

**Item 4d**                      **12/00463/REMAJ**

**Case Officer**              **Mrs Hannah Roper**

**Ward**                         **Astley And Buckshaw**

**Proposal**                    **Reserved matters application for the erection of 123 dwellings with associated garaging, bin / cycle stores, parking areas, landscaping, roads, drains, sewers and boundary treatments at the Southern Commercial Area, Buckshaw Village (resubmission of application 12/00148/REMAJ)**

**Location**                    **Land North East Of Buckshaw Hall And Bounded By Buckshaw Avenue And Ordnance Road Buckshaw Village Lancashire**

**Applicant**                    **Redrow Homes**

**Consultation expiry: 20 June 2012**

**Application expiry: 9 August 2012**

**Proposal**

1. The application relates to the erection of 123 dwellings with associated garaging, bin / cycle stores, parking areas, landscaping, roads, drains, sewers and boundary treatments at the Southern Commercial Area, Buckshaw Village.
2. The application site is located within the Southern Commercial Area which has a specific Design Code (November 2006) document.
3. Outline permission was granted for the Buckshaw Village development in 1997 and amended in 2002. The site as a whole is split between the administrative areas of South Ribble Borough Council and Chorley Borough Council. This application is entirely within the boundary of Chorley Borough Council.

**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
  - Housing Development
  - Housing Adjacent to the Local Retail Centre
  - Housing Adjacent to Buckshaw Hall
  - Affordable Housing
  - Density
  - Levels
  - Impact on the neighbours

- Impact on the setting of the Listed Building
- Open Space
- Traffic and Transport
- Noise
- Drainage and Sewers
- Section 106 Agreement

### **Representations**

6. 1 letter of objection has been received requesting that the side elevation of the properties adjacent to the boundary with Orbit development are obscure glazed.

### **Consultations**

7. **The Council's Housing Manager** has commented in respect of the affordable housing contribution
8. **The Environment Agency** has no objection subject to various conditions/ informatives
9. **The Architectural Design and Crime Reduction Advisor** has no comments to make
10. **Chorley's Conservation Officer** has commented on the proposals
11. **Lancashire County Council (Highways)** have commented on the application
12. **Chorley's Waste & Contaminated Land Officer** has no objection in respect of waste storage and collection
13. **The Council's Parks and Open Spaces Officer** has commented on the initial proposed play space. Comments on the amended plans will be reported on the addendum.
14. **The Council's Policy and Design Team Leader** has commented in respect of design issues

### **Applicants Case**

15. The following points have been forwarded in support of the application:

### **Assessment**

#### Principle of the development

16. Policy 1 (c) iii of the Adopted Core Strategy identifies Buckshaw Village as a location for strategic growth. Policy GN2 of the Adopted Chorley Borough Local Plan Review also applies to the Royal Ordnance Site. This states that high quality and phased development will be permitted for purposes appropriate to the concept of an Urban Village.

#### Housing Development

17. The application as originally proposed development incorporating the erection of 2 two bedroom houses, 27 three bedroom houses, 19 four bedroom houses and 75 two bedroom apartments. This mix included 5 blocks of three storey apartments. As the application has progressed improvements to the layout of been made and the scheme as presented to committee now incorporates 4 two bed maisonettes, 24 three bedroom houses and 19 four bedroom houses and 75 two bedroom apartments. The scheme can be split into two distinct areas: housing adjacent to the local retail centre and housing adjacent to Buckshaw Hall which can be further sub-categorised into Green Space Housing and Contemporary Housing.

