

Item 4f **11/00892/FUL**

Case Officer **Mr David Stirzaker**

Ward **Chorley North East**

Proposal **Proposal to utilise existing former initial laundry site entrance and apply for adaptation, to become LCC highway compliant residential access to redevelopment on the site.**

Location **Initial Textile Services Botany Brow Chorley Lancashire**

Applicant **ELMWOOD CONSTRUCTION LLP**

Consultation expiry: **24 November 2011**

Application expiry: **29 December 2011**

Proposal

1. This application seeks planning permission for the utilisation of the existing vehicular access from Botany Brow into the former site of Initial Laundry Services. The site is in the settlement of Chorley covered by Policy GN1 of the Local Plan.
2. The access is intrinsically linked with an application for residential development on the site for the erection of 41 two storey dwellings (Ref No. 11/00871/FULMAJ) and should be considered in tandem with this application which is also being reported to Development Control Committee hence a report relating to this application can be found on the agenda.
3. The access is proposed to be one way and will serve the residential development referred to above and any future development of the site fronting onto Botany Brow and Harpers Lane facing the roundabout. The plans show a layout of a possible future development of the site so it should be noted that the plans are only indicative at this juncture and that any development on this site would be the subject of full consideration through a planning application.

Recommendation

4. It is recommended that this application is granted conditional planning approval.

Main Issues

5. The main issues for consideration in respect of this planning application are:
 - Principle of the development
 - Background information
 - Levels
 - Impact on the neighbours
 - Design
 - Traffic and Transport

Representations

6. No letters of objection have been received
7. No letters of support have been received

Consultations

8. **Lancashire County Council (Highways)** advise that it would be inappropriate to give highways approval for the access when objections have been expressed in relation to the residential development of the site.

Applicants Case

9. The applicant states that the proposal is to create a one way access into the site from Botany Brow which will create a desired link from Botany Brow/Eaves Lane junction and will be the supplementary access to that proposed from Willow Lane. The design and construction of the access will comply with Lancashire County Council requirements set out in "Creating Civilised Streets" and associated directives. The road is to be constructed from similar materials, alignment principles and landscaping

to edges as remained of the residential site.

Assessment

Principle of the development

10. The 'principle' of the access is considered to be acceptable given there is already an existing access to the site from Botany Brow/Harpers Lane at the moment that historically served the Initial Textile Services site.

Background Information

11. As already stated, the proposed access detailed by this application is intrinsically linked with the application for the residential redevelopment (Ref No. 11/00871/FULMAJ) of the main part of the former Initial Laundry Services site for which an application is also being considered by the Council and also reported on the addendum.

Levels

12. The plans do not propose any notable changes to land levels to facilitate the construction of the access road as the level would be at almost the same level as the existing access which presently serves the site. There are not therefore any concerns with regards to the proposed level of the access into the site.

Impact on the neighbours

13. The access is obviously not a form of development that will have scale or mass so will physically have little or no impact on the occupiers of the nearest adjacent residential properties.
14. Any associated walls or fences could have an impact but the plans do not include details of walls and fences although the existing brick wall which bounds the north of the access up to the point at which it meets the residential development site. Road markings on the road to indicate its one way nature will also have limited visual impact as they will be seen with and as part of the highway.
15. The actual use of the access will have an impact on neighbour amenity. However, the access has historically been present for many years serving the former Initial Laundry Services site wherein the predominant use of the access would have been by commercial vehicles serving the site. Whilst use of the access will reintroduce vehicular movements, private vehicle movements are likely to generate less noise than commercial vehicles would have and given the access is one way only, the noise of vehicles pulling away will not be present when in use.
16. Also, there is a further access which runs to the backs of the existing residential properties fronting onto Botany Brow between the access boundary wall and the nearest property (1 Botany Brow). These factors mean that the use of the access would be unlikely to generate detrimental levels of noise and disturbance for the occupiers of the nearest residential properties and the boundary treatment of the access nearest to 1 Botany Brow can be made the subject of a planning condition to ensure a suitable replacement if the brick wall is demolished.

