

24 September 2012

Dear Councillor

DEVELOPMENT CONTROL COMMITTEE - TUESDAY, 2ND OCTOBER 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) 12/00619/FUL - Sunnyside, 4 Common Bank Lane, Chorley (Pages 1 - 4)
- b) 12/00797/FUL - Higher Wheelton Methodist Church, Blackburn Road, Higher Wheelton (Pages 5 - 8)
- c) 12/00655/FUL - 10 Blacksmith Walks, Buckshaw Village, Chorley (Pages 9 - 12)
- d) 12/00697/DIS - Land 150 Metres South Of Filter Beds Cottage, Bolton Road, Anderton (Pages 13 - 14)
- e) 12/00698/FULMAJ - Crow Nest Cottage, Tarnbeck Drive, Mawdesley (Pages 15 - 18)
- f) 12/00707/FULMAJ - Site N1 Lower Burgh Way, Chorley (Pages 19 - 26)
- g) 12/00719/FUL - Park Mills, Deighton Road, Chorley (Pages 27 - 32)
- h) 12/00658/FULMAJ - Parcel L Buckshaw Avenue Buckshaw Village Lancashire (Pages 33 - 38)
- i) 12/00783/FUL - Parcel F3 Central Avenue, Buckshaw Village, Chorley (Pages 39 - 42)
- j) 12/00725/FUL - Cotswold House, Cotswold Road, Chorley (Pages 43 - 48)

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.

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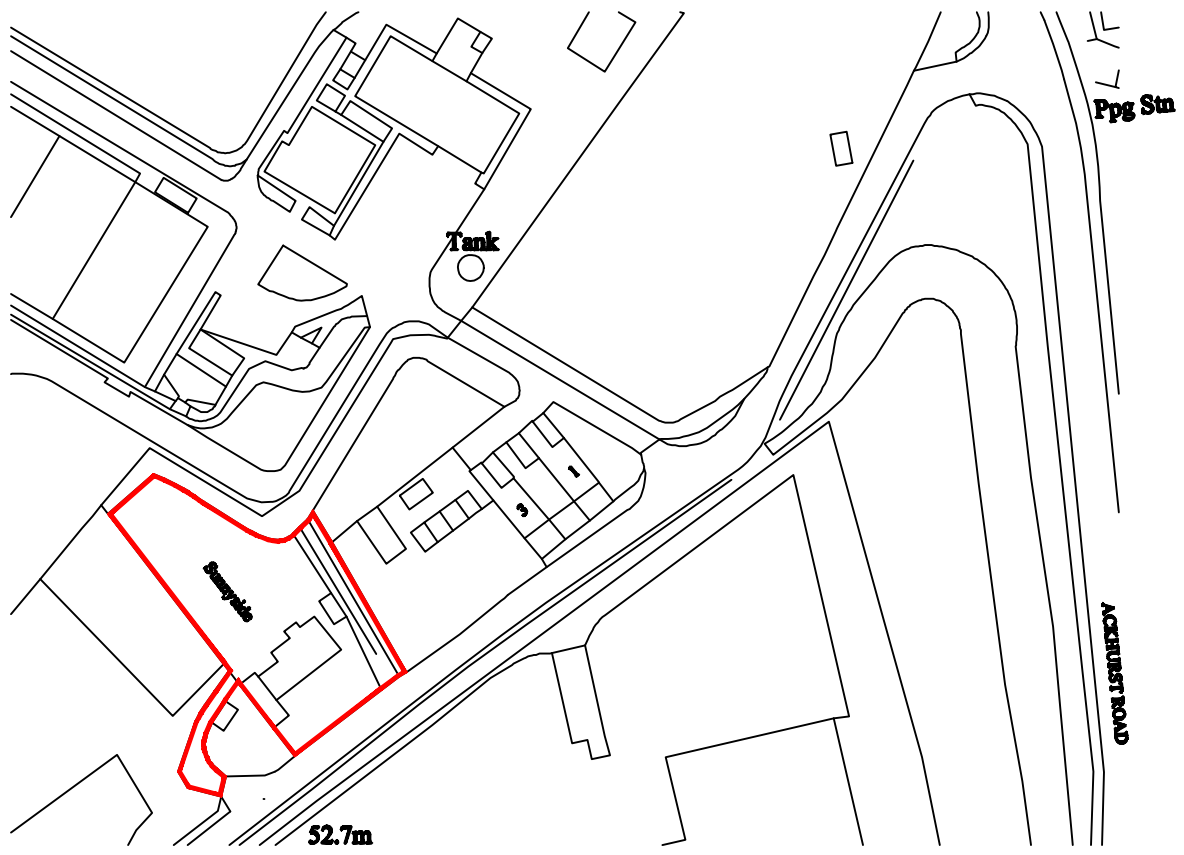
આ માહિતીનો અનુવાદ આપની પોતાની ભાષામાં કરી શકાય છે. આ સેવા સરળતાથી મેળવવા માટે કૃપા કરી, આ નંબર પર ફોન કરો: 01257 515822

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

01257 515823 کیجئے:

Copyright in all documents and drawings prepared by the Council Administrator and any work created from these documents and drawings shall, unless otherwise agreed, remain the property of the Council. Do Not Draw off this drawing.
 All dimensions to be checked on site and any discrepancies to be referred to the Council Administrator before proceeding.
 All discrepancies between information shown in the drawing and the information in the specification to be referred to the Council Administrator before proceeding.
 All levels to be checked on site.
 All materials to be referred to the Council Administrator prior to proceeding.
 Positions of existing drainage runs to be confirmed prior to proceeding and shown checked as necessary.
 All relevant boundary positions to be checked prior to proceeding.

Note:
 For Planning and Building Regulation purposes only

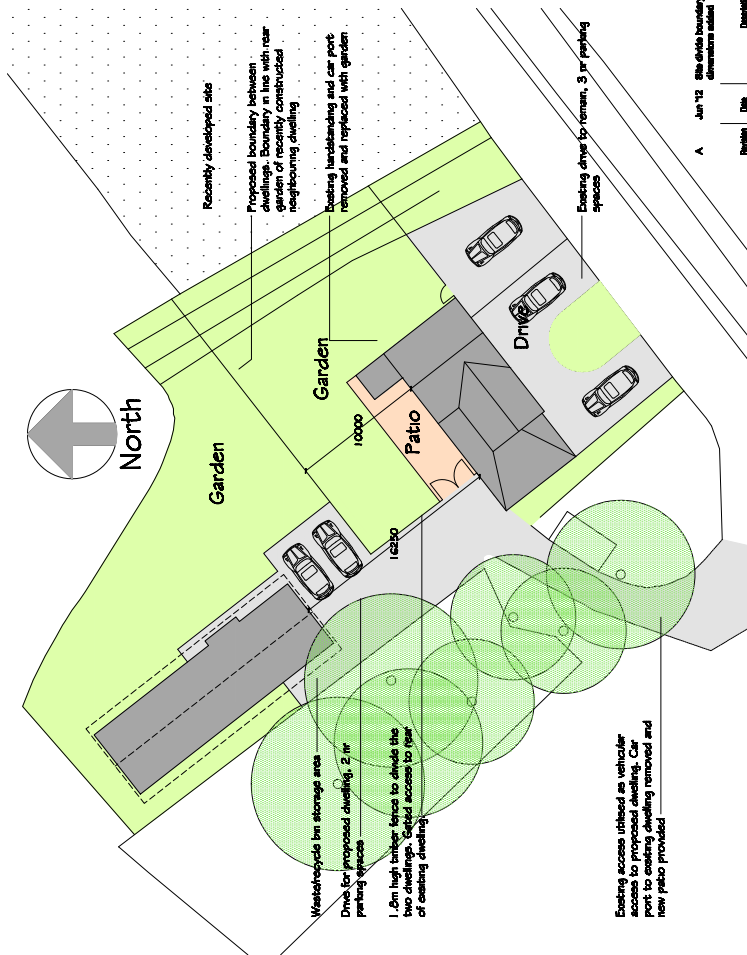


Revision	Date	Description
Client Mr J Weddlove		
Project Proposed New Dwelling 4 Cammon Bank Lane		
Drawing Title Location Plan		
Scale 1:1250	Date Mar '12	Drawn -
Proj No. JW-1008	Rev	Job No.

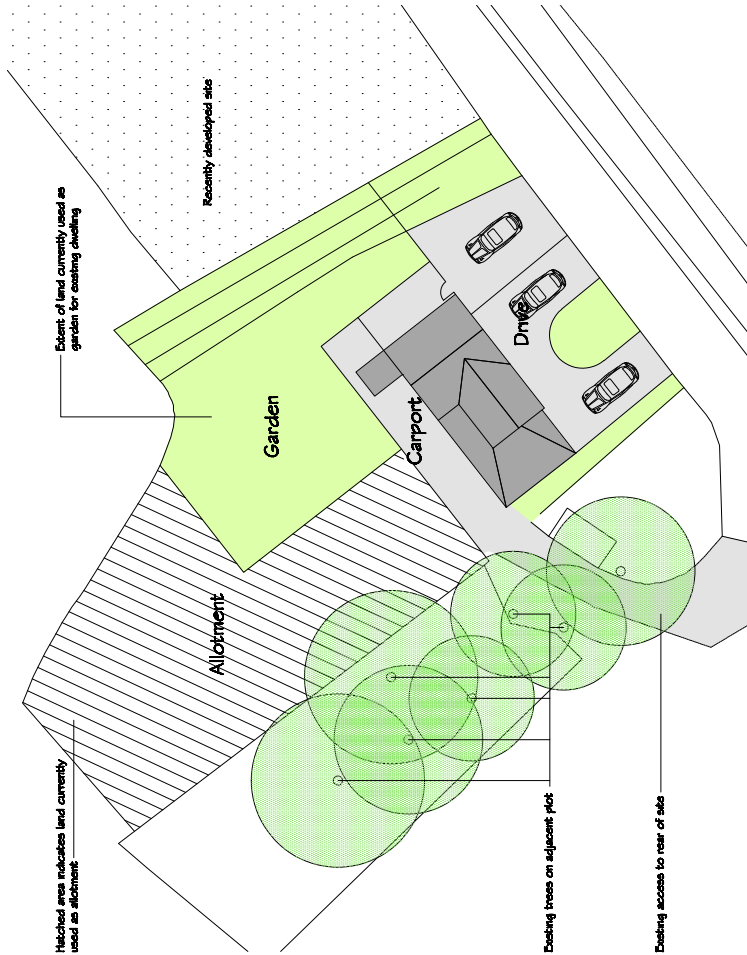
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NOTE: For Planning and Building Regulation purposes only



Proposed Site Layout

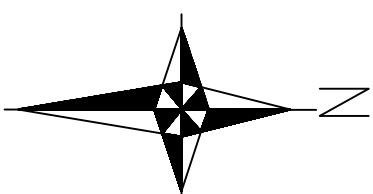


Existing Site Layout

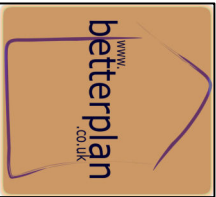
Client	Mr J Waddilove
Project	Proposed New Dwelling 4 Common Bank Lane
Drawing Title	Existing & Proposed Site Layouts
Scale	1:200 (A1) Mar '12
Drawn	-
Check'd	JW-1001
Date	-
Drawn	-
Check'd	A

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345 Blackburn Road, Higher Wheelton PR6 8HP



Site Location Plan - 1:1250



betterplan design

Tel: 01257 220510
Tel: 07779 278090
 web: www.betterplan.co.uk
 email: betterplan@btinternet.com

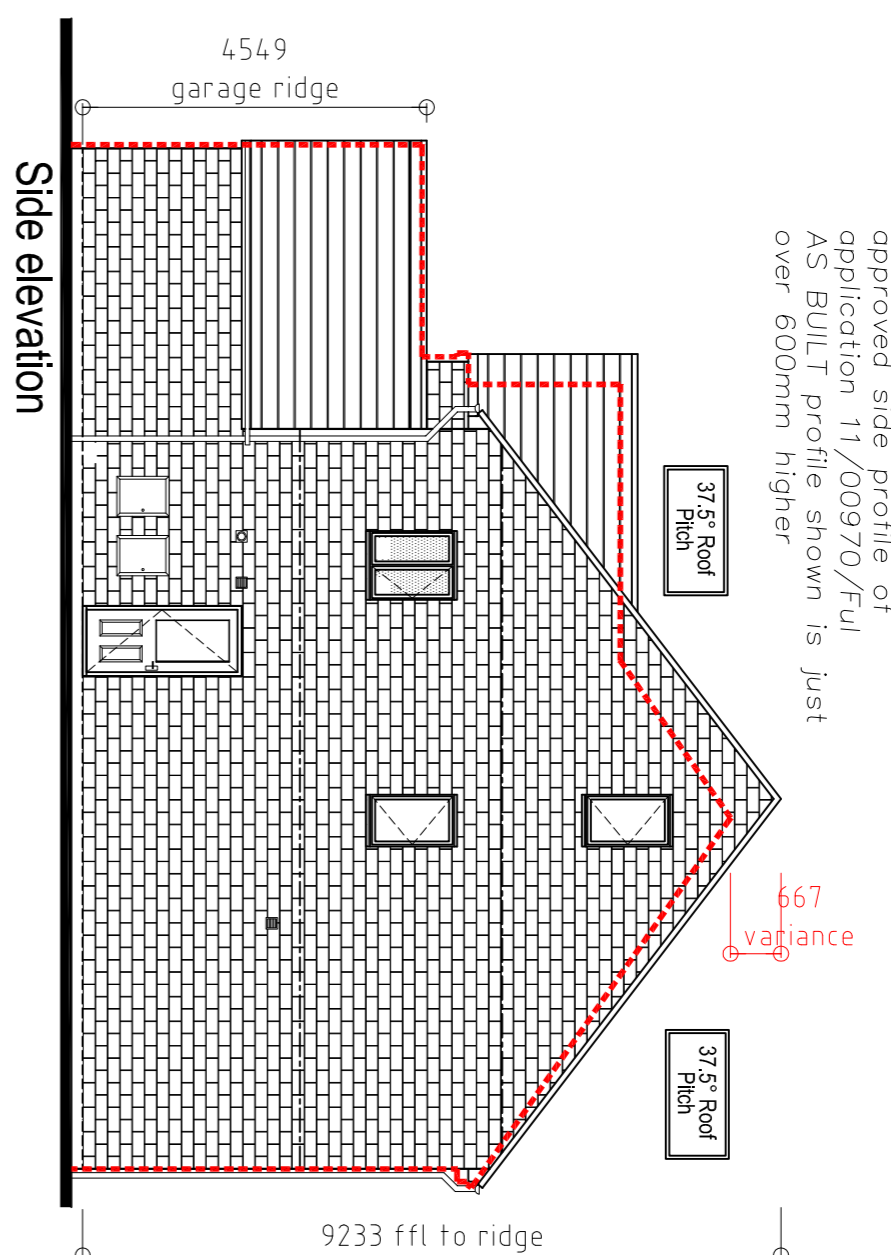
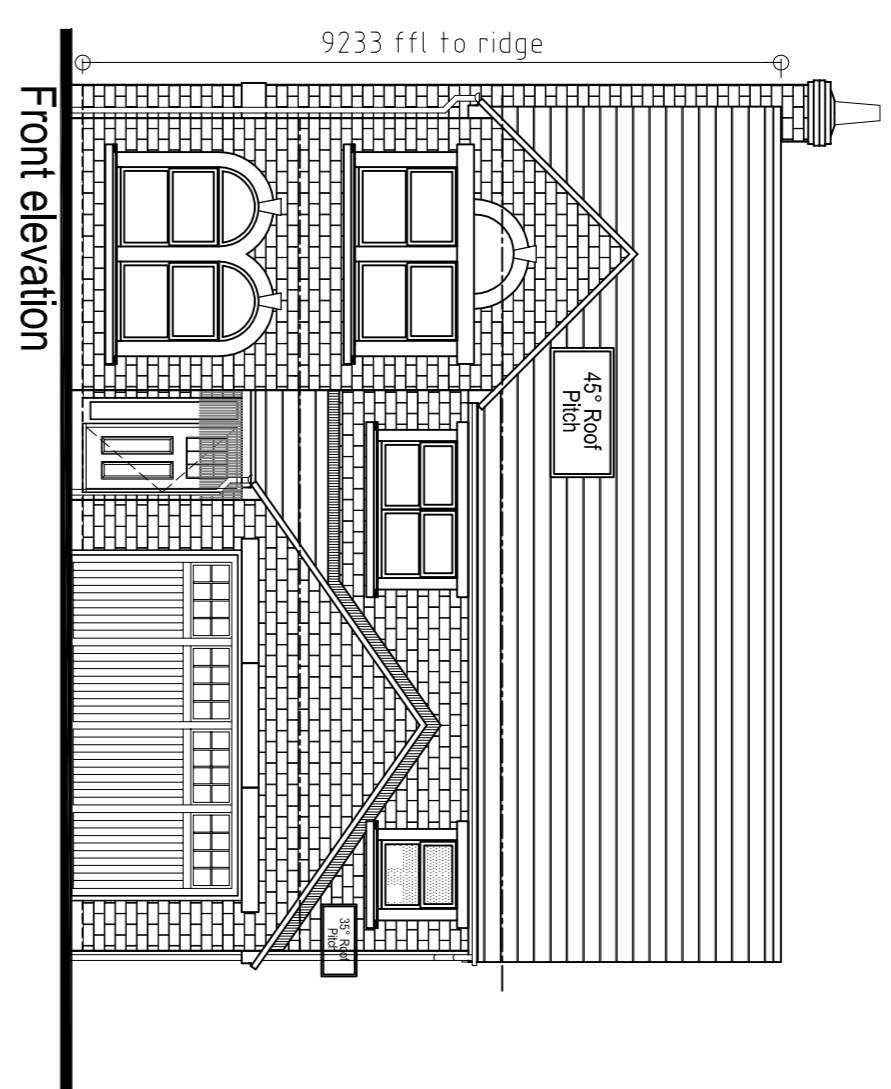
Project
345 Blackburn Road, Higher Wheelton, Chorley PR6 8HP

