

APPLICATION REPORT – 19/00904/REMAJ

Validation Date: 19 September 2019

Ward: Chorley North West

Type of Application: Major Reserved Matters

Proposal: Reserved matters application for the erection of 122 dwellings (appearance, landscaping, layout, and scale) pursuant to outline planning permission 15/00224/OUTMAJ.

Location: The Strawberry Fields Digital Hub Euxton Lane Chorley PR7 1PS

Case Officer: Mike Halsall

Applicant: Trafford Housing Trust and L&Q Developments LLP

Agent: Euan Kellie Property Solutions

Consultation expiry: 5 December 2019

Decision due by: 17 January 2020

RECOMMENDATION

1. It is recommended that this application is approved, subject to conditions and an amendment to the existing S106 obligation to secure the provision of 30% affordable housing units to be made up of 26 affordable rent units and 11 shared ownership units.

SITE DESCRIPTION

2. The application site is located to the north of Euxton Lane in Chorley and forms the easternmost part of a larger site that was granted outline planning permission (specifying access only) for a mixed use development comprising Digital Health Park, industrial/employment units (Use Classes B1/B2/B8); Care Home and Specialist Care Facility (Use Class C2); local convenience store (Use Class A1); family pub (Use Class A4) and/or medical centre (Use Class D1); residential units (Use Class C3) and associated access, landscaping and infrastructure.
3. The land was formerly used for grazing and the land level rises from west to east. To the north, the site is bounded by the Blackpool to Manchester railway line and to the east by existing dwellings on Strawberry Fields. The land immediately to the west forms the remainder of the site which benefits from outline planning permission and contains a small pond and a newly constructed office building, with associated parking and access road. To the south the site is bounded by Euxton Lane. On the other side of Euxton Lane is the Derian House Children's Hospice and residential development on Astley Village.
4. The site forms part of an allocated employment site (Policy EP1.5) within the Chorley Local Plan (2012-2026) and was granted outline planning permission ref. 15/00224/OUTMAJ on 4 December 2015. The housing element of the outline scheme was required to enable the delivery of the employment uses on the site and has enabled the site access road to be installed and the employment land to be serviced in the form of utilities, therefore making the employment parts of the site, ready serviced plots.

5. The outline consent was granted subject to conditions and a S106 Obligation to secure the provision of 30% of the approved dwellings to be affordable housing units, to be made up of 70% social rent units and 30% shared ownership. The S106 also included a requirement for a contribution towards public open spaces. The existing S106 Obligation will need to be amended as a result of this reserved matters application, should this application be approved. This is explained in more detail later in this report.

DESCRIPTION OF PROPOSED DEVELOPMENT

6. The application seeks approval of reserved matters relating to the appearance, landscaping, layout and scale of 122no. dwellings. The outline proposal envisaged up to 125 dwellings on this part of the site and so 122 dwellings is considered appropriate and represents a suitable density of 32 units per hectare.
7. The proposed dwellings would be predominantly two storey semi-detached dwellings with some detached dwellings and small terraces. Only four of the proposed 122 dwellings would be 2.5 storey. 23 of the 122 dwellings would be two-bed, 65 would be three-bed and 34 would be four-bed.
8. The 2.5 storey dwellings have been purposefully located at the end of arrival areas to provide focal buildings. The estate would have two new entrance points from the main spine road through the larger development site. Dual aspect house types would be located at these access points, along with existing and proposed planting at these points, which would provide a pleasant street scene.
9. There are 21 trees on or immediately adjacent to the site which are subject to a Tree Preservation Order. There are several important existing trees close to the development site which are proposed to be retained as part of the proposal. Additional tree planting is also proposed to the eastern boundary of the site, following comments from residents on the adjacent housing estate.
10. All plots are set back from the highway to deliver the space for individual planting provided by the developer. Plot boundaries in front gardens would be delineated by soft landscaping features including hedgerows and new tree planting. All plots benefit from their own amenity space with enclosed rear gardens defined by 1.8m high close board fencing. A palisade fence would be erected to the rear of plots adjacent to the railway line for reasons of safety and security. A 2m high acoustic timber fence will be installed on the plot side of the palisade fence.

