

## **APPLICATION REPORT – 23/00402/FULMAJ**

**Validation Date: 18 May 2023**

**Ward: Chorley North West**

**Type of Application: Major Full Planning**

**Proposal: Erection of five storey building comprising 24no. apartments (Class C3) with ancillary accommodation including refuse and cycle storage, plant rooms and enclosures, and car parking**

**Location: Land To The East Of Sumner House Dole Lane Chorley**

**Case Officer: Mr Iain Crossland**

**Applicant: Mr Paul Preston Bare Capital Ltd**

**Agent: Nick Moss Architects**

**Consultation expiry: 11 September 2023**

**Decision due by: 17 November 2023 (Extension of time agreed)**

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### **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 that has been used for the parking of cars on an informal basis. The site is surfaced in loose material and is a level featureless area of open ground located in Chorley Town Centre. The locality itself is characterful with a range of different design styles and scales of development from traditional terraced buildings to relatively tall blocks of development.
3. The site is positioned on the opposite side of the highway from an open square, beyond which is the magistrates' courts building with the police station and town hall either side of the square. The sandstone faced town hall is of a traditional design style and is of significant scale, whilst the seven storey police station and magistrates' courts buildings are of a modern brutalist style faced in concrete. Either side of the application site are the sandstone faced Rose and Crown public house to the east, which is a three storey building and the red brick Sumner House to the west, which is a more recent development displaying a palette of both traditional and more contemporary design details and is a taller building of 5 storeys. To the south of the site is a small terrace of traditional design properties faced in red brick. Opposite the row of terraces on Dole Lane is the Edwardian Chorley Little Theatre Company. The application site occupies a prominent position within this context sharing a frontage with St Thomas's Road and also Dole Lane.

### **DESCRIPTION OF PROPOSED DEVELOPMENT**

4. This application seeks full planning permission for the erection of a five storey building comprising 24no. apartments (Class C3) with ancillary accommodation including refuse and cycle storage, plant rooms and enclosures, and car parking. The proposed building is of a modern design style and would be faced in light grey and dark grey brick with windows displaying a vertical emphasis. There would be parking spaces for 17 vehicles to the rear of

the site accessed from Foundry Street and a loading bay and landscaping to the east side of the building adjacent to Dole Lane.

## REPRESENTATIONS

5. One letter of objection has been received raising the following issues:
  - The impacts of noise and traffic movements on the operations of Chorley Little Theatre.
  - Potential for noise complaints from the occupiers of the proposed flats, which may then impact on the operations of Chorley Little Theatre.
  - The development will block lights to the windows of the theatre studio.
  - Negative effects from the development could impact on the viability of the theatre.
  - The design is out of character with the surrounding area.

## CONSULTATIONS

6. The Coal Authority: has no objection to the proposed development subject to the imposition of conditions.
7. Waste & Contaminated Land: is satisfied with the waste storage arrangements.
8. Lancashire County Council Highway Services: No highway objections are raised subject to the imposing of appropriate planning conditions.
9. Lead Local Flood Authority: The application will be acceptable subject to the inclusion of conditions.
10. Local Education Authority: An education contribution is not required at this stage in regards to this development.
11. United Utilities: No objections.
12. Regulatory Services - Environmental Health: I have considered the supporting acoustic assessment (Project Reference No: NP-009191) prepared by Nova Acoustics. I approve the methodology and findings of the report and recommend that the recommended action plan / noise mitigation measures are implemented. A construction method statement is recommended.

## PLANNING CONSIDERATIONS

### Principle of the development

13. The National Planning Policy Framework (The Framework) states that housing applications should be considered in the context of the presumption in favour of sustainable development. This means that development proposals that accord with the development plan should be approved without delay. One of the core principles of National Planning Policy Framework (the Framework) is that development should be focussed in locations that are sustainable. It is considered that the site is located in a highly sustainable location with good access to public transport and a wide range of amenities.
14. Chorley town is identified as a key service centre and the focus of growth and investments under Central Lancashire Core Strategy policy 1(b). Policy 11 of the Core Strategy focuses on retail and town centre uses and business based tourism. This states that retail and town centre uses will be delivered in the following ways that relate to Chorley:
  - c) *Maintaining and improving the vitality and viability of Chorley town centre by building on the success of the Market Walk shopping centre, through investing in further retail development, supporting a range of other retailers and services, as well as improving the centre's appearance and accessibility.*
  - f) *focusing main town centre uses in the defined town centres.*