Title
LOCATION PLAN

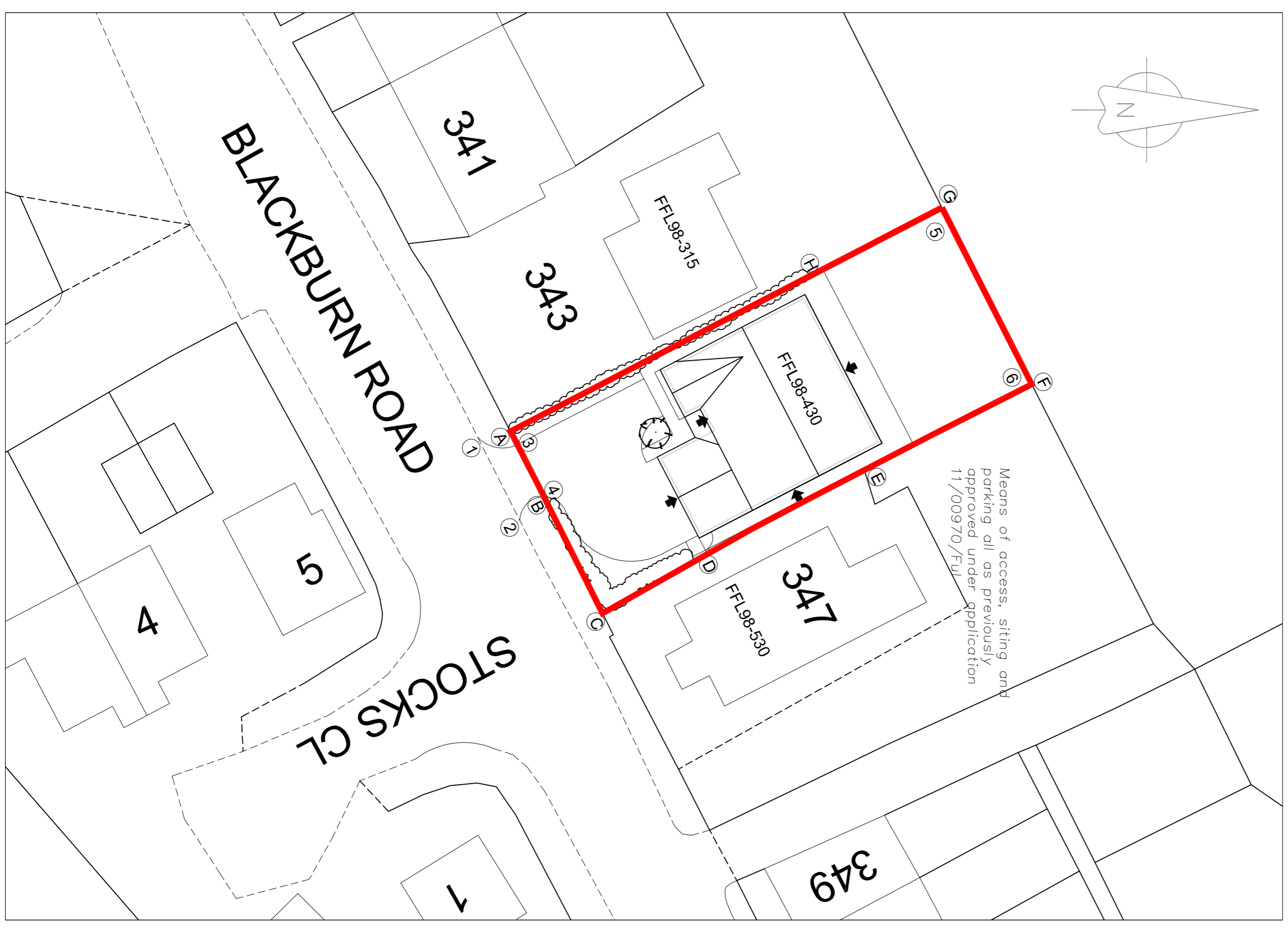
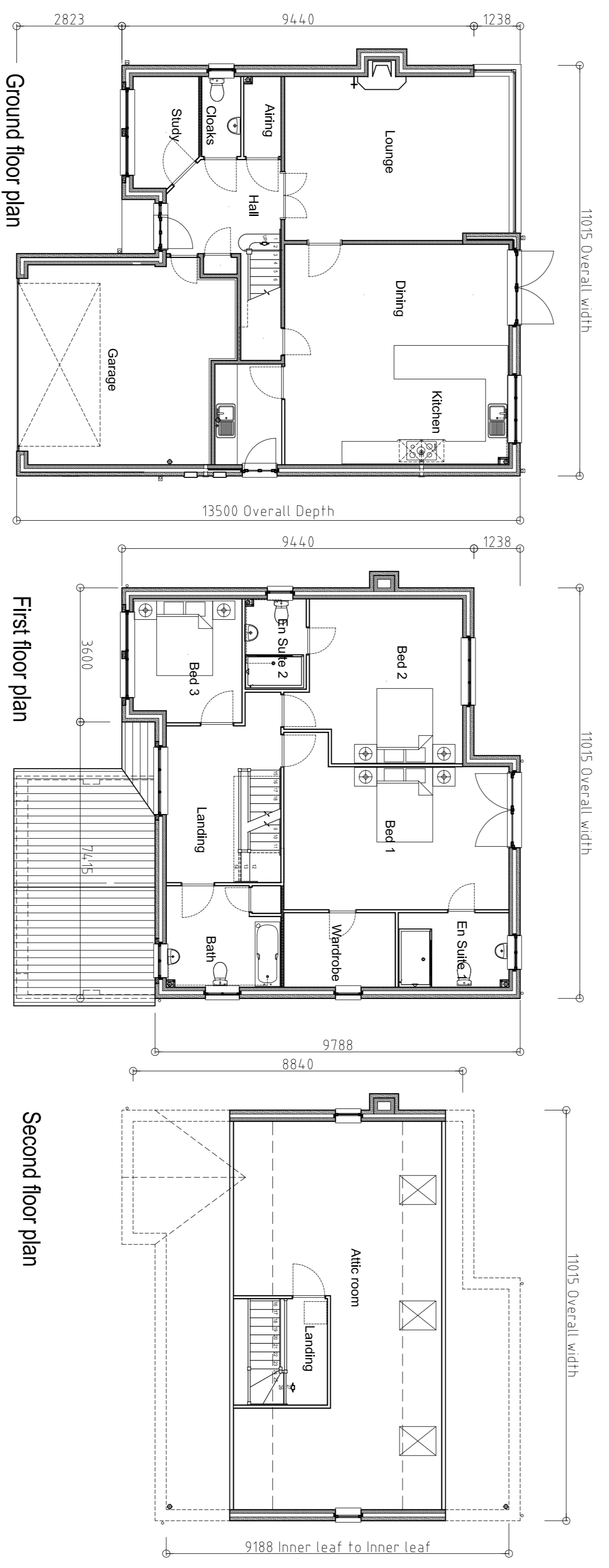
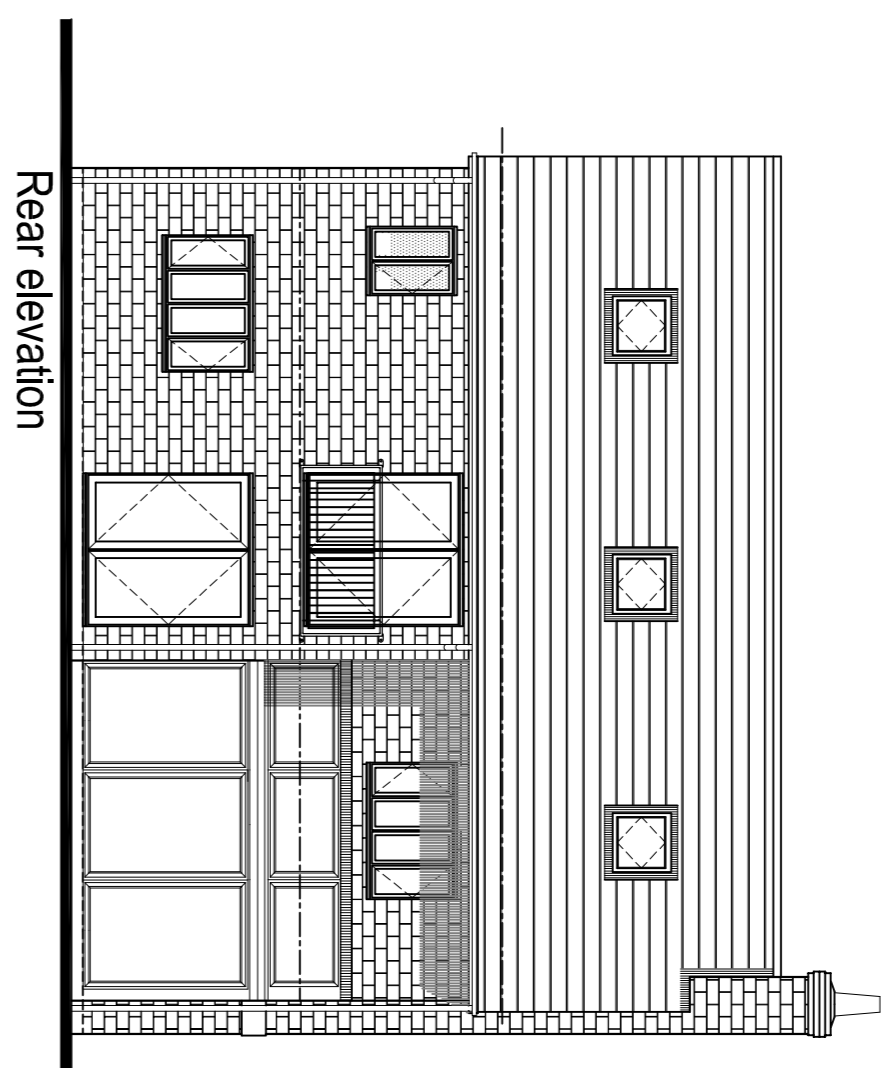
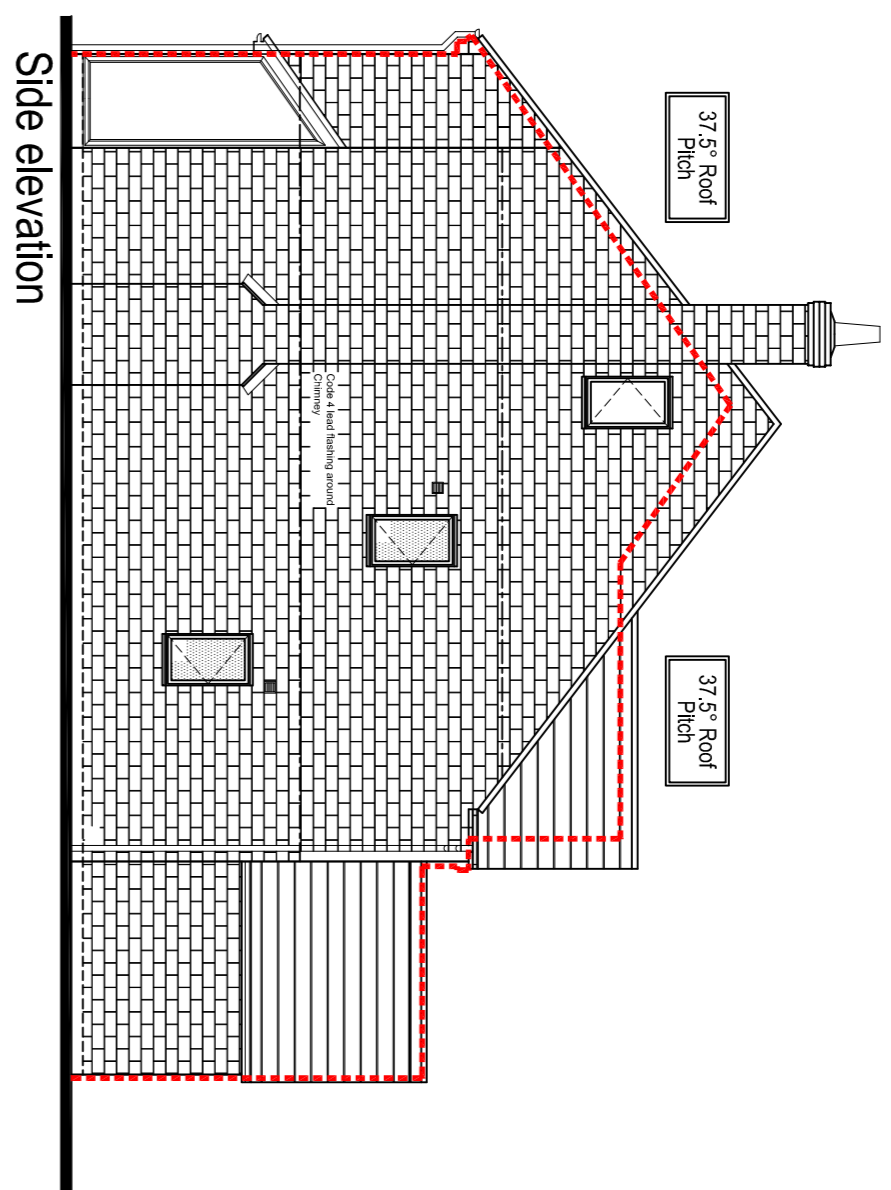
Scale @ A4	Date	Ref	Drawn
1:1250	August 2012	Job 309	MDB
Dwg No	309/BRW/LP		Rev
			-

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345 Blackburn Road, Higher Wheelton PR6 8HP - Planning



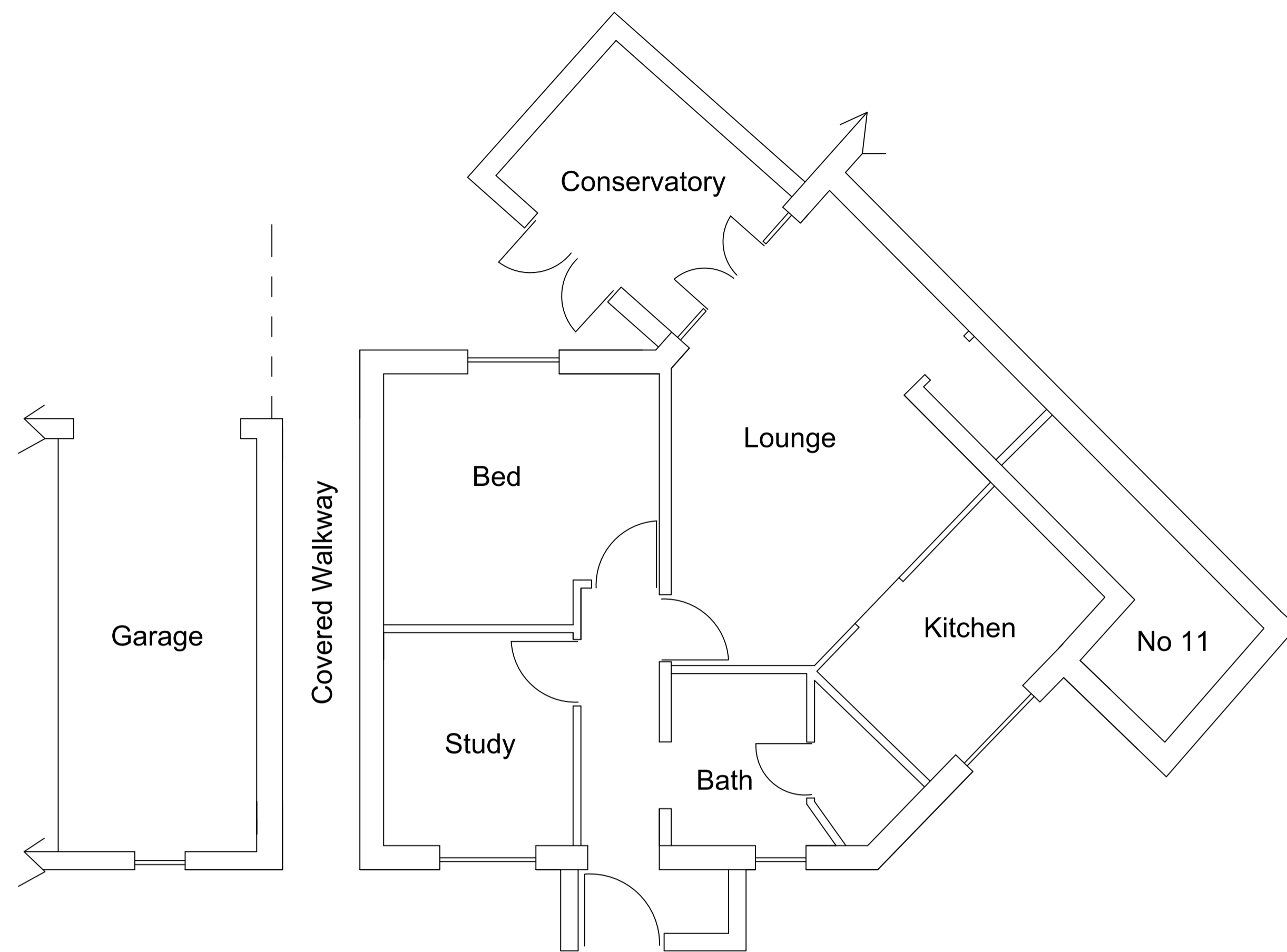
Red line denotes previously approved side profile of application 11/00970/FUL AS BUILT profile shown is just over 600mm higher



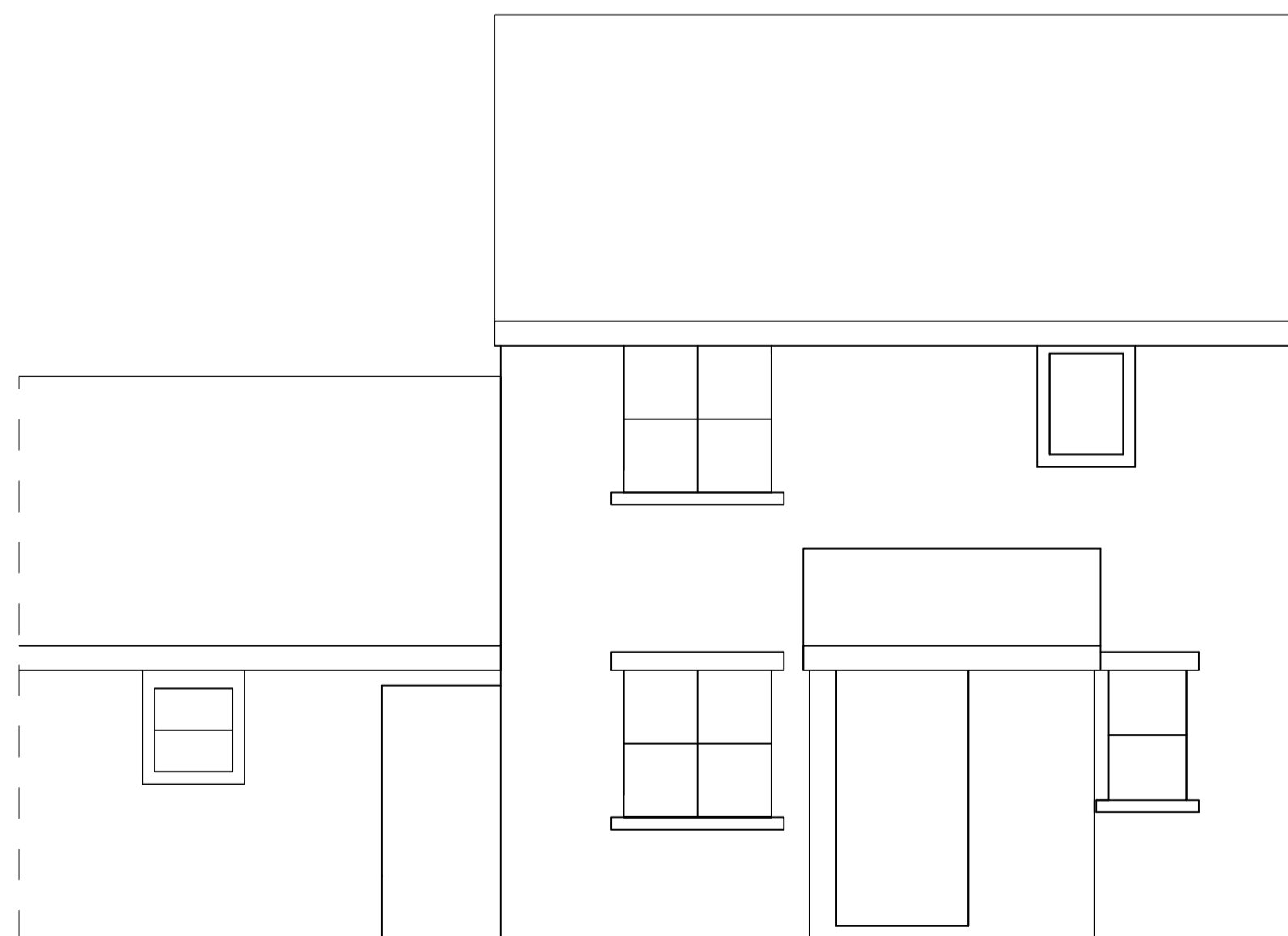
Site Plan - 1:250

<p>betterplan design 27 Wardle Court, Whitele Woods Chorley PR6 7DQ Tel: 01257 220510 web: www.betterplan.co.uk email: betterplanning@btinternet.com</p>		<p>Project 345 Blackburn Road, Higher Wheelton, Chorley PR6 8HP</p> <p>The New build detached house PLANNING LAYOUT</p>	
Scale @ A1	Date	Ref	Drawn
1:100	August 2012	Job 309	MDB
Drawn	Rev		
309/BRW/PL	-		

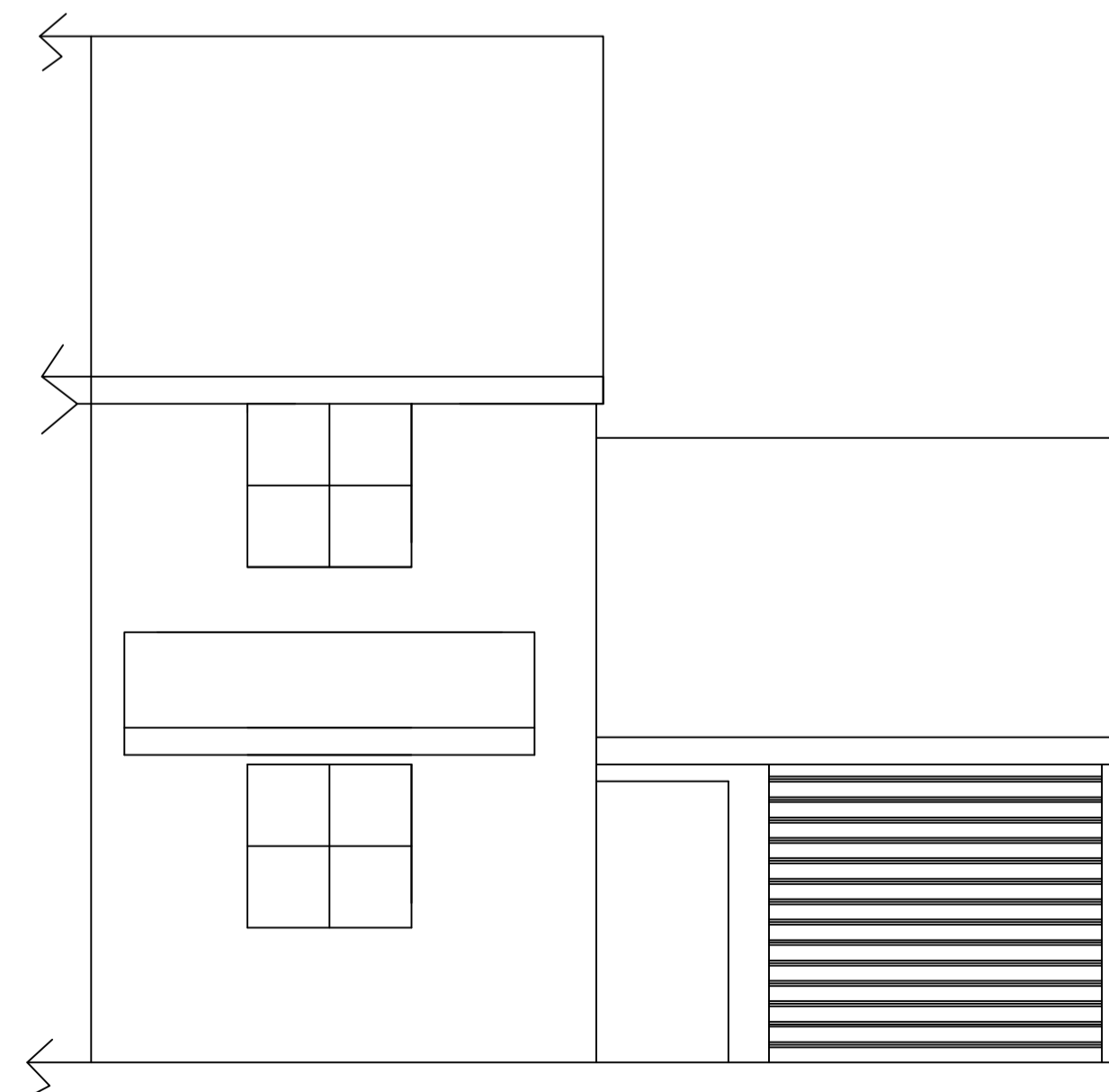
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LAYOUT BEFORE ALTERATIONS