REPRESENTATIONS

11. Responses have been received from 9 individuals raising objections to the application on the following grounds (summarised):
 - Eastern proposed boundary is not sufficient and should be hedge planting to restrict access to the Strawberry Fields estate
 - Additional tree planting should be provided to the eastern boundary
 - Who will maintain the area of land between the proposed development and the Strawberry Fields estate
 - The previous approval restricted the dwellings closest to the existing Strawberry Fields development to be a maximum of 9m in height and 2 storeys high – there are two 2.5 storey dwellings proposed here
 - The name of the development will cause confusion if it's also Strawberry Fields
 - Working hours during building work
 - Extra traffic – danger to road users
 - Damage to adjacent dwellings from piling work during construction
 - Concern the area of land behind the dwellings backing-on to the Strawberry Fields estate will be used by residents for recreational/domestic purposes
 - Speed limit between new traffic lights and the roundabout at the bottom of Euxton Lane needs to be reduced to 30mph

- Double yellow lines and a 'Keep Clear' should be placed at entrance to Badgers Walk as cars park on the entrance and restrict visibility
 - Concern the ground level will be raised
 - Hedgerows have been removed by the developer and the screening between the proposed site and the existing housing on Strawberry fields is inadequate
 - Lack of parking
 - Air and noise pollution
 - Drainage and flooding
 - Shortage of school places
12. Construction hours would be controlled via the Construction Method Plan submitted in support of the reserved matters application and would be enforced through condition 11 of the Outline planning permission. Construction hours would be as follows:
- All construction activity and deliveries for the site will be undertaken within the working hours of 8.00am to 5.00pm Monday to Friday. Saturday working will be restricted to between the hours of 8.00am and 2.00pm and only following advance written notice to the LPA of not less than 7 days. There shall be no Sunday or Bank Holiday working.*
13. The proposed landscaping scheme was revised following neighbour comments received during the initial publicity period to reflect the comments from the residents on the adjoining Strawberry Fields estate. The revised scheme proposes additional tree planting to the eastern boundary, between the proposed dwellings and the existing dwellings on Strawberry Fields. A topographical survey was also submitted along with a finished floor levels plan. Neighbours were renotified about the additional information. It is however worth noting that, following a further publicity on the revised plans, two of those who responded to the initial notification responded again to reiterate their objections and to request further additional planting. It is not however considered that additional planting is required as the relationship between the proposed and existing dwellings on Strawberry Fields is considered acceptable.
14. One comment was received from the owner of the adjoining land to the west which is intended to be developed for industrial use, in-line with the existing mixed use outline consent (as amended). There is yet to be any reserved matters submission made for this section of the site. The landowner raised concern that the proposed housing scheme layout and noise assessment does not consider that there would likely be industrial (and so noise generating) uses located on the adjoining site in the future. It is considered, however, that without knowing the specific type, layout, orientation or technology of the industrial development, it would be unreasonable and perhaps even impossible for the housing scheme design/layout to respect the industrial development. It would, therefore, be for the design and layout of the industrial development put forward within the reserved matters application to respect the housing scheme, should this reserved matters application be approved. This accords with the 'agent of change' principle outlined at paragraph 182 of the National Planning Policy Framework.
15. All other objections and comments listed above that are material planning considerations are addressed within the following sections of this report.

CONSULTATIONS

16. Network Rail: Responded to recommend conditions be attached to the reserved matters consent. The requirements of the recommended conditions are already covered by conditions attached to the outline planning consent and so it is considered unnecessary to repeat them on any reserved matters consent.
17. The Coal Authority: Has recommended wording of an informative note be added to the decision notice for any reserved matters consent.
18. Greater Manchester Ecology Unit (GMEU): Responded with no objections and recommended conditions be attached to require the implementation of mitigation measures

identified within the submitted Great Crested Newt Mitigation Strategy and conditions for the protection of roosting bats, nesting birds and trees. Some of the suggested conditions are already attached to the outline planning consent and so it is considered unnecessary to repeat these conditions on any reserved matters consent.

