

APPLICATION REPORT – 20/01065/FUL

Validation Date: 12 October 2020

Ward: Astley And Buckshaw

Type of Application: Full Planning

Proposal: Erection of a children's nursery with associated landscaping and car parking

Location: Land At Barnes Wallis Way Barnes Wallis Way Buckshaw Village

Case Officer: Mr Iain Crossland

Applicant: Kids Planet Day Nurseries Ltd

Agent: Paige Linley, Leith Planning Group

Consultation expiry: 2 November 2020

Decision due by: 5 February 2021 (Extension of time requested)

UPDATE REPORT

1. The recommendation remains to approve the application subject to conditions.
2. Members will recall that this application was deferred at the Planning Committee meeting held on 02 February 2021 to allow time for officers to request that the applicant commissions a site-specific air quality assessment to investigate the air quality data at the site in relation to the potential impact on children attending a nursery in the proposed location adjacent to the KFC drive-thru.
3. A real time site specific air quality assessment was subsequently carried out and a report submitted by the applicant on 16 April 2021.
4. The assessment involved the installation of a small-sensor air quality monitoring system for measuring outdoor air quality, that could offer real-time localised air quality information and data analysis through a system called an AQMesh. The AQMesh measures key pollutants in ambient air using small sensor technology combined with proprietary data processing that allows for continuous analysis, which provides both nitrogen dioxide and particulate matter levels remotely. The AQMesh was installed on a post on site at a standard height of 2.5-3m, which is above the existing hoarding around the site. The post is located in line with the outdoor play area proposed for the children's nursery and close to the car park and queueing lanes associated with the KFC drive-thru restaurant.
5. Whilst it is noted that the request was made at Planning Committee by Members for two weeks of monitoring, in the event the applicant completed four weeks of monitoring. The report provided by the applicant confirms that the levels of each key pollutant are significantly below the national objective values. The report subsequently concludes that there would be no adverse impact on the future users of the application site from air quality in the vicinity of the site.
6. The report has been reviewed by the Council's environmental health officer (EHO) who considers that an appropriate method has been used and confirms that the monitored levels are well below the objective levels for both particulate matter and nitrogen dioxide, and that as such there would be no exceedances of air quality objectives at the proposed nursery site

from traffic accessing the KFC or from road traffic. The EHO maintains their position of no objection.

7. It is not considered that there is any evidence of impacts from air quality that would be harmful to children attending a nursery in the proposed location or to the staff working there.
8. The original Committee Report from 08 December 2020, and the 02 February 2021 Update Report follow on below.

UPDATE REPORT for 02 February 2021 Planning Committee

1. The recommendation remains to approve the application subject to conditions.
2. Members will recall that this application was deferred at the Planning Committee meeting held on 8 December 2020 to allow time for officers to investigate the air quality data at the site in relation to the potential impact on children attending a nursery in the proposed location given the close proximity of the KFC drive-thru.
3. An air quality assessment was subsequently submitted by the applicant in January. This uses DEFRA data to obtain background concentrations of nitrogen dioxide and particulate matter along with monitored levels of nitrogen dioxide at the nearest Chorley Council monitoring point on the A6 at the junction with Buckshaw Avenue.
4. Hourly traffic flow data from Lancashire County Council traffic monitoring sites for Buckshaw Avenue East from 2016 and Buckshaw Avenue West from 2015 is then used, which is converted into an annual average daily traffic flow value and then adjusted to account for growth in traffic numbers to produce an estimated traffic flow for 2021, in addition to traffic flows for the KFC access road and car park, which are obtained from the planning application.
5. This data is then fed into DEFRA assessment tools, which are commonly used in the annual Air Quality Review and Assessment process for local authorities, and which are an appropriate method to predict pollutant concentrations at a particular receptor, based on background concentration levels and traffic flows in the area.
6. The result of the assessment is that levels of nitrogen dioxide and particulate matter at the nursery are predicted to be 16.21µg/m³ and 11.74µg/m³ respectively, set against an objective level of 40µg/m³ for both, which indicates that air quality issues from vehicles using the nearby KFC is unlikely to have a detrimental impact on the users of the proposed nursery.
7. The report has been reviewed by the Council's environmental health officer who considers that an appropriate method and data sources have been used and confirms that there would be no exceedances of air quality objectives at the proposed nursery site from traffic accessing the KFC or from road traffic. It is also noted that the outdoor areas of the nursery would be separated from the drive-thru lane by the KFC car park, providing a separation of approximately 20m. On this basis it is not considered that there is any evidence of impacts from air quality that would be so harmful as to warrant any refusal of the application.
8. The original committee report from 08 December 2020 follows on below and has been updated to include the Lancashire County Council Highways response, consideration of the need for childcare plans and the suggested conditions as previously set out on the addendum.