### Housing Adjacent to the Local Retail Centre

18. Three of the proposed apartment blocks (45 two bedroom apartments in total) and 4 maisonettes are located adjacent to the retail local centre. When reserved matters planning approval was granted in January 2009 (08/01100/REMMAJ) for the retail elements of the Southern Commercial Area a concurrent application was considered (08/01098/REMMAJ) for purely residential properties adjacent to the local retail centre. This application proposes to amend part of the previous reserved matters approval for the residential dwelling in respect of the part of the site within Redrow's ownership.
19. The previous reserved matters approval incorporated 24 one bedroom apartments and 14 four bedroom houses on this part of the site. The proposed scheme incorporates the erection of 4 two bedroom dwellings, and 42 two bedroom apartments (within three 3 storey blocks).
20. Within the Masterplan, approved as part of the outline planning permission and the Southern Commercial Design Code, this parcel of land is allocated as a mixed use area including housing. The Masterplan states that this parcel should reflect the transition of the area from rural to urban incorporating 2 to 3 storey blocks, principally terraces with individual houses sandwiched in between or attached.
21. When planning permission was previously granted for this part of the site the design of the properties was one of the main considerations. The apartment blocks incorporated front projections, vertically proportioned windows and dormer style windows in the roof space. The dwelling houses reflected more modern properties with dormer windows and front balconies. It was considered that the use of vertically proportioned windows, brick quoins and arched windows with the apartment buildings represented late 18th Century dwelling houses whereas the more modern dwelling houses with stone window surrounds and square windows represent mid-19<sup>th</sup> Century dwelling houses. This was considered to be in accordance with the Design Code for this area and reflected the adjacent character of the retail centre.
22. This application follows the withdrawal of an application for 124 dwellings at the application site. Concerns were raised at this stage that the features which ensured that the scheme reflected the adjacent character of the retail centre had been reduced/lost.
23. The proposal incorporates a mixture of three storey apartment blocks and 2 storey maisonettes. The apartment blocks are located on corner plots with open space and pedestrian access located to the side and rear of the buildings.
24. The proposed dwelling houses will be accessed via Buckshaw Avenue/Ordnance Road. Parking is provided in the form of rear parking courts and parking to the front of the Evesham house type.
25. The scheme incorporates 81 parking spaces, in accordance with the Council's current requirements 98 spaces would be required (8 for the 4 maisonettes and 90 for the 45 two bedroom apartments). As such the scheme as submitted has a deficit of 17 car parking spaces, see paragraphs 63-66 for a detailed assessment

### Housing Adjacent to Buckshaw Hall

26. Buckshaw Hall is a Grade II\* Listed Building which has planning permission (06/00449/FUL) for a single residential dwelling. The Design Code for the Southern Commercial Area identifies three distinct areas for housing development adjacent to Buckshaw Hall. These include 'Buckshaw Hall Housing' to the north of the Hall which does not form part of this application, 'Green Space Housing' to the south of the Hall which in this case includes the apartments on plots 1027-1056 ( 30 two bedroom apartments in total) and plots 1014-1019 (6 dwelling houses) and 'Contemporary Housing' the remainder of parcels M and N (as identified within the original Masterplan for the whole Village) between the Hall and Ordnance Road, which in this case includes plots 1001-1013, 1020-1026 and 1057-1074 (38 dwelling houses in total).

### *Green Space Housing*

27. The Design Code for this part of the site identifies that the greenspace will provide a setting for the Hall and will be a focus for the housing which faces onto it. The space will include a footpath/cycleway connection and a detention pond close to the railway. The Design Code confirms that contemporary

houses will not normally be acceptable next to the greenspace and the character theme is pre and post industrial revolution evolving out of Buckshaw Hall from late 18th to late 19th Century.

28. The submitted scheme includes a mix of detached and semi-detached two storey dwelling houses, which are Redrow's standard house types, and two 3 storey apartment blocks. The proposals for this part of the site (plots 1027-1056 and 1014-1019) include the erection of 4 three bedroom dwelling houses and 2 four bedroom dwelling houses along with 30 two bedroom apartments.
29. The Design Code suggests that the house types should be principally terraced with individual houses sandwiched in between. Late Georgian houses are appropriate incorporating a mixture of vertically proportioned windows, brick or stone quoins, stone heads and cills, stone surrounds to vertical/square windows (19th Century)
30. The late 18<sup>th</sup> Century properties should incorporate front curtilages enclosed by metal railings whilst the later properties should be at the back of the footpath. Occasional landmark buildings may be set back with larger front gardens.
31. Materials should include setts, cobbles and paviours or concrete products such as concrete setts and kerbs which mimic natural materials. Parking should be in the form of courtyard parking with no parking in front of the dwelling houses facing the greenspace.

