

Item 4j **12/00188/FULMAJ**

Case Officer **Caron Taylor**

Ward **Euxton South**

Proposal **Section 73 application to vary conditions 1, 2, 3, 4, 6, 8, 9, 10, 11, 12, 13, 15, 16, 17, 18, 21, 22, 24, 25, 29, 30, 31 and 32 of planning permission 11/00238/FULMAJ to allow changes to the phasing of the development, an increase in the finished floor level of the Fleet Garage and Stores building, a reduction in the landscaping scheme relating to the Fleet Garage and Stores building and changes to the sustainable resources condition.**

Location **International Fire Training Centre Washington Hall West Way Euxton Chorley**

Applicant **Lancashire Fire And Rescue Service**

Consultation expiry: **21 March 2012**

Application expiry: **22 May 2012**

Proposal

1. Section 73 application to vary conditions 1, 2, 3, 4, 6, 8, 9, 10, 11, 12, 13, 15, 16, 17, 18, 21, 22, 24, 25, 29, 30, 31 and 32 of planning permission 11/00238/FULMAJ to allow changes to the phasing of the development, an increase in the finished floor level of the Fleet Garage and Stores building, a reduction in the landscaping scheme relating to the Fleet Garage and Stores building and changes to the sustainable resources condition.
2. In June 2011 permission was granted for the redevelopment of Washington Hall Fire Training Centre (part outline and part full application). A ten year permission was granted to allow the site to be redeveloped in phases. This application is for amendments to this permission.

Recommendation

3. It is recommended that this application is granted planning approval.

Main Issues

4. The redevelopment of the site has already been found to be acceptable by the earlier permission, this report will therefore consider whether the proposed changes are acceptable.

Representations

5. No letters of representation have been received.

Assessment

Assessment of Changes to the Scheme.

6. A large number of conditions need to be amended as many of the conditions on the existing permission refer to specific plan numbers and these will change if new plans are permitted.
7. Apart from changes to the plan numbers, the changes are as follows:
 - changes to the phasing of the development;
 - increase in the finished floor level of the Fleet Garage and Stores building;
 - reduction in the landscaping scheme relating to the Fleet Garage and Stores building;
 - changes to the sustainable resources condition

Phasing

8. In terms of phasing (condition 4), Phase 1 will remain as originally approved.
9. Phase 2-A will be changed however so that although half of Washington Hall will be demolished and the new Fleet Garage and Stores Building constructed, the widening of the access to the site will not take place until Phase 4, in addition although most of the Fleet Garage and Stores Building will be constructed the last two bays will not be constructed as part of this phase, but will be extended later.
10. The remainder of Washington Hall will be demolished as originally permitted as part of Phase 2-B but it is not proposed to construct the associated car park until Phase 5.
11. There is no proposed change to Phase 3 which will still be for demolition of the existing fleet garage and construction of the new Fire Station (the Fire Station was permitted under a separate planning permission).
12. As part of Phase 4 the Urban Search and Rescue Building (USAR) will be constructed as originally planned and Minerva buildings will be constructed. The access way into the site will be widened at this stage.
13. The change from previously permitted to Phase 5 is the construction of the car park that was previously to be implemented as part of Phase 2 and the extension of the Fleet Garage and Stores Building.
14. There is no proposed change to Phase 6.
15. The changing to the phasing is considered acceptable. The main change is that the car park will not be constructed until Phase 5 and the access will not be widened until Phase 4. However, it is considered that the need for parking will mainly arise from the development associated with Phase 5 when the Headquarters and Training Building will be constructed and any permission can be conditioned so that these are not brought into use until the car park has been constructed.
16. Although the widening of the access road will now not take place until Phase 4, the existing permission required this to be done before the USAR building was brought into use. This will still be case even with a change to the phasing as the USAR building will also be constructed as part of Phase 4.
17. The change to the phasing is therefore considered acceptable subject to conditions.

Finished Floor Levels

18. As well as the phasing of the site, the finished floor level of the Fleet Garage and Stores building is also proposed to be amended (condition 12) so it is raised from that previously approved by 140mm (from 62.400 previously approved to 62.540). The change is due to changes in the drainage plans to the site. To raise the floor level by 14cm is considered acceptable if necessary. Although this cannot be later agreed in writing as requested in the application a condition is proposed that the floor level should not exceed 62.510 which the agent agrees is acceptable.