RECOMMENDATION

1. It is recommended that planning permission is granted subject to conditions.

SITE DESCRIPTION

2. The application site is a vacant plot of land located on Buckshaw Village and is an allocated employment site in the Chorley Local Plan 2012-2026. The site is bounded to the north by a restaurant takeaway with drive-thru, beyond which is the main highway of Buckshaw Avenue, to the east by the War Horse Public House and car park, to the south by Barnes Wallis Way and employment units and to the west by existing residential development. The site is relatively flat and there is an existing vehicular access point from Barnes Wallis Way that already serves the restaurant takeaway with drive-thru.

DESCRIPTION OF PROPOSED DEVELOPMENT

3. Planning permission is sought for the erection of a children's day care nursery building with associated car parking and landscaping. The proposed building would be a single storey structure with a hipped roof, and would measure approximately 32m by 18m. Access would be taken from an existing access road to the east of the site currently serving the restaurant takeaway.
4. The car park would be located to the east of the site, and the proposed nursery building to the west of it. The building would be set against the west boundary of the site, with external play areas to the north and east
5. The external materials of the building would comprise red/brindle brickwork up to window head height, white décor panels above a projecting cill course up to eaves level, grey colour coated aluminium window and door frames, guttering and downpipes and a silver grey colour coated metal pitched roof.

REPRESENTATIONS

6. Three representations have been received citing the following grounds of objection:
 - No need for further nursery provision in this area.
 - Impact of new nurseries on existing provision.
 - Loss of employment at other nurseries if a new nursery opens on this site.
 - Employment land should be retained.
 - Request that the application be determined by Planning Committee.

CONSULTATIONS

7. Euxton Parish Council: No comments have been received.
8. Regulatory Services - Environmental Health: Have confirmed that they have no objection.
9. Lancashire County Council Highway Services: Have no objections.
10. Waste & Contaminated Land: Have confirmed that they have no comments to make.
11. United Utilities: Have no objection subject to conditions.

PLANNING CONSIDERATIONS

Principle of development

12. The National Planning Policy Framework (The Framework) states that "The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs."
13. Paragraph 80 of the Framework outlines that planning policies and decisions should help to create the conditions in which businesses can invest, expand and adapt. Significant weight

should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.

