

C O M M I T T E E R E P O R T		
REPORT OF	MEETING	DATE
Director of Planning and Development	Planning Committee	Date: 27 April 2021

ADDENDUM

ITEM 3c - 21/00013/FULMAJ - Fairport Engineering, Adlington Mill, Market Place, Adlington, Chorley

The recommendation remains as per the original report.

In response to revised plans Adlington Town Council commented as follows:

The Town Council considered this application again at its meeting on 19 April 2021 based on the amended plan. As stated at its 15 February 2021 this proposed investment would be beneficial both for the continuation of local employment opportunities and in showing commitment to Adlington Village as a place to live and work. However the Town Council is also concerned to ensure that the residential amenity of residents living in close proximity at Railway View, Back Railway View and in Meadow Street are not adversely affected by this proposal in terms of both late night noise/activity from the commercial premises and in having safe access to and from their homes at all times. The Town Council considers both to be reasonable concerns and asks Chorley Council to consider appropriate planning conditions to achieve a balance between the residential amenity of neighbouring residential properties and commercial land use activities in this location.

The following conditions are recommended:

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"> <thead> <tr> <th>Title</th> <th>Drawing Reference</th> <th>Received date</th> </tr> </thead> <tbody> <tr> <td>Site Location Plan</td> <td>J01-20-FPL-001 Rev.A1</td> <td>24 February 2021</td> </tr> <tr> <td>Proposed Site Plan Multiple Units</td> <td>J01-20-FPL-003 Rev.A2</td> <td>26 March 2021</td> </tr> <tr> <td>Proposed Site Plan</td> <td>J01-20-FPL-004 Rev.A3</td> <td>26 March 2021</td> </tr> <tr> <td>Existing & Proposed North West Elevation Building 'A' Views</td> <td>J01-20-FPL-005 Rev.A3</td> <td>26 March 2021</td> </tr> <tr> <td>Existing & Proposed South West Elevation Building 'B' Views</td> <td>J01-20-FPL-006 Rev.A3</td> <td>26 March 2021</td> </tr> <tr> <td>Existing & Proposed South East Elevation Building 'C' Views</td> <td>J01-20-FPL-007 Rev.A3</td> <td>26 March 2021</td> </tr> </tbody> </table>	Title	Drawing Reference	Received date	Site Location Plan	J01-20-FPL-001 Rev.A1	24 February 2021	Proposed Site Plan Multiple Units	J01-20-FPL-003 Rev.A2	26 March 2021	Proposed Site Plan	J01-20-FPL-004 Rev.A3	26 March 2021	Existing & Proposed North West Elevation Building 'A' Views	J01-20-FPL-005 Rev.A3	26 March 2021	Existing & Proposed South West Elevation Building 'B' Views	J01-20-FPL-006 Rev.A3	26 March 2021	Existing & Proposed South East Elevation Building 'C' Views	J01-20-FPL-007 Rev.A3	26 March 2021
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	Existing & Proposed North East Elevation Building 'D' Views	J01-20-FPL-008 Rev.A3	26 March 2021
	Proposed New Access and Entrance into the Proposed Site	J01-20-FPL-009 Rev.A2	26 March 2021
	Existing & Proposed North East Elevations	J01-20-FPL-010 Rev.A3	26 March 2021
	Proposed Improvements Market Place/St. Entrance to Existing Car Parks	J01-20-FPL-011 Rev.A	24 February 2021
	<i>Reason: For the avoidance of doubt and in the interests of proper planning.</i>		
3.	<p>The development hereby approved shall be used for Class B2, B8 and E(g) purposes and for no other purpose of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order).</p> <p><i>Reason: To define the development and to protect the amenity of neighbouring occupiers.</i></p>		
4.	<p>Any B2 use hereby permitted shall only operate between 07:00 and 19:00 hours on Mondays to Saturdays and not on Sundays or Bank or other National Public Holidays.</p> <p><i>Reason: In the interests of the amenity of the area and adjoining and nearby residential properties.</i></p>		
5.	<p>Deliveries, servicing and collections to and from the units hereby permitted, including waste collections, shall not take place outside the following hours: 07:00 to 23:00 - Monday to Saturday.</p> <p>Where exceptional circumstances require deliveries/servicing/collections to take place outside these stated hours, full written permission will firstly be sought from the Local Planning Authority.</p> <p><i>Reason: Based upon the submitted information and to safeguard the amenities of the occupiers of nearby residential accommodation.</i></p>		
6.	<p>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.</p> <p><i>Reason: To ensure that the materials used are visually appropriate to the locality.</i></p>		
7.	<p>No development approved by this planning permission shall commence until a remediation strategy to deal with the risks associated with contamination of the site in respect of the development hereby permitted, has been submitted to, and approved in writing by, the local planning authority. This strategy will include the following components:</p> <ol style="list-style-type: none"> 1. A preliminary risk assessment which has identified: <ul style="list-style-type: none"> • all previous uses; • potential contaminants associated with those uses; • a conceptual model of the site indicating sources, pathways and receptors; • potentially unacceptable risks arising from contamination at the site. 2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off-site. 		

	<p>3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.</p> <p>4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.</p> <p>Any changes to these components require the written consent of the local planning authority. The scheme shall be implemented as approved.</p> <p>Reasons: To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution in line with paragraph 170 of the National Planning Policy Framework.</p>
8.	<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>
9.	<p>No part of the development hereby approved shall be occupied or opened for trading until the scheme for the construction of the site access and off site works of highway improvement have been constructed and completed in accordance with the scheme details as set out on plan ref. J01-20-FPL-009 Rev.A2 and J01-20-FPL-011 Rev.A.</p> <p>Reason: In order that the traffic generated by the development does not exacerbate unsatisfactory highway conditions in advance of the completion of the highway scheme/works.</p>
10.	<p>Before any building hereby approved is brought into use, the car parking and vehicle manoeuvring areas identified on plan ref. J01-20-FPL-003 Rev.A2 shall have been surfaced, drained and marked out all in accordance with the approved plan. The car parking and vehicle manoeuvring areas shall not thereafter be used for any purpose other than the parking of and manoeuvring of vehicles.</p> <p>Reason: To ensure adequate on site provision of car parking and manoeuvring areas.</p>
11.	<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

	<ul style="list-style-type: none"> 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. details of construction including vehicle routing to the site <p><i>Reason: In the interests of highway safety and to protect the amenities of the nearby residents.</i></p>
12.	<p>No development shall commence until a surface water drainage scheme has been submitted to and approved in writing by the Local Planning Authority. The drainage scheme must include:</p> <ul style="list-style-type: none"> (i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water; (ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations); and (iii) A timetable for its implementation. <p>The approved scheme shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards.</p> <p>The development hereby permitted shall be carried out only in accordance with the approved drainage scheme.</p> <p><i>Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution.</i></p>
13.	<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>