Landscaping

19. In relation to the landscaping scheme relating to the Fleet Garage and Stores building the Fire Service have reviewed this and consider that due to the functional nature of the building that as much landscaping is not required and it is therefore proposed to reduce it. The site is surrounded by mature planting and landscaping is proposed as part of other parts of the site. The Fleet Garage and Stores building is located to the rear (north of the site) past what will be the main Headquarters building. The reduction of landscaping in this area of the site is therefore considered acceptable and conditions 8 and 9 amended accordingly with an alternative plan.

Sustainable Resources Condition

20. Condition 25 relates to sustainable resources and states that the Urban Search and Rescue (USAR) building and Fleet Garage and Stores shall be built to BREEAM 'very good' standard. In addition, it requires before the construction of either of these buildings is commenced a Sustainable Resources Statement to be submitted and approved in writing by the local planning authority demonstrating how that building will comply with criterion (b) of policy SR1 of the Sustainable Resources Development Plan Document and that the building shall then be constructed in accordance with the approved details.
21. Criterion (b) requires decentralised, renewable or low carbon energy sources are installed and implemented to reduce carbon emissions by 15%.
22. The Fire Service still propose to construct the buildings to a BREEAM rating of 'very good' but request that the 15% is removed for these particular buildings. In relation to Criterion (b) the Fire Service advise that an energy statement has been produced for the whole site which has identified a range of renewables that can be used on various buildings across the site. They consider the main aim for the Fleet Garage and Stores building and the USAR building is to achieve BREEAM 'very good'. Due to the nature and function of the buildings they have low energy use and other buildings within the site provide a better opportunity for renewable energy generation.
23. It is considered that as an energy statement has been provided showing that the site has been considered as a whole that the condition for these two buildings can be altered so that they achieve BREEAM 'very good' without the 15% reduction in carbon emissions. A condition will still require reserved matters application for other phases to be accompanied by information on how it complies with the sustainable resources policies in place at that time.

Overall Conclusion

24. The changes to the conditions are considered acceptable. Condition 32 will also need to be amended listing the approved plans.

Planning Policies

National Planning Policies:

NPPF

Adopted Chorley Borough Local Plan Review

Policies: GN5, DC6, TR4.

Supplementary Planning Guidance:

- Statement of Community Involvement
- Design Guide

Chorley's Local Development Framework

- Policy SR1: Incorporating Sustainable Resources into New Development
- Sustainable Resources Development Plan Document
- Sustainable Resources Supplementary Planning Document

Planning History

11/00238/FULMAJ - Proposed redevelopment of Washington Hall Fire Training Centre (part outline and part full application). Outline for the redevelopment of the whole site including long term master plan and full application for proposed road widening, construction of a new urban search and rescue (USAR) building and fleet garage and stores facility. Permitted 16 June 2012.

**Recommendation: Permit Full Planning Permission
Conditions**

1. The part of the proposed development hereby permitted in full (as identified on drawing no. C-0115-29 Rev B: Scope of Application) must be begun no later than three years from the date of this permission.
Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. Applications for approval of the reserved matters (namely external appearance of the buildings, scale and landscaping of the site) must be made to the Council for the part of the proposed development hereby permitted in outline (as identified on drawing no. C-0115-29 Rev B: Scope of Application) before the expiration of 10 years from the date of this permission and the development hereby permitted must be begun three years from the date of approval of the last of the reserved matters to be approved.
Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
3. The development hereby permitted shall be carried out in accordance with the following phasing plans:
Phase 1: C-0115-17 Rev A
Phase 2-A: C-0115-18 Rev C
Phase 2-B: C-0115-19 Rev B
Phase 3: C-0115-20 Rev C
Phase 4: C-0115-21 Rev C
Phase 5: C-0115-22 Rev C
Phase 6: C-0115-23 Rev B
Reason: To ensure the buildings are not retained in the Green Belt after the need for them has gone and to ensure proper long term planning of the site and in accordance with the NPPF and Policies DC1 and DC6 of the Adopted Chorley Borough Local Plan Review.
4. The development hereby permitted shall be carried out in accordance with the Phasing of Demolition plan (reference C-0115-16 Rev B: Phasing of Demolition). The buildings on the site to be removed shall be demolished in line with this plan and the last building to be demolished as shown on this plan shall be removed within 15 years of the date of this permission.
Reason: To ensure the buildings are not retained in the Green Belt after the need for them has gone and to ensure proper long term planning of the site and in accordance with the NPPF and Policies DC1 and DC6 of the Adopted Chorley Borough Local Plan Review.
5. No development approved by this planning permission shall be commenced until a Framework Site Investigation has been designed for the whole site using the information obtained from the Ground Investigation at Service Training Centre, West Way, Euxton for Lancashire Fire & Rescue by Sub Surface North West Limited (Ref No. 5204, dated April 2009). This should be submitted to, and approved in writing by the local planning authority. It shall include:

 - A full site investigation design for the part of the development hereby permitted in full (as identified on drawing no. C-0115-29 Rev B: Scope of Application);
 - Details of the phasing of the site investigation for the part of the site hereby permitted by outline permission (as identified on drawing no. C-0115-29 Rev B: Scope of Application) and include timings for when a method statement, remediation strategy and verification report will be submitted.

Prior to commencement of the part of the development hereby permitted in full (as identified on drawing no. C-0115-29 Rev B: Scope of Application) the site investigation shall be undertaken in accordance with the approved details and a Method Statement

and Remediation Strategy based on the information obtained from the site investigation shall be submitted to and approved in writing by the Local Planning Authority. The development shall then proceed in strict accordance with the measures approved.

Any applications for the approval of reserved matters for any phase or sub-phase submitted pursuant to the outline permission hereby permitted (as identified on drawing no. C-0115-29 Rev B: Scope of Application) shall be accompanied by a detailed site investigation report on that particular area/phase, as recommended by Sub Surface NW in their report No.5204 Ground Investigation at Service Training Centre (STC), West Way (April 2009). The applicant should also refer to the Recommendations as detailed in Section 4.4 of this report. The site investigation shall be undertaken in accordance with the approved details and a Method Statement and Remediation Strategy based on the information obtained from the site investigation shall be submitted to and approved in writing by the Local Planning Authority. The development shall then proceed in strict accordance with the measures approved.

If during development, contamination not previously identified is found to be present on any part of the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted, and obtained written approval from the local planning authority for an addendum to the Method Statement. This addendum must detail how this unsuspected contamination shall be dealt with. The development shall then proceed in strict accordance with the measures approved including the addendum.

Upon completion of the remediation set out in the Method Statements report(s) shall be submitted to the local planning authority in accordance with the timing set out in the approved Framework Site Investigation that provides verification that the required works regarding contamination have been carried out in accordance with the approved Method Statement(s). Post remediation sampling and monitoring results shall be included in the report(s) to demonstrate that the required remediation has been fully met. Future monitoring proposals and reporting shall also be detailed in the report.

Reason: To enable a risk assessment to be undertaken, refinement of the conceptual model, the development of a Method Statement and Remediation Strategy and to ensure that the proposed site investigation and remediation strategy will not cause pollution of ground and surface waters both on and off the site and in accordance with the NPPF.

6. No phase of the development approved by this permission shall be commenced until a scheme for the dispersal of foul and surface waters has been approved in writing by the local planning authority. Such a scheme shall be constructed and completed in accordance with the approved plans.

Reason: To ensure a satisfactory means of drainage and in accordance with the NPPF.

7. All planting, seeding or turfing comprised in the approved details of landscaping for the Fleet Garage and Stores hereby permitted in full (shown on part of drawing no. 3944.02 Rev I) shall be carried out in the first planting and seeding seasons following the occupation or completion of this building, 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, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interest of the appearance of the locality and in accordance with Policy Nos. GN5 and EP9 of the Adopted Chorley Borough Local Plan Review.

8. All planting, seeding or turfing comprised in the approved details of landscaping for the car park hereby permitted in full (shown on part of drawing no. 3944.02 Rev I) shall

be carried out in the first planting and seeding seasons following the use or the completion of the car park, 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, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interest of the appearance of the locality and in accordance with Policy Nos. GN5 and EP9 of the Adopted Chorley Borough Local Plan Review.

9. All planting, seeding or turfing comprised in the approved details of landscaping for the Urban Search and Rescue (USAR) building hereby permitted in full (shown drawing no. 3944.03 Rev A) shall be carried out in the first planting and seeding seasons following the occupation or completion of this building, 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, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interest of the appearance of the locality and in accordance with Policy Nos. GN5 and EP9 of the Adopted Chorley Borough Local Plan Review.