19. Lancashire County Council Highway Services (LCC Highways): Responded to request some minor amendments to the scheme, including the removal of a rumble strip, moving some proposed trees back from the highway and moving a footway, to make the scheme acceptable. The suggested amendments were reflected in revised drawings submitted by the applicant. LCC Highways have recommended a number of conditions to be attached to any grant of reserved matters consent. Some of the suggested conditions are already attached to the outline planning consent and so it is considered unnecessary to repeat these conditions on any reserved matters consent.
20. Lancashire County Council Public Rights of Way: Responded with no objections as the proposal does not affect any Public Rights of Way.
21. Regulatory Services - Environmental Health: Responded to state that they have considered the supporting information and in particular the "Noise & Vibration Impact Assessment" prepared by Hepworth Acoustics (Report No: P19-220-R01-V1), dated June 2019. They accept the findings of the report and recommend that the noise mitigation measures as highlighted in section 6 of the report are implemented. This can be controlled by a planning condition attached to any reserved matters consent.
22. Waste & Contaminated Land: Responded to recommend a condition be attached to the reserved matters consent. The recommended condition is already attached to the outline planning consent and so it is considered unnecessary to repeat this condition on any reserved matters consent.
23. Lancashire Constabulary Architectural Liaison: Responded with some recommendations for the developer in relation to measures to reduce crime, such as fence heights, security lights and intruder alarms.
24. Council's Tree Officer: Responded to state that the trees to be retained have high amenity value and should be afforded protection by a condition requiring adherence to the methodology in British Standard 5837:2012.
25. Environment Agency: Responded with no comments. This is because the Environment Agency only respond to consultations on specific planning proposals, such as those located within Flood Zones 2 or 3 or those with critical drainage problems. It is now Lancashire County Council as Lead Local Flood Authority (LLFA) who are responsible for responding to consultations such as that being proposed here. Their comments are provided below.
26. Lead Local Flood Authority: Responded with no objection to the proposed development, subject to the requirements of Condition 16 of the outline consent being satisfied. The condition reads as follows:

No development shall commence until details of the design, implementation (including phasing), maintenance and management of a surface water drainage scheme have been submitted to and approved in writing by the local planning authority. Those details shall include:

- a) Information about the design storm period and intensity (1 in 30 & 1 in 100 year +30% allowance for climate change), discharge rates and volumes (both pre and post development), temporary storage facilities, means of access for maintenance, the methods employed to delay and control surface water discharged from the site, and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters, including watercourses;*
- b) Any works required off-site to ensure adequate discharge of surface water without causing flooding or pollution (which should include refurbishment of existing culverts and headwalls or removal of unused culverts where relevant);*

- c) Flood water exceedance routes, both on and off site;
- d) A timetable for implementation including any phasing;
- e) Site investigation and test results to confirm infiltrations rates;
- f) A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by an appropriate public body or statutory undertaker, management and maintenance by a Management Company or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime.

The surface water drainage scheme shall only be carried out in accordance with the approved details.

Reason: To ensure that the proposed development can be adequately drained and to ensure that there is no flood risk on or off the site resulting from the proposed development. This is required to be a pre-commencement condition to ensure a satisfactory surface water drainage scheme is proposed for the site before any development commences.

27. United Utilities: Responded to state that following their review of the submitted Drainage Strategy, they can confirm that the proposal is acceptable in principle and suggested a condition to be attached to any grant of reserved matters consent.

