

Item 2a **16/00337/REMAJ**

Case Officer **Caron Taylor**

Ward **Chorley North West**

Proposal **Reserved matters application (for the appearance, landscaping, layout and scale) for the erection of a digital office park (use class B1); data centre (use class B8) and business centre units (use classes B1/B2/B8), associated spine road and car parking (associated with outline planning permission ref: 15/00224/OUTMAJ).**

Location **Land 200M North Of Derian House
Euxton Lane
Chorley**

Applicant **Chorley Borough Council, AIMES Management Services Limited and Euxton Lane Development Limited.**

Consultation expiry: **3rd May 2016**

Decision due by: **11th July 2016**

Recommendation
That the application is approved subject to a legal agreement.

Representations

In total 4 representations have been received which are summarised below
Objection
Total No. received: 4
<ul style="list-style-type: none"> • Whilst this will bring revenue into the town it will also increase traffic and congestion at what is already a particularly busy road, although clearly now there will be no A&E emergency traffic the situation will be slightly better. Buckshaw and other developments have brought a significant increase in traffic and the road infrastructure is beginning to crumble; • There are no details of how the associated highway problems will be solved. There is no doubt that this development will have a huge impact on vehicle volume, noise and safety issues on Euxton Lane. It will also have an adverse impact on conditions at Derian House not to mention the difficulties presented to local residents; • It is obvious to anyone with local knowledge that the time has come to restrict additional volumes of traffic on Euxton Lane and we must be mindful of the need to provide adequate access for emergency vehicles to the adjacent hospital and fire station; • As of 14 April 2016 residents are experiencing adverse effects on the environment at the site as a result of preparatory work being carried out by contractors in anticipation of the plans being passed; • Their objection relates to the enormous increase in traffic that is already evident over the past 10 years and this will put even more congestion in Euxton Lane. There have been, to my knowledge, 3 serious accidents at the hospital traffic lights, in my opinion due to the frustration of drivers with the congestion on Euxton Lane. They are positive about the potential employment growth but unless the traffic can be diverted north instead of into Euxton Lane they can only see more congestion, more accidents and more environmental deterioration for the householders in Euxton Lane; • The high volume and speed of traffic already using Euxton Lane (A49) which has already seen a number of accidents and fatalities, compounded by an increase in the number of commercial & heavy good vehicles servicing the site pre & post development. A rise in the number of visitors using Chorley Hospital (due to an

increase in number of people living & working in the area) and the lay-by opposite the proposed development. The infrastructure surrounding this proposed development must be improved before any aesthetic concerns are addressed.

Consultees

Consultee	Summary of Comments received
Chorley Council Economic Development Section	<p>Support the proposed development:</p> <p><u>Digital Office Park:</u> This proposal will support businesses in high growth sectors such as digital that are seeking to rapidly expand within a managed business incubation environment. This will result in a high percentage of the jobs being in high Gross Value Added employment which will directly raise local income levels. There will be a university presence on site, along with business support activities which will act as a regional magnet to high growth businesses.</p> <p><u>Data Centre:</u> This building will provide a high capacity data link to the Digital office building and is an essential ingredient in providing resources that capacity hungry digital businesses will require. Furthermore it will support other businesses locating on the Digital Health Village.</p> <p><u>Business Centre:</u> The Economic Development Section has received high demand in recent months for enquiries from businesses seeking light industrial units. Demand for this type of property is in short supply in Chorley and we very much welcome the additional capacity that this development will bring.</p> <p>This development is at the cutting edge of technology and will bring to Chorley innovative, expanding and growing businesses. It will raise the GVA wealth measure of the borough bringing high end jobs and increased opportunities for local businesses. They very much support this application and the benefits that it will bring to Chorley.</p>
The Coal Authority	Low Risk Area - Standing Advice
Council's Ecology Advisor	<p>They consider that the proposed Landscaping scheme submitted as part of this Reserved Matters application has broadly taken into account the requirements of Condition 29 placed on the outline permission.</p> <p>The plans show the provision of wildlife ponds, watercourse protection, the establishment of a 'biodiversity buffer zone', amphibian tunnels under roads and new linear planting. Existing trees and hedgerows will be retained and protected as far as possible. Taken as a whole these measures will serve to protect and enhance nature conservation interests.</p> <p>Some levels of detail will need to be provided (for example, species lists of new plantings, details of amphibian crossings, future management of the water features) but this level of detail could be required by a suitably worded landscaping creation and management condition placed on any approval granted to the scheme.</p> <p>They remind that the outline permission contained conditions regarding works outside the bird nesting season and reasonable avoidance measures relating to amphibians.</p>
Council's Tree Officer	There is a mature/early mature Oak and Sycamore along the water

