

**Item 3B**                      **14/00271/FULMAJ**

**Case Officer**              **Ian Heywood**

**Ward**                         **Adlington and Anderton**

**Proposal**                    **Demolition of existing buildings at 107 - 113 Chorley Road  
Adlington and erection of 10 no. apartments in 2 storey block.**

**Location**                    **107 - 113 Chorley Road  
Adlington  
Chorley  
PR6 9LP**

**Applicant**                    **PEL Development Ltd**

**Consultation expiry:**    **23 June 2014**

**Decision due by:**        **30 June 2014**

**Recommendation**        **Grant Full Planning Permission (subject to legal agreement)**

#### **Executive Summary**

**Consent was previously granted for the demolition of the existing buildings and the erection of two dwellings on the site. The current application seeks to erect a block of apartments on the site instead.**

#### **Site Description**

The site is set within the settlement of Adlington and is comprised of a former small industrial unit that has been empty and available to buy or let for a number of years (at least five to the LPAs knowledge). The site is located on Chorley Road, one of the principal routes into and out of Adlington between Chorley and Horwich. The building is in a poor and deteriorating condition and is becoming something of an eyesore in the local area.

Neighbouring residential properties are to be found either side of and opposite to the development site, on Chorley Road. To the north east of the site is to be found open play areas and a larger playing field. To the north west and south east of the site are traditional two-storey terraced residential properties with more found on the opposite side of Chorley Road. A telephone exchange building is situated directly opposite the site. Neighbouring properties are of traditional red-brick construction with natural welsh slate roofs.

#### **Recommendation**

It is recommended that this application is granted full planning permission subject to conditions and a S.106 Agreement.

**Representations**

**Adlington Town Council has concerns on the following grounds:**

**Height of the building within the streetscene is excessive. It is considered that the design is acceptable and appropriate within the streetscene;  
The positioning of the rear access adjacent to a playground – no specific reason for this concern is given. It is considered that this arrangement is acceptable;**

**Front access onto a public highway. This arrangement is considered to be acceptable and LCC Highways have stated that they are happy with the proposed arrangement;**

**Access to a neighbouring property could be problematic. The agent has confirmed the correct position of the site boundaries and land ownership, and that the development sits well within these such that there should be no conflict as regards entry/egress from neighbouring properties.**

**In total three representations have been received which are summarised below**

<b>Objection</b>	<b>Support</b>	<b>Not specified</b>
Total No. received: 3	Total No. received: 0	Total No. received:0
<ul style="list-style-type: none"> <li>• Hazards associated with the removal of asbestos from the building during demolition;</li> <li>• Parking provision;</li> <li>• Trees;</li> <li>• Accuracy of submitted plans;</li> <li>• Connection to sewers and;</li> <li>• Retention of a footway in front of the development.</li> </ul>	<ul style="list-style-type: none"> <li>•</li> </ul>	<ul style="list-style-type: none"> <li>•</li> </ul>

**Consultees**

<b>Consultee</b>	<b>Summary of Comments received</b>
Director of People and Places	No objections to the proposed development. Suitably worded conditions have been suggested to ensure compliance with the appropriate regulations as regards contaminated land and flooding.
Lancashire County Council (Highways)	Has no objections to the proposed development. Suitably worded conditions will ensure compliance with their

	requirements. Whilst the proposed parking does not exactly meet the policy requirements LCC Highways are happy that the level of proposed parking is adequate within this highly sustainable location.

## **Assessment**

### Principle of the Development

1. The site is located within the settlement of Adlington.
2. The Framework (National Planning Policy Framework) seeks to support sustainable development. This site is located within the Adlington settlement with good access to local facilities, bus routes and a train service to either Preston or Manchester. As such it is considered to be a sustainable location and that consequently the proposed development is considered to accord with the Framework.

