

C O M M I T T E E R E P O R T		
REPORT OF	MEETING	DATE
Director (Customer and Digital)	Planning Committee	3 November 2020

ADDENDUM

ITEM 3f - 20/00861/CB3MAJ – Land To The Rear Of Brookfield, Alker Lane, Euxton

The recommendation remains as per the original report

(1)No. further letter of objection has been received setting out the following issues:

- The proposed development would be highly detrimental to the two properties in closest proximity in terms of market value, light, outlook and disturbance.
- The proposed bund and fence would be oppressive and a landscaped and fenced approach with mature trees, shrubs between the property boundaries and a neutral painted 3 metre metal closed fence bordering the development would be preferred.
- Concerns regarding access for maintenance.
- The impact on and damage to drains that cross the site belonging to United Utilities and others.
- There are United Utilities easements and assets on the site.
- Concerns over use of Alker Lane for access.
- Concerns about drainage run off and flooding.
- A pedestrian access to Euxton Lane would encourage parking outside Brookfield and Ingholme.
- Could the possibility of the developer purchasing Brookfield and Ingholme be explored?

The following consultee responses have been received:

The Council's Environmental Health Officer has raised concerns over the potential impacts of noise from the development over and above existing background noise levels on the occupiers of nearby residential properties. Given that the site is allocated in the Chorley Local Plan 2012-2026 for the type of development proposed, and that an outline planning permission for industrial development has already been granted, it is considered that in this instance the impacts of noise can be adequately assessed in response to the imposition of an appropriate condition requiring a noise impact assessment. This should detail any possible mitigation measure that might be necessary to overcome undue noise impacts.

The following conditions are recommended:

No.	Condition						
1.	The development hereby permitted shall be carried out in accordance with the approved plans below: <table border="1" data-bbox="379 1973 1347 2033"> <thead> <tr> <th>Title</th> <th>Plan Ref</th> <th>Received On</th> </tr> </thead> <tbody> <tr> <td>Location plan</td> <td>2025-FRA-XX-00-DR-</td> <td>12 August 2020</td> </tr> </tbody> </table>	Title	Plan Ref	Received On	Location plan	2025-FRA-XX-00-DR-	12 August 2020
Title	Plan Ref	Received On					
Location plan	2025-FRA-XX-00-DR-	12 August 2020					

		A-90-0001	
	Proposed roof site plan	20025-FRA-XX-RL-DR-A-90-0005 Rev.P1	23 October 2020
	Proposed ground floor site plan	20025-FRA-XX-00-DR-A-90-0004 Rev.P1	23 October 2020
	Proposed Fencing, Gating and Security Plan	20025-FRA-XX-XX-DR-A-90-0007	23 October 2020
	Proposed site sections	20025-FRA-XX-XX-DR-A-90-0006	12 August 2020
	Proposed BLOCK A - GA Elevations & Sections	20025-FRA-A-XX-DR-A - 20-0009	12 August 2020
	Proposed BLOCK A - GA Plans	20025-FRA-A-ZZ-DR-A - 20-0008	12 August 2020
	Proposed BLOCK B - GA Elevations & Sections	20025-FRA-B-XX-DR-A - 20-0011	12 August 2020
	Proposed BLOCK B - GA Plans	20025-FRA-B-ZZ-DR-A - 20-0010	12 August 2020
	Proposed BLOCK C - GA Elevations & Sections	20025-FRA-C-XX-DR-A - 20-0013	12 August 2020
	Proposed BLOCK C - GA Plans	20025-FRA-C-ZZ-DR-A - 20-0012	12 August 2020
	Proposed BLOCK D - GA Elevations & Sections	20025-FRA-D-XX-DR-A - 20-0015	12 August 2020
	Proposed BLOCK D - GA Plans	20025-FRA-D-ZZ-DR-A - 20-0014	12 August 2020
	Proposed BLOCK E - GA Elevations & Sections	20025-FRA-E-XX-DR-A - 20-0017	12 August 2020
	Proposed BLOCK E - GA Plans	20025-FRA-E-ZZ-DR-A - 20-0016	12 August 2020
	Proposed BLOCK F - GA Elevations & Sections	20025-FRA-F-XX-DR-A - 20-0019	12 August 2020
	Proposed BLOCK F - GA Plans	20025-FRA-F-ZZ-DR-A - 20-0018	12 August 2020
	<i>Reason: For the avoidance of doubt and in the interests of proper planning.</i>		
2.	The proposed development must be begun not later than three years from the date of this permission. <i>Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.</i>		
3.	The external facing materials, detailed on the approved plans, shall be used and no others substituted unless alternatives are first submitted to and agreed in writing by the Local Planning Authority, when the development shall then be carried out in accordance with the alternatives approved. <i>Reason: To ensure that the materials used are visually appropriate to the locality.</i>		
4.	No building hereby permitted shall be occupied until all fences and boundary treatment shown in the approved details has been erected in conformity with the approved details. <i>Reason: To ensure a visually satisfactory form of development and to provide reasonable standards of privacy to residents.</i>		
5.	No building hereby permitted shall be occupied until the acoustic bund and fence shown in the approved details has been erected in conformity with the approved details and shall be maintained at all times thereafter, unless otherwise agreed in		