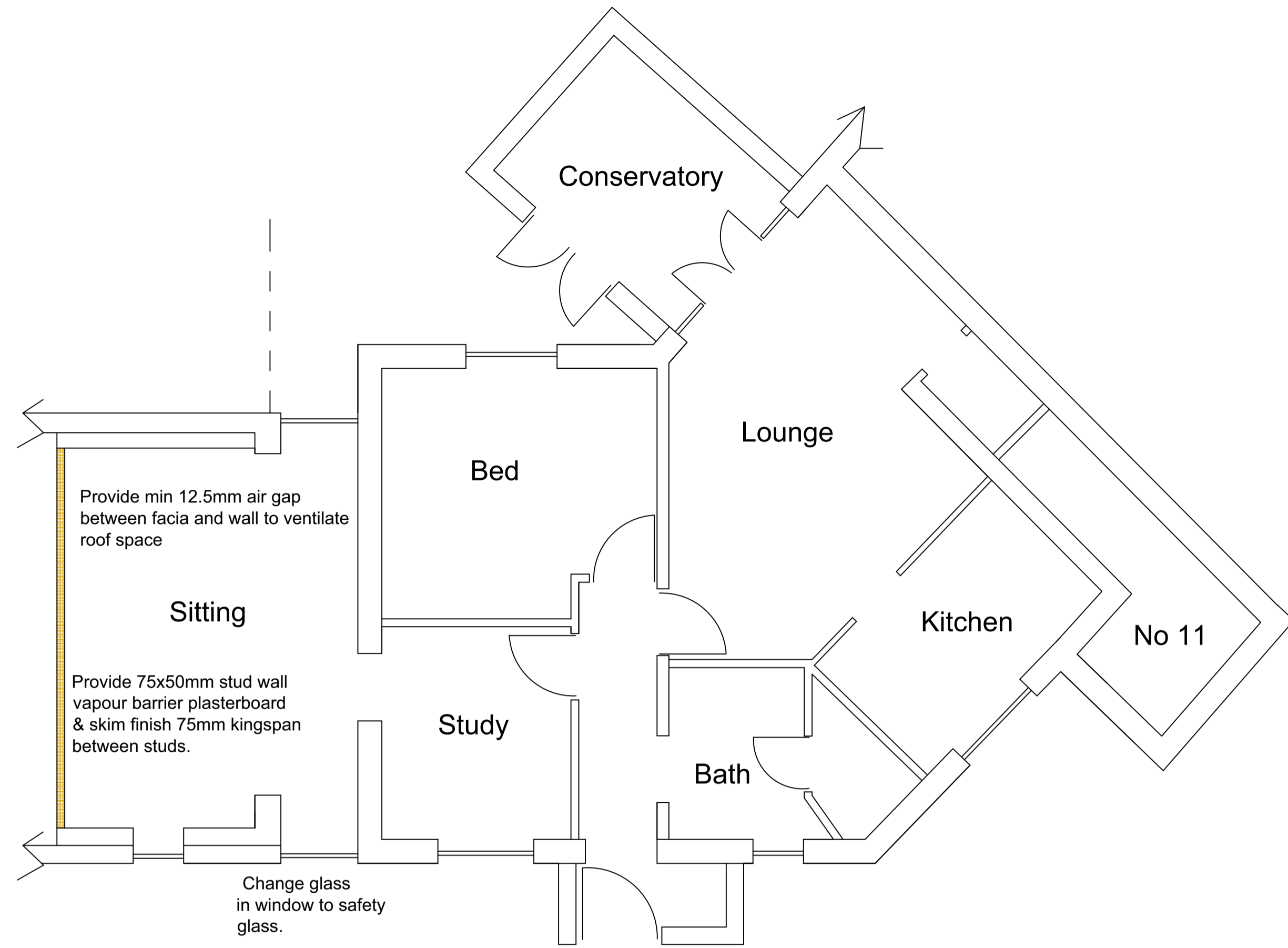
FRONT BEFORE ALTERATIONS



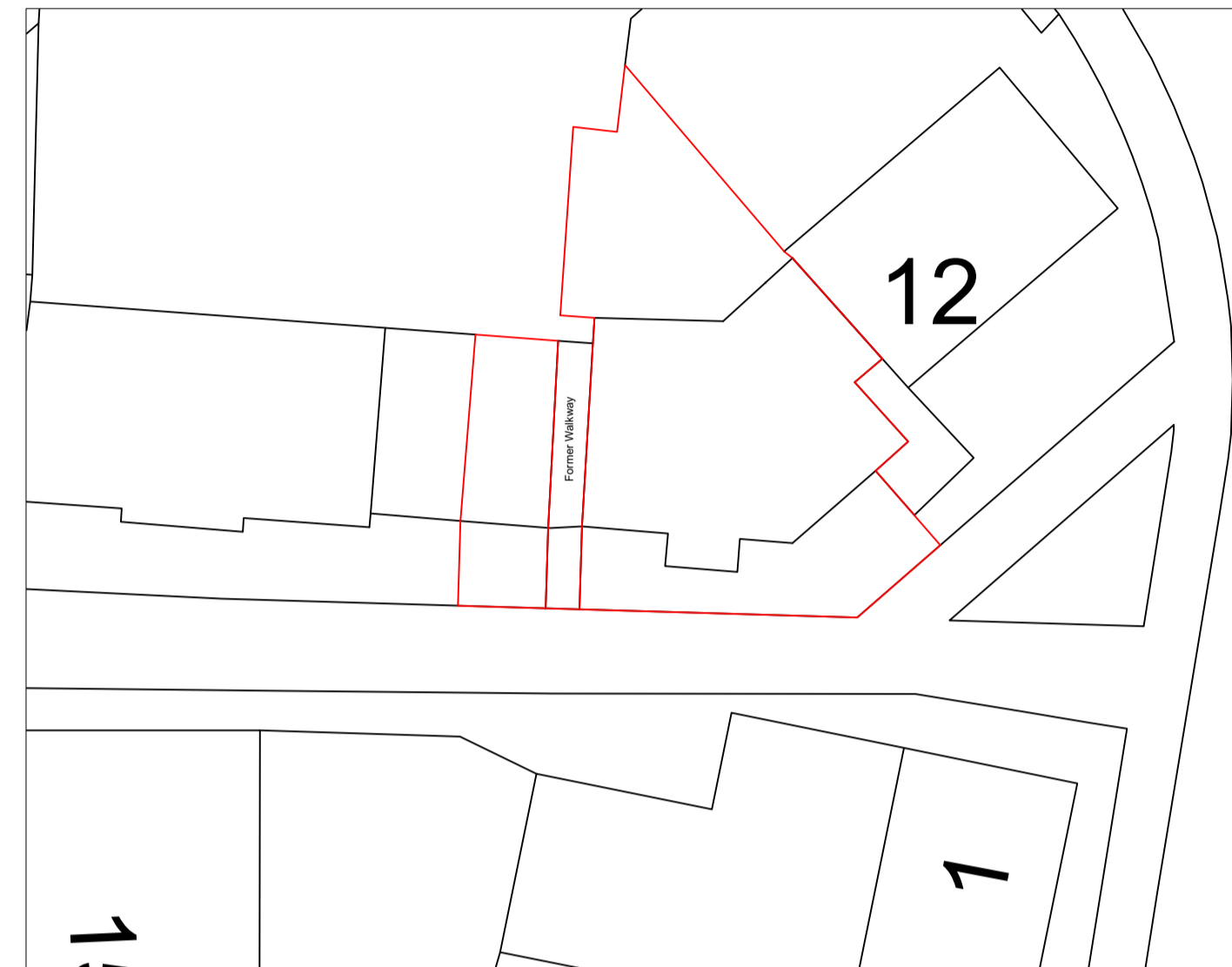
REAR BEFORE ALTERATIONS

Proposed alterations at :	
10 Blacksmiths Walks Buckshaw Village Chorley PR7 7BP	
CLIENT:	Mr S Sculfor
DATE:	June 2012
SCALE:	1:50
DWG No:	
L.A:	
AMENDMENTS:	DATE:
ENTWISTLE DESIGN SERVICES	
7 Edgefield Astley Village Chorley PR7 1XH	Tel:01257 274976 E-Mail peterdext@aol.com

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LAYOUT



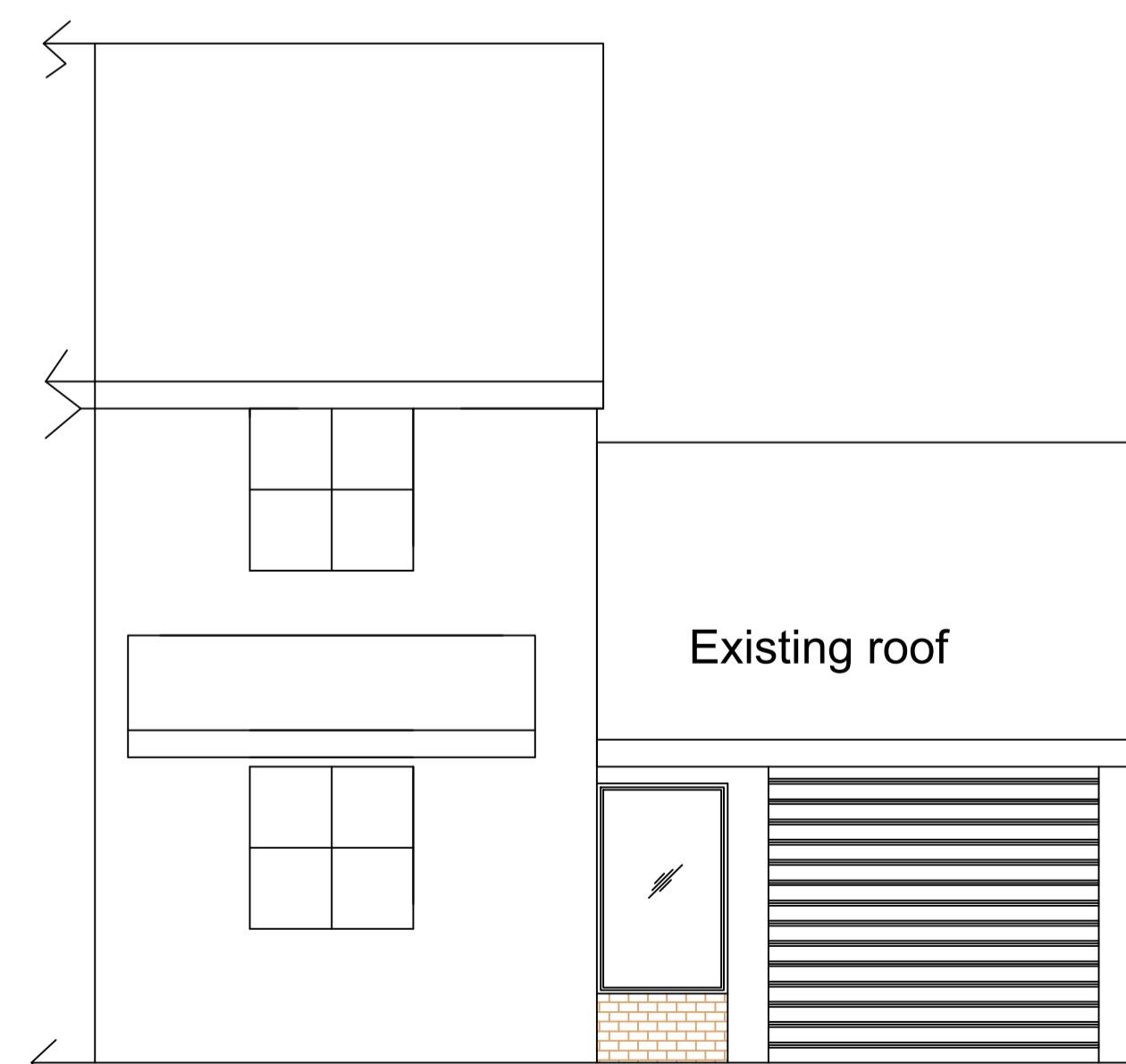
Site Plan 1:200



Location Plan 1:1250 N



FRONT



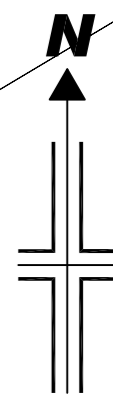
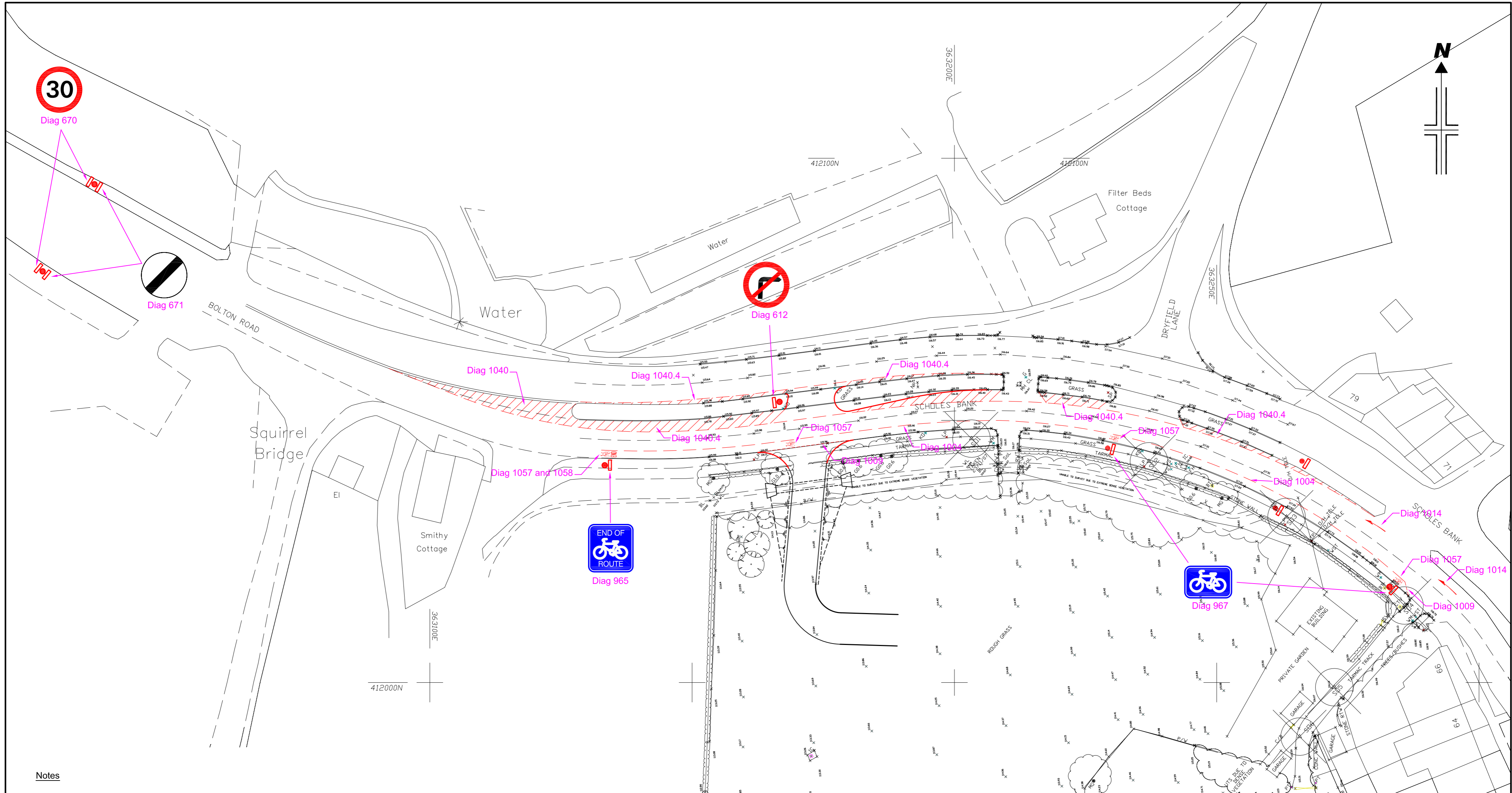
REAR

delete as necessary
 Garage & former covered walkway has been converted into sitting room in Aug 2009. All work was undertaken by barratts contractors. The property is a ground floor apartment.
 planning/building regulation submission not as a "working drawing" if used as such all dimensions to be checked on site by contractor.
 all work to be carried out to satisfaction of local authority.
 prior to commencement of work on site principal contractor/building owner to produce a method statement with regard to safety of occupiers/ employees during building operations
 builder to allow for safe support of existing/new structure during contract.

All electrical work to be carried out to BS7671:2001 and be installed and tested by a competent person. The Local Authority may request a test certificate under the above BS.

Proposed alterations at :	
10 Blacksmiths Walks Buckshaw Village Chorley PR7 7BP	
CLIENT:	Mr S Sculfor
DATE:	June 2012
SCALE:	1:50
DWG No:	
L.A:	
AMENDMENTS:	DATE:
ENTWISTLE DESIGN SERVICES	
7 Edgefield Astley Village Chorley PR7 1XH	Tel:01257 274976 E-Mail peterdext@aol.com

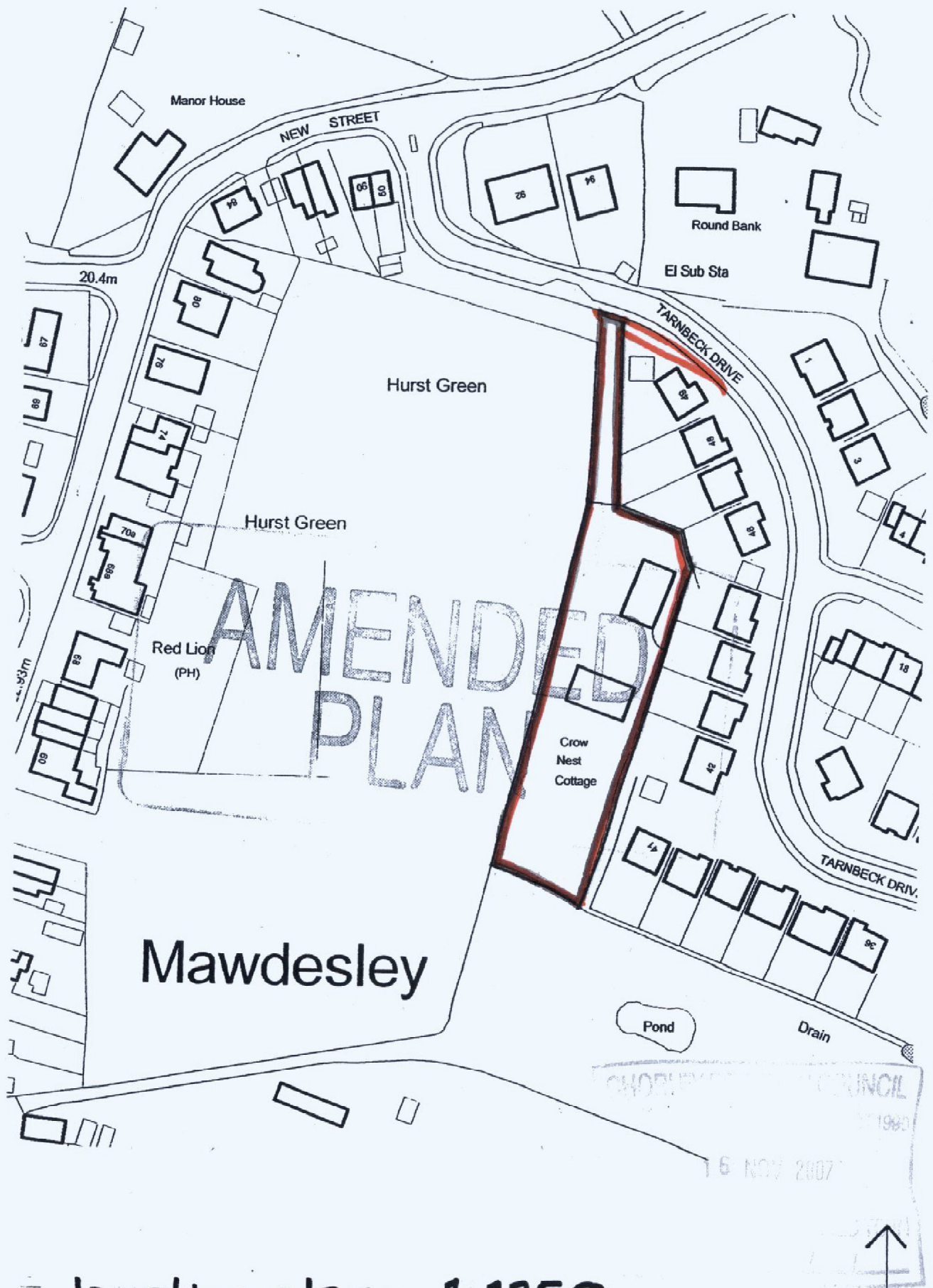
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- Notes**
1. All roadworks to be constructed as per the LCC Specification for Highway Works, any discrepancies to be reported to the Engineer on site.
 2. Any damage to existing surfacing to be reinstated as per the Specification.
 3. All road marking diagram references are as described in the Traffic Signs Regulations and General Directions 2002 & Chapter 5 of the Traffic Signs Manual. All road markings to be in accordance with these documents
 4. The Contractor is responsible for the identification and protection of statutory undertakers equipment. If necessary the Contractor shall liaise with the appropriate authority to ascertain suitable protection / diversion requirements.
 5. CBR value to be ascertained following exposure of formation level and carriageway construction details to be confirmed on site by Engineer. Detail shown suitable for CBR range of 2% to 8%

Horwich St Mary's FC		
Horwich St Mary's FC		Scale 1:500 @ A2
S278 - Road Markings		Drawn GS
		Checked DW
		Approved
www.psadesign.co.uk mail@psadesign.co.uk		Drwg No. T1157/S278/03
PSA DESIGN engineering your environment CIVIL, STRUCTURAL, GEOTECHNICAL, TRANSPORT		Date 29 May 2012
PSA Design The Old Bank House 6 Berry Lane, Longridge Preston, PR3 3JA Tel. 01772 786066 Fax. 01772 786265		Rev.

