

Item A. 1	06/00786/REMMAJ	Permit Full Planning Permission
Case Officer	Mrs Nicola Hopkins	
Ward	Astley And Buckshaw	
Proposal	Construction of main access road, drainage and landscaping along southern commercial perimeter road	
Location	Land South Of Buckshaw Avenue Buckshaw Avenue Buckshaw Village Lancashire	
Applicant	Redrow Homes(Lancashire) Ltd And Barratt Manchester	
Proposal	<p>The application is for the construction of the main access road for the Southern Commercial Area. The road will be accessed off the East-West Link Road which was approved in March 2006 (05/01232/REMMAJ). Planning permission has been previously approved for an extension to the main artery road to the north of the Buckshaw Village site (05/00523/REMMAJ and 05/00525/REMMAJ). This road serves the residential developments, the village green and the school site.</p> <p>The proposed road is designated on the original design Master Plan for Buckshaw Village but planning permission still has to be obtained for the works. The original Master Plan incorporated a loop road within the Southern Commercial area with only one junction onto the East West Link Road. The proposal now incorporates two junctions with the Link Road. A separate Design Code for the Southern Commercial Area has been submitted although this has not yet been approved.</p> <p>The road subject to this application will serve the commercial areas within the Southern Commercial areas, Buckshaw Hall which is a Grade II* Listed Building and the residential areas which are proposed on the parcels of land next to Buckshaw Hall. There is a current planning application (06/00450/LBC) in relation to Buckshaw Hall which seeks to convert the property into a single residential property.</p>	
Planning Policy	GN2- Royal Ordnance Site, Euxton TR4- Highway Development Control Criteria TR18- Provision for Pedestrians and Cyclists in New Development	
Planning History	04/00992/REMMAJ- Extension of distributor road to serve residential and commercial development. Withdrawn March 2005 05/00523/REMMAJ- Formation of link road to serve residential and commercial development. Permitted July 2005	

05/00525/REMAJ- Formation of link road to serve residential and commercial development (duplicate of planning application 05/00523/REMAJ). Permitted July 2005

05/01232/REMAJ- Completion of East/West Link Road from Central Avenue to Strategic Regional Site Link Road, site area approx 2 hectares. Permitted March 2006

06/00781/REMAJ- Construction of and additional 50 metre ICD roundabout along the Buckshaw Link road at the eastern end of the Redrow/ Barratt section of the road. Pending consideration

Representations None received

Consultations **Lancashire County Council's Highway Section** do not have any objection in principle to the proposal as they will be able to follow up on the details in the road making agreement. However the Highways Engineer does have reservations due to the amount of detail shown on the plans. His reservations are as follows:

- The plan is too small to show anything other than sketch layout. There is no information as to road/footway widths, kerb radii, drainage, road/footway construction or finish
- The levels are probably satisfactory based on the existing land levels but this information is not shown.
- Is the sketch layout shown satisfactory for the type of development which will appear on the site. It is probable that any heavy type development could not be serviced from the proposed layout
- Based on the fact that no basic details are shown or any indication of how the site will be developed recommend refusal on highway grounds as there is insufficient detail.

Assessment In principle Lancashire County Council's Highway Section have no objection to the proposed road mainly due to the fact that Lancashire County Council will be in a position to follow up on the details in the road making agreement.

However the submitted details do not provide sufficient detail for the Highways Engineer to fully assess the proposal. The plans do not include detail relating to the road/footway widths, kerb radii, drainage, lighting or road/footway construction or finish. There is no information submitted in relation to the levels or what type of development the road will serve.

The agent for the application has been made aware of the concerns raised by the Highways Engineer and a meeting has been arranged with the agent and the highways engineer to discuss the issues raised. The agent is confident that the required detail can be submitted prior to Development Control Committee meeting.

The Highways Engineer does not object to the principle of the proposal and it is considered that with the submission of

the additional details the Highways Engineer will be satisfied with the proposal. In principle the proposal is considered to be acceptable however conditions have been attached to the recommendation requiring the submission and approval of the missing details prior to the commencement of the development.

Recommendation: Permit Full Planning Permission Conditions

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

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.

2. Notwithstanding the submitted details a scheme of street lighting shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the construction of the road; the approved scheme shall be implemented prior to the opening of the road to public transport. Reason: To ensure adequate lighting of the carriageways, footpaths and cycle ways; and in accordance with the provisions of policy TR4 of the Adopted Chorley Borough Local Plan Review.

3. Full details of the construction of the carriageways including the width of the road, the finished top surfaces, the kerb radii and the width of the footpaths/ cycleways, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any construction work on site. Reason: In order to ensure a satisfactory level of construction of the new road, footpaths and cycleways and in accordance with the provisions of policies TR4 and TR18 of the Adopted Chorley Local Plan Review.

4. Notwithstanding the submitted details, full details of the drainage infrastructure for the carriageways, footpaths and cycleways shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of construction work on sites; the approved drainage details shall be operative prior to the opening of the highway to the public. Reason: To ensure satisfactory surface water drainage for the approved highway and to accord with the provisions of policy TR4 of the Adopted Chorley Borough Local Plan Review.

5. Before the development hereby permitted is first commenced full details of existing and proposed ground levels and proposed road 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 previously submitted plans. 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 of the Adopted Chorley Borough Local Plan Review.