	<p>writing by the Local Planning Authority.</p> <p><i>Reason: To protect the amenity of local residents from undue noise.</i></p>
6.	<p>The development hereby permitted shall only be carried out in conformity with the proposed ground and building slab levels shown on the approved plan(s) or as may otherwise be agreed in writing with the Local Planning Authority before any development is first commenced.</p> <p><i>Reason: To protect the appearance of the locality and in the interests of the amenities of local residents.</i></p>
7.	<p>No goods, plant or material shall be deposited or stored in the open or displayed for sale in the open on the site.</p> <p><i>Reason: In order to protect the amenities of the area, and to maintain adequate parking areas.</i></p>
8.	<p>Prior to any commencement of development a noise impact assessment to BS4142 and details of any necessary mitigation measures shall first be submitted to and approved in writing by the Local Planning Authority.</p> <p><i>Reason: To protect the amenity of local residents from undue noise.</i></p>
9.	<p>A scheme for the landscaping of the development and its surroundings shall be submitted prior to the erection of any of the superstructures of the buildings hereby approved. These details shall include all existing trees and hedgerows on the land; detail any to be retained, together with measures for their protection in the course of development; indicate the types and numbers of trees and shrubs to be planted, their distribution on site, those areas to be seeded, paved or hard landscaped; and detail any changes of ground level or landform, proposed finished levels, means of enclosure, minor artefacts and structures. The scheme should include a landscaping/habitat creation and management plan which should aim to contribute to targets specified in the UK and Lancashire Biodiversity Action Plans. The landscaping scheme must take into account the needs of great crested newts and the advice provided in the ERAP ecological survey and assessment report, in particular the creation of a new pond and amphibian hibernacula on the site. Landscaping proposals should comprise only native plant communities appropriate to the natural area.</p> <p>All hard and soft landscape works shall be carried out in accordance with the approved details within 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.</p> <p><i>Reason: To ensure that a satisfactory landscaping scheme for the development is carried out to mitigate the impact of the development and secure a high quality design.</i></p>
10.	<p>No works to trees and shrubs or vegetation clearance shall occur between the 1st March and 31st August in any year unless a detailed bird nest survey by a suitably experienced ecologist has been carried out immediately prior to clearance and written confirmation provided that no active bird nests are present which has been agreed in writing by the LPA.</p> <p><i>Reason: Nesting birds are a protected species.</i></p>

11.	<p>Prior to any earthworks being carried out a method statement detailing eradication and/or control and/or avoidance measures for Rhododendron shrubs and Indian Balsam shall be supplied to and agreed in writing by the Local Planning Authority. The agreed method statement shall be adhered to thereafter and implemented in full unless otherwise agreed in writing by the Local Planning Authority.</p> <p><i>Reason: Due to the presence of invasive plant species.</i></p>
12.	<p>The development hereby approved shall be implemented in full accordance with the Great Crested Newt Mitigation Strategy described in Section 5.5 of the ERAP Ecology Survey and Assessment Report of July 2020</p> <p><i>Reason: Due to the risk of direct harm to great crested newts and the loss of some habitat of use to newts.</i></p>
13.	<p>No development shall commence until an Employment and Skills Plan that is tailored to the development and will set out the employment skills opportunities for the construction phase of the development has been submitted to and approved by the council as Local Planning Authority (unless otherwise agreed in writing by the council). The development shall be carried out in accordance with the Employment and Skills Plan (in the interests of delivering local employment and skills training opportunities in accordance with Core Strategy Policy 15: Skills and Economic Inclusion).</p> <p><i>Reason: In the interests of delivering local employment and skills training opportunities as per the Central Lancashire Core Strategy Policy 15: Skills and Economic Inclusion and the Central Lancashire Employment Skills Supplementary Planning Document September 2017. No Employment and Skills Plan was submitted with the application.</i></p>
14.	<p>No development hereby permitted shall be occupied until final details of the design, based on sustainable drainage principles, and implementation of an appropriate surface water sustainable drainage scheme have been submitted to and approved in writing by the local planning authority and LLFA.</p> <p>Those details shall include:</p> <ul style="list-style-type: none"> a) Final sustainable drainage layout plan appropriately labelled to include all pipe/structure references, dimensions, design levels, finished floor levels in AOD with adjacent ground levels. b) The drainage scheme should demonstrate that the surface water run-off and volume shall not exceed the pre-development runoff rate. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. c) Sustainable drainage flow calculations (1 in 1, 1 in 30 and 1 in 100 + climate change), with allowance for urban creep. d) A plan identifying areas contributing to the drainage network. e) A plan to show overland flow routes and flood water exceedance routes and flood extents. f) Measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters, including watercourses. g) Evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltrations rates; h) Details of an appropriate management and maintenance plan for the sustainable drainage system for the lifetime of the development. This shall include arrangements for adoption by an appropriate public body or statutory undertaker or management and maintenance by a Management Company and any means of access for maintenance and easements, where applicable. <p>The scheme shall be implemented in accordance with the approved details prior to first occupation of any of the approved dwellings, or completion of the development, whichever is the sooner. Thereafter the drainage system shall be retained, managed and maintained in accordance with the approved details.</p>