PLANNING CONSIDERATIONS

Principle of the development

28. The acceptability of the principle of the development has been established by the grant of outline planning permission for 125no.dwellings on this site. That consent was however subject to a S106 Obligation for the applicant to provide, amongst other things, for 30% of the dwellings to be affordable, made up of 70% social rent and 30% shared ownership. This was in order for the scheme to comply with both Policy 7 of the Central Lancashire Core Strategy (2012) and The Central Lancashire Affordable Housing Supplementary Planning Document (SPD).
29. Policy 7 of the Core Strategy includes a requirement for market housing schemes in urban areas to offer 30% affordable housing. The Central Lancashire Affordable Housing SPD states at paragraph 35 *"Where an element of affordable housing is required, at least 70% of the affordable housing units should be for Social Rent or Affordable Rent..."* Paragraph 29 states that affordable rent will be accepted where there is a demonstrable link to a Homes England funded scheme or in exceptional circumstances where it is appropriate because of the particular location or type of housing proposed.
30. This reserved matters scheme proposes 30% affordable dwellings but with the tenure split as 70% affordable rent and 30% shared ownership. The scheme, therefore, accords with Policy 7 of the Core Strategy but there is a conflict with the SPD as affordable rent is being offered, rather than social rent. The applicant has put forward some justification for the different housing tenure and has stated that the scheme would allow them to provide a further 20% affordable housing in the form of additional shared ownership dwellings by securing Homes England funding. This funding will not however be made available to the developer if the additional affordable housing provision forms a requirement of a planning consent, e.g. by condition or S106 agreement. The additional 20% provision cannot, therefore, form a material planning consideration in the determination of this reserved matters application and so the merits of the proposal must be considered on the basis of a 30% affordable housing scheme.
31. The location of this site is not considered to be suitable for social rent dwellings as it is separated from local amenities, such as shops, churches etc. It is, therefore, considered that the deviation from the affordable housing SPD is acceptable in this instance and the proposal complies with Policy 7 of the Core Strategy. The S106 agreement should be amended to reflect the revised tenure noted above.

Flood risk

32. The application site is not located within an area at risk of flooding, i.e. Flood Zones 2 or 3. That said, Section 14 of The National Planning Policy Framework (the Framework) requires that, when determining any planning application, local planning authorities should ensure that flood risk is not increased elsewhere. Further, paragraph 165 of the Framework states that:

“Major developments should incorporate sustainable drainage systems unless there is clear evidence that this would be inappropriate. The systems used should:

- a) take account of advice from the lead local flood authority;*
- b) have appropriate proposed minimum operational standards;*
- c) have maintenance arrangements in place to ensure an acceptable standard of operation for the lifetime of the development; and*
- d) where possible, provide multifunctional benefits.”*

33. Paragraph 080 of National Planning Practice Guidance: Flood Risk and Coastal Change sets out the following hierarchy of drainage options: into the ground (infiltration); to a surface water body; to a surface water sewer, highway drain or another drainage system; to a combined sewer.
34. Policy 29 of the Central Lancashire Core Strategy (2012) seeks to reduce risk of flooding by, amongst other things, appraising, managing and reducing flood risk in all new developments, encouraging the adoption of Sustainable Drainage Systems; and seeking to maximise the potential of Green Infrastructure to contribute to flood relief.
35. The proposal includes sustainable drainage measures in the form of discharging surface water run-off generated by the proposal into an existing watercourse adjacent to the southern boundary of site. This was selected by the applicant as the most suitable option as initial site investigations revealed that the underlying site deposits are likely to have poor infiltration and so are unlikely to be suitable for soakaways. It will be necessary for the detailed design to include a storage solution so that discharge rates can mimic the existing greenfield run-off rate. The scheme will be reviewed by the Lead Local Flood Authority during the condition discharge phase of development.
36. The scheme has been assessed by the Lead Local Flood Authority who have no objections to the proposed development, subject to the requirements of conditions 16 attached to the outline planning permission being met.
37. In light of the above, the proposed development incorporates the most suitable sustainable drainage option available to its location and would reduce the risk of surface water flooding. It is noted that the Lead Local Flood Authority has no objection to the scheme. The proposal, therefore, accords with national and local planning policy with regards to flood risk and surface water drainage and is acceptable in this regard.