14. Paragraph 81 states planning policies should, amongst other things “be flexible enough to accommodate needs not anticipated in the plan, allow for new and flexible working practices (such as live-work accommodation), and to enable a rapid response to changes in economic circumstances.”
15. The application site is located in the core settlement area at Buckshaw Village, which is a mixed use strategic site identified for growth and investment within the Central Lancashire Core Strategy policy 1(c).
16. The site itself is an allocated employment site covered by policy EP1.13 (Southern Commercial) of the Chorley Local Plan 2012 – 2026 and is protected for business, general industrial or storage and distribution (B1, B2 or B8) for the plan period.
17. The Council aims to retain employment sites to support sustainable economic growth. This proposal would result in the loss of allocated employment land and so Central Lancashire Core Strategy policy 10: Employment Premises and Sites and the Supplementary Planning Document (SPD) on Controlling Re-use of Employment premises applies. Policy 10 states that existing employment premises and sites last used for employment will be protected for employment use. There will be a presumption that ‘Best Urban’ and ‘Good Urban’ sites will be retained for B use class employment use. Consideration will only be given to alternative uses on this site where an applicant has clearly demonstrated that the criteria in Policy 10 have been met in full.
18. Policy EP1 of the Chorley Local Plan 2012 to 2026 also requires that all sites allocated for employment be covered by criteria (a) to (h) of Core Strategy policy 10. The criteria of policy 10 are assessed below:
19. *(a) there would not be an unacceptable reduction on the type, quality or quantity of employment land supply;*
20. Paragraph 19 of the SPD explains that evidence such as that provided by the marketing requirements set out under criteria (g) of Core Strategy policy 10 is required to determine whether the reduction of the type, quality or quantity of employment land would be acceptable. The policy and SPD requires marketing to take place and, therefore, evidence such as that provided by the marketing requirement set out under criteria g) and Appendix 1 is required to determine market signals (para 19; criterion g) page 19 and Appendix 1 of the SPD).
21. The applicant has advanced a marketing report in support of the proposed development. This sets out the details of a marketing campaign that commenced in May 2018 following the receipt of planning permission under application 17/00764/FULMAJ, which included employment units. The report demonstrates that marketing was widespread and appropriately targeted. This resulted in only two direct enquiries from perspective business occupiers who were ultimately drawn to alternative competing office and industrial locations in the vicinity including Roundhouse Court, Buckshaw Link, Centurion Industrial Estate and Buckshaw Office Village. In addition, developer interest to acquire and develop for either property investment / owner occupation failed to materialise into meaningful discussions and subsequent offers.
22. The application site is approximately 0.28ha of a 7.76ha allocation (EP1.13) (of which there are 2.88ha remaining to be developed as at April 2020) and the applicant acknowledges that the proposal to erect a children’s nursery on this site is not compliant with Policy EP1.3 of the Chorley Local Plan 2012 - 2026, and there is a conflict with Policy 10 of the Core Strategy. However, the applicant considers the effect to be minimal because:
 - the proposed nursery would generate approximately 33 full and part time jobs which would contribute towards the principle of job creation on an employment site. The applicant

considers that these jobs would come forward more quickly than the permitted class B1 use due to the growth in homeworking, although they acknowledge that fewer jobs may be generated by the nursery than class B1 use.

- Without the approval of this application the applicant believes that the site is likely to remain vacant for an indefinite period of time. The applicant states that the permitted class B1 use has not been built due to lack of market demand, evidence of which has been provided in the marketing statement.

- It would provide a facility on a site earmarked for development.

23. The applicant states that the 33 jobs would contribute towards employment land supply in the near future. Whilst it is accepted that the proposal would generate employment, the site itself would not be included in employment land monitoring for the borough because this only records class B1/B2/B8 and A2 uses (if permitted, it would be recorded as a reduction in size of the employment allocation). However, the marketing exercise that was carried out does indicate that employment demand for the site is limited resulting in the land remaining undeveloped and vacant over a significant period of time.

24. *b) the provision and need for the proposed use;*

25. The applicant suggests that the provision of additional childcare spaces in the area would enable employment opportunities to be taken up in the wider area by parents/carers.

26. *c) the relative suitability of the site for employment and for the alternative use;*

27. The site is allocated for employment use and has planning permission for class B1 development. The site is, therefore, clearly suitable for employment use. The applicant states that the site is in close proximity to other educational facilities and is of a suitable size to allow for outside play space and parking requirements. The applicant considers the site to be suitable for the provision of a children's nursery being located in a sustainable location in the settlement area, with access to a large catchment. It is recognised that the locality comprises a range of different land uses and, therefore, the site is equally well suited to a variety of uses.