#### *Contemporary Housing*

32. The Design Code confirms that contemporary housing is permissible within this part of the site which is characterised by infill development behind older development. The typical density should be 30-40 dwellings per hectare with developer's standard house types and in curtilage parking.
33. The scheme includes a mix of detached and semi-detached two storey dwelling houses which are Redrow's standard house types. The proposals for this part of the site (plots 1001-1013, 1020-1026 and 1057-1074) include the erection of 21 three bedroom dwelling houses and 17 four bedroom dwelling houses. This is considered to be in accordance with the Design Code.

#### Affordable Housing

34. Redrow Homes initially confirmed that plots 1091 and 1092 would be affordable for rent to address Redrow's outstanding affordable housing obligation at Buckshaw Village.
35. The Council's Housing Manager has commented that she is happy with the location of the two affordable homes, however due to a number of amendments to the scheme that have taken place, the affordable houses initially proposed have been amended to two maisonettes. The Housing Manager has stated that the original houses would have been more attractive in terms of the affordable market housing.
36. Given the number of affordable housing units proposed in this instance it is considered that the design benefits of the proposed maisonettes outweigh the potential attractiveness of houses compared to the maisonettes.

#### Density

37. The application site area is 9.421 acres which equates to 3.81 hectares and has developable area of 6.974 acres which equates to 2.8 hectares. The proposal incorporates the erection of 122 new dwellings which equates to approximately 44 dwellings per hectare.

#### Levels

38. The levels across the site are relatively flat with a small rise from south to north (proposed FFL of the apartment blocks 61.00 to FFL 62.80 at the northern most part of the site).
39. Internally within the layout the finished floor levels of the properties and neighbouring properties are not significant and where the levels differ by in excess of 0.5 metre greater spacing is provided to take this into account.

#### Relationship with the Orbit Office Development

40. At the southern boundary of the site three storey apartments are proposed. On the adjacent site three storey office blocks were granted planning permission to Orbit Developments in November 2009 (09/00659/REMAJ). The finished floor levels of the proposed (apartments) are 61.00 and 61.25 which are slightly higher than the approved finished floor levels of the adjacent office block (60.75).
41. Orbit Developments were consulted on the previous application and raised concerns in respect of the proposed apartment buildings adjacent to their site. Their concerns related to the siting of habitable room windows (at a distance of approximately 13m) in respect of the interface with their office building.
42. Due to the siting of the proposed apartments the main habitable room windows will be 23 metres from the side elevation of the office building. Given the level difference there is no requirement to exceed the Council's standard spacing distances and as such this distance is considered to be acceptable.
43. There are windows proposed in the side elevation of the proposed apartment block which will directly overlook the car park of the office accommodation approximately 6 metres from the boundary. Due to the design of the proposed offices there is the potential for interface issues in respect of these windows due to the fact that the offices incorporate 'wrap around' windows. To ensure that there is no loss of amenity to the future residents a condition will be attached to obscurely glaze these side windows which is possible in this situation as these windows are not the primary windows serving the rooms.
44. Orbit Developments have been consulted on this application and their comments will be reported on the addendum.

#### Impact on the neighbours

45. The submitted scheme respects the Council's spacing standards. As such it is not considered that the proposals will result in any loss of amenity to the future residents.

#### Impact on the setting of the Listed Building

46. Due to the proximity of the site to Buckshaw Hall the impact on the setting of the Listed Building is a material consideration. The Council's Conservation Officer has reviewed the proposals and commented that Buckshaw Hall is a 'designated heritage asset' as defined by Annex 2 to the NPPF. Section 12 of the NPPF deals specifically with conserving and enhancing the historic environment. Paragraphs 131, 132, 134 and 137 are pertinent in this application. The relevant considerations in respect of the proposed development are the potential impact upon the significance of a designated heritage asset or that of its setting.
47. It is considered that the setting of this designated heritage asset has already been severely degraded as a consequence of its location within the former Royal Ordnance Factory (ROF) Chorley site. The building's original rural, agricultural setting disappeared in the 1930s and can never be recreated. Additionally Buckshaw Hall is located within the Buckshaw Village development and that outline consent has already been granted for residential development within its immediate vicinity.
48. It is considered that the buffer of the site, the original curtilage of the building and its kitchen garden, must be conserved in order that what remains of the significance of its setting is not further degraded by encroaching development.
49. In this respect the Council's Conservation Officer considers that the proposed development respects the setting of Buckshaw Hall and retains an appropriate separation distance between it and the designated heritage asset. The building is being left able to 'breathe' and maintains the important views of the Hall from Central Avenue.
50. In conclusion the Conservation Officer considers that the remaining significance of the setting to the designated heritage asset, Buckshaw Hall, will be sustained as a result of the proposed development.