### Impact on the neighbours

3. Neighbouring residential properties are to be found either side of and opposite to the development site, on Chorley Road. To the east of the site is to be found open play areas and a larger playing field. To the north west and south east of the site are traditional two-storey terraced residential properties with more found on the opposite side of Chorley Road. A telephone exchange building is situated directly opposite the site.
4. Whilst the overall height of the building is taller than those immediately adjacent to it, the mass of the building has been reduced by splitting the roof into two separate pitches with a centre section of reduced height. The scale of the building is similar to that of the telephone exchange building opposite the site.
5. There are no windows within the proposed building that have a direct line of sight into any of the neighbouring residential properties, all are oblique.

### Design

6. The proposed design and use of materials have been chosen to reflect neighbouring properties on Chorley Road beyond and are considered to be acceptable. The design of the apartments uses a sympathetic style of design and complementary materials to blend with the majority of development within Adlington – red brick being found commonly within the immediate area of the settlement.
7. The design of the proposed development is considered to be acceptable and to accord with both Core Strategy Policy 17 and emerging Local Plan Policy BNE1.

### Traffic and Transport

8. Lancashire County Council Highways Engineers have confirmed that, subject to conditions, the proposed development is acceptable and will not cause any undue traffic hazards or issues for parking.

### Drainage and Sewers

9. Conditions are recommended to require details of the method of attachment to the public sewer and the use of a surface water attenuation tank. These will not only ensure compliance with the requirements of United Utilities as a statutory undertaker but also compliance with Adopted Core Strategy Policy 29.

### Section 106 Agreement

10. A supplementary S.106 Agreement has been requested for financial contributions for the provision of public open space to the value of:

Amenity greenspace	= £1400
Equipped play area	= £1340
Allotments	= £150
Playing Pitches	= £15,990
Total	= £18,000

### **Response to objections**

11. Suitably worded conditions are recommended to ensure appropriate health and safety measures are utilised during the demolition process;  
LCC Highways have confirmed that they are satisfied with the proposed parking in this sustainable location;

Suitably worded conditions are recommended to secure the protection of trees that are adjacent to the site;  
The submitted plans are accurate. Additional details have been supplied to allow confirmation of this;  
Suitably worded conditions are recommended to secure appropriate treatment of foul sewage and surface water drainage;  
LCC Highways have confirmed that a footpath will be retained and that they are happy with the proposal from this perspective.

### **Overall Conclusion**

The proposed development site is seen to meet the requirements of the Framework in terms of sustainable development. The design has been carefully considered and responds to the context. The development is acceptable in terms of highways and parking, all of which being suitably controlled by appropriate conditions. Relationships to neighbouring residential properties will be sustained. The application is therefore recommended for approval.

### **Planning Policies**

1. In accordance with s.38 (6) Planning and Compulsory Purchase Act (2004), the application is to be determined in accordance with the development plan (the Central Lancashire Core Strategy, the Adopted Chorley Borough Local Plan Review 2003 and adopted Supplementary Planning Guidance), unless material considerations indicate otherwise. Consideration of the proposals has had regard to guidance contained within the National Planning Policy Framework (the Framework), the development plan and the emerging Local Plan 2012-2026. The specific policies/ guidance considerations are contained within the body of the report.

### **Planning History**

<b>Ref:</b>	11/00161/FUL	<b>Decision:</b> REFFPP	<b>Decision</b>
<b>Date:</b>	21 April 2011		
<b>Description:</b>	Erection of an A1 retail unit including ATM, plant and car parking alterations		
<b>Ref:</b>	12/00191/OUT	<b>Decision:</b> PEROPP	<b>Decision</b>
<b>Date:</b>	30 July 2012		
<b>Description:</b>	Outline application for the demolition of the existing buildings and erection of four houses (two pairs of semi-detached houses).		

### **Suggested Conditions**

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

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

CR/PL/2014/001 Proposed Layout Plans and Elevations  
CR/PL/2014/002 Proposed Layout Plans

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

3. Prior to the commencement of development samples of all external facing and roofing materials (notwithstanding any details shown on previously submitted plan(s) and specification) shall be submitted to and approved in writing by the Local Planning Authority. All works shall be undertaken strictly in accordance with the details as approved.