28. *d) the location of the site and its relationship to other uses;*

29. The applicant states that the site is in close proximity to a school and preschool, which would limit the need to travel a distance for childcare provision and to promote linked trips with other existing education establishments in the local area. The site is located in an area with a mixture of uses including residential, leisure and employment uses all adjacent to the site. A noise survey report has been advanced to identify the potential impact on residential occupiers from the proposed development. This has been verified by the Council's environmental health officer as being acceptable and is considered later in the report.

30. *e) whether the ability to accommodate smaller scale requirements would be compromised;*

31. The Employment Monitoring Report 2020 identifies 8.43ha remaining at employment allocations at Buckshaw Village: Strategic Site. These are at: EP1.11 The Revolution; EP1.12 Group 1 (mixed use allocation); and EP1.13 Southern Commercial. As of April 2020, there were 2.88ha remaining land to be developed at EP1.13.

32. *(f) there would be a net improvement in amenity;*

33. The site is currently vacant and fenced off, resulting in a sense of abandonment, however, there are no noise or anti-social behaviour issues associated with the site as it stands currently.

34. The adopted Core Strategy sets the overall employment requirement for Chorley as 112 ha to 2026. Table 2 of the Local Plan provides an employment land supply in Chorley for the

period 2010 – 2026 as 100.61ha. This figure does not take into account vacant stock in the Borough. This figure includes Local Plan Policy EP1 employment site allocations amounting to 88.74ha, including EMP1.13 (Southern Commercial).

35. The range of employment sites allocated in the Local Plan provides a variety of sites in order to provide choice and to meet a range of needs and uses of different types of employer. At April 2020, 66.51 hectares of the Local Plan Policy EP1 allocations remain available for employment use, of which 9.17 hectares has planning permission for employment use. In addition, at April 2020, 5.21 hectares of non-allocated land has planning permission for employment development including 3.02 hectares at existing business and industrial areas, and 2.19 hectares outside of existing employment areas.
36. Core Strategy Indicator No.6 covers employment land take up and assesses whether there is a shortfall of employment land release of more than 20% on a 3-year average. In the last 3-year period (April 2017 – April 2020) take up should have been in the region of 20.52 hectares, however, in the event only 7.55 hectares (excludes class A2 use) has been taken up. Therefore, the shortfall is approximately 64% over the last 3 years.
37. The remaining Local Plan allocations of 66.51 hectares (April 2020) need to cover the remaining 6 years (from April 2020) that remain of the Local Plan period. This equates to 11.01 ha of land that could be available per year until 2026.
38. In the 2019/20 monitoring year 3.59 hectares of employment land was developed. It is estimated that some 31.27 hectares of land within the Borough has been developed for employment purposes between April 2010 and March 2020. This demonstrates that at current rates the available employment land is unlikely to be taken up over the plan period and as such a surplus is likely to remain. This reflects the difficulties in attracting an employment use to the application site as demonstrated in the marketing report.
39. Overall, it is considered that the development of this part of the employment allocation for a children's day care nursery would not prejudice the overall aims of the development plan and the ability to supply the employment land necessary to satisfy the identified need. It is also recognised that the site has remained undeveloped for over 20 years following the original grant of outline planning permission, and that the Framework advocates flexibility where the prospect of a site being used for the allocated employment use is in doubt.

Design and impact on the character of the area

40. Buckshaw Village is major strategic development site that has been developed over a period of around 20 years and continues to expand. It comprises a mix of development with large areas of residential and supporting community uses, large scale storage and distribution units, smaller employment units and offices, supermarkets, cafes, drinking establishments and shops. There are a range of businesses present throughout the employment and retail areas from local enterprises to national and multi-national chains.
41. It is noted that development that has occurred across Buckshaw Village is of a particularly varied character. Many of the residential dwellings have been designed to reflect a traditional design style, however, there are also examples of modern and contemporary design, whilst the buildings in commercial, industrial and community uses are of mainly contemporary, modern and functional design styles.
42. The proposal includes the erection of a simple modern building of traditional form. It would be a low level single storey building faced in red brick with a hipped roof. As such the building itself would be unobtrusive and not inconsistent with local design standards or materials. There would be some limited landscaping along the southern boundary of the site adjacent to the highway along Barnes Wallis Way, that would provide some softening of the development, appropriate to an urban area.
43. Given the range of building types in the locality and in particular the prominence of lower level commercial buildings in close proximity to the site, it is considered that the design and layout of the proposed development would be compatible with the appearance of the site

and character of the area. The development is, therefore, considered to be in accordance with policy BNE1 of the Chorley Local Plan 2012 – 2026.