	<p>course on the Western side of site. Most trees are outside the site boundary. Removal would have a significant impact on the local environment as the trees are visible from the road and footpath. Trees along the Western boundary serve to screen the planned development making a major contribution to the landscape and important wildlife habitat. Mature/early mature linear group of trees along North and East boundary. Trees contributing to the environment with landscape value and important wildlife habitat. Recommend retention of trees along the site boundary. Some future tree maintenance work will be required.</p>
Council's Environmental Health Officer	<p>The latest acoustic report submitted in support states that they were unable to carry out a full survey. They agree with the approach and recommendations of the latest report. Although it appears that the development would not cause any unreasonable disturbance to the existing or proposed residential properties, the proposed further noise monitoring seems a sensible and appropriate approach.</p>
United Utilities	<p>State that as they commented at outline stage, they have no further comments to make.</p>
Council's Waste and Contaminated Land Officer	<p>Having already commented at outline stage, they have no further comments at this stage. They await a copy of the Phase 2 ground investigation report to review [as required by a condition on the outline permission prior to commencement].</p>
LCC Flood Risk Management	<p>State they have no further comments to make at this stage based on the information provided for the planning application [they made comments at outline stage requesting a condition].</p>
LCC Highways	<p>Note that the proposal does not go up to the boundary with the adjacent land to the west. The link to the adjacent land needs to be secured [see highway section of this report]. The spine road should be at least 7.3m wide.</p>

Assessment

Background

1. Last year outline permission was granted (specifying access only) for a mixed use development comprising Digital Health Park, industrial/employment units (Use Classes B1/B2/B8); Care Home and Specialist Care Facility (Use Class C2); local convenience store (Use Class A1); family pub (Use Class A4) and/or medical centre (Use Class D1); residential units (Use Class C3) and associated access, landscaping and infrastructure under permission ref: 15/00224/OUTMAJ.
2. This application is a reserved matters application for appearance, landscaping, layout and scale on a 3.25 hectare part of the above site. The application includes the spine road serving the site from the access point (the access was given detailed approval at outline stage) and the southern part of the site bounding with Euxton Lane. It relates to the erection of a digital office park (use class B1 - business); data centre (use class B8 – storage and distribution), business centre (use classes B1/B2/B8 business/general industry/storage and distribution) and associated car parking.
3. The part of the site subject to this application is bounded by Euxton Lane to the south and by the wider area covered by the outline permission to the north and east of the site (where housing and a care home (C2) use have been approved to the north and A1/A4 and D1 uses have been approved to the east). The land immediately to the west is owned by the Homes and Communities Agency (HCA) and is currently grazing land allocated for employment in the Local Plan 2012-2026. A small stream/ditch runs along the boundary between the two sites. On the other side of Euxton Lane is Derian House Children's Hospice and the residential development on Astley Village.

4. The wider allocation covered by the outline permission is bounded to the north by the Blackpool to Manchester railway line and to the east by the residential properties on Strawberry Fields.
5. There are significant level differences across the site, rising steeply to the east.