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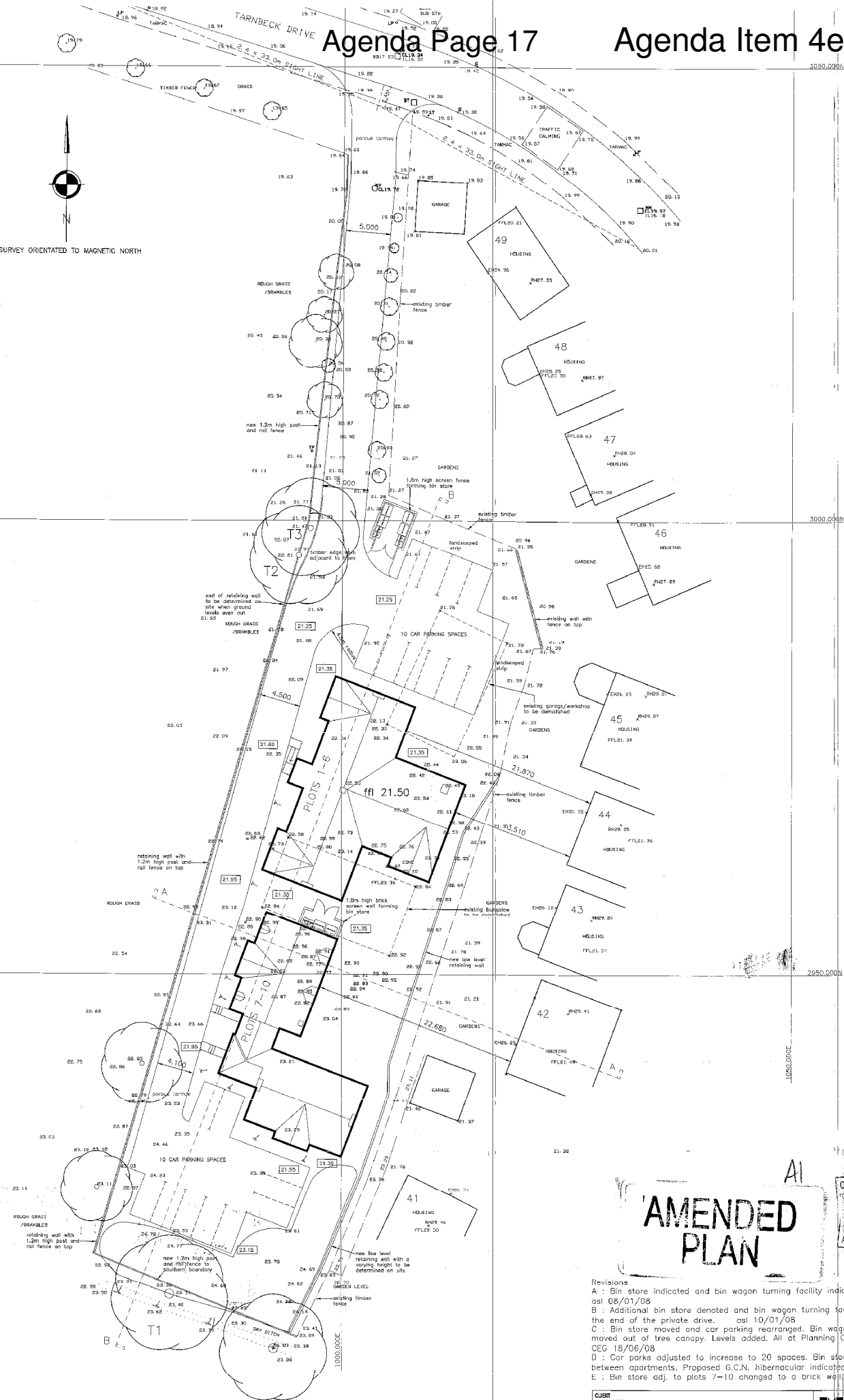
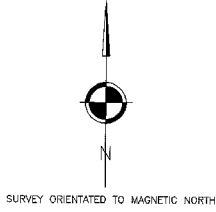


location plan 1:1250

08/00728



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AMENDED PLAN

CHORLEY BOROUGH COUNCIL
TOWN AND COUNTRY PLANNING ACT 1990
1 SEP 2008
THIS IS THE PLAN REFERRED TO IN APPLICATION NO. 08/128/FULL/A1

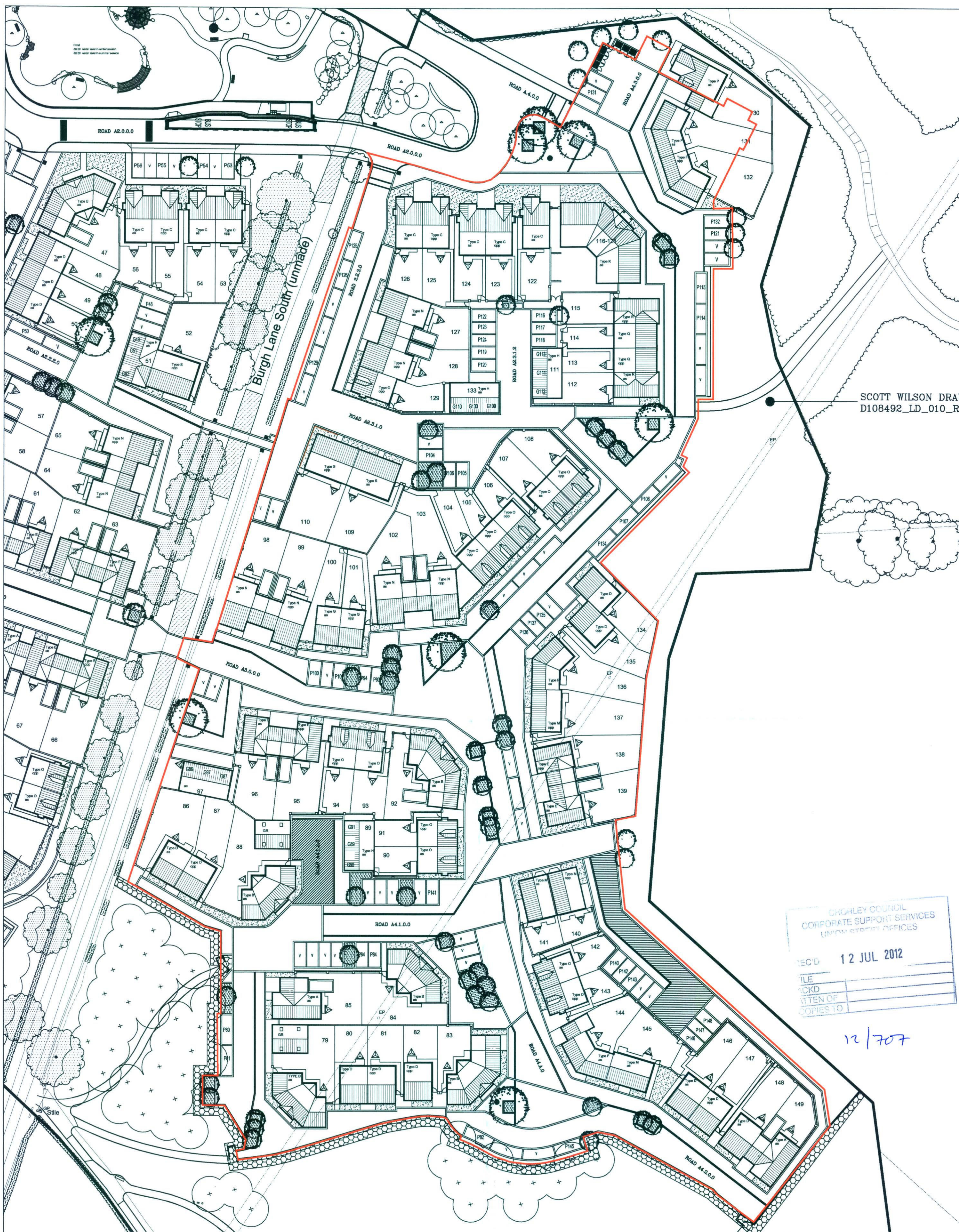
- Revisions
- A : Bin store indicated and bin wagon turning facility indicated. asl 08/01/08
 - B : Additional bin store denoted and bin wagon turning facility indicated at the end of the private drive. asl 10/01/08
 - C : Bin store moved and car parking rearranged. Bin wagon tracking moved out of tree canopy. Levels added. All at Planning Officers request. CEG 18/06/08
 - D : Car parks adjusted to increase to 20 spaces. Bin store relocated between apartments. Proposed G.C.N. hibernaculum indicated. asl 20/08/08
 - E : Bin store adj. to plots 7-10 changed to a brick wall. asl 29/08/08

CLIENT ANCER HOMES LTD				
PROJECT PROPOSED RESIDENTIAL DEVELOPMENT AT CROW NEST COTTAGE TARNBECK DRIVE MAWDESLEY				
DRAWING TITLE PROPOSED SITE LAYOUT				
DATE 22/10/07	SCALE 1:200 @A1	DRAWN CEG	DRWG No. 07/170/P01	REV E

LMP
ARCHITECTURAL CONSULTANTS
213 PRESTON ROAD
MARTON, LANCASHIRE
CHORLEY
PR8 1PS
TEL: 01257 261555
FAX: 01257 09204
www.lmparch.co.uk

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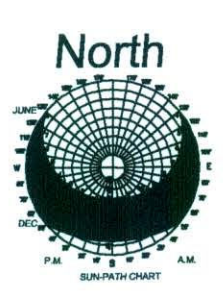


SCOTT WILSON DRAW
D108492_LD_010_R1

CHORLEY COUNCIL
CORPORATE SUPPORT SERVICES
UNION STREET OFFICES
REC'D 12 JUL 2012
FILE
CHECKED
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COPIES TO

12/707

Rev.	Description	Drawn	Date



Project Title
**BIRKACRE PARK
EAVES GREEN
CHORLEY**

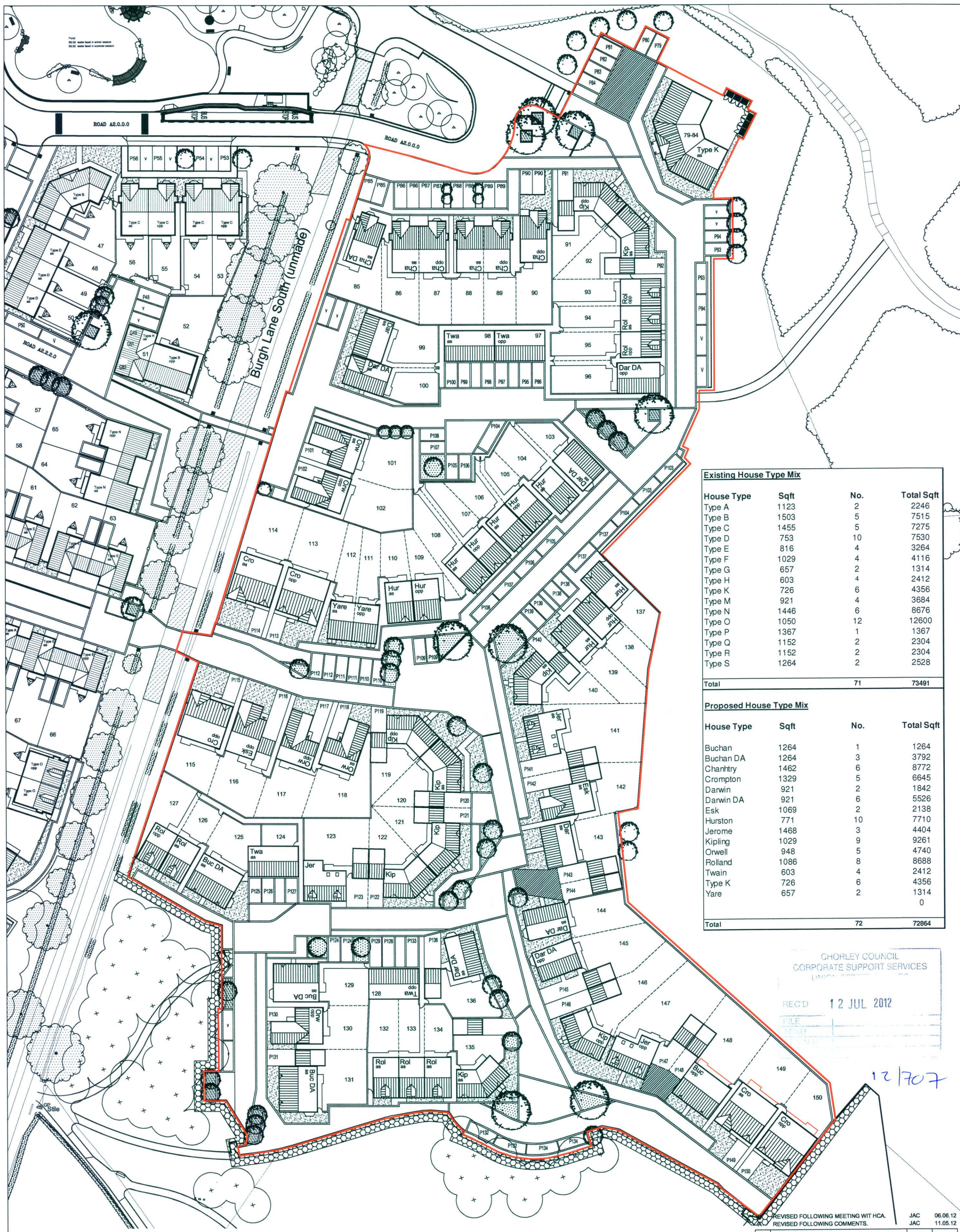
Drawing Title
**PHASE 2
EXISTING SITE LAYOUT**

Scale	Drawn By	Checked By	Authorised By
1:500	JAC		
	Date APR 12	Date	Date

Job No.	Drawing No.	Revision
809109	REP/PH2/ESL/001	-

miller homes
Miller Homes Limited - North West Region
Hawthorn House
Woodlands Park
Ashton Road
Newton-le-Willows, WA12 0HF
Telephone 0870 336 4700
Fax 01925 228570
www.millerhomes.co.uk

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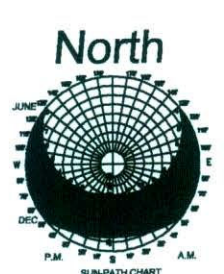
Existing House Type Mix			
House Type	Sqft	No.	Total Sqft
Type A	1123	2	2246
Type B	1503	5	7515
Type C	1455	5	7275
Type D	753	10	7530
Type E	816	4	3264
Type F	1029	4	4116
Type G	657	2	1314
Type H	603	4	2412
Type K	726	6	4356
Type M	921	4	3684
Type N	1446	6	8676
Type O	1050	12	12600
Type P	1367	1	1367
Type Q	1152	2	2304
Type R	1152	2	2304
Type S	1264	2	2528
Total		71	73491

Proposed House Type Mix			
House Type	Sqft	No.	Total Sqft
Buchan	1264	1	1264
Buchan DA	1264	3	3792
Chantry	1462	6	8772
Crompton	1329	5	6645
Darwin	921	2	1842
Darwin DA	921	6	5526
Esk	1069	2	2138
Hurston	771	10	7710
Jerome	1468	3	4404
Kipling	1029	9	9261
Orwell	948	5	4740
Rolland	1086	8	8688
Twain	603	4	2412
Type K	726	6	4356
Yare	657	2	1314
Total		72	72864

CHORLEY COUNCIL
CORPORATE SUPPORT SERVICES
REC'D 12 JUL 2012

12/1707

REVISED FOLLOWING MEETING WIT HCA.		JAC	06.06.12
REVISED FOLLOWING COMMENTS.		JAC	11.05.12
Rev.	Description	Drawn	Date



Project Title
**BIRKACRE PARK
EAVES GREEN
CHORLEY**

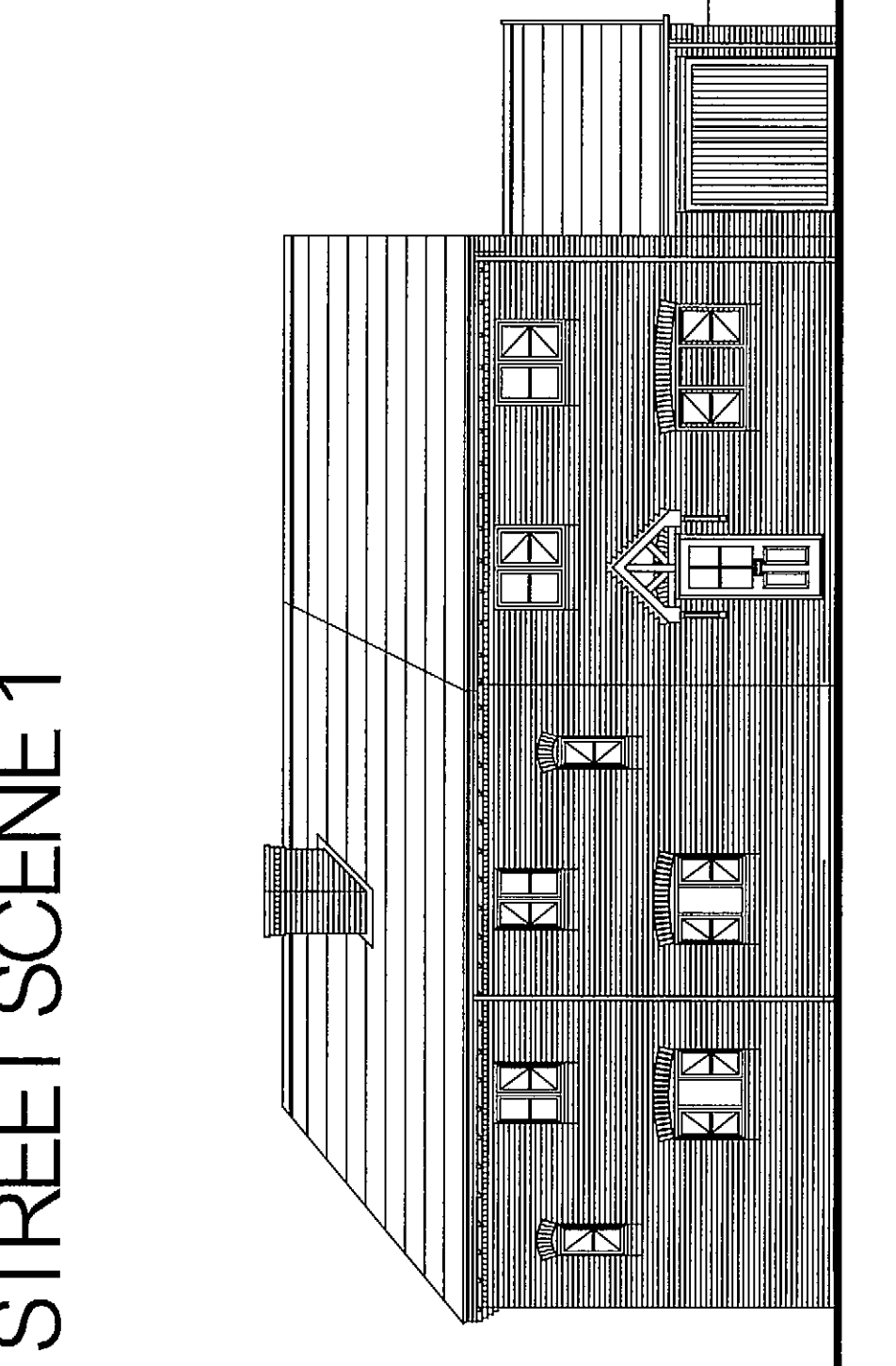
Drawing Title
**PHASE 2
REPLAN PROPOSALS
MAY 2012**