Impact on neighbour amenity

44. The proposed nursery building would be located on land immediately adjacent to 2 Barnes Wallis Way and the residential development of which this property forms a part of. The proposed nursery building would be located approximately 6m to the east of this nearest dwelling, and it is noted that there is a 1.8m high close boarded fence running along the western boundary of the site between the site and this adjacent housing development. The low level height and modest scale of the proposed building, combined with the degree of separation and existing screening is such that the physical impact of the proposed building itself on outlook and light would be limited, and there would be no impact on privacy.
45. The nursery building would be set close to the western boundary of the site as described, with external play areas to the north and east, away from the houses. This would have the effect of minimising the acoustic impact on the adjacent housing along Barnes Wallace Way from the sounds associated with infants playing outdoors. In order to identify the noise impacts of the proposed development the applicant has submitted an acoustic report in support of the proposal, which has been reviewed by the Council's Environmental Health Officer (EHO). The EHO considers that a suitable noise assessment has been carried out using appropriate methods and standards, which considers the likely noise levels at the nearest noise sensitive receptors, both from the proposed building and from the use of the outdoor play areas. The report concludes that noise from the proposed development is unlikely to result in any impact on the nearby residential properties and that no further noise mitigation measures are required. This assessment is accepted.
46. On the basis of the above it is considered that the proposed development would not result in unacceptable harm to the amenity and living conditions of nearby residential occupiers.

Highway safety

47. The applicant has submitted a highways technical note in support of the proposed development and to provide a summary of the transport related effects associated with a planning application for the development of land off Barnes Wallis Way, Buckshaw Village, Chorley, to deliver a children's day nursery.
48. The proposed nursery would have a maximum capacity of up to 125 children, although it is envisaged that, in practise, up to 85 children would typically be expected to be on site at any one time. This forecast of the typical number of children vs. maximum capacity is based on the applicant's experience of other facilities within its operation.
49. With regard to staffing levels at the facility, the proposals would create employment for up to 33 staff members in total. However, taking into account staff rotas and shift patterns, it is envisaged that typical daily staffing levels would result in between 20-28 persons being on site at any one time.
50. In addition to staff and parent trips to and from the facility, there would also be additional ancillary vehicle movements associated with deliveries of supplies (catering, sanitary and other equipment), refuse collection and lastly minibuses associated with daytime trips out for the children.
51. Access to the development site is proposed to be retained from the internal site access road serving the wider site, whilst an existing stub access to Barnes Wallis Way, on the southern site frontage, is proposed to be stopped up. The development proposals include for a total of 25no. car parking spaces at the site. It is proposed that two accessible parking spaces are provided immediately to the nursery building frontage. This level of parking is considered to be broadly in accordance with the parking standards set out in the Chorley Local Plan 2012 - 2026, which sets a requirement of 1 space per staff member, which relates to those staff on site at any one time.
52. In terms of cycle parking provision, 3 "Sheffield Hoop" style cycle stands are proposed to be provided at the building frontage, thereby providing parking for up to 6 cycles at the nursery.

In order to provide an attractive proposition to users it is considered that the cycle stands should be covered and, therefore, it is recommended that further details of a covered stand are required by condition unless received prior to determination of the application.