## Relationship with the Railway Station

51. This application site includes the detention basin adjacent to Central Avenue/ Buckshaw Hall which already has the benefit of planning permission (07/00660/FUL). The detention pond has been designed to balance the flow rate of water into the surrounding watercourses in the Buckshaw Village area and will serve the southern commercial area of Buckshaw Village.
52. When planning permission was previously granted landscaping was also proposed around the pond area with a footpath and cycleway incorporated along with a viewing platform. The plans submitted with this application detail a proposed footpath around the pond. Since the previous approval the railway station has been constructed and the detention pond is located adjacent to the car park. A gate has been included within the western end of the car park to enable pedestrian access to the station. The completion of the detention pond (the feature has already been dug out) will enable pedestrian access from Central Avenue to the railway station.
53. The approved level of the station car park in this location is approximately 61.5 and details a slope down to the detention pond to a level of approximately 60.5. The gate to the car park has been identified on the accompanying plans and the path arrangement has been amended to provide a footpath connection directly onto the main cycleway route passing through the development. Additionally the plans include a note requiring the access path to be constructed at a maximum gradient of 1 in 15.

## Open Space

54. As part of the footpath/cycle link (greenspace area) from Central Avenue the submitted layout plan details a play area adjacent to Central Avenue. This play area is identified on the Southern Commercial Masterplan as a Local Equipped Play Area (LEAP). The Design Code identifies that this LEAP needs to be sensitively sited so as not to impact on the setting of Buckshaw Hall and the proximity of the detention pond is a consideration from a safety perspective. The Design Code also states that a 20 metre buffer zone is required between the housing and the play area so not to disturb the adjoining occupiers along with the inclusion of a degree of public supervision to avoid the potential for nuisance and anti-social behaviour.
55. The Council's Conservation Officer has considered the proposals in respect of the setting of Buckshaw Hall and confirmed that the location of the LEAP will be acceptable as it will not harm the significance of this designated heritage asset any further than the setting has been already compromised by the current surrounding development.
56. In respect of the 'buffer zone' the proposed layout achieves 25 metres to plot 1026 and 20 metres to the proposed apartment block. The suggested layout however allows for a degree of natural surveillance of the play area, a further requirement of the design code and appropriate conditions can be attached to the recommendation to ensure that the residents of these are aware of the siting of the play area before they purchase the property. This will reduce future potential of the residents to object to the siting of the play area as they will be fully aware of this feature.
57. In respect of the previous application Redrow Homes enquired about the potential for replacing the proposed LEAP with a small skate / scooter ramp park. Their suggestion was to replace the playground with a skate / scooter park sited further towards the railway line (in the shadow of the road-bridge abutment to invoke a suburban setting) and/ or the provision of a small skate park and a separate toddler's playground. It is understood that this request came from some Buckshaw residents.
58. The Council's Parks and Open Spaces Officer reviewed this request and confirmed that he did not consider that the proposal to provide a small skate park in lieu of the toddler and teen play areas was acceptable as it is important to see some provision for toddler and younger children's play on this site.
59. Following receipt of these comments Redrow Homes have deleted the skate /scooter park from the plans. The proposed play area design does however incorporate a piece of equipment for skates / scooters.
60. The Parks and Open Spaces Officer also raised concerns in respect of the previous application relating to natural surveillance and lighting. In this regard Redrow have confirmed that the play area has been

located adjacent to the cycleway network, which will be lit, thereby providing some illumination at night. The footpath / cycleway network has been located to relate to the adjacent dwelling, but also provide enough separation to ensure that residential amenity is maintained. There are no plans to light the footpath connection down to the railway station car-park or the play area. Furthermore amendments have been sought to the scheme that re-orientated the apartments along the southern boundary in such a manner that they will now provide a degree of overlooking of the play space.

