

6 February 2012

Dear Councillor

**DEVELOPMENT CONTROL COMMITTEE - TUESDAY, 14TH FEBRUARY 2012**

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)    11/00992/OUTMAJ - Land bounded by Town Lane and Lucas Lane Whittle-le-Woods  
(Pages 1 - 4)
- b)    11/00993/OUTMAJ - 47 Clancutt Lane, Coppull (Pages 5 - 10)
- c)    11/00941/FULMAJ - Cuerden Residential Park (Pages 11 - 20)

Yours sincerely



Gary Hall  
Chief Executive

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

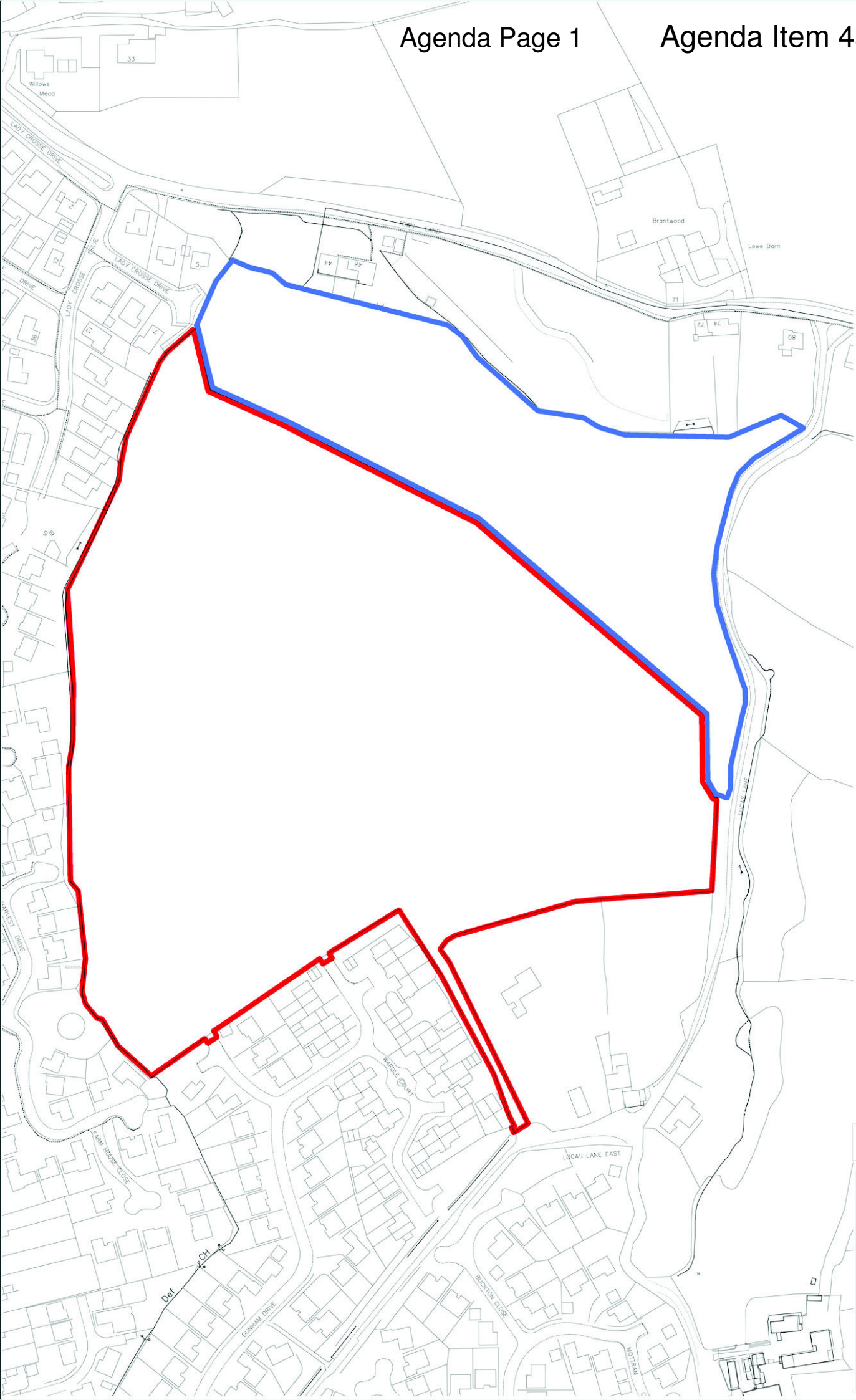
**Distribution**

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

**This information can be made available to you in larger print  
or on audio tape, or translated into your own language.  
