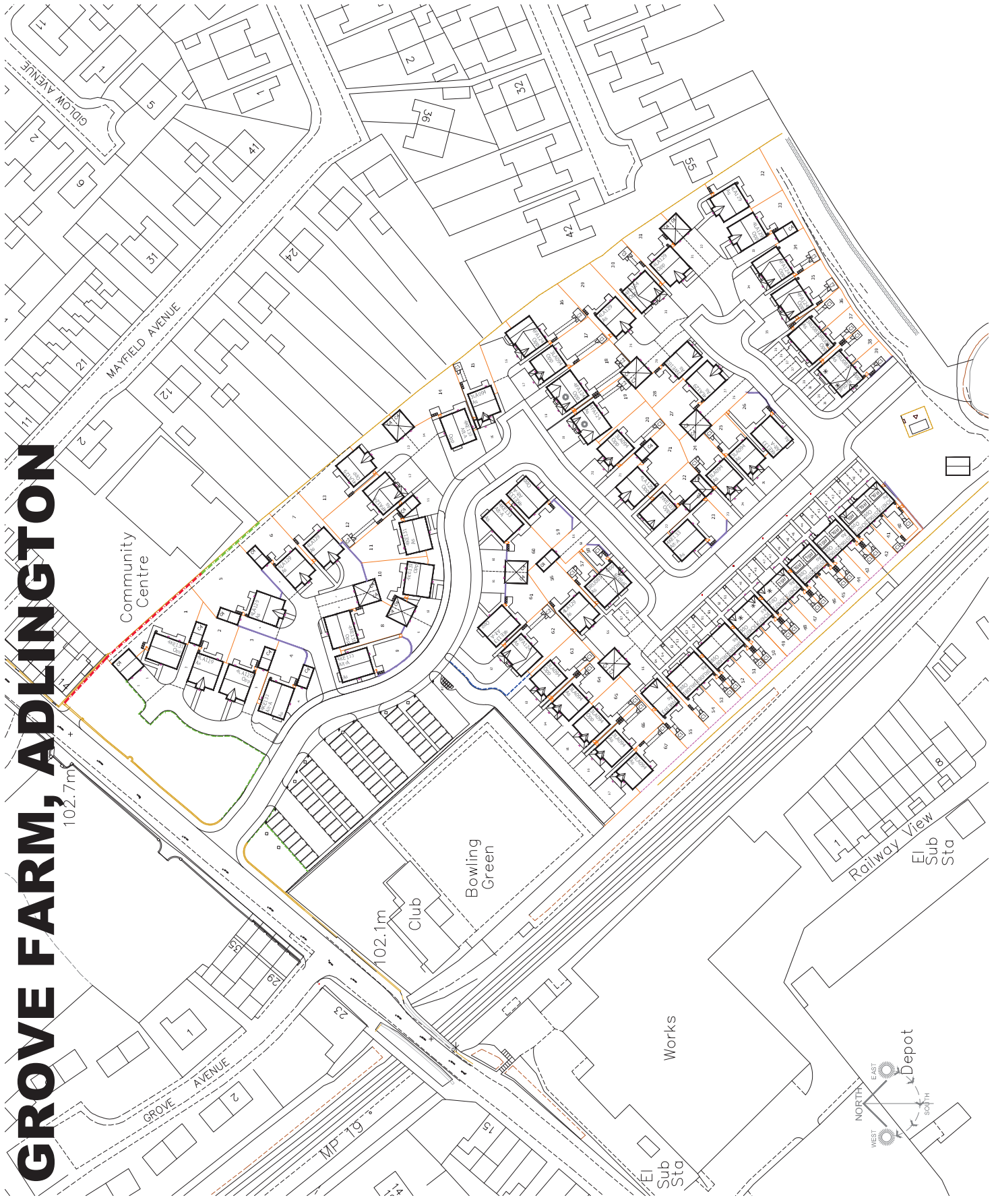
GROVE FARM ADLINGTON

FENCING LAYOUT

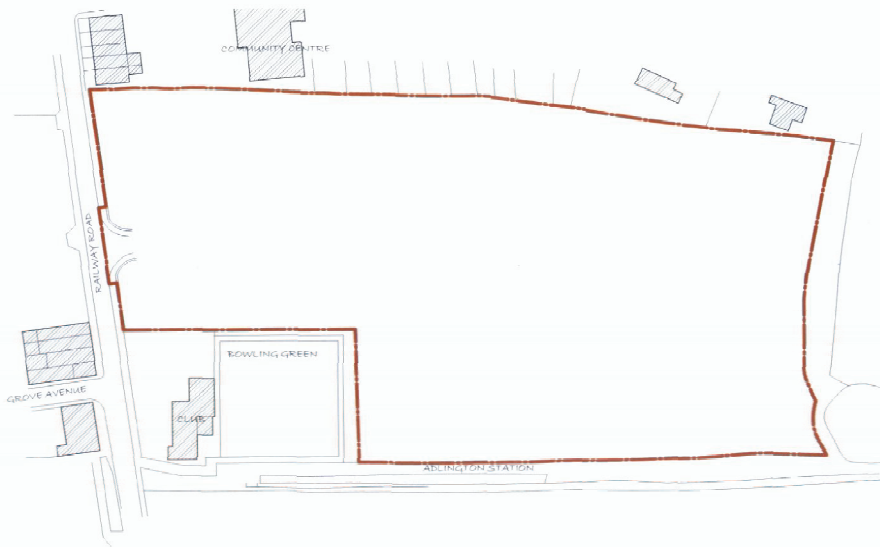
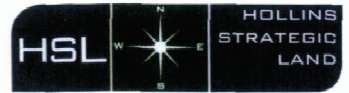
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 Drawing No: BHM/091/04
 Rev: K

Astle

ASTLE CONSULTANTS
 100, BRISTOL AVENUE
 BRISTOL, AVON, BS1 3YU
 TEL: 0117 927 0000
 FAX: 0117 927 0001
 www.astleconsultants.co.uk



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11/1024
 CHORLEY COUNCIL
 CORPORATE SUPPORT SERVICES
 11/20/2011
 REC L 21 NOV 2011
 FILE
 LOCKD
 ATTN OF
 COPIES TO:

rev	date	notes
01		Proposed Housing Development On Land At Railway Road, Ablington
02		Hollins Strategic Land
03		Site Plan With Red Line Boundary

job no.	0903	date to	02	scale	1:1250 @ A1	date	25/02/09	by	DB
app title		rev							MPJ

ddd Davina Dransfield Design
 ARCHITECTS & PLANNERS
 11 Lark Road, Drayton, Huddersfield, West Yorkshire, UK G12 8JH
 email: dave.dransfield@ddd.co.uk
 tel: 01484 820001 / 01484 820002



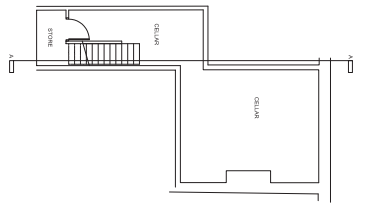
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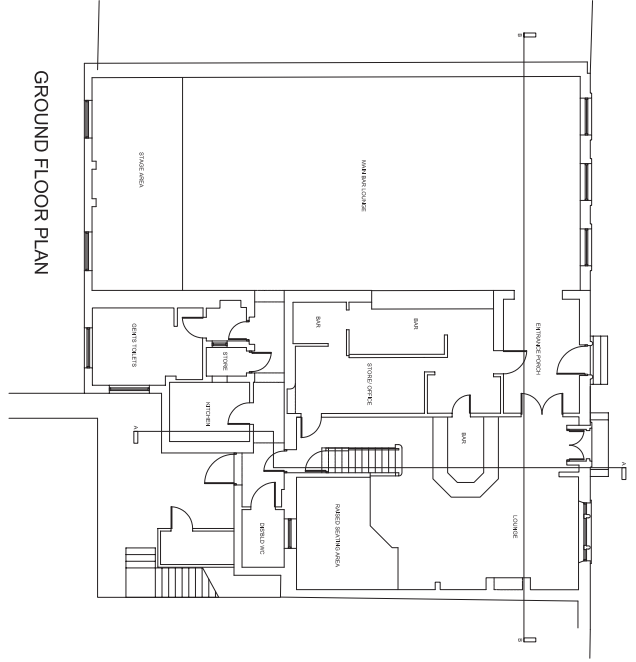
Agenda Item 4k