	<p><i>Reasons</i></p> <ol style="list-style-type: none"> 1. To ensure that the final drainage designs are appropriate following detailed design investigation. 2. To ensure that the proposed development can be adequately drained. 3. To ensure that there is no flood risk on or off the site resulting from the proposed development 4. To reduce the flood risk to the development as a result of inadequate maintenance 5. To identify the responsible organisation/body/company/undertaker for the sustainable drainage system
15.	<p>The car parking and manoeuvring areas shown in the approved details shall be surfaced or paved in accordance with a scheme to be approved by the Local Planning Authority and the car parking spaces and manoeuvring areas marked out in accordance with the approved plan, before the use of the premises hereby permitted becomes operative.</p> <p><i>Reason: To allow for the effective use of the parking areas.</i></p>
16.	<p>No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:</p> <ol style="list-style-type: none"> i. the parking of vehicles of site operatives and visitors ii. hours of operation (including deliveries) during construction iii. loading and unloading of plant and materials iv. storage of plant and materials used in constructing the development v. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate vi. wheel washing facilities vii. measures to control the emission of dust and dirt during construction viii. a scheme for recycling/disposing of waste resulting from demolition and construction works ix. arrangements for staff and visitor parking throughout the duration of the development works. <p><i>Reason: In the interests of highway safety and to protect the amenities of the nearby residents.</i></p>
17.	<p>There shall be no direct pedestrian or vehicular access between the site and Alker Lane.</p> <p><i>Reason: To limit the number of access points to the highway network as an aid to road safety.</i></p>
18.	<p>Employee baseline surveys shall be completed once any of the buildings first become occupied. An employee travel survey shall have been carried out within 3 months of 75% occupation of the buildings hereby permitted and a Full Travel Plan shall have been submitted for written approval of the Local Planning Authority within 3 months of the commercial travel surveys, whichever is the earlier. As a minimum, the Full Travel Plan shall include:</p> <ol style="list-style-type: none"> i) The contact details of the Travel Plan Co-ordinator (s) for both the residential and commercial elements of the site including whether they will be part or full-time and how long they will be in post; ii) The results of the residents' travel survey; iii) Details of cycling, pedestrian and public transport links to and through the site; iv) Details of the provision for cycle parking for any properties where suitable space is not available within the curtilage; v) The Objectives of the plan; vi) SMART (Site specific, Measurable, Achievable, Realistic and Time-related)

	<p>Targets for non-car modes of travel using baseline data from the residents' survey;</p> <p>vii) A detailed action plan for the introduction of the proposed measures, including marketing and promotion;</p> <p>viii) Details of the arrangements for monitoring and review of the Travel Plan for a period of at least five years;</p> <p>ix) A review of both national and local policies relating to travel plans and sustainable travel.</p> <p>The Travel Plan shall be implemented as approved.</p> <p><i>Reason: To maximise the sustainability of the development.</i></p>
19.	<p>No part of the development hereby approved shall commence until a scheme for the construction of all the off-site highway works referred to below have been submitted to and approved in writing by the Local Planning Authority. Prior to the first occupation of any part of the development these works, as approved, shall have been completed.</p> <ul style="list-style-type: none"> • Details of measures to mitigate traffic accidents on Euxton Lane between West Way and Preston Road; • Details of improvements to the two bus stops on Euxton Lane closest to its junction with Alker Lane (one east bound and one west bound), to include provision of bus shelters, raised kerbs and boarding platforms, bus stop bay and worded carriageway markings, signs and clearways. <p><i>Reason: To ameliorate traffic accidents on this section of Euxton Lane and to ensure the nearby bus stops are brought up to the standard that meets the needs of the disabled and those with mobility impairments to improve the sustainability of the site. This is required to be a pre-commencement condition in order to satisfy the Local Planning Authority that the final details of the highway scheme/works are acceptable and achievable before work commences on site.</i></p>
20.	<p>No part of the development hereby approved shall commence until full details of a pedestrian/cycle access point from the site directly onto Euxton Lane. have been submitted to and approved in writing by the Local Planning Authority. Prior to the first occupation of any part of the development these works, as approved, shall have been completed.</p> <p><i>Reason: To ensure pedestrian and cycle permeability to reduce journey times from the site and maximise its sustainability.</i></p>
21.	<p>Prior to the commencement of construction of any of the buildings on the site, the section of access road as shown on plan ref: 20025-FRA-XX-RL-DR-A-90-0005 Rev.P1 shall have been constructed up to the application site's eastern boundary to at least base course level and shall be completed within 12 months of first occupation of any building.</p> <p><i>Reason: To ensure satisfactory access to the site is secured.</i></p>