61. The Council's Parks and Open Spaces Officer has reviewed the proposals and confirmed that the play area is well located related to the footpath and there will be passive surveillance from neighbouring properties. The scheme includes a diverse selection of equipment for a range of age groups and there are some more challenging pieces of kit which will be good for older children.
62. The only comment which the officer makes relates to the location of the play area and its proximity to the adjacent balancing pond. Concerns are raised that the southern boundary of the play area is now located quite close to the balancing pond. There are 1.2m high railings proposed around the play area but the officer would like Redrow to confirm how the banks of the pond will be defined. This will be addressed on the addendum.

### Traffic and Transport

63. The Highway Engineer has reviewed the proposals and made the following comments. The site layout plan has been revised to address some of the highway issues raised in respect of the previous application. As such the Highway Engineer has raised no objection to the proposals although clarification is sought on a number of points addressed below.
64. Specifically the Engineer has noted that the communal (apartment) bin stores are now better positioned and the level of visitor parking has been increased from 1 space for every 5 apartments, originally proposed, to 2 spaces per every 3 apartments.
65. It is noted that the overall level of car parking is still not in compliance with the preferred standards, i.e. 2 spaces per 2 bed apartment, however this is an improvement when compared to the previous submission and as such the Highway Engineer considers that with 50 visitor spaces proposed for 75 apartments the parking provision is acceptable.
66. Clarification is sought on:
  - ☐ The dimensions for manoeuvring space on/off the car parking spaces.
  - ☐ Exiting provisions for vehicles using the end car parking spaces
  - ☐ Details of the 2 turning areas along the shared surface developments

Revised plans have been submitted further to the points above. The plans have not addressed the points above directly, however the Highways Engineer has no highway objection to the proposal.

### Noise

67. Due to the proximity of the railway lines to the site the Council's Environmental Health Team commented on the previous application in respect of noise and requested that the following features are considered:
  - ☐ Acoustic double-glazed windows to be provided in all habitable rooms with an unobstructed view towards the railway. Specification of the windows to be approved by the local planning authority.
  - ☐ Acoustically treated ventilation units (e.g. Silavent acoustic air bricks) to be provided for all habitable rooms, with windows, that have an unobstructed view of the railway. Specification of the units to be approved by the local planning authority.
68. These elements can be addressed via condition

### Relationship with the Railway

69. Due to the proximity of the railway line Network Rail have been consulted on the proposals. They have commented that the applicant must provide a 1.8m high trespass proof fence adjacent to the boundary with Network Rail land and must make provision for its maintenance and renewal without encroaching on Network Rail land. No vegetation on Network Rail land should be disturbed. No fencing installed should prevent Network Rail from maintaining its only boundary treatment. Network Rail have also requested to see any construction drawings in relation to the proposed pond and water discharge. Informatives have been recommended.

### Drainage and Sewers

70. The proposals have been reviewed by United Utilities who have no objections to the scheme subject to conditions in respect of drainage. United Utilities have confirmed that the proposals will have no impact on UU's sewer apparatus.

### Section 106 Agreement

71. This site forms part of the wider Buckshaw Village Development which was originally granted outline permission in 1999 and amended in 2002. The S106 Agreement and associated obligations were negotiated and agreed at the outline stage and as such the Council has no ability to request further obligations at this stage particularly on a reserved matters application which is directly related to the outline planning approval.

72. This notwithstanding Lancashire County Council have requested the following S106 obligations:

- Education= £ 500,435
- Youth & Community= £ 81,840
- Waste Management= £ 59,520

73. The National Planning Policy Framework guidance published on 27th March 2012 replaces Circular 05/2005 in respect of Planning Obligations. The NPPF states that planning obligations should only be sought where they meet all of the following tests:

- necessary to make the development acceptable in planning terms;
- directly related to the development; and
- fairly and reasonably related in scale and kind to the development.

74. As the obligations for this site have already been secured it is not considered that further requests meet the above tests or are necessary to make the development acceptable. As such further obligations will not be secured via this reserved matters application.