Agenda Page 61

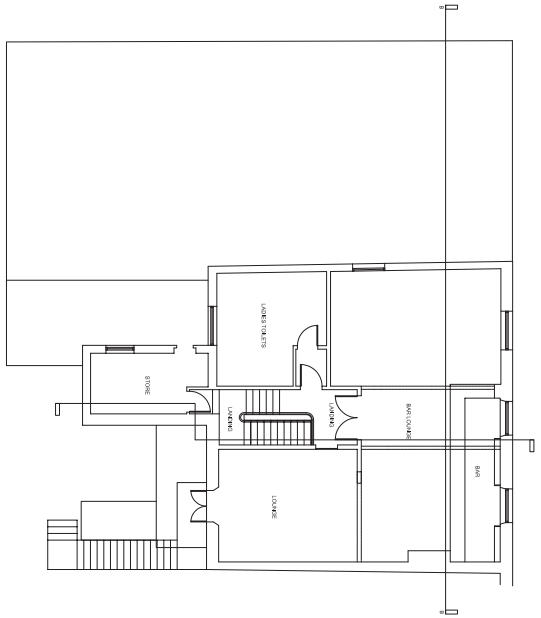
BASEMENT PLAN



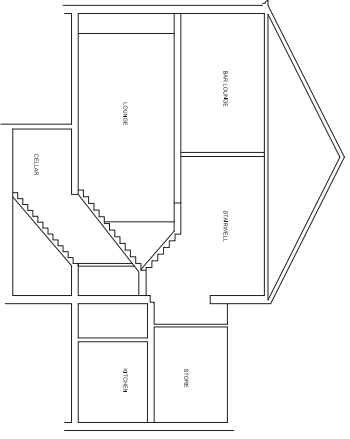
GROUND FLOOR PLAN



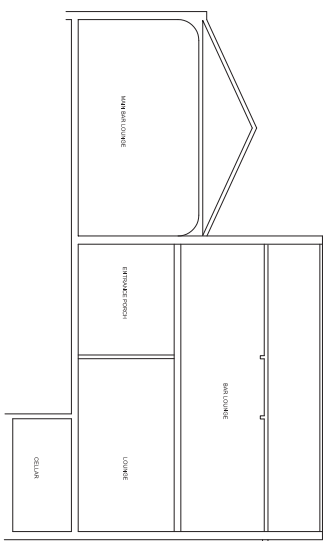
FIRST FLOOR PLAN



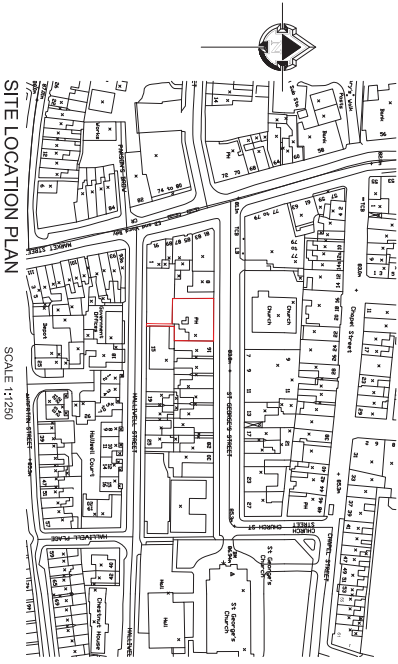
SECTION A-A



SECTION B-B



SITE LOCATION PLAN

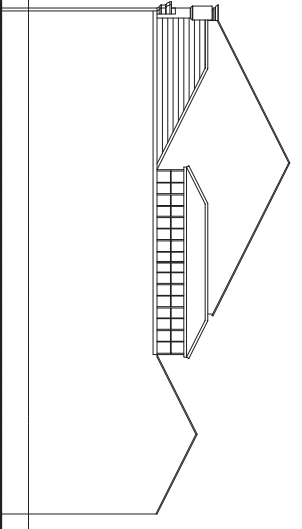


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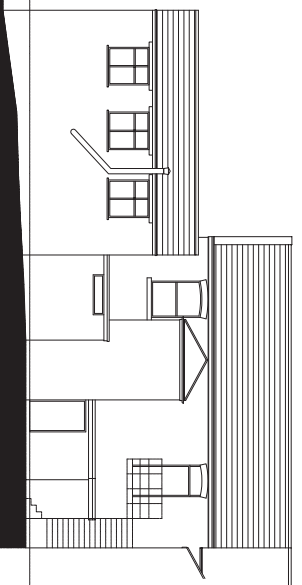
ELEVATION TO ST. GEORGES STREET