10. Any application for the approval of reserved matters for any phase or sub-phase submitted pursuant to the outline permission hereby permitted (as identified on drawing no. C-0115-29 Rev B: Scope of Application) shall be accompanied by a scheme of landscaping. The scheme shall indicate all existing trees and hedgerows on the land; detail any to be retained, together with measures for their protection in 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, paved or hard landscaped; and detail any changes of ground level or landform. Any area of the site included in the red edge of the original permission (11/00238/FULMAJ) that has not formed part of a subsequent reserved matters application shall have a landscaping scheme submitted for it as part of the last reserved matters application. 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 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, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of the amenity of the area and in accordance with Policy Nos. GN5 and EP9 of the Adopted Chorley Borough Local Plan Review.

11. The part of the proposed development hereby permitted in full (as identified on drawing no. C-0115-38 Rev B: Scope of Application) shall not exceed the proposed Finished Floor Levels shown on the following approved plan(s):

C-0115-35 Rev C – Proposed USAR Building

C-0115-36 Rev E – Proposed Fleet Garage and Main Stores

unless otherwise agreed beforehand in writing by the Local Planning Authority.

Reason: To protect the appearance of the locality and in accordance with Policy Nos. GN5 and DC6 of the Adopted Chorley Borough Local Plan Review.

12. Any application for the approval of reserved matters for any phase or sub-phase submitted pursuant to the outline permission hereby permitted (as identified on drawing no. C-0115-29 Rev B: Scope of Application) shall be accompanied by full details of existing and proposed ground levels and proposed building slab levels (all relative to ground levels adjoining the site), notwithstanding any such detail shown on previously submitted plan(s). The development shall only be carried out in conformity with the approved details.

Reason: To protect the appearance of the locality and in accordance with Policy Nos. GN5 and DC6 of the Adopted Chorley Borough Local Plan Review.

13. Foul drainage from the development of this site must be drained to the foul sewer. Surface water from any areas likely to be contaminated must be connected to the foul sewer.
Reason: To secure proper drainage and in accordance with Policy Nos. EP17 and EM2 of the Adopted Chorley Borough Local Plan Review.
14. No individual part of the development hereby permitted in full (as identified on drawing no. C-0115-29 Rev B: Scope of Application) shall commence until full details of all external facing materials to that building(s) have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out using the approved external facing materials.
Reason: To ensure that the materials used are visually appropriate to the locality and in accordance with Policy Nos. GN5 and DC6 of the Adopted Chorley Borough Local Plan Review.
15. Any application for the approval of reserved matters for any phase or sub-phase submitted pursuant to the outline permission hereby permitted (as identified on drawing no. C-0115-29 Rev B: Scope of Application) shall be accompanied by full details of the colour, form and texture of all external facing materials to the proposed building(s). The development shall only be carried out using the approved external facing materials.
Reason: To ensure that the materials used are visually appropriate to the locality and in accordance with Policy Nos. GN5 and DC6 of the Adopted Chorley Borough Local Plan Review.
16. The part of the development hereby permitted in full (as identified on drawing no. C-0115-29 Rev B: Scope of Application) shall not commence until full details of the colour, form and texture of all hard ground- surfacing materials (notwithstanding any such detail shown on previously submitted plans and specification) have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in conformity with the approved details.
Reason: To ensure a satisfactory form of development in the interest of the visual amenity of the area and in accordance with Policy Nos. GN5 and DC6 the Adopted Chorley Borough Local Plan Review.
17. Any application for the approval of reserved matters for any phase or sub-phase submitted pursuant to the outline permission hereby permitted (as identified on drawing no. C-0115-29 Rev B: Scope of Application) shall be accompanied by details of the colour, form and texture of all hard ground- surfacing materials (notwithstanding any such detail shown on previously submitted plans and specification). The development shall only be carried out in conformity with the approved details.
Reason: To ensure a satisfactory form of development in the interest of the visual amenity of the area and in accordance with Policy Nos. GN5 and DC6 the Adopted Chorley Borough Local Plan Review.
18. The Urban Search and Rescue (USAR) building hereby permitted shall not be brought into use until the site junction with West Way has been constructed in accordance with drawing no. SCP/10290/SK002/C (Proposed Option 2 – Access Arrangement with Ghost Island Right Turn Lane).
Reason: In the interests of highway safety to provide a dedicated land for emergency vehicles and in accordance with Policy No. TR4 of the Adopted Chorley Borough Local Plan Review.
19. The existing access onto Washington Lane shall remain as an emergency access only.
Reason: Washington Lane is a rural land and is not suitable for large vehicles and in accordance with Policy TR4 of the Adopted Chorley Borough Local Plan Review.