Impact on character and appearance of locality

38. The Framework attaches considerable importance on achieving good design and a high-quality built environment. It states that planning policies and decisions should respond to local character and history and seek to reinforce local distinctiveness. The importance of high-quality design is reflected in the Central Lancashire Core Strategy (policy 17) and the Chorley Local Plan (policy BNE1).
39. The surrounding housing stock close to the development site are generally 2 and 2.5 storey brick-built residential buildings with pitched roofs.
40. In keeping with the existing housing stock, two different types of red textured bricks are proposed on the development. The proposed house types include; lean-to tiled porch roofs or flat GRP canopies; red brick soldier course above and below windows; red brick feature band and plinth course; grey composite timber effect highly secure front doors (garage doors to match); white silicone scraped textured render on focal plots; UPVC casement

windows; and feature mock-Tudor boarding above first floor windows on properties fronting Euxton Lane.

41. It is considered that the proposed dwellings will assimilate with the built form of existing dwellings in the area. In light of the above, the proposal would not cause harm to the character and appearance of the locality. The development, therefore, complies with policy BNE1 of the Chorley Local Plan 2012 – 2026 in this regard.

Residential amenity

42. The application site is located adjacent to the Blackpool to Manchester railway line, with the nearest proposed dwelling located approximately 15m away. Paragraph 180 of the Framework requires that planning decisions should ensure that new development is appropriate for its location, taking into account the likely effects (including cumulative effects) of pollution on health and living conditions.
43. With regards to noise pollution, the applicant has submitted an acoustic report in support of the planning application which is to the satisfaction of the Council's Environmental Health Officer. The report identifies mitigation measures in the form of acoustic fencing, acoustic glazing (windows) and specialised acoustic air vents. These measures can be controlled by a suitably worded condition attached to any reserved matters consent.
44. Policy BNE1 of the Chorley Local Plan 2012 - 2026 states that new development must not cause harm to any neighbouring property by virtue of overlooking, overshadowing, or by creating an overbearing impact.
45. The nearest existing dwellings to the application site would be those on Strawberry Fields to the east, the majority of which (five dwellings) face the application site. A parameters plan was submitted as part of the mixed-use outline planning application that identified zones for the proposed different uses and maximum heights of buildings in different locations on the site. The residential development was shown to the east of the access point up to the boundary with Strawberry Fields and between the centre of the site and the railway line as two areas of housing separated by an area of C2 uses (shown on the illustrative Masterplan as a care home and specialist care unit). All of these uses are shown to be a maximum of 3 storeys high (12m to ridge) apart from housing located within 30m of the boundary with the existing properties on Strawberry Fields which was shown to be a maximum of 2 storeys high (9m to ridge). Condition 2 of the outline consent identifies the parameters plan as one of the approved drawings and identifies that any reserved matters application must accord with that plan.
46. Objections have been received from residents on Strawberry Fields as they consider the proposed development conflicts with the parameters plan as there are two, 2.5-storey semi-detached dwellings, 10.3m in height to ridge, on the eastern side of the site layout (Plots 108 and 109). The dwellings are however located 33m from the site boundary closest to the existing housing on Strawberry Fields. There is, therefore, no conflict with the parameters plan and condition 2 of the Outline planning consent.
47. The applicant has submitted a topographical survey of the site and a plan showing the proposed finished floor level of all dwellings. Cut and fill would take place across the site to create a flatter development platform with shallower gradients. This would involve removing some of the sloping land towards the eastern site boundary and depositing the material on other sections of the site. The dwellings proposed towards the eastern site boundary would, therefore, sit notably lower than the existing land level. This would be most noticeable towards the centre of the eastern boundary where the land level would be lowered by approximately 4m, meaning the dwellings proposed in this location would sit approximately 7m lower than those of the existing dwellings on Strawberry Fields.
48. The shortest interface distance between existing and proposed dwellings is 22m between the front elevation of No.9 Strawberry Fields and the blank side elevation of Plot 112, a two-storey semi-detached dwelling. This relationship is considered acceptable given the Council's minimum interface distance in this situation is 12m.

49. All other interface distances are greater than those identified above and so are considered acceptable. The applicant has also revised the originally submitted landscaping scheme to provide additional tree planting to act as screening along the eastern boundary of the site, following comments received by residents on Strawberry Fields.
50. The proposed dwellings have been designed in such a way so as to be compatible with each other without creating an amenity impact of adjacent plots. There would be an adequate degree of screening around the plots.
51. In light of the above, it is considered that the proposal would be acceptable in terms of amenity impacts and accords with national policy and local Policy BNE1 in this regard.