SIDE ELEVATION



REAR ELEVATION



Progress House
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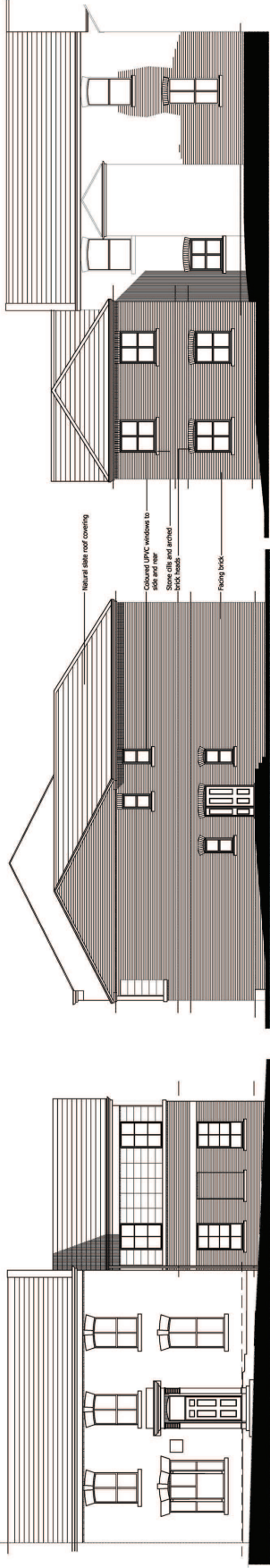
PROGRESS HOUSING GROUP

mck associates limited
architectural & building surveying & urban design
burton, 4th, 48 walking street road ■ London ■ London ■ E2 2Bo
tel: 01727 74510 fax: 01727 74511 email: info@mckassociates.com
FORMER HARRY'S BAR
ST GEORGES STREET, CHORLEY

DATE	DESCRIPTION	BY	CHKD BY
12-128	EX-01		

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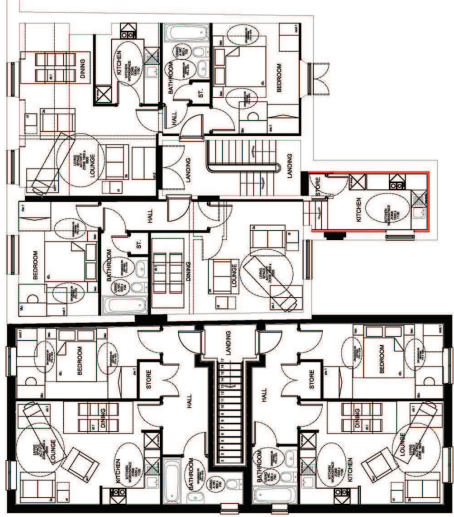
REAR ELEVATION

SIDE ELEVATION

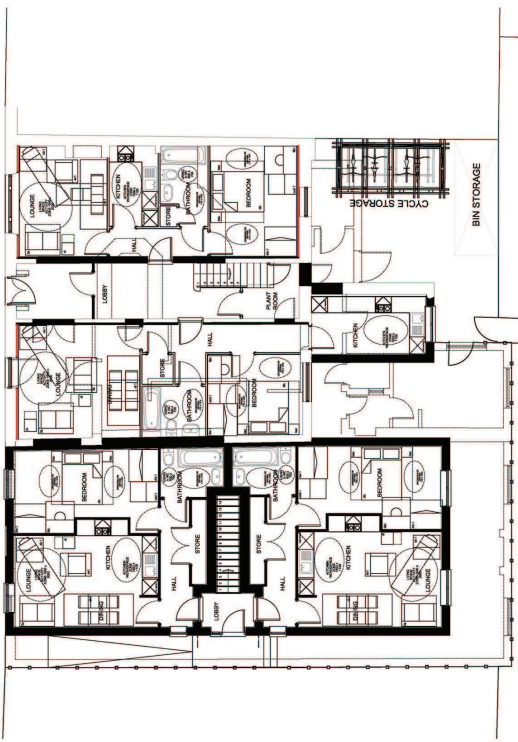
ELEVATION TO ST. GEORGES STREET



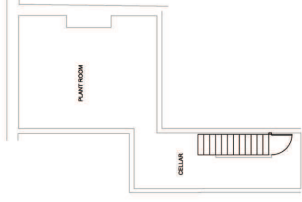
DETAILED ELEVATION TO PROPOSED EXTENSION 1:50



