

DEVELOPMENT CONTROL COMMITTEE

WEDNESDAY, 4TH MAY 2016, 6.30 PM

COUNCIL CHAMBER, TOWN HALL, CHORLEY

I am now able to enclose, for consideration at the above meeting of the Development Control Committee, the following report that provides an update of events that have taken place since the agenda was printed.

Agenda No Item

4 **COMMITTEE ADDENDUM**

| (Pages 23 - 26)

GARY HALL
CHIEF EXECUTIVE

Electronic copies sent to Members of the Development Control Committee

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C O M M I T T E E R E P O R T		
REPORT OF	MEETING	DATE
Director Public Protection, Streetscene and Community	Development Control Committee	4 th May 2016

ADDENDUM

ITEM 2a -16/00337/REMAJ - Land 200M North Of Derian House, Euxton Lane, Chorley

The recommendation remains as per the original report.

The following conditions are proposed:

1. The landscaping of the site shall be carried out in accordance with the following approved plans:

- Business Centre Landscape Framework Plan (ref: B8779-AEW-XX-XX-DR-A-0504 Rev P3);
- Chorley Digital Health Park & Aimes Data Centre Site Plan: Landscaping Proposal (ref: 716 02 Rev A);

Prior to occupation of the digital office building (here referred to as plot 1), data centre building (here referred to as plot 2), or any of the business centre units (here referred to as plot 3) full details of the landscaping in accordance with the above framework plans shall be submitted for that plot and approved in writing by the Local Planning Authority. The details shall include a species list of new plantings and in the case of phase 3 shall include how the planting will enhance terrestrial habitats in the biodiversity buffer, provide details of an amphibian hibernacula and new wildlife pond to be created on the site along with protection of the watercourse. It shall also include details of the future management of the water features. The planting, seeding and/or turfing comprised in the approved details of landscaping, and in phase 3 creation of the amphibian hibernacula and wildlife pond, shall be carried out in the first planting and seeding seasons following the occupation of any of the buildings on that plot or completion of the development of that plot, whichever is the earlier. Any trees or plants which within a period of 5 years from the completion of each plot die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species. The amphibian hibernacula and wildlife pond shall be retained at all times and the water features shall be managed in accordance with the approved details.

Reason: To ensure that a satisfactory landscaping scheme for the development is carried out to ensure a high quality design.

2. Prior to construction of the spine road through the site full details of the amphibian crossings tunnels shown on the approved plan ref: B8779-AEW-XX-XX-DR-A-0504 Rev P3 shall be submitted to and approved in writing by the Local Planning Authority. The tunnels shall then be installed concurrently with the construction of the road and retained in accordance with the approved details at all times.

Reason: To create a link between the new pond in the southwest corner and Pond 1 to the north of the spine road.

3. No goods or materials shall be deposited or stored outside the buildings on the site and no working shall take place outside the buildings.

Reason: In order to protect the visual amenity of the area and to maintain adequate parking on the site.

4. The development hereby permitted shall be carried out in accordance with the following approved plans:

Title	Drawing Reference	Received date
Location Plan	B8779-AEW-XX-XX-DR-A-0500 Rev P1	8 th April 2016
Business Centre Landscape Framework	B8779-AEW-XX-XX-DR-A-0504 Rev P3	26 th April 2016
Site Plan: Landscaping Proposed [Digital Offices and Data Centre]	716 02 Rev a	25 th April 2016
Site: Proposed [Digital Offices and Data Centre]	716 01 Rev a	26 th April 2016
Site Master Plan	B8779-AEW-XX-XX-DR-A-0506 Rev P2	26 th April 2016
Contextual Site Masterplan	B8779-AEW-XX-XX-DR-A-0502 Rev P2	26 th April 2016
Business Centre Proposed Site Plan	B8779-AEW-XX-XX-DR-A-0503 Rev P2	26 th April 2016
Site Plan Site Sections: Proposed	716 03	11 th April 2016
AIMES Ground Floor: Proposed	716 04	11 th April 2016
AIMES First Floor: Proposed	716 05	11 th April 2016
AIMES Elevations: Proposed	716 06	11 th April 2016
AIMES Sections: Proposed	716 07	11 th April 2016
Chorley Offices Ground Floor: Proposed	716 08	11 th April 2016
Chorley Offices First Floor: Proposed	716 09	11 th April 2016
Chorley Offices Second Floor: Proposed	716 10	11 th April 2016
Chorley Offices Elevations: Proposed	716 11	11 th April 2016
Chorley Offices Sections: Proposed	716 12	11 th April 2016
Business Centre Unit 1 Mezzanine Floor Plan	B8779-AEW-B1-XX-DR-A-0515 Rev P1	8 th April 2016
Business Centre Unit 1 Roof Plan	B8779-AEW-B1-RF-DR-A-0520 Rev P1	8 th April 2016
Business Centre Unit 1 General Arrangement Plan	B8779-AEW-B1-XX-DR-A-0510 Rev P1	8 th April 2016
Proposed Business Centre Unit 1 Section	B8779-AEW-XX-XX-DR-A-0530 Rev P1	8 th April 2016
Business Centre Unit 1 Elevations	B8779-AEW-B1-XX-DR-A-0540 Rev P1	8 th April 2016
Business Centre Unit 2 Mezzanine	B8779-AEW-B2-01-DR-A-0516 Rev P1	8 th April 2016