Applicant's Case

6. The scheme is being led by Chorley Borough Council and would create a new prestigious digital office development on Euxton Lane. It would provide 5,195 m² gross external (5,000 m² gross internal) of bespoke digital office and start up accommodation (use class B1) supported by a tailored business support package to attract multiple small businesses to the site.
7. The aim of the digital office park is to create a Digital Health Park. Digital Health is an upcoming discipline that involves the integration of technology into healthcare to diagnose, treat and manage diseases and to encourage, measure, track and support wellness. These technologies include both hardware and software solutions and services. It would be connected to the adjacent high output data processing centre (see below) which would meet the requirements demanded by advanced digital businesses. The combination of prestigious offices, high output data centre and business support package makes this the perfect location for advanced digital technology businesses. The development has been specified to be of high quality and particularly suitable for the needs of digital businesses. The development would also provide meeting rooms and presentation facilities. To further benefit digital businesses, the accommodation would be let in a manner that promotes easy expansion, i.e. on flexible terms to support rapid upsizing. A section within the building would be reserved for start-up and micro businesses that require small amounts of space. A further section would be reserved for businesses fitting the small business definition, and medium size businesses would be accommodated in the remaining sections. This would ensure that there is a healthy balance of new, micro, small and medium businesses on site.
8. The Council would apply an admissions policy to prioritise small-medium enterprises classed as being in the digital and creative sector and with high growth potential. It would also accommodate businesses who are within other Lancashire Enterprise Partnership (LEP) defined growth sectors who have a digital aspect to their business. Businesses would not be allowed to take up space if they are outside the LEP growth sectors. Complementing the capital facility would be a tailored digital business support package. All business advice would be given by appropriately qualified and accredited business advisers. Each business would receive a full diagnostic business plan/report that would cover all aspects of the business's development such as marketing, finance, market position, new opportunities, technology application and strategy. This would be regularly updated as required to aid future business development. New enterprises would be supported in the start-up stage through in-depth diagnostic help and digital focused workshops. If a tenant decides to implement a new product either to the market or to the firm they would receive specialist guidance and support from a University Researcher. The business support package would only be available to businesses that are located on site or new businesses that are considering entering the digital market and would benefit from the dedicated incubation facilities.
9. The advisers working on site would link closely through liaison and signposting to projects such as BOOST and Access to Finance. The support provided as part of this project would be specific to the digital sector with more general support being referred to these regionally delivered projects. The growing digital sector is a specialist area of business support that is best suited to being located on-site in a purpose built environment. Its presence adds value to the site and would be easily available to the specialist businesses.
10. Beneficiaries of the scheme would be new or expanding digital businesses that can maximise their growth potential by locating on Euxton Lane. The site has been specifically designed to cater for the needs of growing digital businesses and maximise their productivity. Of particular benefit to digital businesses would be the adjacent high output data centre that would be linked into the office development by a high capacity cable.
11. Further benefits would be derived from the concentration of a cluster of digital businesses. This would promote inter-trade and dissemination of ideas and new technologies.

12. The site has been developed in consultation with the Innovation Agency. Both Chorley Council and Lancaster University are working in partnership with this organisation. Lancaster University are an intended partner in the digital office park which complements the Innovation Campus at Lancaster. They are likely to provide a University Researcher; thereby providing a link between the two projects. If this link is not able to be developed the Council would be seeking to establish a similar partnership with another institution. It is anticipated that the digital office project would be delivered over a three year period, starting in summer 2016. Outputs would be achieved over a five year project period.
13. The data centre would be operated by AIMES Management Services Limited who specialise in development of data centres and have constructed a number of these recently. It would comprise a 2,300 m² gross external (2,200 m² gross internal) two storey unit which would contain large computer installations used for the digital storage of data. Cooling would be an essential part of the operation of the building and the necessary chillers would be located on the west side of the building so that they are far away from noise sensitive areas of the site and neighbouring residents.
14. The proposed business centre is for a total of 33 small business units (B1/B2/B8 uses) comprising a total of 4,542 m² gross external floorspace (including mezzanines). This part of the development is being built speculatively and comprises a series of flexible small units that are targeted towards small to medium businesses that generally employ local labour, involve local supply chains and lay down routes for future expansion and multiple business generation. From the applicant's experience, these units are often bought by entrepreneurial businesses and start-ups looking to invest in their own accommodation. The design of the units is in terraces so that they can be combined or sold individually depending on a customer's requirement. A similar product has proved very successful at Matrix Point at Buckshaw Village, which has resulted in additional demand for this form of development in the area. The layout has been designed to accord with the contours of the site which also ensures that unit in the south west corner helps screen any activity in the car park and yards from the closest residents at Badgers Walk on the other side of Euxton Lane, thereby preserving their amenity. There is also a direct synergy with the Digital office and Data centre elements described above as the new units would be available to support non-office activities and would form a different offer to help attract clusters of businesses working in the digital health sector. The grouping of healthcare businesses on the wider site should offer opportunities to digital businesses as the healthcare sector is increasingly using digital technology.
15. The layout of the business centre site has been informed by the retention and enhancement of the landscape corridors to Euxton Lane and along the stream to the west; the creation of a supplementary landscape zone along the new spine road; the creation of wildlife and attenuation ponds and also to work with the levels as they fall across the site. Utilising and adapting the successful model of the business units recently delivered at the Matrix Point site in Buckshaw Village has led to the creation of a back to back dual aspect central terrace, with a row of single aspect units along the western side of the site. Each unit would comprise a ground floor with an upper floor mezzanine to approximately half the unit footprint. The units would be accessed via the spine road. The frontage would retain the deciduous hedgerow with bespoke piers at the main entrance. There would also be a linear buffer of specimen trees grading down into an informal grassed open space incorporating a pedestrian link to provide a formal character to the road.