15. The application site is within the core settlement area of Chorley designated by policy V2 of the Chorley Local Plan 2012 - 2026. Within these areas there is a presumption in favour of appropriate sustainable development, subject to material planning considerations and compliance with other Development Plan policies.
16. Although the application site is within the town centre boundary, it is not within a primary or secondary shopping frontage and as such there are no specific policies that relate directly to the site itself. The Local Plan states at paragraph 6.30 that;  
*Chorley Town Centre will be the focus for new retail development. This will maintain and improve the vitality and viability of the town centre to fulfil its Key Service role. [...] The types of uses considered appropriate for town centres are set out in the Framework and include retailing, leisure, entertainment, office, arts, cultural and tourist facilities including hotels, all of which are sustained by good accessibility by a choice of means of transport.*
17. The role of town centres and their vitality levels have altered since the Local Plan was adopted in 2015, and it is widely recognised that town centres need to diversify away from a binary retail focus in order to maintain vitality. In order to support this the Government have legislated to allow for changes of use from various town centre uses to residential within the Town and Country Planning (General Permitted Development) (England) Order 2015 and have updated the Town and Country Planning (Use Classes) Order 1987 for the first time since 1987 to include a new class covering commercial, business and service uses to reflect these changes.
18. Alongside this the NPPG (Paragraph: 001 Reference ID: 2b-001-20190722) provides further information on maintaining town centre vitality, stating that:  
*A wide range of complementary uses can, if suitably located, help to support the vitality of town centres, including residential. [...] Residential development in particular can play an important role in ensuring the vitality of town centres, giving communities easier access to a range of services.*
19. This clearly demonstrates that opportunities to increase the immediate catchment of consumers within a town centre through residential development should be considered where appropriate. Although the application site occupies a prominent position within the street scene along St Thomas's Road the site itself is peripheral to Chorley town centre and is not an area in which retail use would be anticipated. The site detracts from the appearance of the locality in its current state and the proposed development provides an opportunity to improve the appearance of what is a key gateway to the town centre, whilst a residential development has the potential to increase the immediate catchment of consumers within the centre itself and thereby help to support vitality in the area, whilst also introducing greater natural surveillance to the benefit of town centre users.
20. On this basis, it is considered that the 'principle' of a residential development of the site is acceptable in compliance with the general thrust of the Chorley Local Plan 2012-2026, the Central Lancashire Core Strategy and the Framework.

#### Impact on heritage assets

21. The application site is not within a Conservation Area although it is relatively close to listed buildings, the closest being the grade II listed 35 St Thomas's Road to the west and The George public house to the east. The listed buildings are clearly separated from the application site by other buildings and are not set within the context of the application site.
22. The principle statutory duty under the P(LBCA) Act 1990 is to preserve the special character of heritage assets, which includes their setting. Local Planning Authorities (LPA's) should in coming to decisions consider the principal act which states the following;

Listed Buildings - Section 66(1) in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. In this instance the key

heritage issue for the LPA to consider, in relation to proposed development is the impact of the proposal on the significance of the setting to the nearby designated heritage assets.

In determining planning applications LPA's should take account of;

- a. The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b. The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c. The desirability of new development making a positive contribution to local character and distinctiveness.

23. The National Planning Policy Framework states the following:

P.199 states that when considering the impact of proposals on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be applied. This is irrespective of whether any harm is identified as being substantial, total loss or less than substantial harm to its significance.

P.200 states that any harm or loss of significance to a designated heritage asset (from alteration or destruction or from development within its setting) should require clear and convincing justification.

P.202 states that where a development will lead to less than substantial harm to the significance of the heritage asset, this harm should be weighed against the public benefits of the proposal.

24. The Central Lancashire Core Strategy policy 16 and Chorley Local Plan 2012-2026 policy BNE8 reflect this approach and support the protection of designated heritage assets.