### **Overall Conclusion**

75. Through a number of amendments secured to the scheme, it is now considered that the scheme optimises the layout and potential design of the site and is in general accordance with the Design Code for Buckshaw Village. As such it is recommended that the application is recommended for approval.

### **Other Matters**

#### Waste Collection and Storage

76. Adequate provision is required as part of the development for bin storage and to enable the refuse vehicles to collect the bins. The Council's Waste and Contaminated Land Officer has reviewed the scheme and confirmed that he has no objection to the waste storage and collection provision for the proposed scheme.



77. The proposed scheme incorporates bin stores in respect of the apartment blocks which are capable of accommodating 6 euro bins.

## **Planning Policies**

### National Planning Policies:

National Planning Policy Framework

### North West Regional Spatial Strategy:

**Policy DP1:** Spatial Principles

**Policy DP4:** Make the best use of Existing Resources and Infrastructure

**Policy DP7:** Promote Environmental Quality

**Policy RDF1:** Spatial Priorities

**Policy L4:** Regional Housing Provision

**Policy L5:** Affordable Housing

**Policy RT9:** Walking and Cycling

**Policy EM5:** Integrated Water Management

### Adopted Chorley Borough Local Plan Review

Policies:

**GN2:** Royal Ordnance Site, Euxton

**GN5:** Building Design and Retaining Existing Landscape Features and Natural Habitats

**GN9:** Transport Accessibility

**EP18:** Surface Water Run Off

**HS4:** Design and Layout of Residential Developments

**HS5:** Affordable Housing

**TR1:** Major Development- Tests for Accessibility and Sustainability

**TR4:** Highway Development Control Criteria

**TR18:** Provision for pedestrians and cyclists in new developments

Supplementary Planning Guidance:

- Statement of Community Involvement
- Design Guide
- Southern Commercial Design Code

## **Planning History**

**97/00509/OUT:** Outline application for mixed use development (granted in 1999)

**02/00748/OUT:** Modification of conditions on outline permission for mixed use development

**07/00660/FUL:** Proposed formation of a detention basin off Central Avenue, Buckshaw Village, Chorley.  
Approved July 2007

**08/01098/REMAJ:** Reserved matters application for the erection of 84 apartments and 24 dwelling houses at the Southern Commercial Area, Buckshaw Village. Approved January 2009

**08/01100/REMAJ:** Reserved Matters Application for the Southern Commercial Area, Buckshaw Village. Including retail uses, residential, car parking, related infrastructure and landscaping. Approved January 2009

**10/00237/DIS:** Application to discharge condition no. 3 attached to planning approval 08/01100/REMAJ. Discharged April 2010

**10/00334/FULMAJ:** Application under Section 73 to vary Conditions 1, 5, 6, 12, 13 and 14 as attached to Planning Permission Reference 08/01100/REMAJ. Approved July 2010

**10/00379/DIS:** Discharge of condition nos. 4, 7, 8, 10 and 16 attached to planning approval reference 08/01100/REMAJ Discharged July 2010

**10/00381/MNMA:** Application for Minor Non Material Amendments to planning application 08/01100/REMAJ (Tesco store) and 08/01099/FUL (Tesco filling station). Approved May 2010

**10/00591/FULMAJ:** Erection of a railway station, access road and associated car parking at Buckshaw Village including parking provision on the south side of the railway. Approved August 2010

**11/00141/DIS:** Application to discharge the planning condition of planning permission 10/00591/FULMAJ (for erection of a railway station, access road and associated parking and infrastructure at Buckshaw Village). Pending Consideration

**12/00148/REMAJ:** Reserved matters application for the erection of 124 dwellings with associated garaging, bin / cycle stores, parking areas, landscaping, roads, drains, sewers and boundary treatments at the Southern Commercial Area, Buckshaw Village. Withdrawn

**Recommendation: Permit Full Planning Permission**

#### **Conditions**

**1. The proposed development must be begun not later than two 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. The approved plans are:**