*Reason: To ensure that the materials used are visually appropriate to the locality.*

4. Due to past processes/activities at this site (former site use), there is a potential for ground contamination. Therefore the development hereby permitted shall not commence until the applicant has submitted to and had approved in writing by the Local Planning Authority a report to identify any potential sources of contamination on the site and where appropriate, necessary remediation measures.

The report should include an initial desk study, site walkover and preliminary risk assessment and if the initial study identifies the potential for contamination to exist on site, the scope of a further study must then be agreed in writing with Local Planning Authority and thereafter undertaken and shall include details of the necessary remediation measures.

The development shall thereafter only be carried out following the remediation of the site in full accordance with the measures stipulated in the approved report.

*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*

5. No development shall commence until details of the parking arrangements (including parking provision for the disabled and secured and covered cycle storage) have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. The development shall then be constructed in accordance with the approved details.

*Reason: In the interest of highway safety and convenience.*

6. Prior to the commencement of the development full details to measures to reduce dust and particulate matter (asbestos in particular) resulting from the construction works shall be submitted to and approved in writing by the Local Planning Authority. The details shall include mitigation measures to be employed at the site during the construction activities. The development thereafter shall be carried out in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority

*Reason: To reduce the amount of dust and particulate matter created as a part of the development of the site, in order to minimise the air quality impacts and to provide adequate mitigation measures to reduce dust production.*

7. Prior to the commencement of any development, plans and particulars showing a scheme of foul sewers and surface water drains, shall be submitted to, and approved in writing by, the Local Planning Authority. Such works shall be carried out in accordance with the approved details concurrently with the rest of the development and in any event shall be finished before the building is occupied.

*Reason: To ensure a satisfactory means of drainage.*

8. During the construction period, all trees to be retained shall be protected in accordance with British Standard BS 5837:2012 or any subsequent amendment to the British Standards.

*Reason: To safeguard the trees to be retained*

9. The parking and / or garaging and associated manoeuvring facilities shown on the plans hereby approved shall be surfaced or paved, drained and marked out and made available in accordance with the approved plan prior to the occupation of any of the buildings; such parking facilities shall thereafter be permanently retained for that purpose (notwithstanding the Town and Country Planning (General Permitted Development) Order 1995).

*Reason: To ensure provision of adequate off-street parking facilities within the site*

10. Demolition or construction works shall not take place outside 0800 hours to 1700 hours Mondays to Fridays and 0800 hours to 1600 hours on Saturdays nor at any time on Sundays or Bank Holidays.

*Reason: To protect the amenities of the nearby residents.*

## **Informatives**

**1:** The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay. The Local Planning Authority has therefore implemented the requirement in Paragraphs 186-187 of the NPPF.

**2::** The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to The Coal Authority on 0845 762 6848.

Further information is also available on The Coal Authority website at [www.coal.decc.gov.uk](http://www.coal.decc.gov.uk)

Property specific summary information on past, current and future coal mining activity can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at [www.groundstability.com](http://www.groundstability.com)

**3:** The grant of planning permission will require the applicant to enter into an appropriate Legal Agreement, with the County Council as Highway Authority. The

Highway Authority hereby reserves the right to provide the highway works within the highway associated with this proposal. Provision of the highway works includes design, procurement of the work by contract and supervision of the works. The applicant should be advised to contact the Environment Directorate for further information by emailing the County Council's developer Support Service on [lhscustomerservice@lancashire.gov.uk](mailto:lhscustomerservice@lancashire.gov.uk) by writing to the Developer Support Manager, Cuerden Mill Depot, Cuerden Way, Bamber Bridge, Preston PR5 6BJ quoting the planning application number in either case.

**4:** Your attention is drawn to the existence of a separate legal agreement under Section 106 of the Town and Country Planning Act 1990 which relates to the use or development of the land to which this permission relates.