Please telephone 01257 515118 to access this service.**

આ માહિતીનો અનુવાદ આપની પોતાની ભાષામાં કરી શકાય છે. આ સેવા સરળતાથી મેળવવા માટે કૃપા કરી, આ નંબર પર ફોન કરો: 01257 515822

ان معلومات کا ترجمہ آپ کی اپنی زبان میں بھی کیا جاسکتا ہے۔ یہ خدمت استعمال کرنے کیلئے براہ مہربانی اس نمبر پر ٹیلیفون  
کیجئے: 01257 515823



Red edge 7hec  
Blue edge 2.3hec

**Baldwin Design**  
Consultancy Ltd

Revisions:  
Rev A: Red edge polyline amended to include Cur De Sac roads 09.11.11

Project Title:  
**Residential Redevelopment**

Address:  
**Lucas Lane,  
Whittle-le-Woods.**

Drawing No:  
RHSLLA.P01 A

Drawn: GB Date: 03/11/11  
Scale: 1:1250 Paper Size: A2

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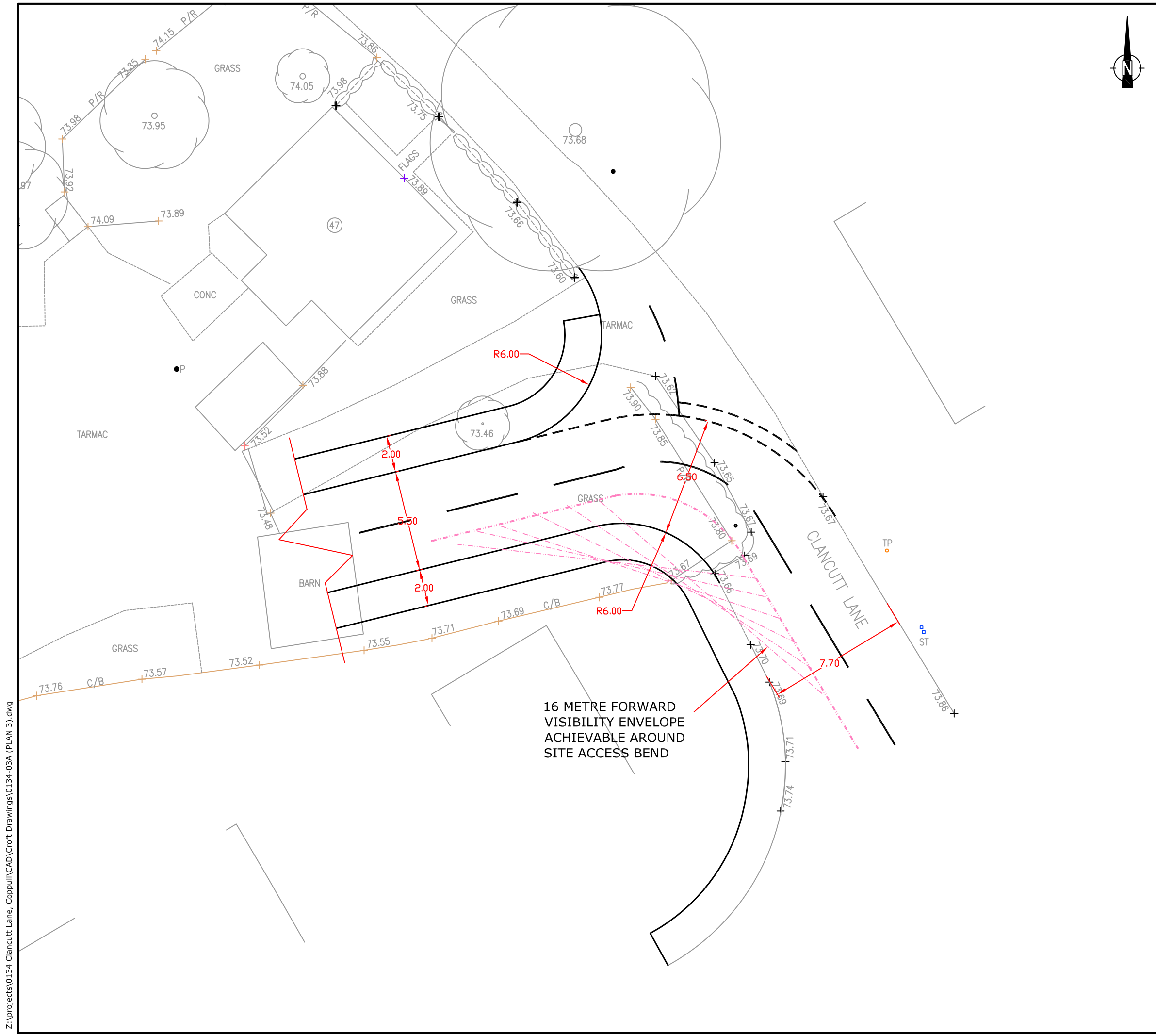
**KEY**