25. To the north west of the site on the opposite side of St Thomas's Road is Chorley Town hall, which is locally listed and therefore a non designated heritage asset. The frontage to the Town Hall faces onto Market Street, whilst the rear of the building faces St Thomas's Square around which the Police Station and Magistrates Court are positioned. The setting of the Town Hall is already impacted by the brutalist Police Station in particular. The proposed building is not as tall as the Police Station or Sumner House and the scale and positioning of the proposed building is such that it would not adversely impact on the setting of Chorley Town Hall in this context.

26. It is considered that the proposed development is acceptable as it will preserve the appearance of the St Laurence's Conservation Area and the associated listed buildings and will therefore sustain the significance of these designated heritage assets.

27. In this regard the proposed scheme would meet the duty to 'preserve' as laid down by s.66 of the P(LBCA) Act 1990 and meet the objectives of Chapter 16 of the NPPF and Policy 16 of the Lancashire Core Strategy and Policy BNE8 of the Local Plan.

#### Design and impact on the character of the area

28. The application site is an open area of hard surfacing that is used for the parking of vehicles. Directly opposite the site is a public square, St Thomas's Square, with the edges of the square formed by the Town Hall to the east, the former Magistrates Court to the north and the Police Station to the west. The Magistrates Court and Police Station were completed in 1968 in a modernist / brutalist style. The Police Station has a dominating impact on the setting of the area as an imposing and uncompromising seven storey structure with cantilevered floors, an expressed concrete frame, light grey concrete facing blockwork, ribbon windows and dark grey window spandrels and cladding panels. On the opposite side of the Square is the sandstone Victorian Town Hall in an Italianate style with a rusticated base, and ashlar dressings around windows and entrances.

29. Directly to the west of the site is Sumner House, a five storey office building with brick facades constructed in 1990. This displays a mixture of traditional and contemporary details and was converted to residential use under permitted development rights in 2017.
30. Facing the site to the east, on the opposite side of Dole Lane is the Rose and Crown public house, which is a two to three storey building with rusticated sandstone facades and provides a traditional design style.
31. To the south of the site is a row of three properties in a two storey brick terrace. All three properties have now been converted from houses to alternative uses. No. 6 Dole Lane, the property adjacent to the site, is now an office. The middle property has been converted to a dental surgery and the property at the southern end of the terrace has been converted to hotel use.
32. Opposite the row of terraces on Dole Lane is the Edwardian Chorley Little Theatre Company, which is faced in red brick and tile with an attractive gable frontage. There are more functional elements either side of this frontage. Further away from the site the mixture of building styles, age and materials continues, but materials are predominantly red brick, interspersed with rendered masonry and a smaller number of stone buildings and stone terraces.
33. The proposal is for the erection of a five storey building that would contain 24no. apartments. The proposed building would be of a contemporary modern design style and would be of a simple angular design with a flat roof and features floor to ceiling window openings with a vertical emphasis, recessed windows from the outer face of the brickwork, dark grey facing brick to the ground floor with light grey brick to the upper floors, whilst the top floor would be recessed to provide penthouse apartments with open balconies, all of which help to break up the overall mass. The material finish would be generally reflective of the Police Station and Magistrates Court and would provide a contrast with the sandstone public house to the east and red brick Sumner House to the west, which would be a suitable approach providing a very clear distinction between the buildings rather than attempting to replicate a material finish.
34. The proposal is for a five storey block, the massing of which has been conceived in order to provide a height that is midway between that of the neighbouring buildings, which would achieve a graduation in building heights along St Thomas's Road and is a logical design response that would result in a harmonious scale of development. To the opposite side of St Thomas's Road is the public square of St Thomas's Square.
35. The proposed scale and massing of the St Thomas's Road elevation would provide an enclosure to this space at a scale that is fitting for the civic setting, which would provide a positive relationship with this space and would provide natural surveillance over the space. In contrast, the massing of the Foundry Street and Dole Lane elevations is fragmented into lower elements of contrasting materials and forms in response to the reduced scale of the buildings to the south of the site. This provides a sympathetic response in the context of the scheme and is well thought through.
36. The building entrance would be located on Dole Lane, which is a narrow street, and the building would be set back away from the highway boundary making space for the drop off area, footway, steps, paths, raised planting beds and other landscape works around the building entrance. Setting the building line back from the highway edge allows for a greater degree of separation from the characterful Rose and Crown public house, whilst there are also windows in this side elevation, which provide interest and natural surveillance. The gap between the building and highway provides the opportunity to include two raised planting beds, which would be formed in brickwork and a surface level bed adjacent to the main entrance on Dole Lane. These would be filled with planting consisting of a mixture of ornamental grasses with complementary herbaceous perennials and shrubs and would introduce greenery at street level, which would help to form a defensible space by the building entrance, whilst softening the development and improving the degree of liveability for future residents.