Scale	Drawn By	Checked By	Authorised By
1:500	JAC		
	Date APR 12	Date	Date
Job No.	Drawing No.	Revision	
809109	RP/003	B	

miller homes
Miller Homes Limited - North West Region
Hawthorn House
Woodlands Park
Ashton Road
Newton-le-Willows, WA12 0HF
Telephone 0870 336 4700
Fax 01925 228570
www.millerhomes.co.uk

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STREET SCENE 1



plot 92 - Kipling.asp

plot 91 - Kipling.asp

plot 89 - Charity.asp

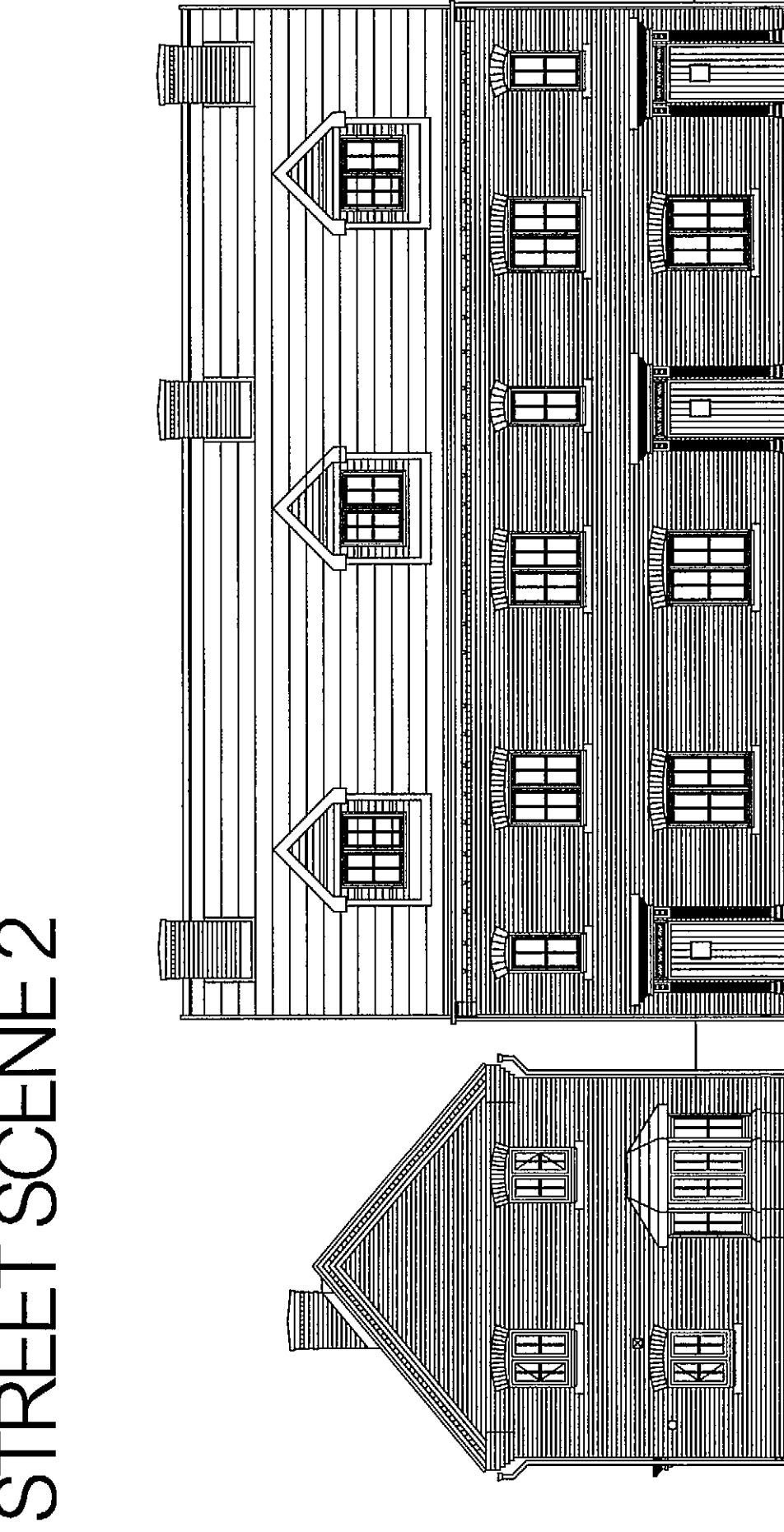
plot 89 - Charity.asp

plot 88 - Charity.asp

plot 87 - Charity.asp

plot 86 - Charity DA.asp

STREET SCENE 2



plot 96 - Darwin DA.asp

plot 95 - Roland.asp

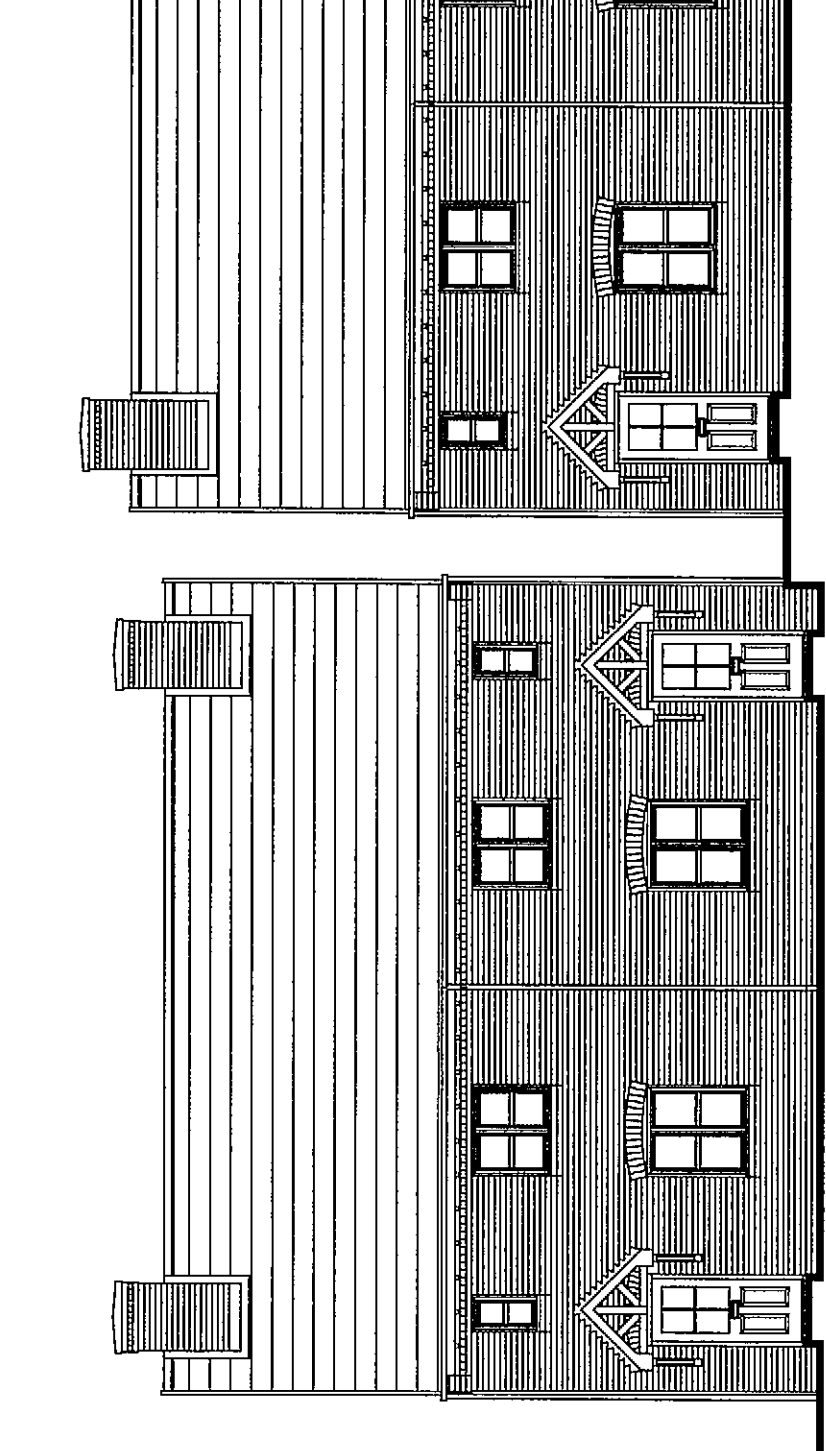
plot 94 - Roland.asp

plot 93 - Roland.asp

plot 92 - Kipling.asp

plot 91 - Kipling.asp

STREET SCENE 3



plot 106 - Hurston.asp

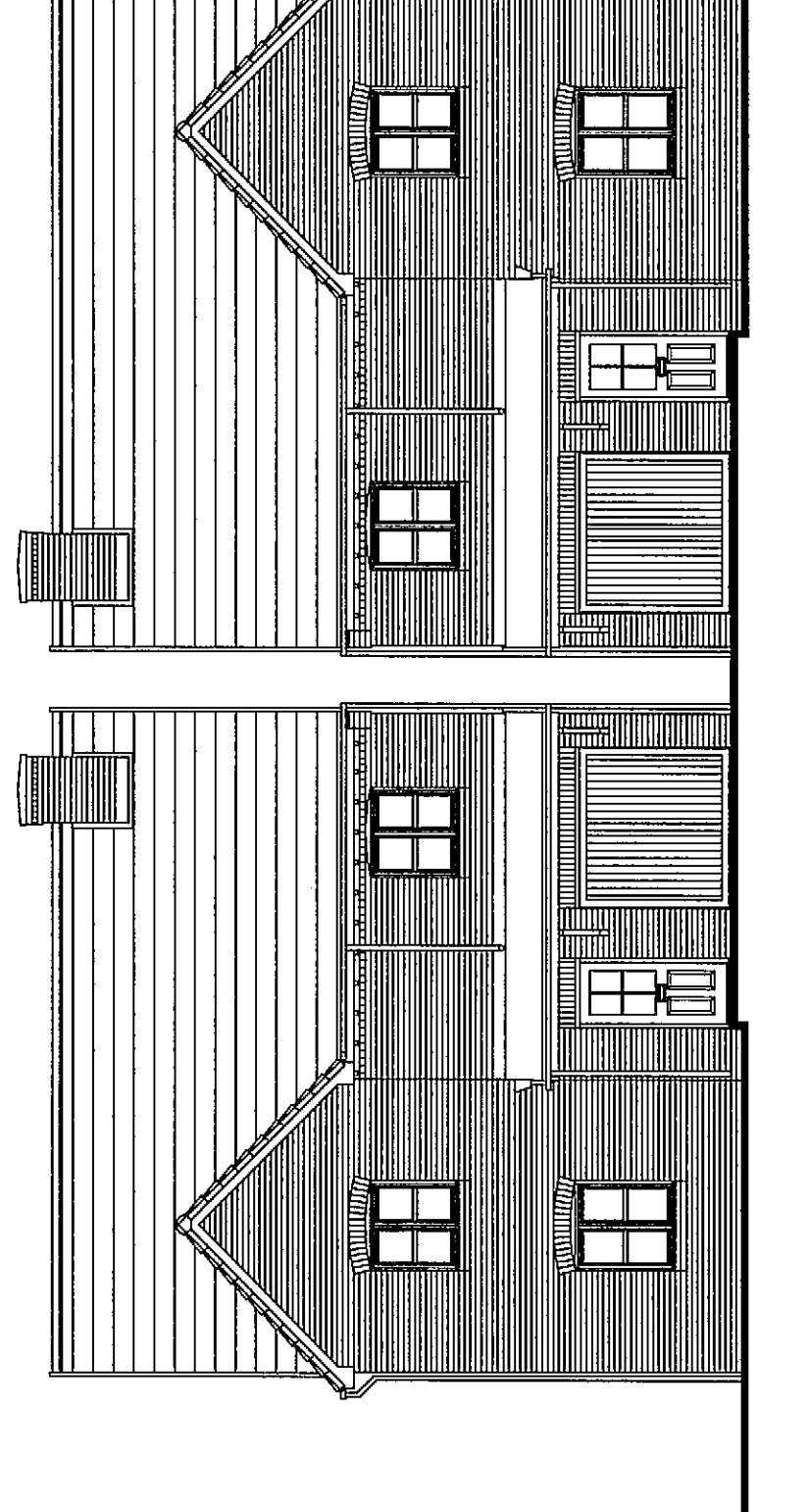
plot 107 - Hurston.asp

plot 105 - Hurston.asp

plot 104 - Hurston.asp

plot 103 - Darwin DA.asp

STREET SCENE 4



plot 114 - Compton.asp

plot 113 - Compton.asp

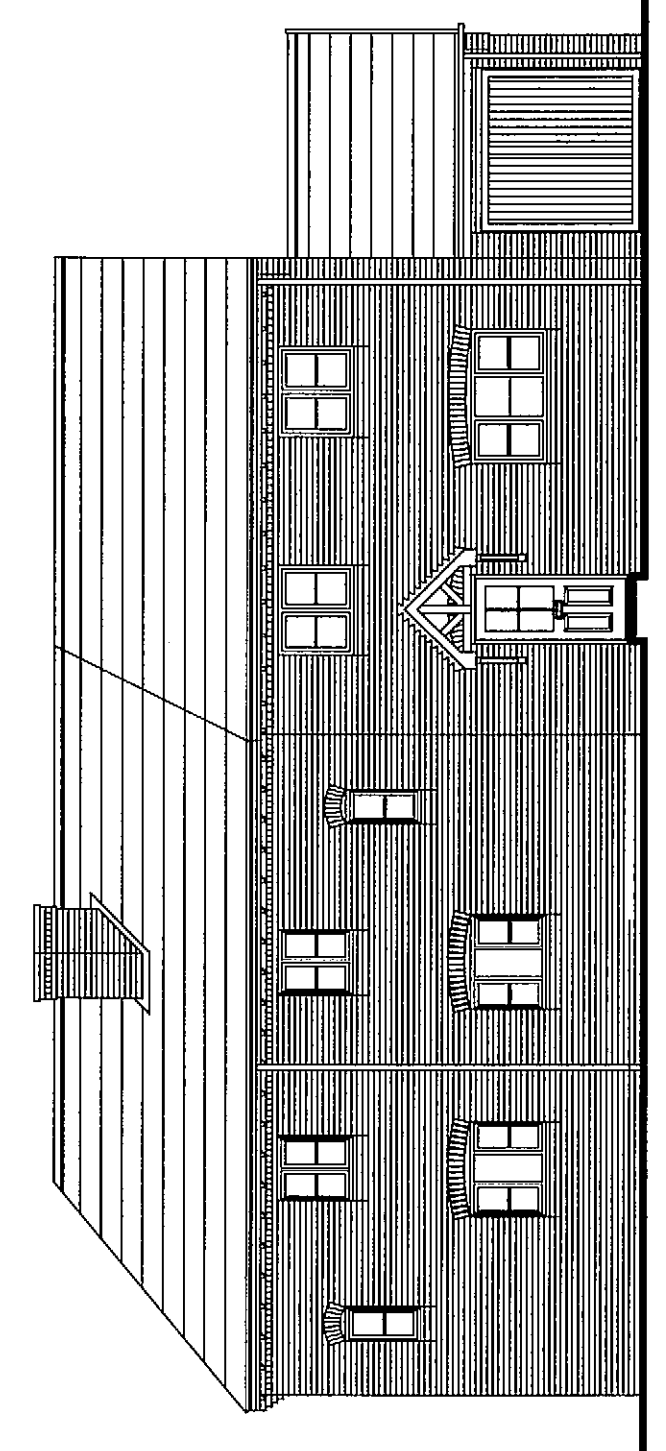
plot 112 - Yare.asp

plot 111 - Yare.asp

plot 110 - Hurston.asp

plot 109 - Hurston.asp

STREET SCENE 5



plot 120 - Kipling.asp

plot 119 - Kipling.asp

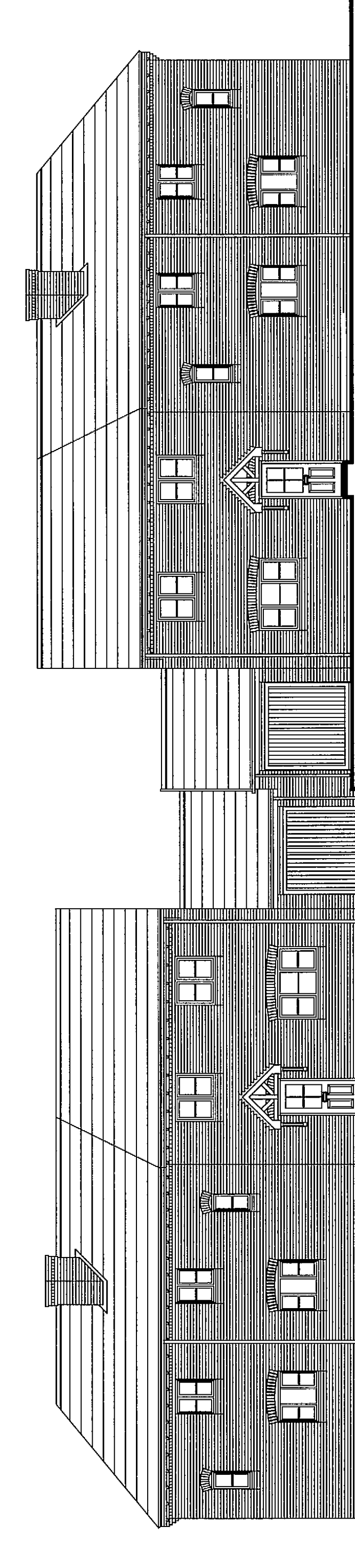
plot 118 - Orwell.asp

plot 117 - Orwell.asp

plot 116 - Esk.asp

plot 115 - Compton.asp

STREET SCENE 6



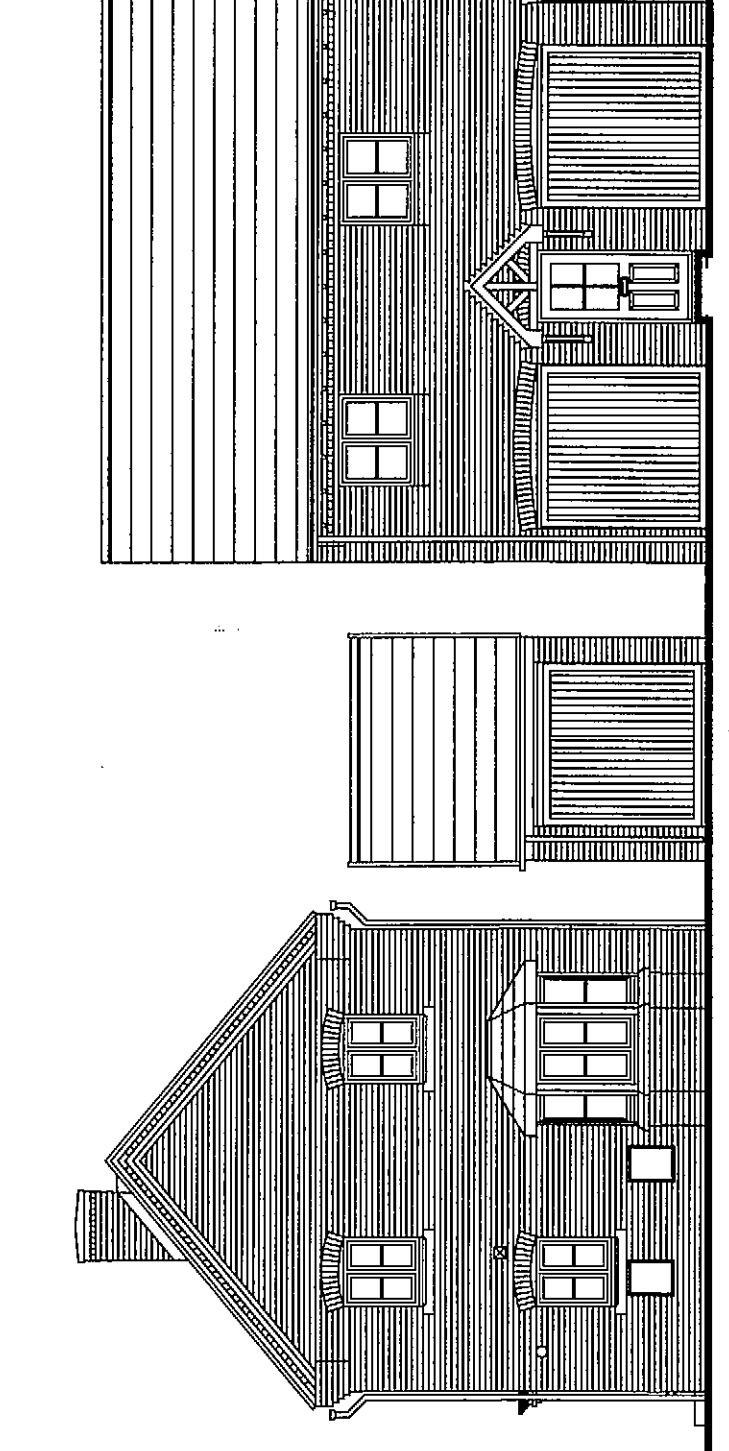
plot 122 - Kipling.asp

plot 121 - Kipling.asp

plot 120 - Kipling.asp

plot 119 - Kipling.asp

STREET SCENE 7

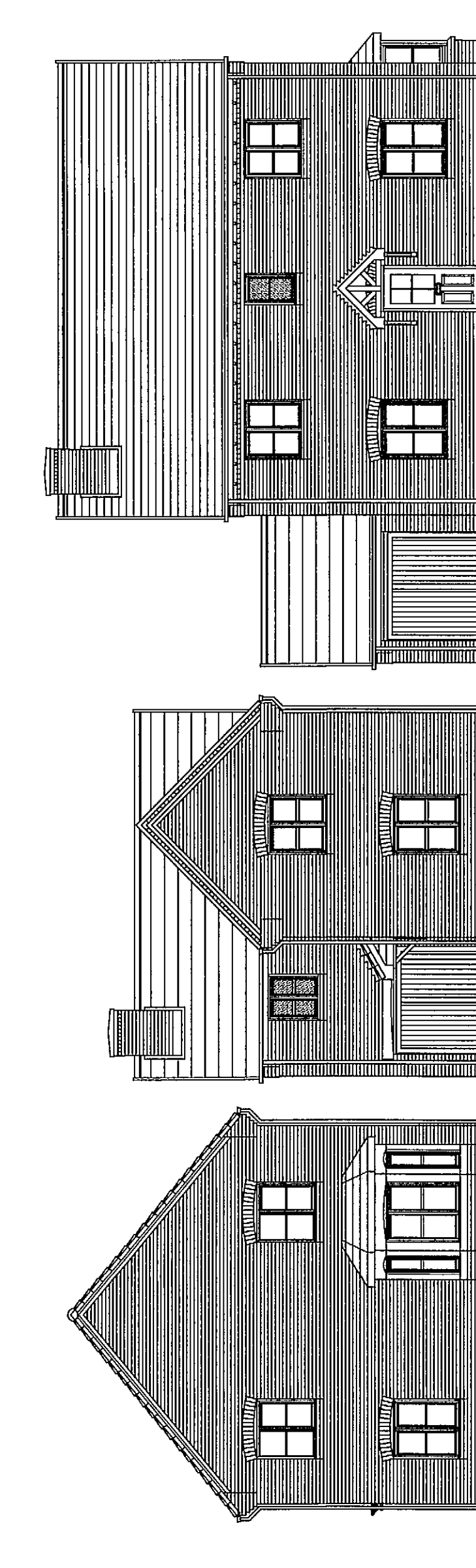


plot 136 - Darwin DA.asp

plot 127 - Twain.asp

plot 128 - Buchan DA.asp

STREET SCENE 8

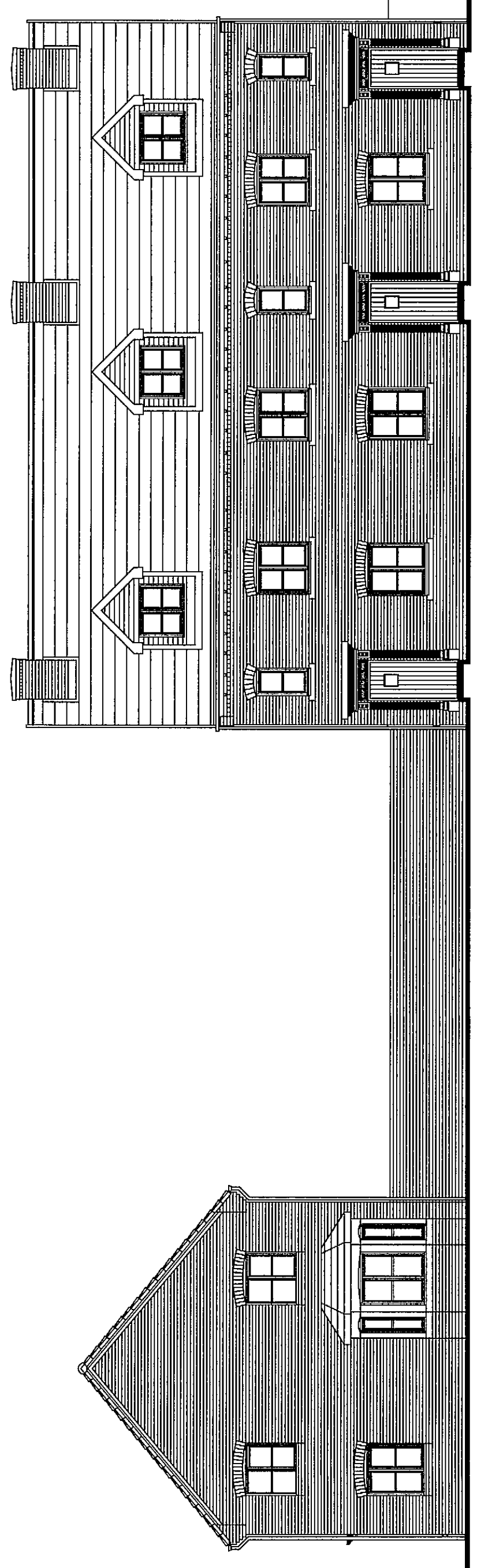


plot 128 - Buchan DA.asp

plot 123 - Orwell.asp

plot 130 - Buchan DA.asp

STREET SCENE 9



plot 130 - Buchan DA.asp

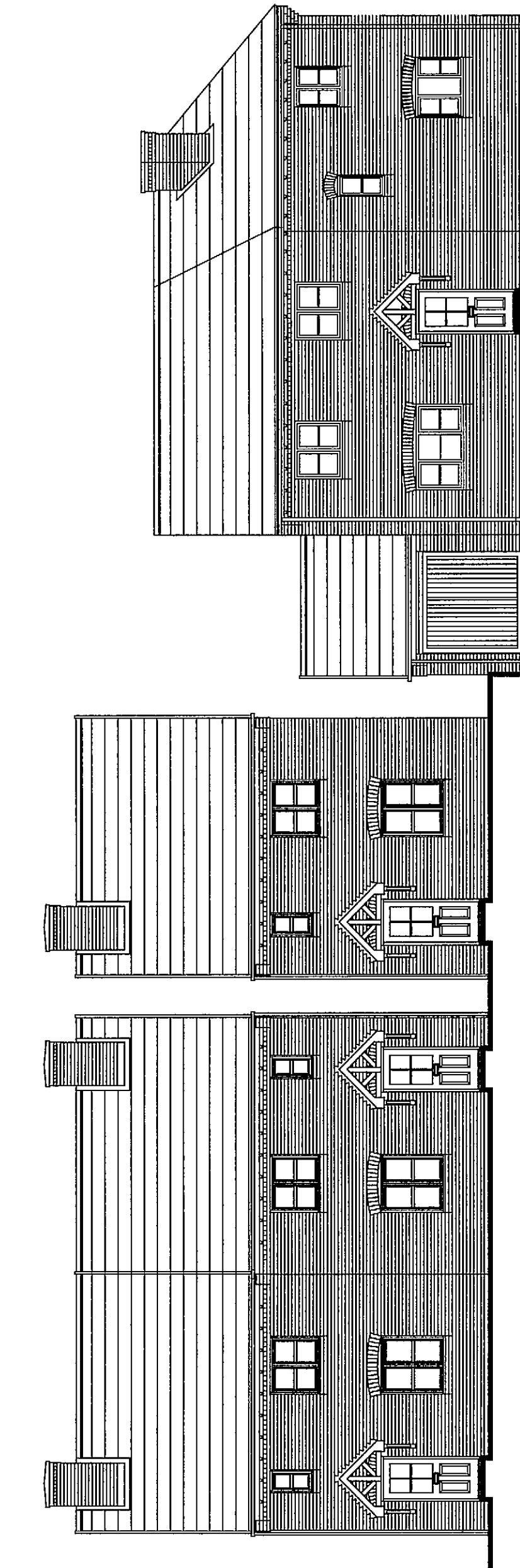
plot 131 - Roland.asp

plot 132 - Roland.asp

plot 133 - Roland.asp

plot 134 - Kipling.asp

STREET SCENE 10



plot 136 - Hurston.asp

plot 137 - Hurston.asp

plot 138 - Hurston.asp

plot 139 - Kipling.asp

12 207

CHORLEY
COUNCIL
COMMUNITY DEVELOPMENT
12 JUL 2012

miller homes
Miller Homes Limited - North West Region
Widdowson House
Ashdon Road
Newton-le-Willows, WA12 0HF
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Fax 01925 228570
www.millerhomes.co.uk

BIRKACRE PARK
CHORLEY

PROPOSED STREETSCENES
SHEET 1 OF 2

Scale: 1:100
Date: 12 JUN 12
Checked By: [Signature]
Approved By: [Signature]
Job No: 809743
REP/PH2/PS/001

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STREET SCENE 11



plot 140 - Jerome as

plot 141 - Esk as

plot 142 - Darwin as

plot 143 - Darwin DA as

plot 144 - Darwin DA opp

plot 145 - Kipling as

STREET SCENE 12



plot 145 - Kipling as

plot 146 - Jerome opp

plot 147 - Buchan as

plot 148 - Crompton as

plot 149 - Crompton opp

12/707

CHORLEY COUNCIL CORPORATE SUPPORT SERVICES	
PROJECT	12 JUN 2012
FILE	
DATE	
BY	

Rev	Description	Drawn	Date

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Project Title
**BIRKACRE PARK
 CHORLEY**

Drawing Title
**PROPOSED STREETSCENES
 SHEET 2 OF 2**

Scale	Drawn By	Checked By	Authorised By
1:100	JAC		
	Date	Date	Date
	JUN 12		
Job No.	Drawing No.	Revision	
809743	REP/PH2/PS/002	-	

Original Sheet Size A1 Do Not Scale From This Drawing

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general notes:
do not scale the drawing.
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 a preliminary drawing and is not to be used for construction purposes without the written consent of the author.
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KEY

Indicative new tree planting

Existing Trees that are the subject of Tree Protection Orders shall be maintained in accordance with tree report.

Trees to be removed, refer to Tree Report

Root protection zone

Indicative Planting

1800 High close board divisional fence

1800 High close board fence

1500 High close board fence