-  Outline planning application boundary red edged
  -  2 & 3 bed mews housing
  -  3 & 4 bed detached family housing
  -  Footpath links along line of existing right of way
  -  Existing surrounding built environment
  -  Green linkage corridors
  -  Retained pond and surface water swales / drainage system
  -  Biological Heritage Site
  -  Trees and vegetation retained
- 
- ① Existing hedgerow retained along ridge of valley
  - ② Retained pond for amenity and ecological habitat
  - ③ Green links to provide pedestrian routes to Lucas Lane
  - ④ Existing field boundaries, mature hedgerows and ecological habitat retained
  - ⑤ Existing mature trees retained
  - ⑥ Existing trees retained to form buffer to existing properties
  - ⑦ Plots positioned to respect land topography, existing trees and water course

**Lucas Lane indicative masterplan**

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NOTES

PLAN 3

REV.	DESCRIPTION	DRAWN	CHECKED	DATE
A	16m FORWARD VISIBILITY AS AGREED	MTC	PJW	28-10-11
	DETAILS			

CLIENT:  
**REDROCK LTD**

PROJECT:  
**PROPOSED RESIDENTIAL DEVELOPMENT, CLANCUTT LANE, COPPULL**

DRAWING TITLE:  
**PROPOSED SITE ACCESS**

SCALES:  
**1:200 @ A3**

DRAWN: MTC    CHECKED: PJW    DATE: 26.10.2011

6th Floor, Quay House  
Quay Street  
Manchester, M3 3JE  
Email: [info@crofts.co.uk](mailto:info@crofts.co.uk)  
Tel: 0161 827 1740  
Web: [www.crofts.co.uk](http://www.crofts.co.uk)



DRAWING NUMBER: **0134-03**    REVISION: **A**

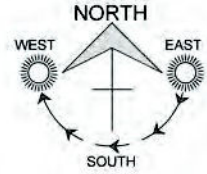
Z:\projects\0134 Clancutt Lane, Coppull\CAD\Croft Drawings\0134-03A (PLAN 3).dwg

Agenda Page 5

Agenda Item 4b

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REV.	DESCRIPTION	INT.	DATE
CLIENT			
REDROCK LIMITED			
PROJECT			
CLANCUTT LANE, COPPULL, CHORLEY			
DRAWING TITLE			
PROPOSED LAYOUT			
JOB NUMBER		REV.	
DRAWING NUMBER		SK01	
DRAWN	JSM	06.10.11	SCALE
CHECKED			1:500
			A3