53. The highways technical note demonstrates that the site is in a highly sustainable location for a children's day nursery in this area. The site is located in a well established residential and commercial area, within a reasonable walking distance of the railway station and bus stops providing public transport connections, and is surrounded by good quality walking and cycling infrastructure providing access to residential areas, transport connections, and local business and amenities. These factors reduce the need for staff and visitors at the site to utilise the car for everyday journeys, particularly commuting journeys. Such positive locational characteristics assist in meeting the key sustainable planning objectives of promoting opportunities for the use of alternative travel modes to the private car and managing the overall traffic impact associated with new development.
54. Lancashire County Council (LCC) as the Local Highway Authority (LHA) is responsible for providing and maintaining a safe and reliable highway network. LCC have confirmed that they do not have any objections to the proposed development, and are of the opinion that it would not have a significant impact on highway safety, capacity or amenity in the immediate vicinity of the site.
55. Buckshaw Village is a newly created village with well constructed and designed footways and cycle ways to encourage sustainable transport links. The train station is within a reasonable walking distance to the site and the bus stops a short walk away.
56. A nurse does not have set drop off and collection times there is more of a trickle of children being dropped off or collected rather than an intense period like a primary school.
57. LCC have requested that three spaces are provided for the parents/carers to drop off and collect in the north section of the car park. These spaces are requested to be signed for drop off / collection for the parents/ carers so enable them to be used effectively. The proposed disabled spaces are acceptable.
58. The remaining car park is for the staff to use. With the sustainable links for walking and cycling and public transport close by, it is expected that the staff would not be overly reliant on a car to get to and from work. In order to ensure this it is recommended that a scheme for the management of the car park in relation to dedicated staff parking areas and customer parking and drop off zones is secured by condition.
59. LCC have requested that the proposed cycle stands are covered to promote sustainable forms of transport and aid social inclusion.
60. LCC have requested that the applicant enters into a s278 agreement to close the redundant access to the site from Barnes Wallace Way. It is, however, noted that this matter has already been covered by conditions 15 and 16 of planning permission 17/00764/FULMJ and so is not necessary for inclusion as part of this application.
61. LCC have requested that a Traffic Management Plan is submitted to minimise the impact of the construction works on the local highway network and protect existing road users. It is recommended that this is secured by condition.

Need and provision for childcare places

62. Evidence setting out the levels of childcare provision within the Borough has been provided by Cllr Lynch, in the form of the Lancashire Childcare Sufficiency Assessment 2019, District Report, Chorley 2019. This document demonstrates that there are more childcare places available than there are children aged 0-4yr olds requiring childcare. The data contained within the report is, however, based on information supplied by childcare providers in the district who took part in the Lancashire County Council survey, and so, as stated in the report should be seen as a guide to local provision, rather than being conclusive. It is also

important to note that the figures represent a snapshot in time and that vacancy information is extremely changeable.

63. The report goes on to state that although the data suggests that there are sufficient childcare places for 0-4 year olds across all areas in Chorley, if the full population requiring childcare accessed a place in the Chorley Central area, which includes Buckshaw Village, there would be less choice and availability for parents. There is also data in the report that suggests childcare providers are working at near capacity, which is an important indicator of the health of the childcare sector.
64. On this basis it cannot be concluded with any degree of certainty that there is an over provision of childcare places in the area. Notwithstanding this the Framework at Chapter 8 states that in relation to education it is important that sufficient choice is available to meet the needs of existing and new communities. It is noteworthy that Buckshaw Village has not yet reached the planned residential capacity and that there are planned residential developments and ongoing residential development in nearby Euxton that will require supporting infrastructure, whilst it must also be recognised that there should be opportunity for parental preference between providers. As such there is no quantifiable harm that could be attributed to the provision of further childcare provision at the application site.
65. The applicant has responded to the provision of the Sufficiency Assessment with their own analysis of the data contained within the report and have identified the status of the report as a general guide and consider that the very broad brushstroke approach to the provision does not take account of the specifics of why Kids Planet have identified that there is a demand for day care nursery places in the Buckshaw area. The site has been selected by them on the basis of identified capacity in day care provision, as well as housing growth in the area, which has been above the levels previously anticipated. They consider that the proposed day care facility would help to address existing and future demand as well as generating a number of jobs in the area.
66. It is noted that policy 10 of the Central Lancashire Core Strategy contains several criteria to be considered in the assessment of proposals for alternative uses on employment sites, one of which is b) the provision and need for the proposed use.
67. The purpose of policy 10 is to protect employment land for employment uses unless there are overriding reasons as to why an alternative use can be allowed. As set out in the Committee Report evidence has been submitted that demonstrates a lack of demand for employment uses on this site, whilst its loss would not impact adversely on the present supply of employment land across the borough. As such the development of the site for an alternative use is considered to be acceptable.
68. The Sufficiency Assessment suggests that there is a sufficient supply of childcare across the borough and in the Chorley Central area. Although this may suggest that there is no particular need for the proposed nursery, the assessment document itself states that this is not a conclusive evidence base. Nor is the assessment document intended to restrict the supply of childcare provision through the planning system. On this basis it is not possible to conclude that there is no need for the proposed use, as there should be provision to cater for people with different needs and choices, and to provide the opportunity for parental preference. In addition there is no demonstrable harm linked to the proposed provision of a children's nursery on the site.
69. Notwithstanding this criteria b) is only one element of the Policy 10 assessment, and not the overriding element when all the relevant criteria in this policy are taken as a whole, and in consideration of the development plan as a whole.