1800 High close board fence and wall

Affordable housing unit *

NB landscaping shown is indicative, please refer to landscape masterplan for exact details

do not scale the drawing.
dimensions to be checked on site prior to commencement of work and any discrepancy shall be immediately reported and resolved prior to work commencing.
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KEY

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Existing Trees that are the subject of Tree Protection Orders shall be maintained in accordance with tree report.

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1800 High close board divisional fence

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1800 High close board fence and wall

Affordable housing unit *

NB landscaping shown is indicative, please refer to landscape masterplan for exact details

12719

CARROLL & SONS
CORPORATE SURVEY SERVICES
LANDSCAPE OFFICES

17 JUN 2012



mck associates limited
architectural building services a public limited company
incorporated in the United Kingdom
Registered Office: 10-11, Deighton Road, Chorley, Lancashire, PR7 2AB
Tel: 01773 774510 Fax: 01773 774511
www.mckassociates.co.uk

Project: Deighton Road, Chorley

Drawn By: M. King	Checked: 1:1000	Date: JULY 2012
Job No: 10-011	Drawing No: AL-001 - Loc Plan	Rev: -

Download File: Site Location Plan
Plots 52, 52A & 53 Housetype Substitution

REF	TYPE	No.
MAR	IVARTRON	2
LA3	LANGLEY 3	6
LA	LANGLEY	14
CALDER	CALDER	2
SU	SUTTON	2
MAPLE	MAPLE	6
CEDAR	CEDAR	6
BIRCH	BIRCH	9
CRAN	CRANFORD	16
Total		63

EXTERNALS KEY

- Denotes hot rolled asphalt (HRA) finish
- Denotes black laminae finish with contrasting red chippings
- Denotes black laminae finish
- Denotes flagged pathways
- Denotes rotary dryer position
- Denotes secure cycle storage (plots 52 & 53 storage within garage)
- Denotes rainwater butt position
- Denotes bin storage position
- Denotes compost position



Deighton Road, Chorley

Gillieson County Primary School

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General notes:
 Do not scale the drawing.
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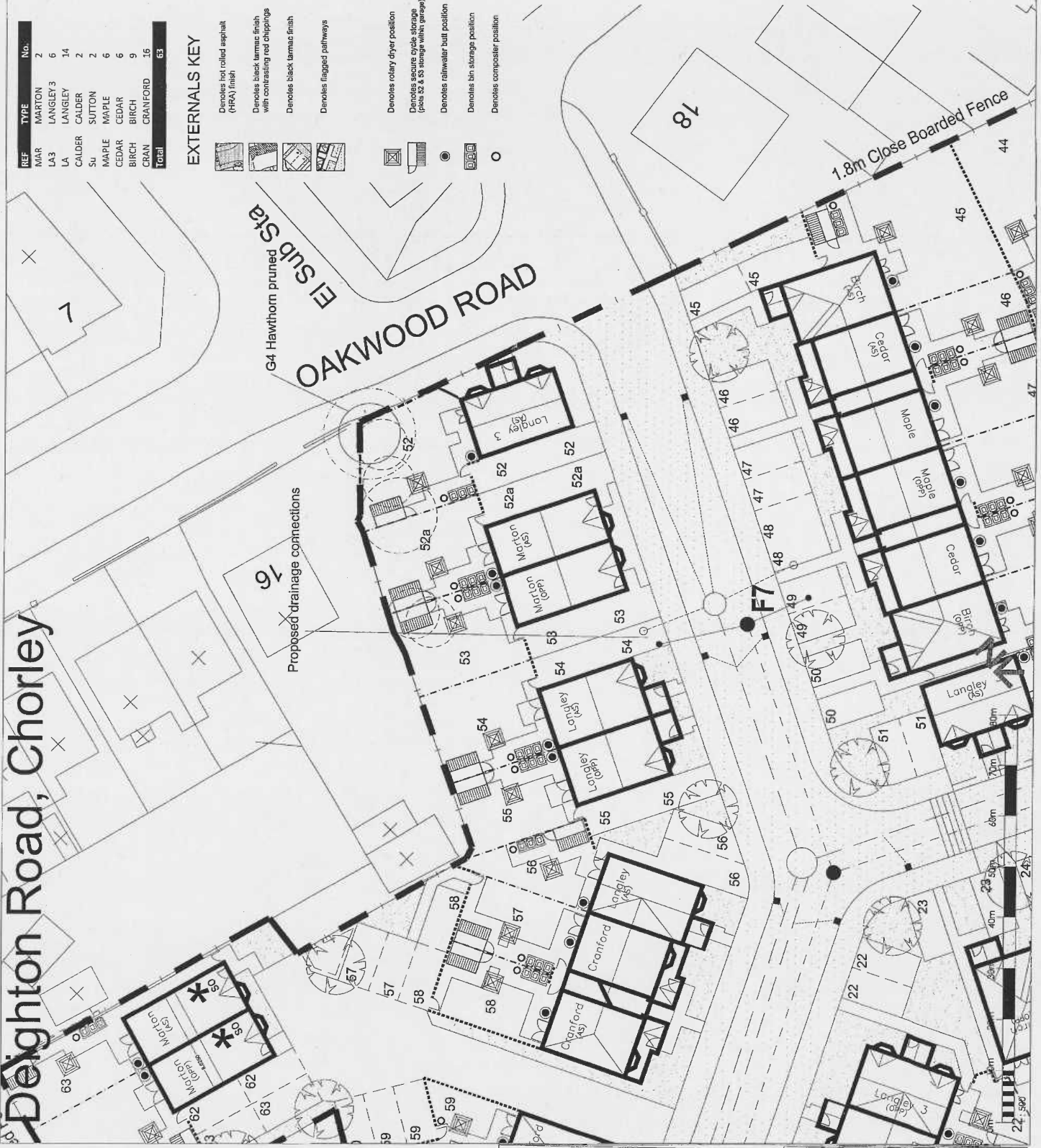
KEY

- Indicative new tree planting
- Existing Trees, that are the subject of Tree Preservation Orders, to be retained/pruned in accordance with tree report.
- Trees to be removed, refer to Tree Report
- Root protection zone
- NS Landscaping shown is indicative, please refer to landscape masterplan for exact details
- Indicative Planning
- - - 1800 High close board divisional fence
- - - 1800 High close board fence
- - - 1800 High close board fence
- - - 1800 High close board fence and wall
- * Affordable housing unit

REF	TYPE	No.
MAR	MARTON	2
LA3	LANGLEY 3	6
LA	LANGLEY	14
CALDER	CALDER	2
SU	SUTTON	2
MAPLE	MAPLE	6
CEDAR	CEDAR	6
BIRCH	BIRCH	9
CRAN	CRANFORD	16
Total		63

EXTERNALS KEY

- Denotes hot rolled asphalt (HRA) finish
- Denotes black tarmac finish with contrasting red chippings
- Denotes black tarmac finish
- Denotes flagged pathways
- Denotes rotary dryer position
- Denotes secure cycle storage (plots 52 & 53 storage within garage)
- Denotes rainwater butt position
- Denotes bin storage position
- Denotes composting position



12/24
 CHORLEY COUNCIL
 CORPORATE SUPPORT SERVICES
 UNION STREET OFFICES
 RECD 17 JUL 2012

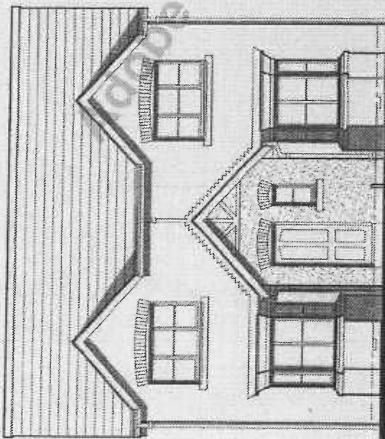


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 Unit 10, 11 & 12, Westing Avenue, Chorley, Lancashire, PR7 2JG
 Tel: 01772 774510 Fax: 01772 774511 mekassociates.co.uk

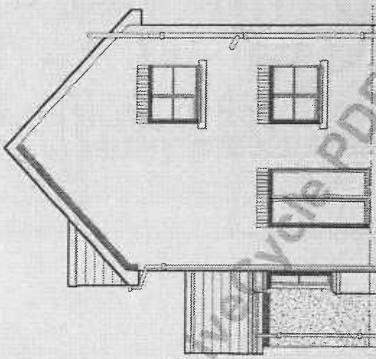
Deighton Road, Chorley
 Proposed Site Layout.
 Plots 52, 52A & 53 House Type Substitution
 Drawing No: AL-001 - SUB
 Date: 10-01-11
 Job No: 1200
 Issue: 1
 Date: July 2012

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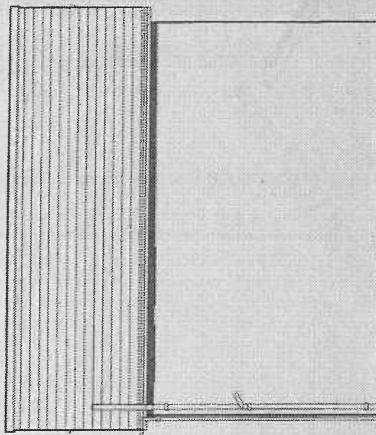
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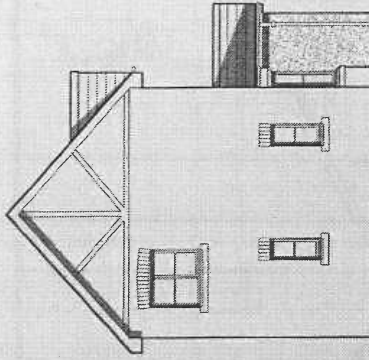
Front Elevation