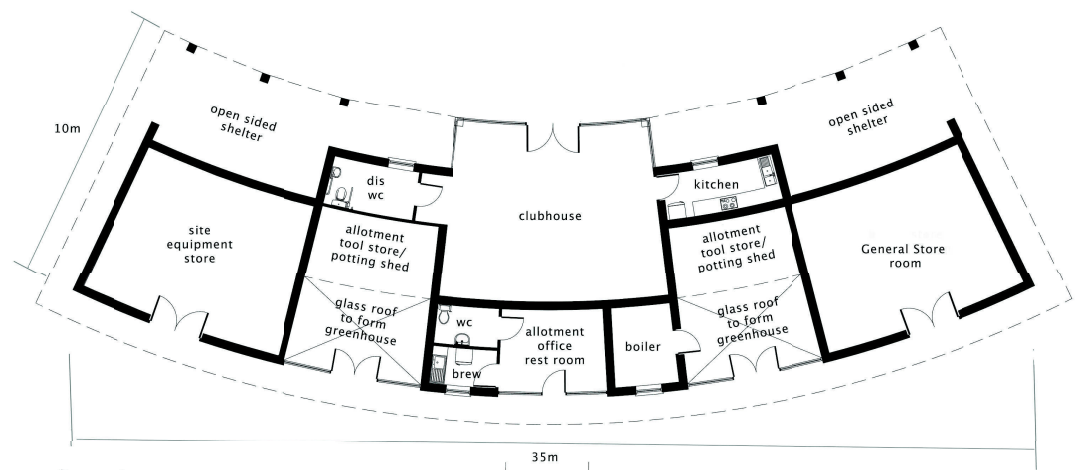
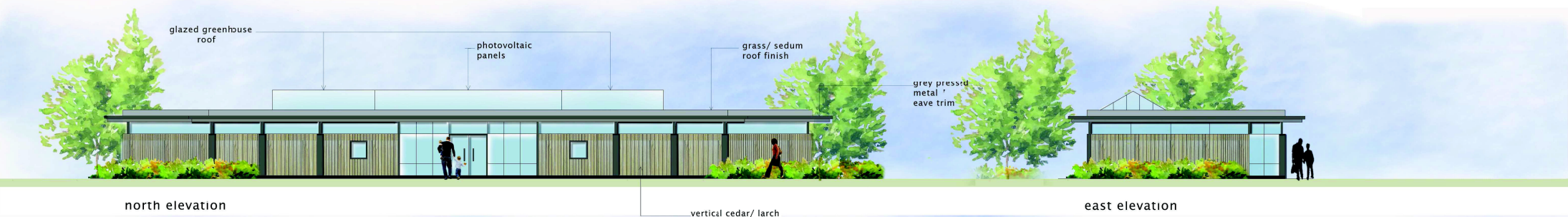
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Redrock Ltd