<b>Plan Ref.</b>	<b>Received On:</b>	<b>Title:</b>
<b>BSC/DSL/001 Rev H</b>	<b>11<sup>th</sup> July 2012</b>	<b>Detail Site Layout</b>
<b>Q-02093-Q9J9 Issue 1</b>	<b>19<sup>th</sup> July 2012</b>	<b>Proposed Toddler and Junior Play Areas</b>
<b>02 Rev E</b>	<b>11<sup>th</sup> July 2012</b>	<b>Waste Management Strategy</b>
<b>03 Rev F</b>	<b>11<sup>th</sup> July 2012</b>	<b>Materials Layout</b>
<b>RED/BSC/BCS01</b>	<b>8<sup>th</sup> May 2012</b>	<b>Bin/ Cycle Store</b>
<b>Rev A</b>	<b>25<sup>th</sup> May 2012</b>	<b>Double Garage Type 1</b>
<b>Rev A</b>	<b>25<sup>th</sup> May 2012</b>	<b>Single Garage Type 1</b>
<b>Rev A</b>	<b>25<sup>th</sup> May 2012</b>	<b>Double Garage Type 2</b>
<b>Rev A</b>	<b>25<sup>th</sup> May 2012</b>	<b>Double Garage Type 3</b>

RED/BSC/LP01	8 <sup>th</sup> May 2012	Location Plan
04 Rev C	11 <sup>th</sup> July 2012	Boundary Details Layout
4264&4265-BSTD-01 Rev C	11 <sup>th</sup> July 2012	Boundary Details Plan
4163.01 Rev E	11 <sup>th</sup> July 2012	Landscape Proposals Sheet 1 of 3
4163.02 Rev E	11 <sup>th</sup> July 2012	Landscape Proposals Sheet 2 of 3
4163.03 Rev E	11 <sup>th</sup> July 2012	Landscape Proposals Sheet 3 of 3
DHSB03	25 <sup>th</sup> May 2012	The Broadway- Evesham floor plans
DHSB03	25 <sup>th</sup> May 2012	The Broadway- Evesham elevations
D3H102	8 <sup>th</sup> May 2012	The Warwick (Brick)
D3H102	8 <sup>th</sup> May 2012	The Warwick (Render)
D3H095	8 <sup>th</sup> May 2012	The Letchworth (floor plans)
D3H095	8 <sup>th</sup> May 2012	The Letchworth (elevations)
D3H111	8 <sup>th</sup> May 2012	The Worcester
L4521-ALT-901	27 <sup>th</sup> July 2012	The Worcester + Alt
D4H114	8 <sup>th</sup> May 2012	The Stratford (Brick)
D4H114	8 <sup>th</sup> May 2012	The Stratford (Render)
D4H127	8 <sup>th</sup> May 2012	The Oxford (Brick)
D4H127	8 <sup>th</sup> May 2012	The Oxford (Render)
L4521-OXF-ALT-901	27 <sup>th</sup> July 2012	The Oxford + Alt (Brick)
L4521-OXF-ALT-902	27 <sup>th</sup> July 2012	The Oxford + Alt (Render)
D3H098	8 <sup>th</sup> May 2012	The Brecon (Brick)
D3H098	8 <sup>th</sup> May 2012	The Brecon (Render)
L4521-ALT-901	27 <sup>th</sup> July 2012	Alton Apartments (Floor Plans)
L4521-ALT-902	27 <sup>th</sup> July	Alton Apartments (Elevations)
L4521APT-902b 1042 – 1056. 1075 – 1089, 1094 – 1108 & 1109 – 1123)	11 <sup>th</sup> July 2012	Apartments Proposed Elevations (plots
L4521APT-901a Rev C 1042 – 1056. 1075 – 1089, 1094 – 1108 & 1109 – 1123)	11 <sup>th</sup> July 2012	Apartments Proposed Floor Plans (plots
LA521APT2-901 (plots 1027-1041)	11 <sup>th</sup> July 2012	D Series Apartment Proposed Floor Plans
LA521APT2-902 (plots 1027-1041)	11 <sup>th</sup> July 2012	D-Series Apartments Proposed Elevations

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

3. The internal/ detached garages hereby permitted on plots 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024,

1025, 1026, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068. 1069, 1070, 1071, 1072, 1073 and 1074, shall be kept freely available for the parking of cars, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995. *Reason: To ensure adequate garaging/off street parking provision is made/maintained and thereby avoid hazards caused by on-street parking and in accordance with Policy No. TR4 of the Adopted Chorley Borough Local Plan Review*