FIRST FLOOR PLAN



GROUND FLOOR PLAN



BASEMENT PLAN



SITE LOCATION PLAN SCALE 1:1250

A 24/05/13 MCK Plans and Animations prepared further to clients instructions.
Client: Date: By: Designer:

PROGRESS HOUSING GROUP



Burnley, via e-mail waiting listed room ■ Burnwood ■ Preston ■ PR2 8BP
1772 777200 Fax: 01772 710171 Email: info@progresshousing.co.uk
FORMER HARRIS BAR
10-14 ST. GEORGES STREET
CHORLEY

PROPOSED PLANS & ELEVATIONS

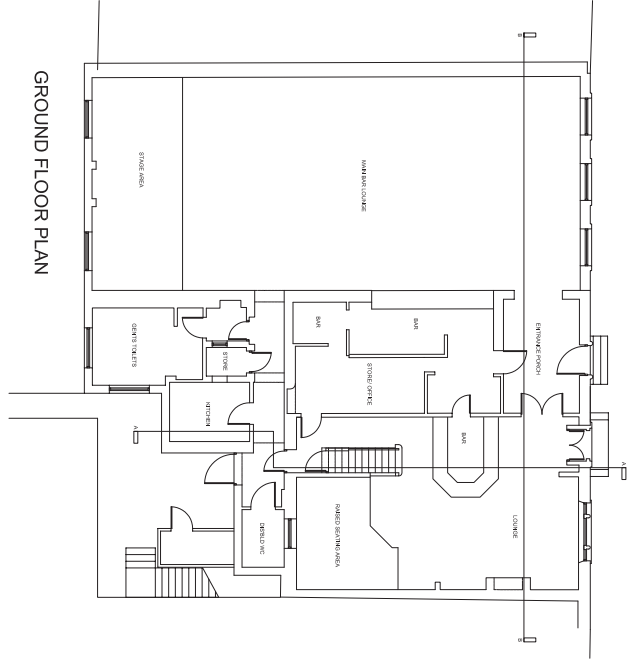
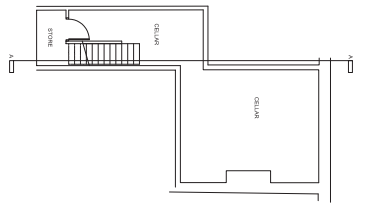
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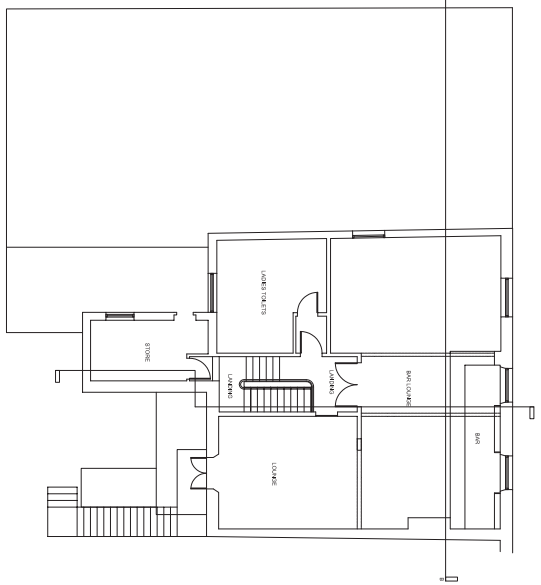