Highway safety

52. Policy BNE1 of the Chorley Local Plan 2012 – 2026 requires that the residual cumulative highways impact of the development is not severe and it would not prejudice highway safety, pedestrian safety, the free flow of traffic, and would not reduce the number of on-site parking spaces to below the standards stated in Site Allocations Policy – Parking Standards, unless there are other material considerations which justify the reduction.
53. The vehicular access to the site would be provided via the new spine road to serve the wider mixed-use site, from Euxton Lane, as approved by the outline consent.
54. LCC Highways are of the opinion that the highways layout and level of off-road car parking conforms to current guidelines and the proposed development would not have a severe impact on highway safety within the site and a safe and suitable access to the site has been provided for all road users.
55. The layout incorporates sufficient speed control measures to ensure vehicles keep to the intended design speed limit of 20mph. The width of each area in the development is adequate to allow vehicles, pedestrians and cyclists to use it safely including the blind, partially-sighted people and those with impaired mobility. There is adequate inter-visibility between the two main accesses to the site and the new spine road. The design would ensure accessibility for service, emergency and refuse collection vehicles.
56. Adequate parking spaces are proposed to serve the dwellings, by way of garages and/or driveway space. This would ensure that the proposal complies with the Council's parking standard set out at policy ST4 of the Chorley Local Plan 2012 - 2026.
57. It is considered that the surrounding highway network could accommodate the uplift in traffic associated with the delivery of the dwellings and that the residual cumulative impacts on the road network would not be severe. It is also noted that LCC Highways have no objection to the proposed development subject to the imposition of conditions. The proposal conforms to national and local planning policy with regards to highway safety and is therefore acceptable.

Ecology and trees

58. Section 170 of the Framework states that the planning system should contribute to and enhance the natural and local environment. Policy BNE1 of the Chorley Local Plan 2012 – 2026 requires that proposals do not have a detrimental impact on important natural habitats and landscape features such as historic landscapes, mature trees, hedgerows, ponds and watercourses. In some circumstances where on balance it is considered acceptable to remove one or more of these features then mitigation measures to replace the feature/s will be required either on or off-site. Policy BNE9 of the Chorley Local Plan 2012 – 2026 explains that biodiversity and ecological network resources will be protected, conserved, restored and enhanced.
59. In relation to trees and ecology, as the site is a green field there are a number of natural features, including field boundaries, trees and ditches. Although some trees would be removed to facilitate the development, the significant trees on the site are subject to Tree Preservation Order 14 (Chorley) 2014. All the protected trees would be retained as part of

the development and a condition is proposed in relation to tree protection during construction.

60. The Greater Manchester Ecological Unit and the Council's tree officer are satisfied with the proposals and conditions are recommended to ensure the submitted landscaping scheme and mitigation measures for the safeguarding of protected species and trees are implemented. It is, therefore, considered that the proposal accords with national and local policy in this regard.

Public open space

61. The existing S106 obligation includes a requirement to provide a financial contribution towards playing pitch provision. The requirement has changed for the proposed scheme, as follows:

	Outline (current S106)	Reserved Matters (amended S106)
Amenity Greenspace (only on-site provision is adopted by the Council)	£87,500	£85,400
Equipped Play Area	£0	£17,080
Allotment	£1,875	£0
Playing pitches	£199,875	£195,078
TOTAL	£289,250	£297,558

62. The S106 Obligation should be amended to reflect the increased contribution requirement.

Community Infrastructure Levy

63. The Chorley CIL Infrastructure Charging Schedule provides a specific amount for development. The CIL Charging Schedule was adopted on 16 July 2013 and charging commenced on 1 September 2013. The proposed development would be a chargeable development and the charge is subject to indexation in accordance with the Council's Charging Schedule.

CONCLUSION

64. The details of the proposed dwellings are considered to be acceptable and the reserved matters application is recommended for approval, subject to the conditions identified below and an amended S106 obligation.