37. Overall, the scale and design of the proposed development would complement the scale of development in the area and would provide a suitable contrast that would not harm the character of the area and would be a contemporary addition that would support the ambitions for the continued development of the Town Centre. The development has the potential to support the more extensive use of St Thomas's Square as a public space and would provide patronage to the Town Centre adding to the vitality of the area. It is therefore considered that the proposed development would comply with policy BNE1 of the Chorley Local Plan 2012-2026.

#### Impact on neighbour amenity

38. The proposed building would be located immediately adjacent to the residential apartment building at Sumner House to the west. There are no windows in Sumner House facing the application site and the two buildings would be parallel. As such there would be no impact on outlook, privacy or light to the occupiers of these dwellings. Other surrounding properties are commercial, civic or non residential. As such there would be no impact on any residential occupiers.
39. It is noted that concerns have been raised on behalf of Chorley Little Theatre, in relation to impacts of noise from the apartments and its construction on the activities of the theatre and the potential impact of noise from the activities of the theatre on the amenity of the future occupiers of the proposed apartments. The applicant has provided a noise assessment in support of the application, which has carried out an assessment of likely impacts of noise on the amenity of future occupiers based on external noise from the theatre and public house amongst other sources.
40. The assessment found that external noise levels exceeded the guidance for use of windows that are 'Rarely Open' which means that windows cannot be used for the primary means of ventilation on any façade and an alternate ventilation strategy is required that is capable of a higher rate of ventilation. It is advised that a mechanical extract ventilation system should be installed to provide 'Whole Dwelling Ventilation' in accordance with Building Regulations Approved Document F. It is understood that continuous MEV extract fans installed in accordance with the specified trickle ventilators to allow the ingress of fresh air will be adequate. The Council's Environmental Health Officer has reviewed the report and accepts the methodology and findings. The EHO recommends that the action plan / noise mitigation measures identified are implemented, and it is recommended that this is secured by condition.
41. As regards noise from the apartments, it is not anticipated that these would result in undue noise as residential development are inherently quiet and low impact. The construction activities themselves do of course have the potential to generate noise and disturbance that could affect the operations of the theatre and others therefore it is recommended that a construction management plan and method statement be secured by condition. In terms of light impacts on the studio used by the theatre the proposed building would be positioned to the north west of the studio and this relative positioning and the degree of separation are such that it is not considered any undue loss of light would occur.
42. Finally the proposed development would provide accommodation that meets the nationally described space standard set out in the Technical housing standards document published by the government in 2015.
43. Overall it is considered that the proposed development would comply with policy BNE1 of the Chorley Local Plan 2012-2026 as regards the impact on neighbouring property.

#### Impact on highways/access

44. Lancashire County Council (LCC) as the Local Highway Authority (LHA) is responsible for providing and maintaining a safe and reliable highway network. With this in mind, the present and proposed highway systems have been considered by LCC and areas of

concern that potentially could cause problems for the public, cyclists, public transport, motorists and other vehicles in and around the area have been identified.