Principle of the Development

16. The principle of the development has been established by outline permission ref: 15/00224/OUTMAJ which included approving the access point from Euxton Lane. This application is therefore only considering the outstanding reserved matters of appearance, landscaping, layout and scale for this part of the site.
17. As part of the outline permission a parameters plan was submitted and it was conditioned that reserved matters application should be made in accordance with it. This plan detailed the position of the different uses on the site and the maximum heights of the buildings that reserved matters applications must adhere to.

Layout

18. The application includes the spine road serving the whole site, extending from the access point that secured detailed approval at outline stage.
19. The proposed spine road is considered to be in accordance with the parameters plan, being in the same location on the site. It is proposed that this would be offered for adoption. There would be three access points off the spine road to the uses applied for as part of this application.
20. The parameters plan approved at outline stage shows the area of the application site split into two areas – one area shown as B1 uses and another shown as B1/B2/B8 uses. This reserved matters application shows the proposed digital office park (a B1 use) on the east part of the site, the data centre (a B8 use - confirmed at appeal relating to a data centre site in Milton Keynes appeal ref: APP/Y0435/X/09/2103771) in the centre of the site and the business centre units (use classes B1/B2/B8) on the west side. This adheres to the location of uses as shown on the parameters plan and is therefore considered acceptable.
21. There are significant levels changes across the site, sloping from east to west. As a result the site would be remodelled to form a series of development plateaus as the levels change, with new embankments between. Cross-sections have been provided with the application.
22. Due to the level differences the digital office building at the east end of the site would be situated on higher ground than the adjacent data centre. The finished floor level of the digital office building would be 6.25m higher than the data centre and there would be an embankment between them. The building would be orientated north/south. It would be three storeys high arranged in two wings either side of a central service area with a gross external floor area of 5195m². Disabled and visitor car parking would be provided for the digital offices at the north part of the site in front of the main entrance to the building with its own access off the spine road. Parking for staff and overspill would be provided at the south end of the site but also to the west adjacent to the data centre building at a lower level linked by a ramp. This parking would be accessed via two access points shared between the data centre and business centre units off the main spine road.
23. The data centre would be sited towards the centre of the site, also orientated north/south. It would be operated by AIME Management Services Ltd and be a two-storey unit containing large computer installations used for the digital storage of data. 20 parking spaces would be provided to the north of the building for staff and visitors.
24. The layout of the digital office and data centre buildings on the site is largely determined by the change in levels but also to accommodate the existing trees that run between the buildings, five of which are subject to a Tree Preservation Order.
25. The business centre is made up of a flexible units for small or start-up businesses. The design allows them to be combined to create larger units, or sold individually depending on business requirements. The layout is in four blocks. The two blocks nearest the data centre would be back-to-back units, the other two blocks would be sited along the west boundary and be single aspect facing east into the site. Each unit would have an upper floor mezzanine equivalent to approximately half the footprint of the unit.
26. The land continues to drop away to the west from the data centre to the business centre however the level difference between the business centre and data centre would be less, the nearest business centre unit having a finish floor level 0.935m lower than the data centre.
27. The layout of the site is considered acceptable. The digital office and data centre buildings are set back from Euxton Lane (by approximately 34m and 45m respectively) with parking and manoeuvring areas in front therefore leaving a visual buffer between the road and the buildings along the Euxton Lane frontage. Units 3 and 4 of the business centre are sited closer to Euxton Lane (set back by approximately 5m at the closest point) but are lower in height (between 7.2m and 7.8m) and are orientated to allow views into the site, rather than turn its back on Euxton Lane. The levels on the site to be built to the approved details are controlled by condition 3 of the outline permission.