RELEVANT HISTORY OF THE SITE

Ref: 15/00096/SCE **Decision:** PESCEZ **Decision Date:** 18 February 2015
Description: Request for Screening Opinion Pursuant to Regulation 5 of The Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2011 for a mixed use development comprising Digital Health Park, light industrial/employment units (B1/B2/B8), care home and specialist care facility (C2), local convenience store (A1), family pub (A4), residential units (C3), and associated access, landscaping and infrastructure.

Ref: 15/00224/OUTMAJ **Decision:** PERFPP **Decision Date:** 4 December 2015
Description: Outline application (specifying access only) for a mixed use development comprising Digital Health Park, industrial/employment units (Use Classes B1/B2/B8); Care Home and Specialist Care Facility (Use Class C2); local convenience store (Use Class A1); family pub (Use Class A4) and/or medical centre (Use Class D1); residential units (Use Class C3) and associated access, landscaping and infrastructure.

Ref: 16/00337/REMMAJ **Decision:** PERRES **Decision Date:** 13 May 2016
Description: Reserved matters application (for the appearance, landscaping, layout and scale) for the erection of a digital office park (use class B1); data centre (use class B8) and business centre units (use classes B1/B2/B8), associated spine road and car parking (associated with outline planning permission ref: 15/00224/OUTMAJ).

Ref: 16/01096/OUTMAJ **Decision:** WDN **Decision Date:** 14 August 2019
Description: Application to vary conditions 2, 30, and 31 (section 73 application) of planning permission ref: 15/00224/OUTMAJ (which was for a mixed use development comprising Digital Health Park, industrial/employment units (Use Classes B1/B2/B8); Care Home and Specialist Care Facility (Use Class C2); local convenience store (Use Class A1); family pub (Use Class A4) and/or medical centre (Use Class D1); residential units (Use Class C3) and associated access, landscaping and infrastructure), to substitute a new parameters plan under condition 2 to swap the location of residential use and care home and specialist care facility uses on the site. Also to vary conditions 30 and 31 to reflect the new parameters plan reference.

Ref: 18/00161/FUL **Decision:** PERFPP **Decision Date:** 17 April 2018
Description: Widen existing access, re-surface area using reinforced concrete

Ref: 18/00316/FUL **Decision:** PERFPP **Decision Date:** 8 June 2018
Description: Temporary construction access

Ref: 18/00373/MNMA **Decision:** PEMNMZ **Decision Date:** 2 August 2018
Description: Minor non-material amendment to the development approved under reserved matters consent 16/00337/REMMAJ (Reserved matters application (for the appearance, landscaping, layout and scale) for the erection of a digital office park (use class B1); data centre (use class B8) and business centre units (use classes B1/B2/B8), associated spine road and car parking (associated with outline planning permission ref:15/00224/OUTMAJ) involving changes to the Digital Office building to include omission of overhanging features, substitution of materials from cladding to render and brick and reduction in glazing, reduced FFL from 80.000 to 76.500; amendments to car parking layout and relocation of substation to the north east of the site; and removal of 2no. trees.

Ref: 18/01115/MNMA **Decision:** PEMNMZ **Decision Date:** 19 December 2018
Description: Amendment to approved scheme (ref: 15/00224/OUTMAJ) to substitute a revised parameters plan so that: 1) use classes A1 and A4 are no longer relevant to the proposed development; 2) use class C2 is now located left of the proposed access point; 3) use class D1 has been reduced at the entrance to the site but is now also located at the far north; 4) use classes B1 / B2 and B8 are also located at the far north of the site and have retained their position south of the spine road; 5) use class C3 has been shifted slightly to the right to accommodate the previous point.

RELEVANT POLICIES: In accordance with s.38 (6) Planning and Compulsory Purchase Act (2004), the application is to be determined in accordance with the development plan (the Central Lancashire Core Strategy, the Adopted Chorley Local Plan 2012-2026 and adopted Supplementary Planning Guidance), unless material considerations indicate otherwise. Consideration of the proposal has had regard to guidance contained within the National Planning Policy Framework (the Framework) and the development plan. The specific policies/guidance considerations are contained within the body of the report.