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (Schedule 2, Part 1, Classes A to E), or any Order amending or revoking and re-enacting that Order, no alterations or extensions shall be undertaken to the dwellings on plots 1001, 1004-1022 (inclusive), 1025, 1026, 1058, 1059, 1060, 1062-1066 (inclusive), 1068, 1069, 1071, 1073 and 1074 hereby permitted, or any garage, shed or other outbuilding erected (other than those expressly authorised by this permission). *Reason: To protect the appearance of the locality and in accordance with Policy No. HS4 of the Adopted Chorley Borough Local Plan Review.*

5. All windows in the first and second floor of the apartment building (plots 1042-1056) southern elevation (the elevation closest to the common boundary) shall be fitted with obscure glass and obscure glazing shall be retained at all times thereafter. *Reason: In the interests of the privacy of occupiers of neighbouring property and in accordance with Policy Nos. GN5 and HS4 of the Adopted Chorley Borough Local Plan Review.*

6. The external facing materials detailed on the approved plans shall be used and no others substituted. Namely Ibstock Weston Red Multi Stock and Ibstock New Sandhurst Stock bricks and Redland Duoplain roof tiles, colours Rustic Red, Rustic Brown and Charcoal Grey. *Reason: To ensure that the materials used are visually appropriate to the locality and in accordance with Policy Nos. GN5 and HS4 of the Adopted Chorley Borough Local Plan Review.*

7. No dwelling shall be occupied until all fences and walls shown in the approved details to bound its plot, have been erected in conformity with the approved details. Other fences and walls shown in the approved details shall have been erected in conformity with the approved details prior to substantial completion of the development. The railings used on the development shall be the 'Buckshaw Village railings' as used on other parcels on Buckshaw Village. *Reason: To ensure a visually satisfactory form of development, to provide reasonable standards of privacy to residents and in accordance with Policy No. HS4 of the Adopted Chorley Borough Local Plan Review.*

8. The development hereby permitted shall only be carried out in conformity with the proposed ground and building slab levels shown on the approved plans. *Reason: To protect the appearance of the locality and 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.*

9. Surface water must drain separate from the foul and no surface water will be permitted to discharge to the foul sewerage system. *Reason: To secure proper drainage and in accordance with Policy Nos. EP17 of the Adopted Chorley Borough Local Plan Review.*

10. 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 interest of the appearance of the locality and in accordance with Policy Nos. GN2 and GN5 of the Adopted Chorley Borough Local Plan Review.*

11. During the development, if contamination which has not previously been identified, is found to be present at the site no further development shall be carried out until a Method Statement has been submitted to and approved in writing by the Local Planning Authority detailing how this unsuspected contamination will be dealt with. The development shall then only be carried out in accordance with the Method Statement. *Reason: To protect the environment and prevent harm to human health by*

***ensuring that the land is remediated to an appropriate standard for the proposed end use and in accordance with Government advice contained in the National Planning Policy Framework***

**12. Before the properties hereby permitted are first occupied, the car parking spaces shall be surfaced or paved, drained and marked out all in accordance with the approved plan. 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.**

**13. The development hereby permitted 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 HS4 of the Adopted Chorley Borough Local Plan Review.**

**14. Prior to the marketing of the site full details of the marketing documentation/ publications shall be submitted to and approved in writing by the Local Planning Authority. The marketing information shall include full details of the approved LEAP including an annotated plan detailing the approved siting along with the inclusion of plan reference Q-02093-Q9J9 Issue 1 (Proposed Toddler and Junior Play Space 19<sup>th</sup> May 2012). Prior to the occupation of the dwellings sited within 25 metres of the LEAP the future occupants shall be provided with a copy of marketing documentation detailing the approved siting and specification of the LEAP and evidence from the vendor shall be submitted to and approved in writing by the Local Planning Authority that the purchasers for each property within 25 metres of the LEAP are aware of the play space provision. Thereafter the LEAP shall be constructed and completed in accordance with the approved plans prior to practical completion of 100 dwellings on the site. Reason: To ensure the provision of equipped play space to benefit the future occupiers of the site and in accordance with Policy HS19 of the Adopted Chorley Borough Local Plan Review.**