Agenda Item 41

BASEMENT PLAN

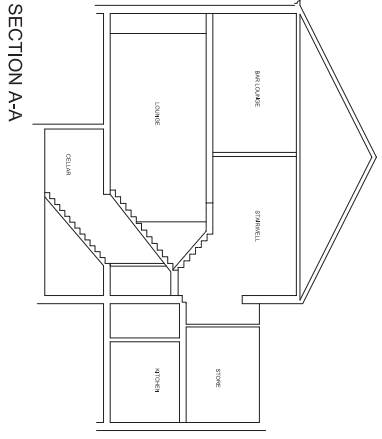


GROUND FLOOR PLAN

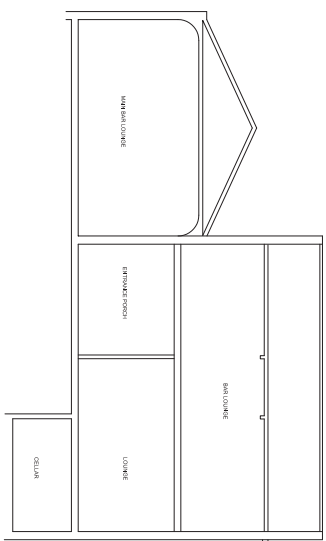


FIRST FLOOR PLAN

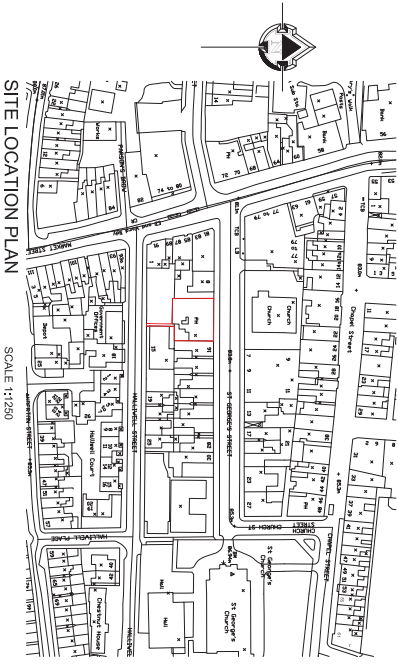
Agenda Page 65



SECTION A-A



SECTION B-B

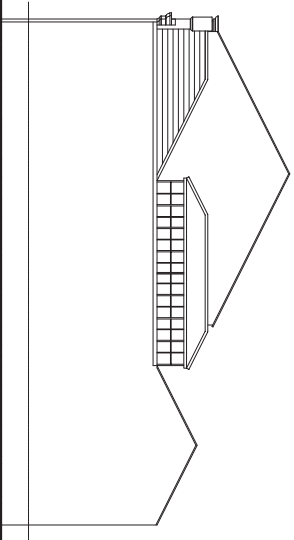


SITE LOCATION PLAN

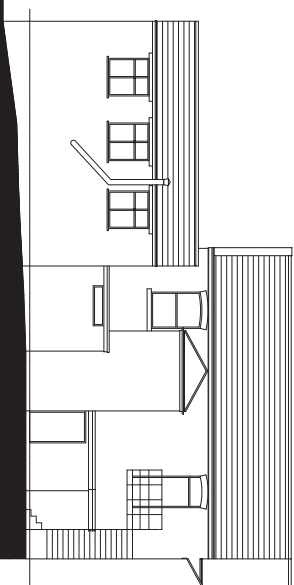
SCALE 1:1250



ELEVATION TO ST. GEORGES STREET



SIDE ELEVATION



REAR ELEVATION

Progress House
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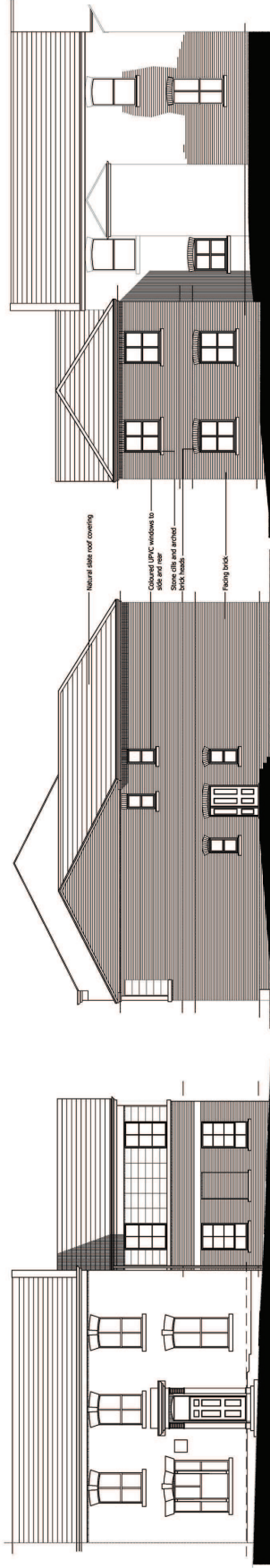
PROGRESS HOUSING GROUP

mck associates limited
architectural & building surveying London based
burton, wils & shilling street east ■ London ■ London ■ 27 2nd
Floor ■ 12-128 ■ 01752 74510 ■ 01752 74511 ■ enquiries@mckassociates.com
FORMER HARRY'S BAR
ST GEORGES STREET, CHORLEY