Design

17. The design of the access is akin to the existing access into the site and the plans detail the brick wall on the northern side of the access being retained. Given there is already an existing access, there is a wide dropped kerb in place although at present the access is gated. Other than the road markings necessary to draw drivers' attention to the one way nature of the access, the frontage onto Botany Brow around the access will be similar until proposals for the development of the frontage are brought forward. There are not therefore any concerns in terms of the design of the access.

Traffic and Transport

18. As stated, the initial consultation response from LCC (Highways) was to decline making any comments due to the unacceptable nature of the original layout of the residential development which the access would in part serve. However, amended plans for the residential development have now been submitted following negotiations with the applicant and LCC (Highways) and the access has also been amended in line with design comments from LCC (Highways) although the final comments on the access are still being awaited so will be reported in the addendum.
19. In terms of traffic levels, historically this access served the Initial Services Laundry site and would have been utilised on a daily basis by heavy goods vehicles. The proposed residential development of the site will mean that the majority of vehicular movements will initially be associated with the new dwellings. Obviously, the final use of the remaining part of the site is not known at this juncture but any commercial/employment use is likely to involve larger vehicles entering the site but this will still be at a lower level than when the Initial Laundry Services site was being used as full capacity.

Overall Conclusion

20. On the basis of this report, it is recommended that the application be permitted subject to the recommended planning conditions.

Planning Policies

National Planning Policies:

PPS1 / PG13 / Manual for Streets

Adopted Chorley Borough Local Plan Review

Policies: GN1 / GN5 / TR4

Supplementary Planning Guidance:

- Design Guide

Joint Core Strategy

Policy 1: Joint Core Strategy

Planning History

09/00635/DEMCON - Application for prior determination in respect of the proposed demolition of the former 'Initial Washroom Solutions' site. Approved 4th September 2009.

10/00834/FULMAJ – Proposed residential development for 50 two storey houses (20% affordable houses). Withdrawn 2nd December 2010.

11/00871/FULMAJ - Proposed residential development of 41 no. 2 storey dwellings (Resubmission of application no. 10/00834/FULMAJ) (Recommended for approval - see report on agenda)

Recommendation: Permit Full Planning Permission Conditions

- Prior to the commencement of the development hereby permitted, a scheme of road marking detailing and defining the one way nature of the access road shall have been submitted to and approved in writing by the Local Planning Authority. The scheme of road marking shall be implemented in accordance with the approved details and retained and maintained as such at all times thereafter.**

Reasons: In the interests of highway safety, to define the permission and in accordance with Policy No. TR4 of the Adopted Chorley Borough Local Plan Review.
- 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.
- The access road hereby permitted shall only be used for ingress purposes into the site in accordance with the approved plans and shall not be used as a means of egress at any time.**

Reasons: To define the permission, in the interests of highway safety and in accordance with Policy No. TR4 of the Adopted Chorley Borough Local Plan Review.
- Before the development hereby permitted is first commenced full details of existing ground level and the proposed road and pavement 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 the approved plans. The road shall only be constructed in conformity with the approved levels details.**

Reason: To protect the appearance of the locality, in the interests of the amenities of local residents and in accordance with Policy Nos. GN5 and HS4 of the Adopted Chorley Borough Local Plan Review.
- Prior to the commencement of the development hereby permitted, full details of the boundary treatment to the northern side of the access road from the highway to the point at which it adjoins the eastern boundary of the site shall have been submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall be provided in accordance with the approved details and retained as such at all times thereafter prior to the first use of the access.**

Reasons: In the interests of the character and appearance of the locality, in the interests of highway safety, to define the permission and in accordance with Policy Nos. GN5 and TR4 of the Adopted Chorley Borough Local Plan Review.

6. The approved plans are:

Plan Ref.	Received On:	Title:
Drg No. 017	3 November 2011	Location Plan
Drg No. 003 Rev F	22 December 2011	Site Plan

Reason: To define the permission and in the interests of the proper development of the site.