Floor Plan		
Business Centre Unit 2 Roof Plan	B8779-AEW-B2-RF-DR-A-0521 Rev P1	8 th April 2016
Business Centre Unit 2 General Arrangement Plan	B8779-AEW-B2-XX-DR-A-0511 Rev P1	8 th April 2016
Proposed Business Centre Unit 2 Section	B8779-AEW-B2-XX-DR-A-0531 Rev P1	8 th April 2016
Business Centre Unit 2 Elevations	B8779-AEW-B2-XX-DR-A-0541 Rev P1	8 th April 2016
Business Centre Unit 3 Mezzanine Floor Plan	B8779-AEW-B3-01-DR-A-0517 Rev P1	8 th April 2016
Business Centre Unit 3 Roof Plan	B8779-AEW-B3-RF-DR-A-0522 Rev P1	8 th April 2016
Business Centre Unit 3 General Arrangement Plan	B8779-AEW-B3-XX-DR-A-0512 Rev P1	8 th April 2016
Proposed Business Centre Unit 3 Section	B8779-AEW-B3-XX-DR-A-0532 Rev P1	8 th April 2016
Business Centre Unit 3 Elevations	B8779-AEW-B3-XX-DR-A-0542 Rev P1	8 th April 2016
Business Centre Unit 4 Mezzanine Floor Plan	B8779-AEW-B4-01-DR-A-0518 Rev P1	8 th April 2016
Business Centre Unit 4 Roof Plan	B8779-AEW-B4-RF-DR-A-0523 Rev P1	8 th April 2016
Business Centre Unit 4 General Arrangement Plan	B8779-AEW-B4-XX-DR-A-0513 Rev P1	8 th April 2016
Proposed Business Centre Unit 4 Section	B8779-AEW-B4-XX-DR-A-0533 Rev P1	8 th April 2016
Business Centre Unit 4 Elevations	B8779-AEW-B4-XX-DR-A-0543 Rev P1	8 th April 2016
Proposed Business Centre Site Sections	B8779-AEW-XX-XX-DR-A-0505 Rev P1	8 th April 2016
Occupier Entrance Options Elevations	B8779-AEW-XX-XX-DR-A-0545 Rev P1	8 th April 2016

Reason: For the avoidance of doubt and in the interests of proper planning.

5. Prior to the commencement of the digital office building full detail of the treatment of the west elevation of this building below Finished Floor Level shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure this element is visually appropriate to the location.

6. Prior to construction of the either the digital office building (here referred to as plot 1), data centre building (here referred to as plot 2), or any of the business centre units (here referred to as plot 3) a further noise assessment shall be undertaken in accordance with the Planning Practice Guidance on Noise and the Noise Policy Statement for England in relation to that

plot, shall be submitted to and agreed in writing to the Local Planning Authority. The assessment shall include:

- for all plots, measurements to confirm the existing baseline noise conditions;
- for all plots, detail any plant or services on the buildings, assess any noise associated from them in relation to existing surrounding and proposed residential properties and detail any necessary noise mitigation measures;
- for plot 1 consider if alternative ventilation is necessary to the façade of the digital office building facing Euxton Lane in relation to road noise and if necessary set out how this will be achieved;
- for plot 3 detail any noise mitigation measures that may be necessary in relation to the business centre units to ensure that there is no noise to the nearest existing surrounding and proposed residential properties above the 'significant adverse effect level' and that any noise below this level but above the 'lowest observed adverse effect level' is mitigated to be reduced to a minimum so far as is practicable.

The development shall be carried out in accordance with the agreed mitigation measures.

Reason: To ensure noise is mitigated to the lowest levels to safeguard the amenity of surrounding residential properties.

7. The spine road through the site shall be constructed as shown on the approved plans prior to the occupation of any of the Business Centre Units.

Reason: To ensure a satisfactory access to the uses on the site.