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floor plan



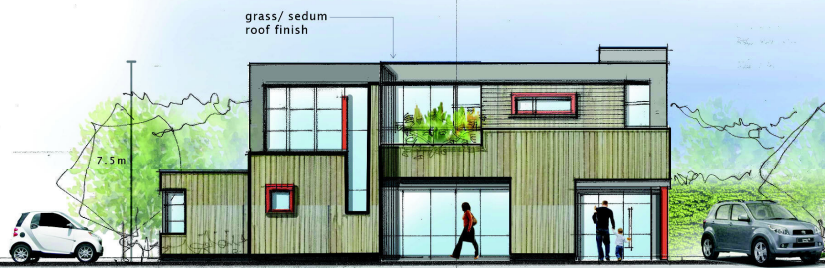
# Extension to Cuerden Residential Park

Drwg: 11-016 -1002 • Date: Oct 2011 • Sheet Size: A1 • Drawn: MCK • Scale: 1:100

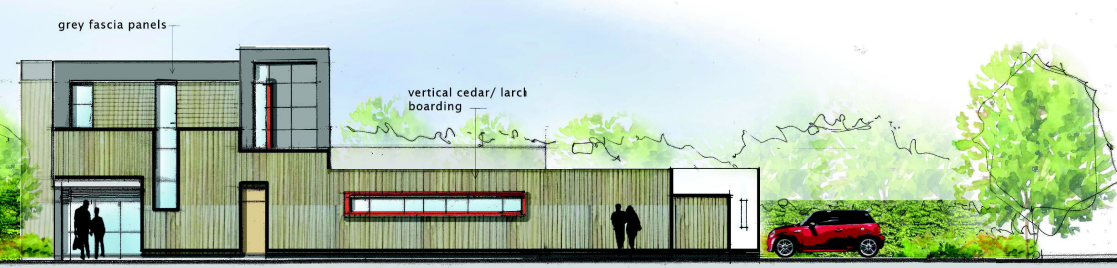


**mck associates limited**  
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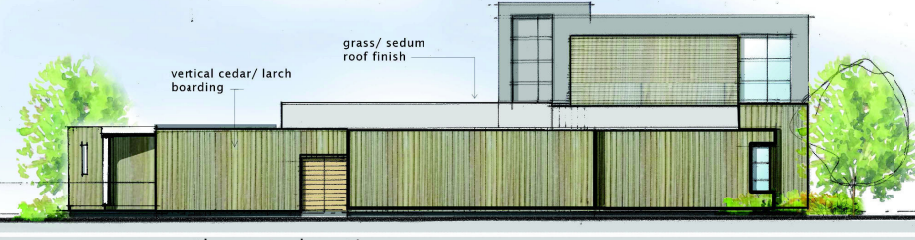
front entrance elevation



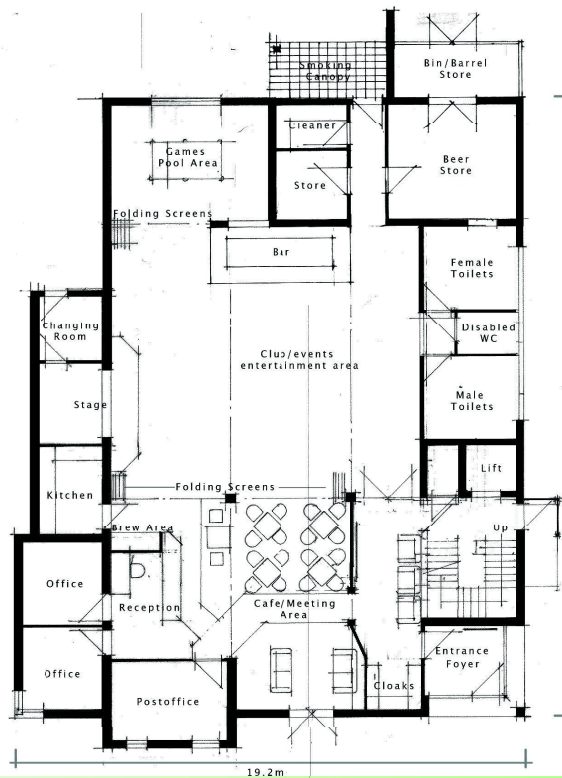
north east elevation



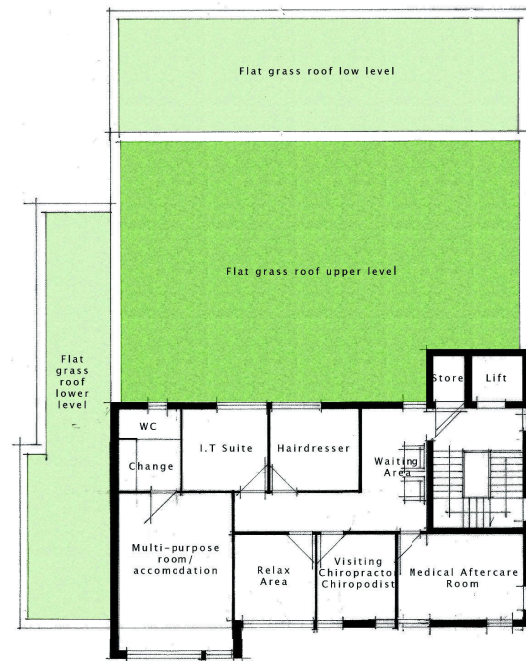
rear elevation



south west elevation



GROUND FLOOR PLAN



FIRST FLOOR PLAN

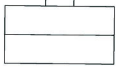
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**Key**



