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**ITEM 3d - 20/01211/FULMAJ – Former Brookes Arms, Eaves Lane, Chorley**

**The recommendation remains as per the original report.**

**An email of support has been received from Cllr Zara Khan, which sets out as follows:**

*“The new development is welcomed by me as the area was looking pretty grim with the issues around the area since the demolition of Brookes arms some years ago, the concern about the narrow footpath at top of Brooke St has also been addressed by LCC and so has the access concerns.”*

**Cllr Hasina Khan has requested that her comments are reported at planning committee. They are as follows:**

*“This application is welcomed by me, as the site has been an eye sore for many years and it will be a good tidy up for the area, residents will be happy with this too. The concerns regards to the narrow footpath at the top of Brooke Street to widen it as was below the minimum standard seems to have been addressed now by LCC, so has the access”.*

**The following conditions are recommended:**

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

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

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

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

Title	Plan Ref	Received On
Proposed Layout	PL/EL/20 E	05 October 2021
Ground and First Floor	GF1/20P1 C	18 June 2021
Proposed Elevations	PE/EL/20 C	22 June 2021
Location Plan	27/20LOC	6 November 2020

3. The external facing materials, as detailed in the Materials Treatment Key as shown on drawing number PE/EC/20 REV C, 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.

*Reason: In the interests of the appearance of the development.*

4. Any boundary treatment to the site frontages (Eaves Lane /Brooke Street) shall only be erected in accordance with full details which shall have first been submitted to and approved in writing by the Local Planning Authority.

*Reason: Such details have not been provided and are required in the interests of the appearance of the development in the streetscene.*

5. Prior to the commencement of the development, a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with

evidence of an assessment of the site conditions shall be submitted to and approved in writing by the Local Planning Authority.

The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. In the event of surface water draining to the combined public sewer, the pass forward flow rate to the public sewer must be restricted to 5 l/s.

The development hereby permitted shall be carried out only in accordance with the approved drainage scheme.

*Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution.*

6. Foul and surface water shall be drained on separate systems.

*Reason: To secure proper drainage and to manage the risk of flooding and pollution.*

7. Prior to first occupation of the development hereby permitted, covered and secure cycle storage shall be provided on site in accordance with full details which shall have first been submitted to and approved in writing by the Local Planning Authority.

*Reason: To encourage sustainable transport modes.*

8. Prior to the commencement of the development, excluding site works, a scheme for off-site works of highway improvement shall be submitted to and approved by the Local Planning Authority.

The works shall include:

- Provision of dropped kerbs and tactile paving to the footway on both sides of the entrance to The Brookes.
- Reinstatement of section of the existing vehicle dropped crossing on Brooke Street in line with the application site boundary.
- Widening of the footway at the corner of Brooke Street Eaves Lane

The works shall be carried out in accordance with the approved details prior to any part of the development being occupied.

*Reason: To secure the final details of highways works.*

9. Prior to the commencement of the development, details of proposed building finished floor levels (all relative to ground levels adjoining the site) shall be 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.

*Reason: To protect the appearance of the locality and in the interests of the amenities of local residents.*

10. Prior to the commencement of the development hereby permitted, including site works, an updated landscaping scheme of the site shall be submitted to and approved in writing by the Local Planning Authority.

This shall include:

- all existing trees and hedgerows on the land; detail any to be retained, together with measures for their protection during 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

- full details of all hard-surfacing areas of the site
- Measures for biodiversity enhancements across the site

All landscaping 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.

*Reason: To ensure that a satisfactory landscaping scheme for the development is carried out and to secure a high-quality design.*