Other matters

70. Impact of new nurseries on existing provision: It is not the role of the planning system to manage competition in the market place and, therefore, this is not a material planning consideration.

71. Loss of employment at other nurseries if a new nursery opens on this site: It is not the role of the planning system to manage competition in the market place and, therefore, this is not a material planning consideration.

CONCLUSION

72. The proposed development would have the benefit of providing employment and child care provision on a previously developed site in a sustainable location with good accessibility, whilst having only a very limited impact on the long term supply to available employment land. The proposal would have no unacceptable detrimental impact on the amenity of neighbouring occupiers and would result in an overall improvement in the appearance of the site and character of the area. In addition, there would be no unacceptable impact on highway safety. On the basis of the above, it is considered that the proposed development is in line with the development plan when considered as a whole and the thread of sustainable development that runs through it. It is therefore recommended that planning permission be granted.

RELEVANT HISTORY OF THE SITE

Ref: 17/00764/FULMAJ **Decision:** PERFPP **Decision Date:** 7 March 2018
Description: Erection of a building comprising three business units (Class B1) and a restaurant takeaway with drive-thru including car parking, access, landscaping and associated works.

Ref: 18/00811/DIS **Decision:** PEDISZ **Decision Date:** 25 September 2018
Description: Application to discharge conditions 11 (levels), 14 (construction method statement) and 18 (drainage scheme) attached to planning permission 17/00764/FULMAJ for the erection of a building comprising three business units (Class B1) and a restaurant takeaway with drive-thru including car parking, access, landscaping and associated works.

Ref: 19/00084/ADV **Decision:** PERADV **Decision Date:** 1 April 2019
Description: Application for advertisement consent for the display of 23no. illuminated and non-illuminated site and building signs.