DATE	DESCRIPTION	BY	DATE
12-128	EX-01		

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General notes:
do not scale the drawing.
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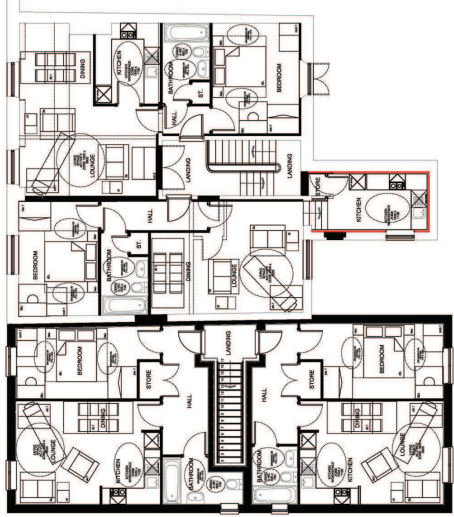
REAR ELEVATION

SIDE ELEVATION

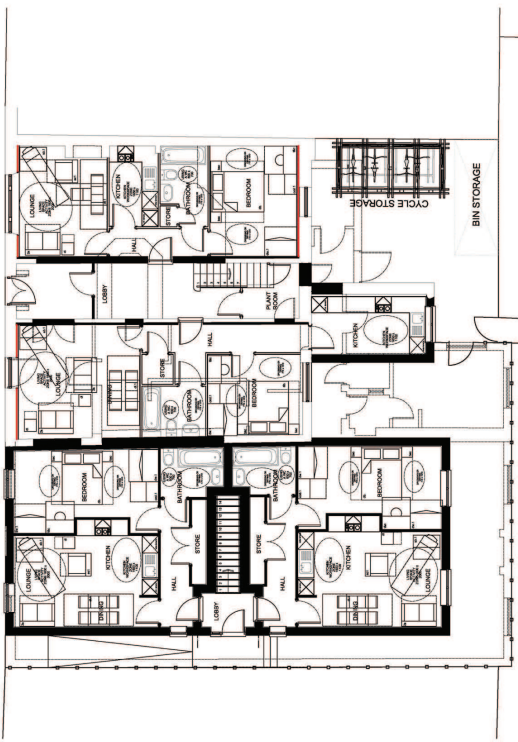
ELEVATION TO ST. GEORGES STREET



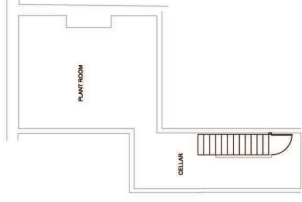
DETAILED ELEVATION TO PROPOSED EXTENSION 1:50



FIRST FLOOR PLAN



GROUND FLOOR PLAN



BASEMENT PLAN



SITE LOCATION PLAN SCALE 1:1250

PROGRESS HOUSING GROUP
mck associates limited
 architecture | building surveying | urban design
 Burnley via e40 waiting street road • Burnley • Preston • PR2 8BP
 Phone: 01773 777610 Fax: 01773 776117 Email: info@progresshousing.co.uk
FORMER HARRIS BAR
10-14 ST. GEORGES STREET
CHORLEY
 Proposed Plans & Elevations
 Date: 24.05.15
 MCK
 Client: Progress Housing Group
 Drawn By: [Name]
 Checked By: [Name]
 Date: 12.12.14
 Scale: 1:100, 1:1250
 Drawing No: P-001
 Date: FEB 2013
 Rev: A

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REVISIONS

Rev.	Description	Date	By	CHK'd
A	Development plot boundaries added.	05.07.13	MW	GT

- Group One land subject to the S106 BA application
- Development plot boundaries (housing)



PLANNING

purpose

Cass ASSOCIATES

architectural
masterplanning
planning
landscape
landscape
landscape

drawing title
GROUP ONE LAND SUBJECT TO THE S106 BA APPLICATION

client
BAE SYSTEMS
project
ROYAL ORDNANCE CHORLEY GROUP ONE

scale @ A3 1:4,000
date 02.07.13
dm MW
chk'd GT

895-1501
A

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