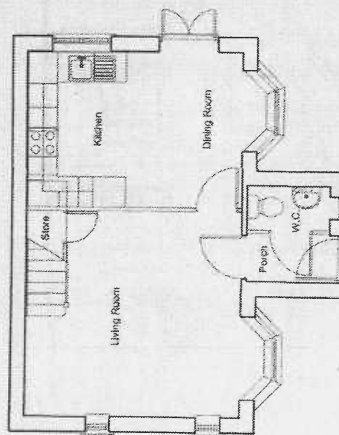
Side Elevation



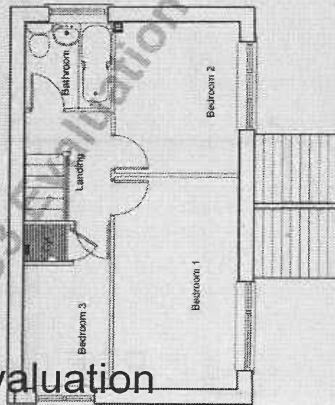
Rear Elevation



Side Elevation



Ground Floor Plan



First Floor Plan

12/1/19

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 CORPORATE SUPPORT SERVICES
 UNIFORMS

REC'D 17 JUL 2012

FILE
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 COUNTY

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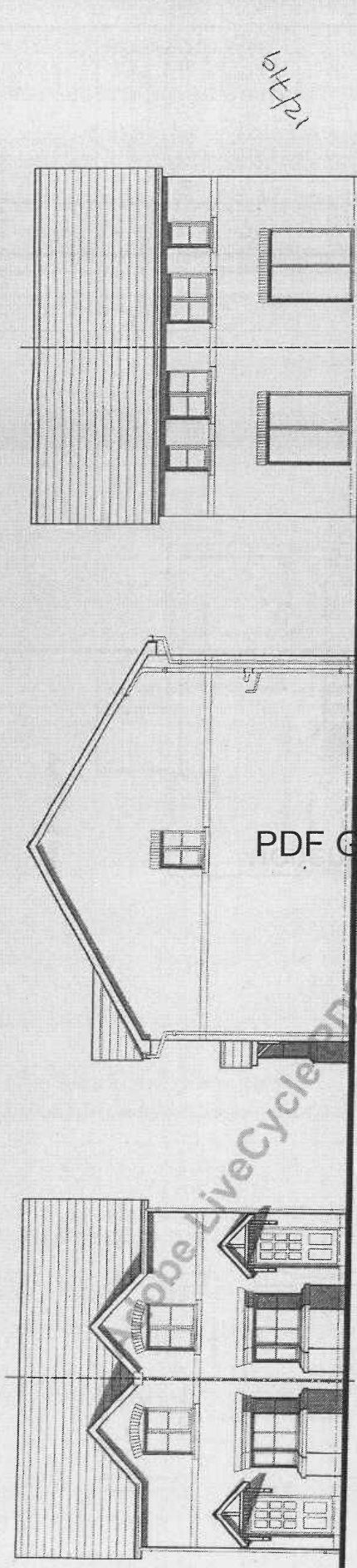
PLANNING

<p>Client: JONES HOMES</p> <p>Project: Deighton Road, Chorley</p> <p>Showing title: Plot 52 - Langley 3 Proposed floor plans & elevations</p>	<p>Job No: 10-011</p>	<p>Drawing No: HT10</p>	<p>Rev: B</p>
	<p>Drawn: MJK</p>	<p>Checked:</p>	<p>Scale: 1:100</p>



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 tel: 01778 774510 fax: 01778 774511 mck@mck-associates.co.uk

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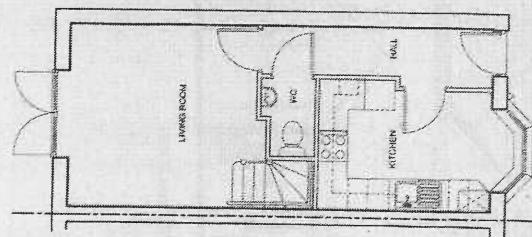


Front Elevation

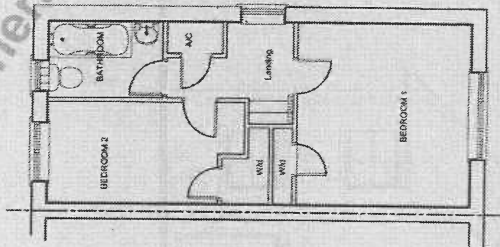
Side Elevation

Rear Elevation

Side Elevation



Ground Floor Plan



First Floor Plan

CHORLEY COUNCIL
 CORPORATE SUPPORT SERVICES
 UNION STREET SERVICES
 17 JUL 2012

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PLANNING

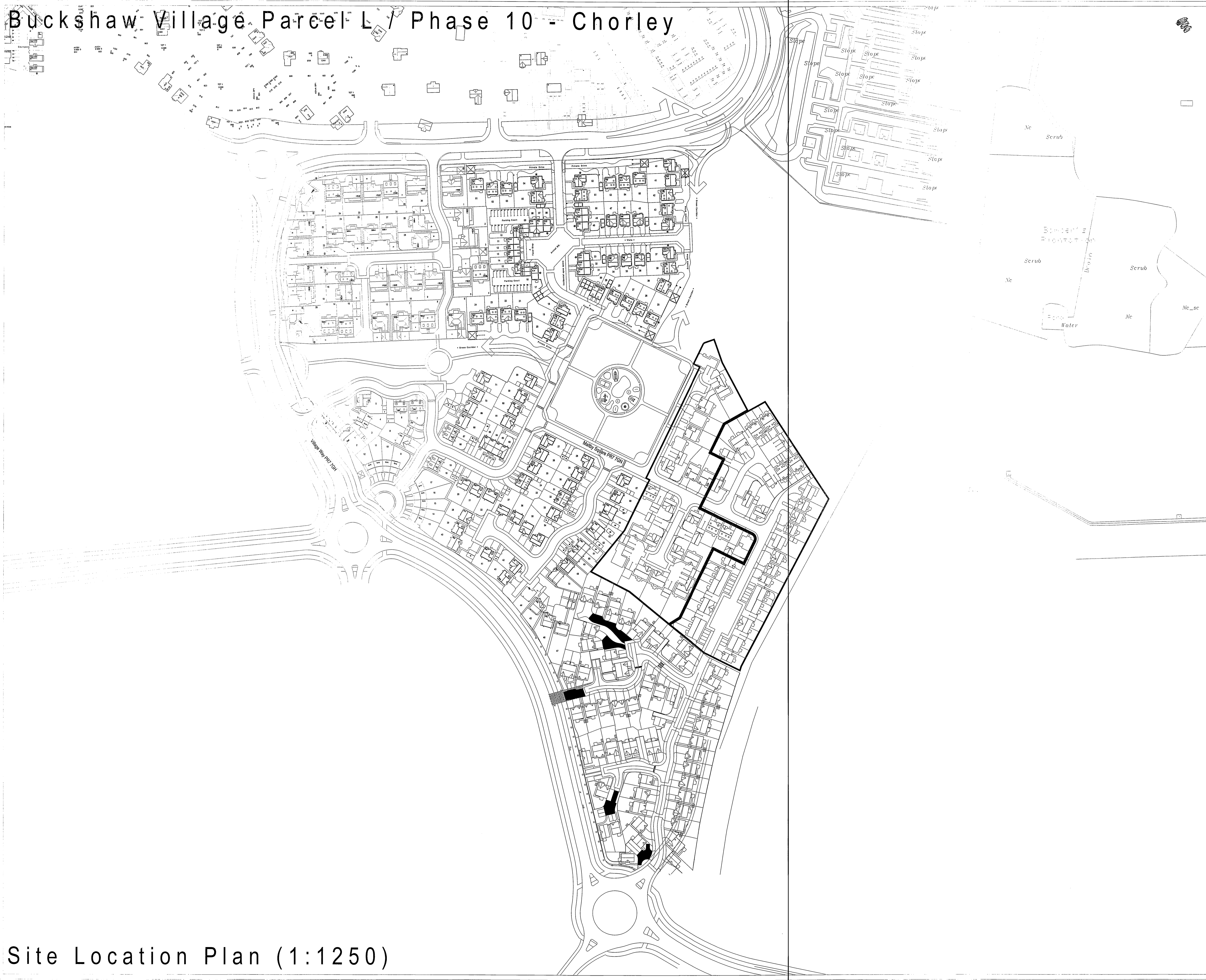
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	Client JONES HOMES	Drawing Title Plots 52A & 53 - The Marlon Proposed floor plans & elevations	Drawing No. 10-011	Drawing No. HT05	Rev. 1
Date APRIL 11		Scale 1:100		Date APRIL 11	

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Buckshaw Village Parcel L / Phase 10 - Chorley

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CORPORATE SUPPORT SERVICES
25 JUN 2012

Rev	Description	Date	Drawn	Chk'd



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HOMES**

MANCHESTER

Barratt Homes Manchester
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City Park
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M16 9HQ
Tel: 0161 872 0161
Fax: 0161 855 2828

Job
Buckshaw Village
Parcel L / Phase 10 - Chorley

Title
Site Location Plan

Design By	Date	Drawing Number	Rev
S J W	June 2012	410/SLP.01	
Drawn By	Scale @ A1		
S J W	1:500		

Site Location Plan (1:1250)

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Buckshaw Village Parcel L / Phase 10 - Chorley

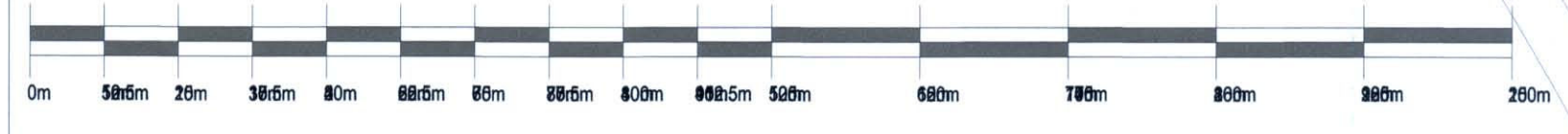
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Schedule of accommodation:

Abb	Housetype Name	Configuration	Bed / Person	sqft	No.#	Sum
2006 Housetype Elevations						
Ald	Alderney	Detached	4 bed / 7 person	1209	7	8463
Asc	Ascot	Detached	4 bed / 6 person	1495	5	7475
Har	Harrow	Detached	4 bed / 7 person	1550	2	3100
Lym	Lynton	Detached	4 bed / 8 person	1735	3	5205
Rav	Ravensfield	Detached	5 bed / 8 person	1760	4	7040
Mal	Malvern	Detached	5 bed / 8 person	1836	1	1836
Kni	Knightsbridge	Detached	5 bed / 8 person	1836	2	3672
				24	36791	
2010 Housetype Elevations						
Ash	Ashford	Mews-house	2 bed / 4 person	635	9	5715
Tiv	Tiverton	Mews-house	2 bed / 4 person	736	2	1472
Bam	Barnpton	Mews-house	3 bed / 4 person	737	6	4422
Bar	Barwick	Mews-house	3 bed / 5 person	636	8	6688
Mor	Morpeth	Detached	3 bed / 5 person	966	2	1912
Cha	Chastle	Detached	3 bed / 5 person	948	3	2844
Hel	Helmsley	Mews-house	3 bed / 6 person	1129	6	6774
Tho	Thornbury	Detached	4 bed / 7 person	1205	4	4820
				40	28932	
Total				64	65723	

- Legend**
- Proposed dwelling and house type code
 - Proposed garage(s) to be built
 - Denotes handing of plot
 - Refers to secondary / dual aspect
 - Boundary Treatment A:
 - Boundary Treatment B:
 - Boundary Treatment C:
 - Boundary Treatment D:
 - Personnel gates
 - Bollards positions
 - Proposed rubble strip
 - Surface material A:
 - Surface material B:
 - Surface material C:
 - Turf lawn within privately deeded areas
 - Grass and planting areas within POS
 - Proposed trees shown indicatively
 - Proposed Hedges shown indicatively



Proposed Site Layout (1:500)



12/656

CHORLEY COUNCIL
CORPORATE SUPPORT SERVICES

REC 1 - 3 SEP 2012

FILE CKD

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COPIES TO:

- H Minor amendments following comments received from Chorley BC planning department and LCC highways. 31.08.12 JMP
- G Minor amendments following comments received from Chorley BC planning department and LCC highways. 22.08.12 MS
- F Plot 40 - 54 amended to include more 2 bed units as per requirements from New Progress Housing and schedule updated accordingly. Landscaping buffer screen added to the rear of plots 11 - 14 and adjacent to plot 54. 20.07.12 MS
- E Layout amended further to consultation with local residents. 17.07.12 MS
- D Layout replanned from plot 10 - 28, including the addition of 23no. new dwellings. 16.06.12 SJW
- Revisions include:
 - Getting garages for plots 01 & 14 back, due to construction, to allow for personnel cars
 - Traffic cutting to live road, in front of plots 20 - 24 & 25 - 28, in line of following comments from LA
- C Revisions include:
 - Boundaries altered to increase distance from that four habitable room windows to boundary on plot 18 following comments from Planning
 - Traffic cutting introduced in front of plots 1 - 7 adjacent to open space following comments from Highways
 - Vehicular access through to Helmsley from to southern boundary introduced due to objections raised concerning angle access to the parcel from Helmsley Drive
 - Plot 25 replanned following the introduction of vehicular access and comments from Planning
 - Red edge / application boundary altered to exclude green corridor
 - Access over shared surfaces altered following comments from Highways
 - 900mm high hedge added to the back of low top ratings for increased ecology
 - Hard landscaping identified within adoptable road areas
- B Plot 25 moved out of drainage easement. 22.10.10 RB
- A

BARRATT HOMES MANCHESTER

Barratt Homes Manchester
(A division of BDW Trading Ltd)
4 Brindley Road
City Park
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Fax: 0161 855 2828

Job: Buckshaw Village Parcel L / Phase 10 - Chorley

Title: Proposed Site Layout






Design By: S.J.W.	Date: June 2012	Drawing Number: 410/PL 01	Rev: H
Drawn By: S.J.W.	Scale: @ A1		

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Buckshaw Village Parcel L / Phase 10 - Chorley

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- Key:**
-  Boundary Treatment A:
1800mm high boundary wall with timber fence; 550mm wall
 -  Boundary Treatment B:
1800mm high close-boarded timber fence
 -  Boundary Treatment C:
1800mm high Privacy Screen with knee rail
 -  Boundary Treatment D:
900 high 'Bowtop' railings
 -  Note:
All personnel gates to be 1800mm high timber gate
- To be read alongside boundary treatment detail 410/BTD 01



CHORLEY COUNCIL
CORPORATE SUPPORT SERVICES
UNION STREET OFFICES

REC'D - 3 SEP 2012

FILE
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PLANS TO

12/658

F	Updated in line with Planning Layout Revision H	31.08.12	JMP
E	Updated in line with the planning layout.	17.07.12	MS
D	Layout released from plot 10 - 28, including the addition of 230c new dwellings	18.06.12	SJW
Revisions include:			
C	- Setting garage for plots 01 & 14 back, due to construction to allow for personnel door. - Traffic calming to be installed, ahead of plots 20 - 24 & 25 - 28, Section up following comments from LA	01.11.10	SJW
Revisions include:			
B	- Boundaries altered to increase distance from first floor habitable room windows to boundary on plot 38 following comments from Planning. - Traffic calming introduced ahead of plots 1 - 7 adjacent to open space following comments from Highways. - Vehicular access through to Redrow Parcel to southern boundary introduced due to objections raised concerning single access to the parcel from Ayrville Drive - Plot 25 repositioned following the introduction of vehicular access and comments from Planning. - Red edge / application boundary altered to exclude green corridor. - Access over shared surfaces altered following comments from Highways. - 800mm high beech hedge added to the back of bow top railings for increased security. - Hard landscaping identified within adoptable road areas	28.10.10	SJW
A	Plot 25 moved out of drainage easement.	22.10.10	RB

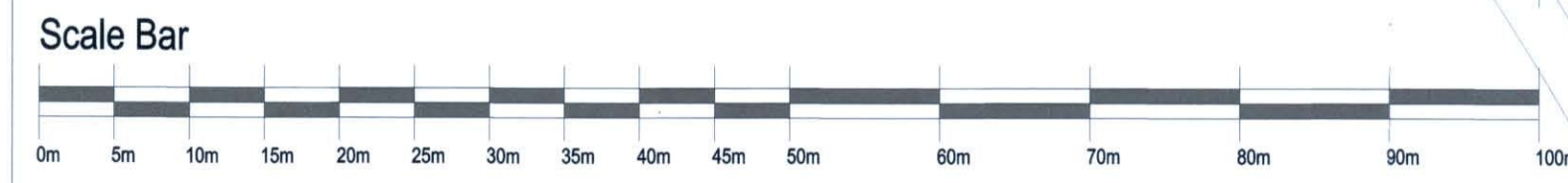
Rev	Description	Date	Drawn	Chk'd
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MANCHESTER

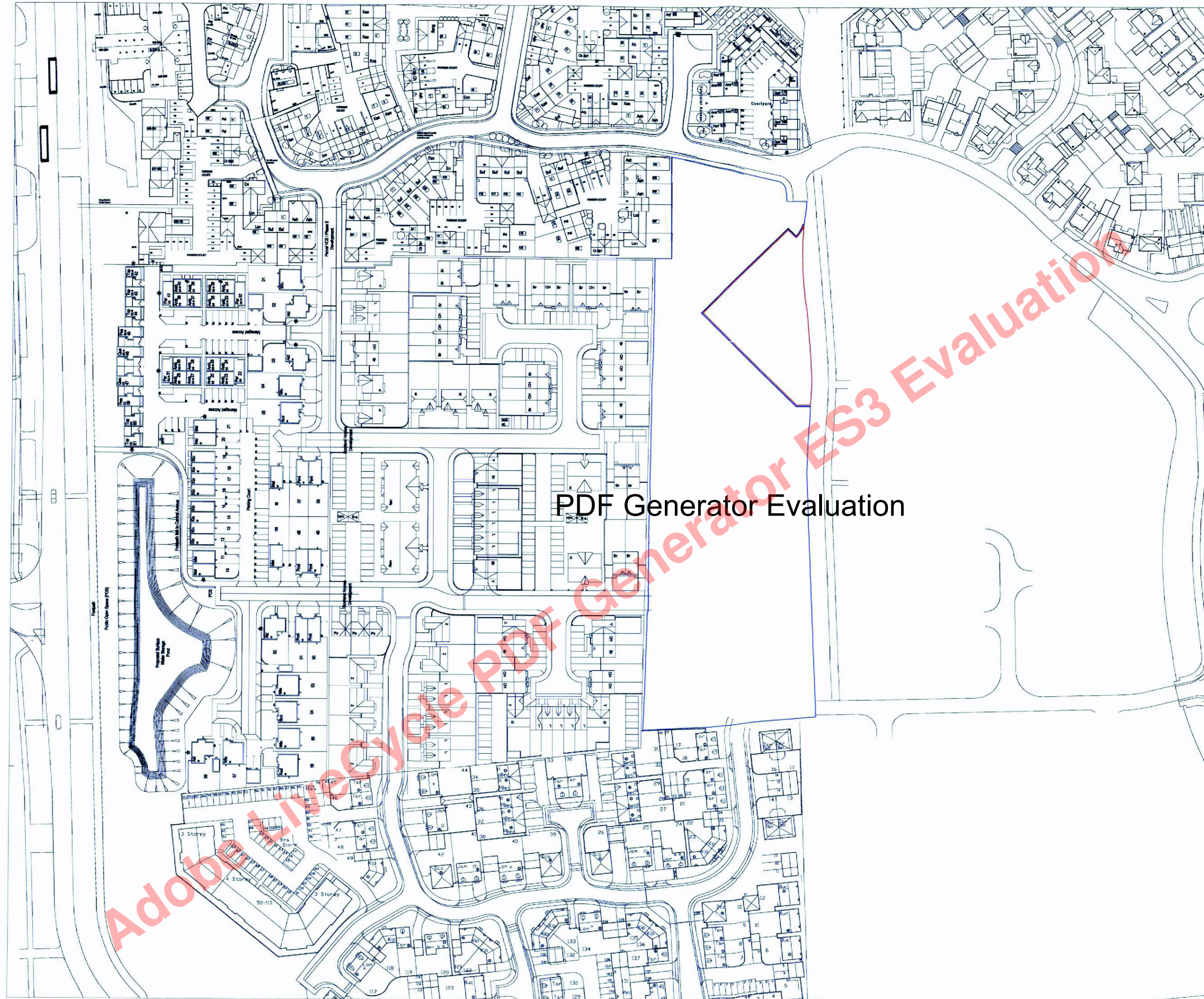
Barratt Homes Manchester
(A division of BDW Trading Ltd)
4 Brindley Road
City Park
Manchester
M16 9HQ
Tel: 0161 872 0161
Fax: 0161 855 2828

Job			
Buckshaw Village Parcel L / Phase 10 - Chorley			
Title			
Proposed Boundry Treatment Layout			
Design By	Date	Drawing Number	Rev
SJW	June 2012	410/BTL 01	F
Drawn By	Scale @ A1		
SJW	1:500		



Proposed Boundary Treatment Layout (1:500)

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FILE NO.	
DATE	

Rev	Description	Date	Drawn	Chk'd



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Job Buckshaw Village Phase 11/ Parcel F.3			
Title Ordnance Survey Plan			
Design By	Date	Drawing Number	Rev
Drawn By	Scale @ A3 1:1250	424/P/OS02	

Agenda Page 39

Agenda Item 4i

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Buckshaw Village, Chorley.