45. The proposed development seeks full planning permission for the erection of a five storey building comprising 24 apartments (17 one bed and 7 two bed) with ancillary accommodation including refuse and cycle storage, plant rooms and enclosures, and car parking (17 spaces).
46. The main access to the building is from Dole Lane. The proposed car parking spaces are accessed off Foundary Street, with 24 cycle spaces to be provided inside the building and 8 adjacent to the building on Dole Lane. It is also proposed to create a loading bay on Dole Lane.
47. A Transport Statement has been produced in support of the application, which has been assessed by LCC. The site is within Chorley town centre and as such it is regarded as a highly sustainable location where residents would not be dependent upon car borne transport. As such LCC Highways do not raise any objections to the proposed level of car parking.
48. Given that it is a highly sustainable location vehicle trips to and from the site would be relatively low and would not have an impact on highway capacity. Dole Lane was closed when Covid restrictions were in place allowing the Rose and Crown public house to utilise the area as an outdoor seating area. Now that Covid restrictions have been lifted there is no highway reason as to why Dole Lane cannot be re-opened to vehicular traffic.
49. The creation of a loading bay on Dole Lane can be supported as both the proposed development and the Rose and Crown could benefit from its establishment should Dole Lane re-open. In creating a loading bay the limits of the adopted highway will need to be increased to provide safe pedestrian access between the loading bay and the development. The exact limits as to what will become highway will need to be agreed, however, the site plan shows that there is sufficient land available to meet with LCC's requirements. The amendments to the highway would need to be carried out under a s278 agreement.

#### Drainage

50. The application site is not at risk of flooding from pluvial or fluvial sources, according to Environment Agency mapping data. In accordance with the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG), the site should be drained on a separate system with foul water draining to the public sewer and surface water draining in the most sustainable way.
51. The NPPG clearly outlines the hierarchy to be investigated by the developer when considering a surface water drainage strategy. As such the developer should consider the following drainage options in the following order of priority:
  1. into the ground (infiltration);
  2. to a surface water body;
  3. to a surface water sewer, highway drain, or another drainage system;
  4. to a combined sewer.
52. A flood risk assessment and drainage strategy has been submitted in support of the proposed development and sets out that surface water runoff from the development site will be captured and managed wholly within the development. The proposed surface water drainage strategy will deal with rainfall falling on the site and therefore the site is not deemed to be in surface water flood risk.
53. Currently, surface water runoff is understood to be collected by gullies and drains within the surrounding highways, and discharges from the site via the combined sewer at unrestricted rates. A proposed drainage strategy will seek to employ SuDS features to provide attenuation and introduce flow controls. The Lancashire Sustainable Drainage Systems (SuDS) Pro-forma advises that for previously developed sites, the peak runoff rate from the

development to any drain, sewer or surface water body must be as close as reasonably practicable to the greenfield runoff rate for 1 in 1 year and 1 in 100 year rainfall events. Due to the low greenfield runoff rate resulting from the small size of the site, it is proposed the surface water is discharged at a minimum of 2l/s.

54. The proposed drainage strategy would comprise permeable (or pervious) pavements in the car park to the south of the building to provide attenuation storage. Rain gardens will also be considered as part of the strategy as a receptor for surface water runoff and rainwater pipes from the building, though their proposed use is subject to feasibility and detailed design. It is proposed that surface water is discharged into the existing combined sewer, as the higher priority options set out in the NPPG have been discounted as it is not possible to achieve any of options 1 to 3.
55. Storage requirements for the proposed development have been preliminarily calculated based on the parameters of the design details outlined in Section 5.5 of the report, for a 1 in 100 Year Critical Storm with allowance for 45% climate change; using FSR rainfall methodology. Using the quick storage estimate tool in Source Control, it was calculated that a storage between 32m<sup>3</sup> and 51m<sup>3</sup> is required. Therefore at this stage, an average attenuation requirement of 41m<sup>3</sup> has been assumed. Attenuation storage would be provided within the subbase of the permeable carpark. The average estimate is used to inform the preliminary drainage strategy proposals and is subject to detailed design.
56. Overall, the development is not expected to have a detrimental impact on flood risk in the area. Furthermore, the proposed development provides a betterment on the existing brownfield runoff rates and is expected to reduce the probability of flooding post-development both on-site and in the immediate vicinity through the use of SuDS to attenuate surface water runoff and flow control measures. This strategy has been verified by the LLFA who raise no objection subject to the provision of a Final Surface Water Sustainable Drainage Strategy, which is recommended be required by condition.