Scale

28. The approved parameters plan sets out the scale of the proposed buildings at outline stage. For the part of the site to which this application relates it restricts building heights to 3 storey (15m) and to 2 storey (10m) within approximately 35m of Euxton Lane.
29. The digital office building would be set back from Euxton Lane by approximately 34m. It would be three storey being approximately 14.5m high at its highest point. The scale of the building is in accordance with the parameters plan.
30. The data centre building would be set back from Euxton Lane by approximately 45m. It would be two storey in height and approximately 10m from ground level to the roof, this height of the building is therefore well within the parameters agreed at outline stage.
31. In terms of the business centre, units 3 and 4 would be within 35m of Euxton Lane. The units would have a mono-pitched roof design. Unit 3 would be 7.2m high at its highest point. Unit 4 would be made up of units back-to-back and would be 7.8m at its highest taking into account the change in ground levels. These blocks therefore comply with the parameters plan which restricts the area adjacent to Euxton Lane to 10m high in terms of scale. Units 1 and 2 would be sited further north on the site, where the parameters plan permits buildings up to 15m high, however these units would be 7.5m and 7.8m high respectively.
32. The proposal is therefore considered to be in accordance with the parameters agreed at outline stage. There are significant level differences across the site and as a result the development would be highly prominent on Euxton Lane, particularly when approached from the west as the land rises. The land would be regraded to create a number of development platforms in order to reduce the potential visual impact from levelling the whole application site. The frontage hedge to the site would be retained and a biodiversity buffer/soft landscaping area created along the boundary to the west. It should however be noted that the land to the west is allocated in the Local Plan 2012-2026 for employment and is therefore likely to be developed in the future. The landscaping would assist in integrating the development into the wider area.

Appearance

33. The digital office building would have a flat roof and have a central service area running north to south along the site with a wing either side approximately 1m lower in height. The central service area would be set back from the wings and house communal facilities including a reception and meeting rooms. It would be clad in copper and have glazed curtain walling to the north and south elevations. The offices would be located in two wings located on either side of the service area. The main entrance would be on the north elevation facing towards the spine road, with floor to ceiling windows at ground floor and a cantilever office projecting at first floor with aluminium windows at second floor, however the building is designed so its south elevation still responds to Euxton Lane where it would be visible from outside the site with a staff entrance from the car park and large areas of glazing. The east elevation facing towards the adjoining site envisaged for A1/A4/D1 uses, would have grey aluminium windows on all floors of varying sizes set in a reveal to give relief to the elevation. The west elevation of the building facing towards the data centre would be largely glazed but would feature sun shade louvres across most of the elevation which would add detail to the building. The wings of the building would be clad in grey metal cladding panels.
34. The data centre would be a rectangular building and would also have a flat roof. It would be clad in dark grey panels. The main entrance would face the spine road (north) with aluminium curtain glazing and glazed doors as is a part of the building occupied by offices so to provide good levels of daylight. The south and west elevations would be blank but would be broken up with dark grey profiled metal cladding. The elevations are largely solid as the data halls within the building do not require natural light or want any heat gain that might result. The east elevation would have large horizontal aluminium windows with grey profiled metal cladding beneath.
35. The business centre units would have a mono-pitched roof. The front and side elevations would feature facing brickwork with cladding above, with a metal profile clad roof. Occupiers would have a choice of window and door options to suit their business needs on the front elevations depending if roller shutter doors or glazed doors are required.