20. Any application for the approval of reserved matters for any phase or sub-phase submitted pursuant to the outline permission hereby permitted (as identified on drawing no. C-0115-29 Rev B: Scope of Application) shall be accompanied by full details of the number of parking spaces to be provided in that phase (if they are to be provided) including details of disabled parking provision, motorcycle parking and bicycle parking.
Reason: To allow the authority to assess that the site is adequately served by parking and disabled parking and that motorcycle and bicycle parking is sufficiently provided and in accordance with Policy No.TR4 of the Adopted Chorley Borough Local Plan Review.
21. The staff car park hereby approved in full (as identified on drawing no. C-0115-38 Rev B: Scope of Application) shall be implemented as part of Phase 5 (C-0115-22 Rev C) and be surfaced or paved, drained and marked out all in accordance with the approved plan before any part of the Headquarters and Training Centre Building is brought into use. The car park and vehicle manoeuvring areas shall not thereafter be used for any purpose other than the parking of and manoeuvring of vehicles.
Reason: To ensure adequate on site provision of car parking and manoeuvring areas and in accordance with Policy No. TR4 of the Adopted Chorley Borough Local Plan Review.
22. Prior to the commencement of construction of any part of the development hereby permitted is commenced a Framework Travel Plan shall be produced and provided to the local planning authority and approved in writing by them. This shall detail how a Travel Plan(s) will be will produced for the site (possible in phases) and detail the timescales in which they will be produced and implemented in relation to the phasing of the site. Following approval of the Framework Travel Plan a Travel Plan shall be produced (possibly in phases) in line with the approved Framework Travel Plan and shall include as a minimum:
- Appointment of a named Travel Plan Co-ordinator
 - Travel survey;
 - Details of cycling, pedestrian and public transport links to the site;
 - Details of cycle parking;
 - SMART Targets for non-car modes of travel;
 - Action plan of measures to be introduced;
 - Details of arrangements for monitoring and review of the Travel Plan for a period of at least 5 years from the date of occupation of the last building hereby permitted by a reserved matters application.
- Reason: To ensure the delivery of sustainable transport objectives, including reductions in car usage, increased use of public transport and walking and cycling and in accordance with Policy TR4 of the Adopted Local Plan Review and the NPPF.*
23. Any application for the approval of reserved matters for any phase or sub-phase submitted pursuant to the outline permission hereby permitted (as identified on drawing no. C-0115-29 Rev B: Scope of Application) shall be accompanied by a Sustainable Resources Statement demonstrating how that phase or sub-phase will comply with national and/or local planning policies in place at the date of submission with regard to Sustainable Resources. The development shall only be carried out in accordance with the approved details.
Reason: To ensure the proper planning of the area. In line with the objectives of the NPPF and Policies EM16 and EM17 of the Regional Spatial Strategy and Chorley Borough Council's Sustainable Resources DPD and any future policies at the time of submission.
24. The Urban Search and Rescue (USAR) building and Fleet Garage and Stores hereby granted full planning permission shall be built to BREEAM 'very good' standard.
Reason: To ensure the proper planning of the area. In line with the objectives of the NPPF, Policies EM16 and EM17 of the Regional Spatial Strategy and Chorley Borough Council's Sustainable Resources DPD.