Phase 11 (Parcel F.3)

WARNING TO HOUSE PURCHASERS Property Misdescriptions Act 1991

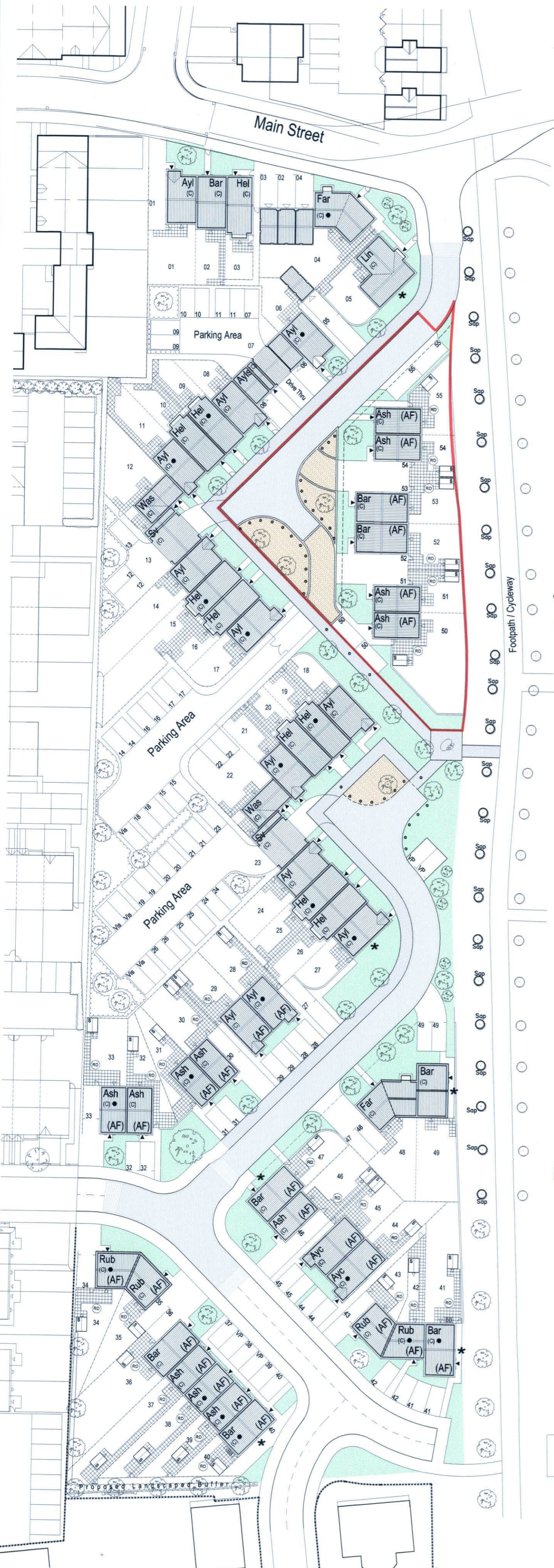
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SCHEDULE OF ACCOMMODATION

Main Development					
Sev	Severn	1 bed dwelling over drive thro	490	2	980
Was	Washington	2 bed mews house	624	2	1248
Ayl	Aylsham	1 bed dwelling over garages	696	1	696
Ayl	Aylsbury	3 bed traditional dwelling	796	10	7960
Bar	Barwick	3 bed traditional dwelling	836	2	1672
Far	Farrington	3 bed corner dwelling	1112	2	2224
Hel	Helmsley	3 bed 2.5 storey dwelling	1129	9	10161
Lin	Lincoln	4 bed corner dwelling	1224	1	1224
			29	26165	
Affordable Units					
Ash	Ashford	2 bed traditional dwelling	635	12	7620
Rub	Ruberlite	2 bed traditional dwelling	679	4	2716
Ayl	Aylsbury	3 bed traditional dwelling	796	2	1592
Bar	Barwick	3 bed traditional dwelling	836	6	5016
Ayc	Aycliffe	4 bed traditional dwelling	917	2	1834
			26	18778	
Overall Total			55	44943	
Total Site Area in Acres					3.10
Percentage of 2.5 storey Dwellings (%)					16%
Density (Units per Acre)					18
Sqft/ Acre					14,498

KEY

- Proposed dwelling and house type code
- Proposed garages(s) to be built
- Denotes handing of plot
- Refers to dual aspect
- Proposed Code 3 Bin Area
- Denotes Rotary Dryer Position
- Denotes Swallow Box Position
- Denotes Shed/ Cycle Store Position
- 1800mm screen wall
- 1800mm high screen fence
- Privacy screen fence / timber knee rail
- 1000mm high railing
- 1800mm high wall to 1000mm railing
- 1800mm high timber gate
- Bollard positions to restrict vehicular access
- Proposed rumble strip
- Surface material A
- Surface material B
- Turf / soft landscaping
- Proposed trees shown indicatively
- Other trees shown indicatively



G	Plots 50-53 omitted and replaced with new affordable housing plots 50-55 and surrounding area updated accordingly. All in line with the approved design code.	02.07.12	MS
F	Plots 01-27 & 50-53 updated in line with the working drawings and foundation plans and layout amended accordingly. Footpath added to both north and south roads.	09.03.12	MS
E	Drive through access under plot 7 amended and swallow bird boxes identified on the rear elevation of plots 40 and 41.	22.02.12	MG/MS
D	Plot 7 repositioned slightly to accommodate 5.5m parking to the front. The communal pathway between plots 43 & 44 widened to 1200mm and access path for plot 27 added. Bin storage areas, shed/ cycle stores and rotary dryer positions indicated all for Code level 3 compliance.	03.01.2012	MS
C	Development boundary identified, car parking areas rationalised, plots 6 & 7 amended and parking added to the rear, 300% parking added to plot 05, plots 1 - 3 mirrored for sales area purposes, landscaped buffer strip added to southern boundary, and schedule updated.	29.11.2011	MS
B	Southern road connection omitted. And garage to plot 1 removed.	08.11.2011	MS
A	Various minor amendments made to suite working setting out blocks	26.10.2011	MG

Rev	Description	Date	Drawn	Chk'd
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CHORLEY COUNCIL
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REC'D - 3 AUG 2012

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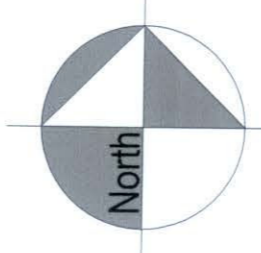
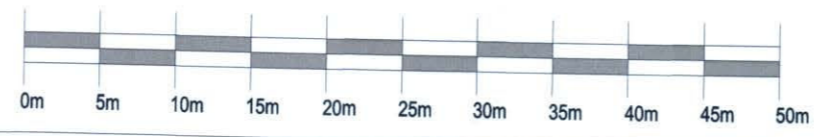


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MANCHESTER**

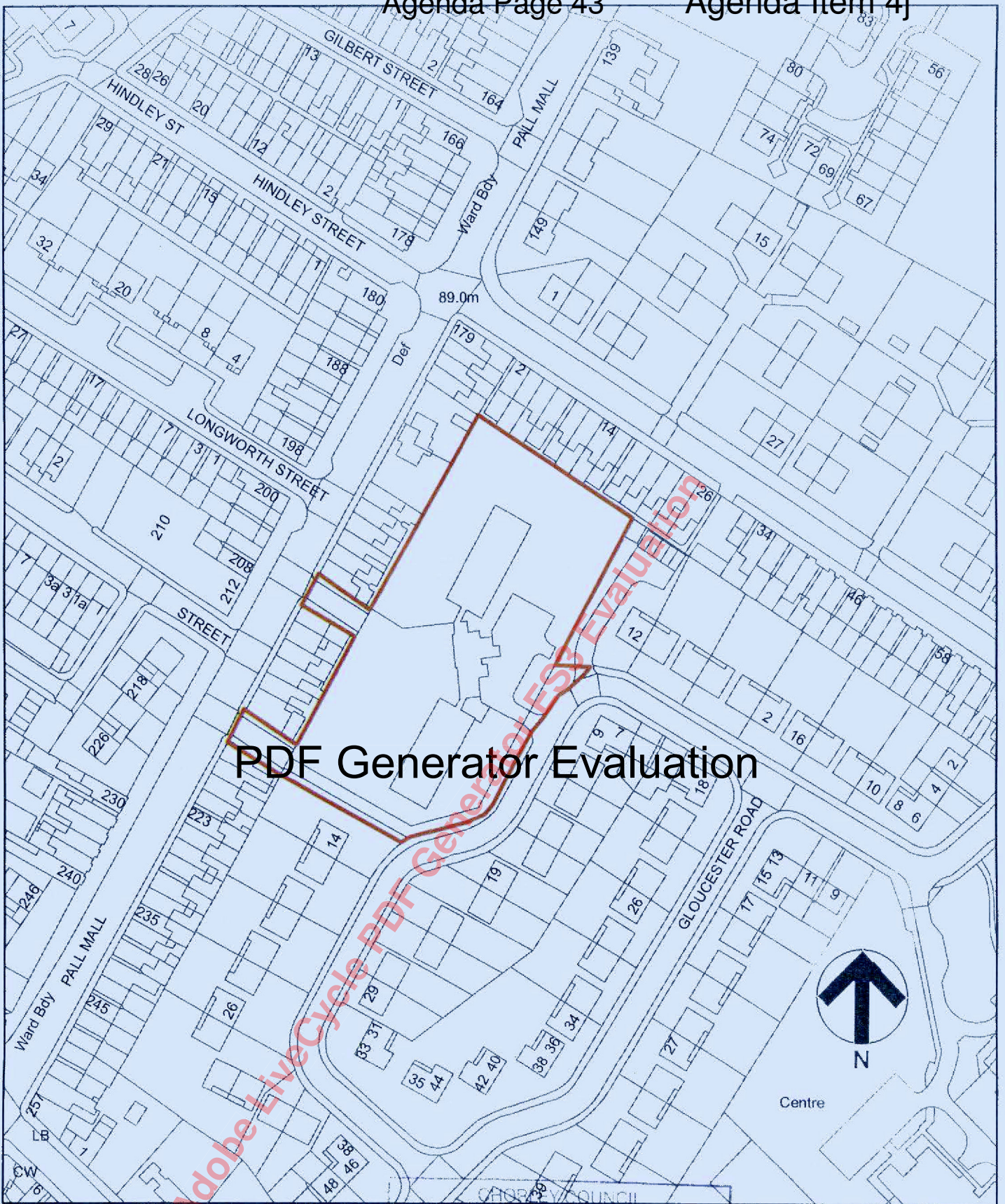
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Job	Buckshaw Village, Chorley Phase 11 (Parcel F.3)		
Title	Proposed Planning Layout		
Design By	Date	Drawing Number	Rev
MG / MS	Oct 2011	424/P/PL01	G
Drawn By	Scale @ A2		
MG / MS	1:500		

Proposed Planning Layout



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Description

Cotswold House,
Cotswold Road,
Chorley
(5772.26 sq m)

CHORLEY COUNCIL
CORPORATE SUPPORT SERVICES

18 JUL 2012

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Property Services
17-23 Gillibrand Street,
Chorley,
Lancashire
PR7 2EJ

Tel. 01257 515273
Fax. 01257 515279
www.liberata.com

Chorley
Council

Scale
1:1250

Drawing Number
A12-10

100

Drawn By
Date
April 2009

CAD Reference

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Revisions

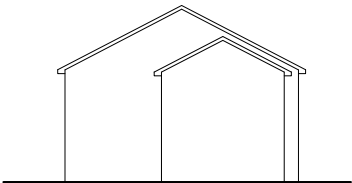
No.	Detail	Date
A.	Materials specification added	01.06.12



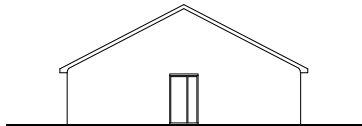
EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

MATERIALS;
ROOF: SIKA TROCAL FLAT ROOF WITH WHITE PVC FASCIAS AND SOFFITS
RAINWATER GOODS; BLACK PVC GUTTERS & DOWNPIPES
HALLS; BRICKWORK TO MATCH EXISTING BUILDINGS
WINDOWS; WHITE PVC WINDOWS TO MATCH EXISTING
DOORS; STEEL SECURITY DOOR WITH PART M COMPLIANT GLAZED PANEL
RAMP & STEPS; CONCRETE RAMP & STEPS WITH BLACK POWDER COATED HANDRAILS.

Client
Chorley Borough Council

Project
Coevold House
Cotswold Road
Chorley

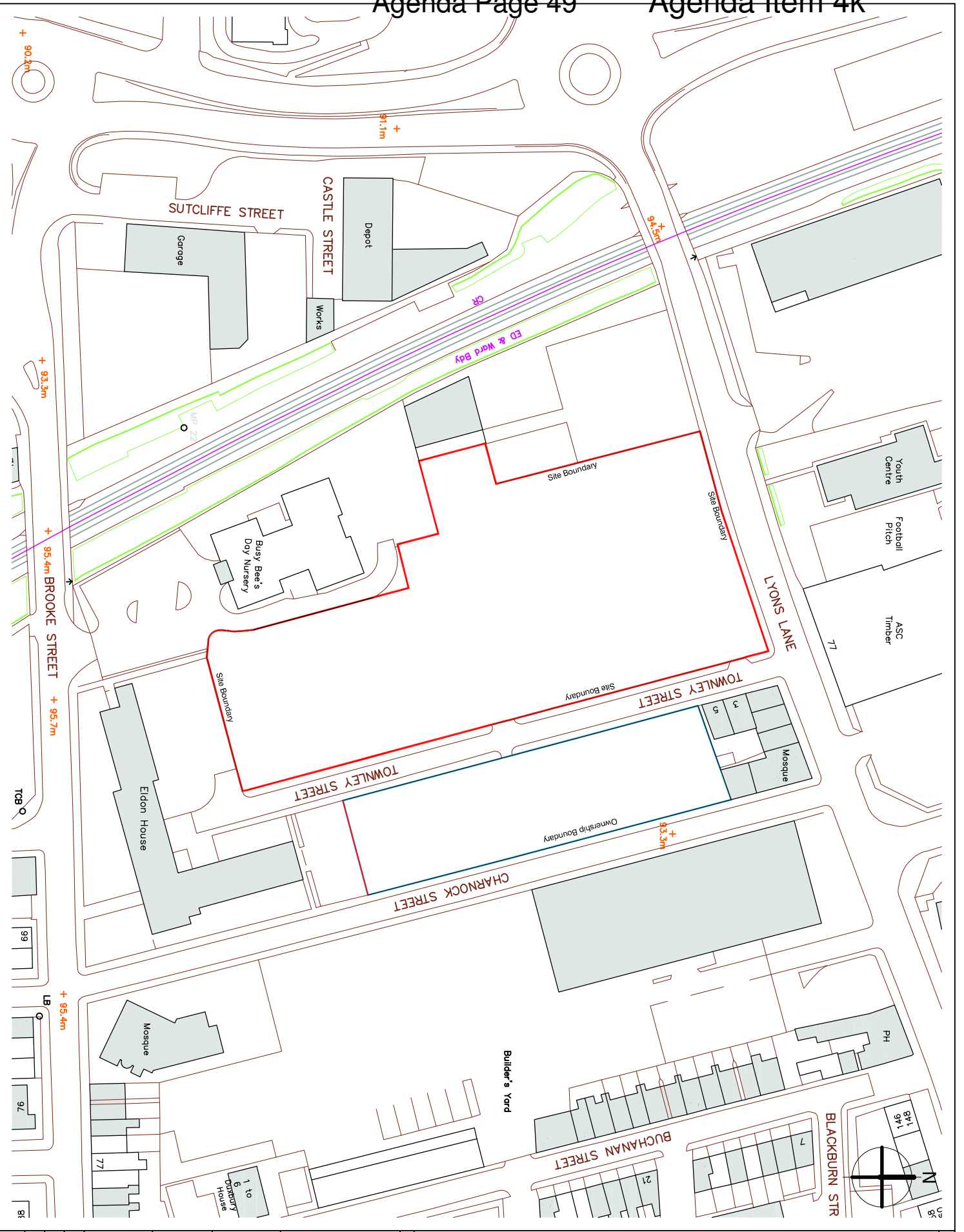
Description
Proposed Elevations

Scale
1:125 @ A1

Drawn By	Checked by	Date
SW		22.03.12

Drawing Number
A12-10 / 04 A

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Notes:

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KEY:

- Site Identification
- Ownership Boundary

Site Area:

- 8.6ha (8.6 Hectares) 1,022,268 Sq. Feet
- 0.03 Hectares 23 Acres
- 2.173 Sq. Meters 25,288 Sq. Feet
- 0.25 Hectares 1.03 Acres

Rev.	Date	Revision

JYM partnership

Oak House 28 Scopus Way
 Bamber Bridge Preston PR5 6AW
 Fax: 01772 338811
 Email: jym@jympartnership.co.uk
 www.jympartnership.co.uk

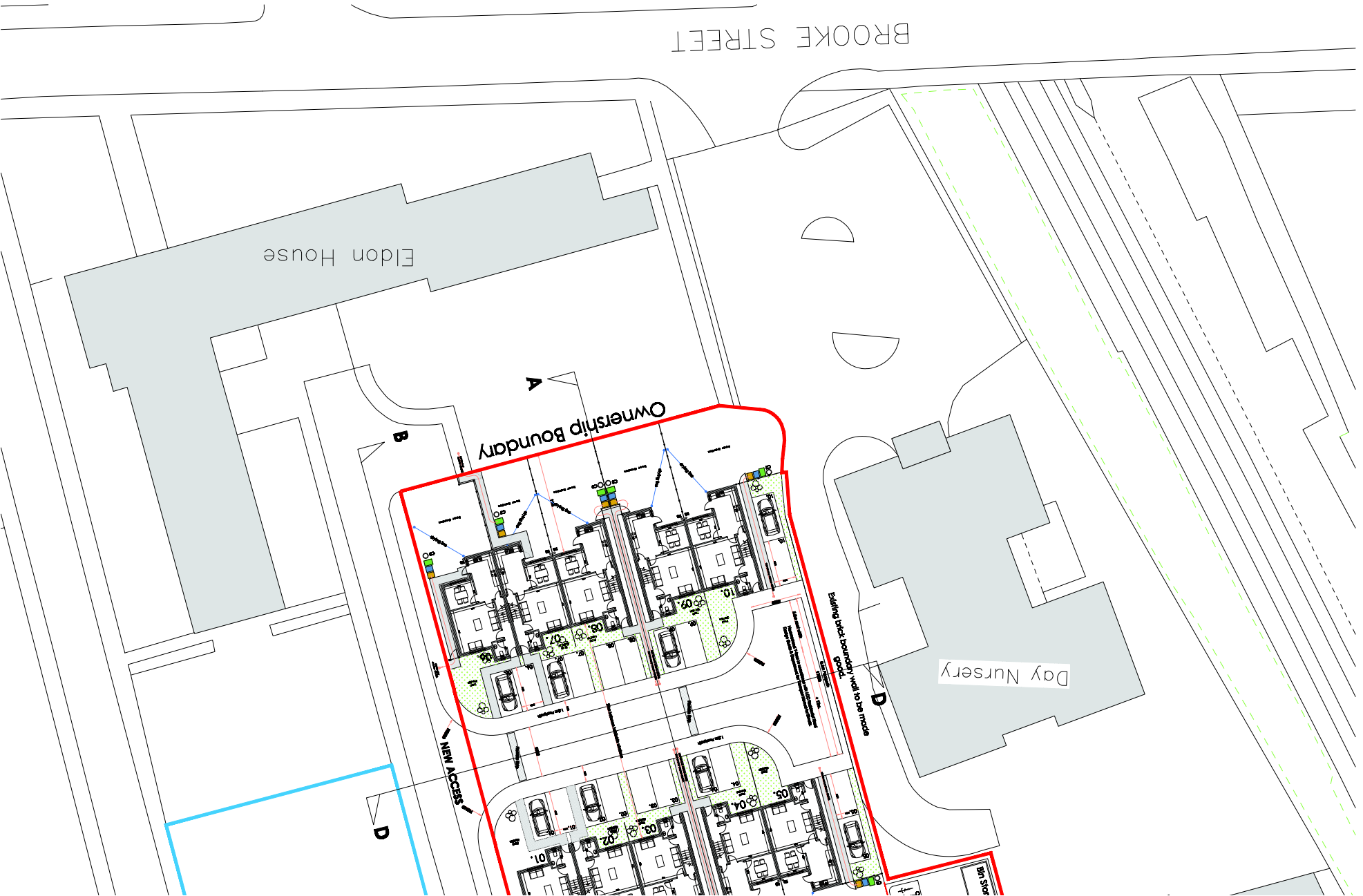
Project: Redevelopment of 1 to 6 Donny House
 Client: Elmwood Construction LLP

Drawing title: Site Location Plan

Scale: 1:1,250 at A4
 Date: January 2012
 Project no: 0922

Drawn: J.L.C.	Checked: C.M.L.
Proj. no: 19	Rev: -

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PROPOSED DEVELOPMENTS

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