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

No.	Condition						
1.	<p>The proposed development must be begun not later than three years from the date of this permission.</p> <p><i>Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.</i></p>						
2.	<p>The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <table border="1" data-bbox="331 1998 1318 2027"> <thead> <tr> <th data-bbox="331 1998 730 2027">Title</th> <th data-bbox="730 1998 1027 2027">Drawing Reference</th> <th data-bbox="1027 1998 1318 2027">Received date</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Title	Drawing Reference	Received date			
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	Location and block plan	2729-D-001C	07 October 2020
	Proposed site plan	2729-D-002E	07 October 2020
	Proposed general arrangements	2729-D-003A	07 October 2020
	Hard and soft landscape general arrangements	2729-D-004E	07 October 2020
	<i>Reason: For the avoidance of doubt and in the interests of proper planning.</i>		
3.	<p>Prior to the erection of the superstructure of the building hereby approved, samples of all external facing and roofing materials (notwithstanding any details shown on previously submitted plan(s) and specification) shall be submitted to and approved in writing by the Local Planning Authority. All works shall be undertaken strictly in accordance with the details as approved.</p> <p><i>Reason: To ensure that the materials used are visually appropriate to the locality.</i></p>		
4.	<p>Prior to the erection of the superstructure of the building hereby approved, full details of existing and proposed ground levels and proposed building finished floor levels (all relative to ground levels adjoining the site) shall have been submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail shown on previously submitted plan(s). The development shall be carried out strictly in conformity with the approved details.</p> <p><i>Reason: To protect the appearance of the locality and in the interests of the amenities of local residents.</i></p>		
5.	<p>Prior to the erection of the superstructure of the building hereby approved, full details of the alignment, height and appearance of all fences and walls to be erected to the site boundaries (notwithstanding any such detail shown on previously submitted plan(s)) shall have been submitted to and approved in writing by the Local Planning Authority. No building shall be occupied or land used pursuant to this permission before all walls and fences have been erected in accordance with the approved details. Fences and walls shall thereafter be retained in accordance with the approved details at all times.</p> <p><i>Reason: To ensure a visually satisfactory form of development and to protect the amenities of occupiers of nearby property.</i></p>		
6.	<p>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 earlier, 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: In the interest of the appearance of the locality.</i></p>		
7.	<p>The drainage for the development hereby approved, shall be carried out in accordance with principles set out in the submitted Drainage and Levels drawing provided Ref: 20-018-900, Dated: October 2020, By: PCS Consulting Engineers.</p> <p>For the avoidance of doubt and unless otherwise agreed in writing by the Local Planning Authority, surface water must drain at the restricted rate of 5 l/s. The development shall be completed in accordance with the approved details.</p> <p><i>Reason: To ensure a satisfactory form of development and to prevent an undue</i></p>		

	<i>increase in surface water run-off and to reduce the risk of flooding.</i>
8.	<p>Foul and surface water shall be drained on separate systems.</p> <p><i>Reason: To secure proper drainage and to manage the risk of flooding and pollution.</i></p>
9.	<p>Prior to the erection of the superstructure of the building hereby approved, a scheme for the management of the car park in relation to dedicated staff parking areas and customer parking and drop off zones, to include marking out of all car park and vehicle manoeuvring areas, shall have been submitted to and approved in writing by the Local Planning Authority. The car park and vehicle manoeuvring areas shall be provided in accordance with the approved details prior to first occupation of the premises as hereby permitted and managed in accordance with the approved scheme. The car park and vehicle manoeuvring areas shall not thereafter be used for any purpose other than the parking of and manoeuvring of vehicles in accordance with the approved car park management scheme unless otherwise agreed in writing with the Local Planning Authority.</p> <p><i>Reason: To ensure adequate on site provision of car parking for staff and customers and adequate manoeuvring areas.</i></p>
10.	<p>Prior to the erection of the superstructure of the building hereby approved, details of a cycle parking shelter shall be submitted to and agreed in writing with the Local Planning Authority. Cycle parking shall have been provided in accordance with the approved details and made available for use prior to the occupation of the building, and shall thereafter be retained.</p> <p><i>Reason: To ensure adequate on site provision for cycle parking.</i></p>
11.	<p>Prior to the commencement of development a Traffic Management Plan (TMA) shall be submitted to and approved in writing by the Local Planning Authority (in conjunction with the highway authority). The TMA shall include and specify the provisions to be made for the following:-</p> <ul style="list-style-type: none"> • The parking of vehicles of site operatives and visitors; • Loading and unloading of plant and materials used in the construction of the development; • Storage of such plant and materials; • Wheel washing facilities; • Periods when plant and materials trips should not be made to and from the site (mainly peak hours but the developer to identify times when trips of this nature should not be made) • Measures to ensure that construction and delivery vehicles do not impede access to adjoining properties. <p><i>Reasons: To protect existing road users and to maintain the operation and safety of the local highway network and to minimise the impact of the construction works on the local highway network.</i></p>