25. The 'mitigation & compensation proposals' included in the report 'Bat Emergency Survey' (Arbtech Consulting Ltd, 2011) shall be implemented in full.
Reason: To ensure the protection a European Protected Species and in accordance with the NPPF.
26. Tree felling, vegetation clearance works, demolition work or other works that may affect nesting birds must be avoided between March and July inclusive, unless the absence of nesting birds has been confirmed by further surveys or inspections that have been submitted to and approved in writing by the local planning authority.
Reason: To ensure that detrimental impacts on breeding birds are avoided and in accordance with the NPPF.
27. Rhododendron is present on the site, under the Wildlife and Countryside Act 1981 (as amended) it is an offence to cause the spread of this species. Therefore a programme for the control/eradication of this species shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. The programme shall accord with Environment Agency Guidelines. The programme shall be implemented in accordance with the approved details.
Reason: To ensure the eradication of Rhododendron in accordance and the NPPF.
28. Before any individual part of the proposed development hereby permitted in full (as identified on drawing no. C-0115-29 Rev B: Scope of Application) is commenced, details of measures to be undertaken during site works to protect the diversity of local amphibian populations from harm shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be undertaken in accordance with the approved details. Any amphibians discovered during site works should be translocated to a suitable area in the fire training centre grounds such as the fenced vegetated area adjacent to Pond 1 or Pond 3 as shown in the report 'Great Crested Newt Survey Report (ENVIRON UK Ltd) June 2010'.
Reason: To protect the diversity of local amphibian populations from harm and in accordance with the NPPF.
29. Any application for the approval of reserved matters for any phase or sub-phase submitted pursuant to the outline permission hereby permitted (as identified on drawing no. C-0115-29 Rev B: Scope of Application) shall be accompanied by details of measures to be undertaken during site works to protect the diversity of local amphibian populations from harm shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be undertaken in accordance with the approved details. Any amphibians discovered during site works should be translocated to a suitable area in the fire training centre grounds such as the fenced vegetated area adjacent to Pond 1 or Pond 3 as shown in the report 'Great Crested Newt Survey Report (ENVIRON UK Ltd) June 2010'.
Reason: To protect the diversity of local amphibian populations from harm and in accordance with the NPPF.
30. Before the 3 storey office building is brought into use (as identified on approved plan C-0115-29 Rev E) the existing footway (south of the site access with West Way) from the roundabout up to the site entrance shall be improved to provide a 3.0m wide shared cycle/pedestrian route, and the route along the north side of the access up to Chancery Road shall also be improved to provide a 3.0m wide shared cycle/pedestrian route.
Reason: To allow cyclists to continue their travel along the route without having to join West Way before turning into the site access and the latter to concur with the shared pedestrian cycle/pedestrian route on the opposite side of the road and improve alternative methods of getting to the site other than the car and in accordance with Policy TR4 of the Adopted Chorley Borough Local Plan Review.
31. The approved plans are:
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| Title: | Drawing Number | Date Received: |
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Existing Location Plan	C-0115-331	All drawings received 22 February 2012
Proposed Location Plans	C-0115-34	
Proposed Master-plan	C-0115-29 Rev E	
Phasing of Development Demolition	C-0115-16 Rev B	
Phase 1:	C-0115-17 Rev A	
Phase 2-A:	C-0115-18 Rev C	
Phase 2-B:	C-0115-19 Rev B	
Phase 3:	C-0115-20 Rev C	
Phase 4:	C-0115-21 Rev C	
Phase 5:	C-0115-22 Rev C	
Phase 6:	C-0115-23 Rev B	
Scope of Application	C-0115-38 Rev B	
Proposed Fleet Garage & Main Stores Building – Proposed Elevations	C-0115-31 Rev E	
Proposed Fleet Garage & Main Stores Building – Proposed Ground Floor Plan	C-0115-05 Rev H	
Proposed Fleet Garage & Main Stores Building – Proposed Site Plan	C-0115-36 Rev E	
Proposed Site Plan (including FFLs)		
Proposed Staff Car park	C-0115-41 Rev A	
Proposed USAR Building – Proposed Elevations	C-0115-30 Rev E	
Proposed USAR Building – Proposed Floorplan	C-0115-04 Rev D	
Proposed USAR Building – Proposed Site Layout	C-0115-35 Rev B	
Proposed USAR Building – Proposed Site Layout (including FFLs)	C-0115-35 Rev C	
Landscape Proposals – USAR Building	3944.03 Rev A	
Landscape Proposals – Fleet Garage & Car Park	3944.02 Rev I	
Tree Survey and Root Protection Area	3944.01	
Proposed Option 2 – Access Arrangement with Ghost Island Right Turn Lane	SCP/10290/SK002/C	

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

32. Any application for the approval of reserved matters for any phase or sub-phase shall be made in accordance with the scope of the approved indicative Master-plan (reference C-0115-29 Rev E: Proposed Master-plan) in relation to the scale, including building heights, unless otherwise agreed in writing by the Local Planning Authority.
Reason: To ensure an acceptable form of development for the site within the parameters of the outline permission.