

Item B. 3 **06/00851/CB3** **Permit Full Planning Permission**

Case Officer **Mrs Nicola Hopkins**

Ward **Chorley South East**

Proposal **Creation on an access road off the proposed Eaves Green Link Road (site area 0.27ha),**

Location **Land 20m South Of 24 - 26 The Bowers Chorley**

Applicant **Roger Handscombe, Head Of Property Services**

Proposal The application incorporates the creation of an access road off the proposed Eaves Green Link Road. The link road will serve Holy Cross School. Planning permission was granted in December 2002 (02/00907/ CB3ESM) for the Eaves Green Link Road.

Planning Policy PPG13- Transport
Joint Lancashire Structure Plan: Policy 6- Green Belt
Policy 21- Lancashire's Natural and Manmade Heritage
Adopted Chorley Borough Local Plan Review:
DC1- Development in the Green Belt
EP2- County Heritage Sites and Local Nature Reserves
EP4- Species Protection
EP9- Trees and Woodland
EP10- Landscape Assessment
TR3- Road Schemes

Planning History Proposals for the Eaves Green Link Road were first put forward in the mid-1970s as part of the New Town Master Plan. Much consideration was given to a variety of routes until planning permission was granted in 2002 (02/00907/CB3ESM) for the Eaves Green Link Road.

Applicant's Case The following points have been included in support of the application:

- The proposed access road is intended to be constructed at the same time as the Eaves Green Link Road itself, works on which are due to start in October 2006.
- The access road will not be part of the public highway. It will be the School's private road and gated
- A traffic analysis has been carried out to assess the combined impact of additional traffic from the Chorley Conference Centre site and the Holy Cross School onto the Link Road and associated junctions. The analysis concluded that the junction will operate within capacity
- An access road to the Link Road was intended when planning permission to consolidate the school on one site was granted. Arising out of this a legal agreement is in place that will require Holy Cross staff vehicles and pupil buses to only use this access road to enter and leave the school.

- The site of the planning application is not part of the formal playing area. The Link Road scheme has already provided a new full size grass pitch for the school and enabled the implementation of a full sized artificial turf pitch. The proposed access road will improve vehicular access to these sports facilities.

Representations None received

Consultations **Lancashire County Council's Highway section** have no comments

Lancashire County Council's Ecologist has stated that the ecological surveys, impact assessment and mitigation/compensation proposals for the approved Eaves Green Link Road have addressed any ecological issues relating to the proposed access junction and therefore has no further comments to make.

English Nature is satisfied that there will be no significant effect upon any statutory protected sites.

Are satisfied that the mitigation put forward in the Environmental Statement originally submitted with the Link Road application address the impacts to protected species and advise that this is incorporated into the current proposal.

Chorley Borough Council's Landscape Assistant has no objection in principle to the application but has made the following comments:

- There are no details as to what species will be used for the deterrent shrub planting or what sizes the shrubs will be.
- The temporary protective fencing is not specified
- There are no details of the groundcover shrub planting
- Time of planting and aftercare will be critical to the success of the scheme.

Assessment Planning permission was granted in 2002 for the creation of the Eaves Green Link Road. The road incorporates a 1.35 km length of road which connects Lower Burgh Way with the A6 Bolton Road. This application relates to the creation of an access road off the roundabout located centrally along the link road.

It was attended when the link road was approved to include an access from the roundabout on the link road into the school and it is intended to construct the access road at the same time that the link road is constructed.

The link road will be constructed mainly within the settlement area of Chorley however part of the road will be constructed within the Green Belt, close to ancient woodland and a Biological Heritage Site. The site subject to this application, however, is located within the settlement area of Chorley and will not impact on the Green Belt, ancient woodland or the Biological Heritage

Site.

It has been established that the Eaves Green Link Road is acceptable with the granting of planning permission. When planning permission to consolidate Holy Cross School on one site was granted it was the intention to provide an access road from the link road and therefore there are no objections to the proposal.

As part of a legal agreement which is in place there is a requirement that Holy Cross staff vehicles and pupil buses use the access road to enter and leave the school which will reduce the amount of traffic using the entrance off the Bowers. The Bowers is a residential area close to the application site.

24-27 The Bowers are located to the north east of the application site in close proximity, number 24 is approximately 14 metres away and number 26 is approximately 8 metres away. There is the potential that the road could lead to increase noise and disturbance to the detriment of the nearby neighbours. However it is not envisaged that the road will be heavily used as it will be private and only used by visitors to the school.

The proposal also includes deterrent screen planting along the boundary with The Bowers which will mitigate the impact on the proposed access road. The Council's Landscape Assistant has raised concerns as there are no details of this deterrent planting however this planting is not within the application site and is not a consideration in terms of this application although it will aid in reducing the impact of the access road. The screen planting along with a reduction in the amount of vehicles accessing Holy Cross School through The Bowers will benefit the residents of the Bowers.

The Council's Landscape Assistant has also raised concerns as there are no details of the groundcover shrub planting. A condition will be attached requiring the submission of landscaping details.

English Nature do not object to the scheme but request that the mitigation proposals put forward within the Environmental Statement submitted with the Link Road application in relation to protected species are incorporated into the current proposal. This will be attached as a condition.

**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. No development shall take place until a scheme of landscaping has been submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail

which may have previously been submitted. 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.

Reason: In the interests of the amenity of the area and in accordance with Policy No.GN5 of the Adopted Chorley Borough Local Plan Review.

3. 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 No GN5 of the Adopted Chorley Borough Local Plan Review.

4. The access road hereby permitted shall only be constructed in conjunction with the mitigation measures specified in the Environmental Statement which accompanied the planning application for the Eaves Green Link Road (Ref: 9/02/00907/CB3ESM) and the road shall not be opened for use by vehicular traffic until all mitigation measures so specified have been completed in full, except as may otherwise be agreed in writing by the Council as Local Planning Authority. Reason: To ensure the environmental impacts of the development are satisfactorily mitigated and in accordance with Policy EP4 of the Adopted Chorley Borough Local Plan Review.