#### Archaeology

57. The proposed development lies within the limits of the medieval town of Chorley as depicted in the Chorley Historic Town Assessment Report (2006) Figures 10a + b. The Borough was founded in 1253 and by 1287 there were 90 burgages recorded in the town. The town, although a planned one, was however not a success, and medieval settlement is therefore considered likely to have centred round the Church and market. The former market cross extant in 1653 (Lancashire Historic Environment Record PRN 882), once stood directly across the road from the development site in St Thomas Square, until its destruction in 1874. No.'s 35 & 37 St Thomas's Road, a grade II listed cruck-framed building (PRN 8659), shows settlement in the area by the late 17th century, whilst a building can be clearly seen on the site's St Thomas's Road street frontage on "Chorley in 1769 from a map in the possession of John Stanton, Esq." <https://www3.lancashire.gov.uk/environment/oldmap/others/chorboth.gif>. The 1st Edition 1:10560 Ordnance Survey (Lancashire Sheet 77, surveyed 1844-7) shows the whole of the site built over, possibly by buildings associated with the adjacent Foundry (PRN 19554), but more probably a number of domestic properties as shown on the 1st Edition 1:2500 Ordnance Survey (Lancashire Sheet 77.12, surveyed 1889).
58. The site is therefore considered to have the potential to contain surviving archaeological deposits associated with the medieval, Post-medieval and/or later periods. Later development of the site is considered likely to have caused damage to, or the destruction of, earlier deposits. It is therefore advised that pre-determination archaeological evaluation of the site is not necessary, but rather that the applicants be required to undertake a programme of archaeological investigation and recording, and that such work should be secured by means of a condition.



### Affordable housing and public open space requirements

59. Policy 7 of the Core Strategy requires 30% affordable housing to be provided on sites of 15 or more dwellings, or 0.5 hectares in size (which this is), in urban areas such as this. No on-site provision has been identified by the applicant.
60. The proposed development would generate a requirement for the provision of public open space in line with policies HS4a and HS4b of the Chorley Local Plan 2012 – 2026 and the Open Space and Playing Pitch SPD.
61. However, some critical viability issues affecting the deliverability of the development have been identified. A viability assessment has been submitted by the applicant demonstrating that no contributions are possible as the profit margin to the developer would be limited to the point where the possibility of obtaining development finance would be severely restricted. As a result there would be no incentive to deliver the scheme. The viability case has been considered by the Council's viability consultant. They have confirmed that the proposed development would not be capable of supporting any of the necessary planning obligations required by local policies. It is therefore recommended that the viability case is accepted and that no contributions can be supported in this instance. The development is therefore considered acceptable without such contributions under the circumstances, when balanced against the benefits of the proposed development on the site in question.

### **CONCLUSION**

62. It is considered that the proposed development accords with the aims of policies within the Framework Central Lancashire Core Strategy and the Chorley Local Plan 2012 – 2026 that seek to achieve sustainable development and support the vitality of the town centre. There would be no unacceptable detrimental impact on the amenity of neighbouring occupiers or the appearance and character of the area as a result of the proposed development. In addition the development is located in a sustainable location and would not have an unacceptable impact on highway safety. On the basis of the above, it is recommended that planning permission be granted.

### **RELEVANT HISTORY OF THE SITE**

**Ref:** 88/00718/FUL **Decision:** PERFPP **Decision Date:** 18 October 1988

**Description:** Erection of a Portakabin for Temporary Period

**Ref:** 84/00225/FUL **Decision:** REFFPP **Decision Date:** 6 August 1984

**Description:** Application for renewal of temporary permission for rifle range and erection of toilet block and store

**Ref:** 18/01050/FUL **Decision:** PERFPP **Decision Date:** 17 January 2019

**Description:** Installation of camera and column, camera cabinet, pay and display machine, signage poles, fixed hoop barriers and traffic poles to facilitate the provision of a car park management system.

**Ref:** 18/01051/ADV **Decision:** PERFPP **Decision Date:** 17 January 2019

**Description:** Application for advertisement consent for the display of 7no. non-illuminated pole mounted signs.

**Ref:** 20/01259/OUT **Decision:** PERFPP **Decision Date:** 1 February 2021

**Description:** Outline application for residential development (with all matters reserved)

**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.