Suggested conditions

1. The Development shall only be carried out in accordance with the approved plans, except as may otherwise be specifically required by any other condition of the outline planning permission or this approval of reserved matters.

Reason: To define the permission and in the interests of the proper development of the site.

2. The proposed development must be begun not later than two years from the date of this permission.

Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.

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

Title	Plan Ref	Received On
Location Plan	DGL/2000/NTB-LP01	23 September 2019
Planning Layout	DGL/2000/NTB-PL01 Rev D	18 December 2019
Proposed House Types Pack	Issued: August 2019	23 September 2019
Sections	DGL/2000/NTB-S01	23 September 2019
Preliminary Drainage Layout (shows Finished Floor Levels)	101 Rev P5	22 November 2019
Boundary Treatments Plan	DGL/2000/NTB-BT01 Rev A	20 December 2019
Boundary Treatments Details	DGL/2000/NTB-BTD01	23 September 2019
Storey Heights Plan	DGL/2000/NTB-ML01 Rev A	20 December 2019
Refuse Strategy	DGL/2000/NTB-RS01 Rev A	20 December 2019
Materials Layout	DGL/2000/NTB-ML01 Rev A	20 December 2019
Land Use Plan	DGL/2000/NTB-LP01 Rev A	20 December 2019
Hardstanding Layout	DGL/2000/NTB-HS01 Rev A	20 December 2019
LANDSCAPE PROPOSALS SHEET 1 OF 3	6085.01 Rev F	20 November 2019
LANDSCAPE PROPOSALS SHEET 2 OF 3	6085.02 Rev F	20 November 2019
LANDSCAPE PROPOSALS SHEET 3 OF 3	6085.03 Rev F	20 November 2019
Affordable Homes Identification Plan	DGL/2000/NTB-AH01 Rev A	20 December 2019

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

4. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of any buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interest of the appearance of the locality.

5. The development shall be carried out in accordance with the approved Landscape Management Plan, ref. JW/6085/LMP rev A Nov 19.

Reason: To ensure the scheme promotes habitat enhancement.

6. During the construction period, all trees to be retained shall be protected in accordance with British Standard BS 5837:2012 or any subsequent amendment to the British Standards.

Reason: To safeguard the trees to be retained.

7. The development shall be implemented in accordance with the noise mitigation measures identified at Section 6.0 of the submitted Noise and Vibration Impact Assessment (report no. P19-220-R01-V1).

Reason: To protect the amenities of future occupiers of the dwellings.

8. The drainage for the development hereby approved, shall be carried out in accordance with principles set out in the submitted Preliminary Drainage Layout Drawing, Ref: HYD395-101, Rev: P5, Dated: 15.10.2019 which was prepared by Betts. For the avoidance of doubt no surface water will be permitted to drain directly or indirectly into the public sewer. The development shall be completed in accordance with the approved details.

Reason: To ensure a satisfactory form of development and to prevent an undue increase in surface water run-off and to reduce the risk of flooding.

9. No dwelling or dwellings shall be occupied until the estate street(s) affording access to those dwelling(s) has been completed in accordance with the approved layout in conformity with the Lancashire County Council Specification for Construction of Estate Roads.

Reason: To ensure that the estate streets serving the development are completed and maintained to the approved standard, and are available for use by the occupants, and other users of the development, in the interest of highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the approved development; and to safeguard the visual amenities of the locality and users of the highway.

10. During the full period of construction, facilities shall be provided within the site by which means the wheels of vehicles may be cleaned before leaving the site.

Reason: To avoid the possibility of the public highway being affected by the deposit of mud and/or loose materials thus creating a potential hazard to road users.

11. The development shall be implemented in accordance with the GCN Mitigation Strategy outlined at Section 7.0 of the "Land north of Euxton Lane, Chorley, Lancashire - GCN Appraisal and Mitigation & Habitat Enhancement Measures Strategy (Amenity tree Care, August 2019).

Reason: To implement precautionary measures for the avoidance of a breach of protected species legislation.