Proposed Landscaping



Proposed Units

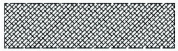
Visibility Splay

Proposed Cheshire fencing

2m wide footpaths



Proposed hedgerow



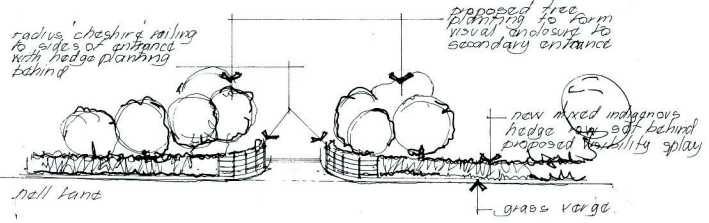
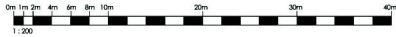
Existing hedgerow retained



Existing hedgerow to be removed

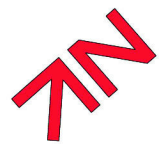


Existing road to be widened



**PROPOSED ENTRANCE - NELL LANE**

1:200



**NELL LANE**

Cuerden Cottage

Ani Cott

Existing hedge removed. New mixed indigenous hedge set and maintained behind visibility splay using Blackthorn, Hawthorn, Holly etc.

New entrance with 8.0m radius and 60m visibility splay. Remove existing hedge in front of visibility splay. New hedge and cheshire railing detail behind visibility splay.

Existing hedge removed. New mixed indigenous hedge set and maintained behind visibility splay using Blackthorn, Hawthorn, Holly etc.

Road widened 5.5m over 30m length either side of centre line of access road into site splayed back to existing Nell Lane.

Drainage demarcation channel.

Line of Existing Fence

2m Wide Footpath

New pedestrian gained access from internal footpath. Keyed to existing path. See survey of 2005/07 of Siganon Farm etc.

general note:  
 do not use the drawing  
 of dimensions to be checked on the site prior to commencement of work and any  
 discrepancy shall be immediately reported and resolved prior to work commencing.  
 this drawing is to be used in conjunction with all relevant drawings and  
 specifications and is to be read in conjunction with the contract documents.  
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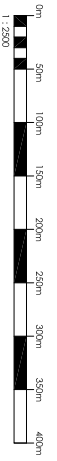
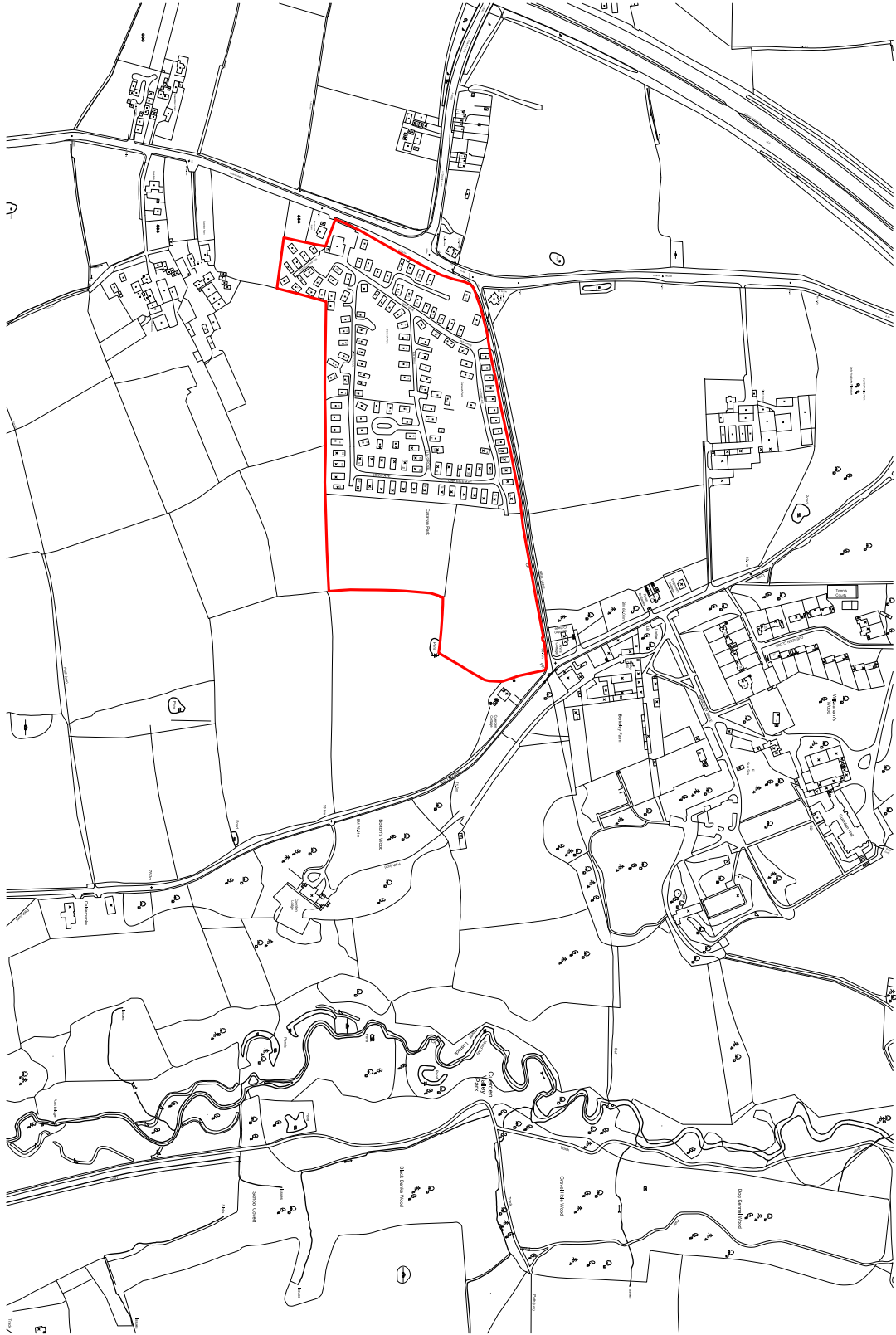
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 all dimensions shall be provided on the drawings prior to construction.  
 the drawings shall be provided in electronic format and shall be the property of the owner.  
 the drawings shall be provided in electronic format and shall be the property of the owner.  
 the drawings shall be provided in electronic format and shall be the property of the owner.

**mck** CONSULTANTS

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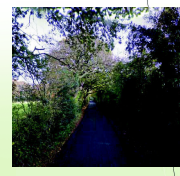
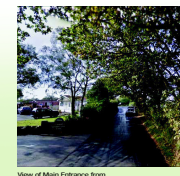
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PLANNING A1

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existing

proposed



Key

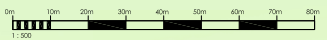


Activity trail exercise stations to the perimeter of the bowling green.

All Roadways to be porous paved or with runoff to adjoining grassed areas.

Possible Ground source heat pump to bowling green area.

Sustainable bowling green/ allotment equipment store building.



Existing community buildings demolished and replaced with proposed sustainable community buildings including: north building, swimming pool, reception, meeting room, post office, cafe, L1/L2, common room and multi-purpose room for exercise etc. (at least 2 days a week) - leaving over 100m<sup>2</sup> of space for medical practice for the various community organisations, chiropodist etc. + 400 spaces. Public office, sales and administration. Fridge area for tea/coffee - cards etc. External covered area for bicycles (available to be in sun spots).

Contrasting paving to junctions to identify pedestrian priority areas.

Additional structural planting to existing wall boundary.

Part of existing road to be defined by contrasting paving to form footpaths.



# Extension to Cuerden Residential Park

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