36. Units 2 and 4 would be back to back while the rear elevations of units 1 and 3 would face west towards the boundary with the HCA land. The rear elevations would have profiled metal cladding and each unit would have a window at first floor serving an internal mezzanine floor.
37. The digital office building is designed as a high quality office building. The west elevation would be the most prominent as it would be elevated as the site is approached from the west. The building has been design with sun shade louvres to add interest to this elevation. Although the data centre is functional in its design due to the nature of the use the elevations are broken up with cladding. The business centre units are lower in height. The end units fronting Euxton Lane and the rear elevation of units 1 and 3 have first floor windows serving the mezzanine floors which breaks up the elevations. The materials are a mixture of cladding and brick. The whole scheme would be landscaped and a wildlife pond created in the south west corner. The appearance of the scheme is considered acceptable subject to materials being approved under the condition on the outline permission.

Landscaping and Ecology

38. A Landscape Framework Plan has been submitted with the application. An ecology report was submitted at outline stage that made a number of recommendations that informed the masterplan and at that stage. A condition on the outline permission required any landscaping scheme submitted at reserved matters stage to take account of the habitat enhancement measures set out in the ecology report. This included a biodiversity buffer of at least 8m along the west boundary of the site with the watercourse. This is shown on the proposed site plan. Also relevant to this part of the site is the creation of a new wildlife pond in the southwest corner of the site at least 350m² in size. This is proposed on the layout plan in the southwest corner behind the business centre units and complies with the requirement for there to be at least 5m between the pond margins and any roads or built development. The ecology report also required enhancement of terrestrial habitats in the biodiversity buffer through planting and the creation of amphibian hibernacula and amphibian terrestrial tunnels under the access roads to create a link between the new pond in the southwest corner and Pond 1 (to the north of the spine road outside the boundary of this application). These tunnels are shown on the proposed site layout and their implementation can be controlled by a condition. The details of detailed planting and location of a hibernacula can also be controlled via a condition.
39. The existing deciduous hedge fronting Euxton Lane would be retained along with the trees covered by a Tree Preservation Order and the scheme incorporates the ecological buffer/landscaped area shown on the parameters plan along the west boundary of the site adjacent to the watercourse.
40. The ditch running between the digital office and data centre sites would be retained but would need to be culverted for very small parts to allow paths to cross it that would provide pedestrian access from the car park to the digital office building. This has been reviewed by the ecologist who did the original ecology report. They advise that the ditches within the site are of limited value owing to their dry conditions and it has been confirmed that the ditch does not support protected species such as water vole and may provide an opportunity for overall enhancement of the habitats with appropriate ditch profiling and associated native planting. This is therefore considered acceptable. Measures regarding tree protection are covered by condition 12 of the outline permission.
41. Soft landscaping is proposed between the proposed buildings including screening to the 'chillers' required by the data centre and on the slope between the digital office building and data centre. Additional planting is also proposed behind the hedge fronting Euxton Lane. It is considered that the information submitted shows how the layout complies with the ecology habitat enhancement contained in the ecology report submitted at outline stage.
42. It is considered that the reserved matters application for this part of the site is in accordance with the ecology report provided at outline stage. Final details of planting species can be controlled by a condition as recommended by the Council's ecology adviser.
43. The Council's tree officer has reviewed the layout and commended that there are mature/early mature trees along the water course on the western side of the site which make a major

contribution to the landscape and are an important wildlife habitat. These are to be retained in the proposed layout.

44. In terms of boundary treatments the data centre would have a paladin mesh fence surrounding it and its parking spaces for security purposes, with a small planted buffer area between the fence and the north and west boundaries. This is considered acceptable as such fences allow views into the site while still providing a security barrier.

45. The north side of the digital office site would be planted adjacent to the spine road however there would be a low level brick faced retaining wall to the edge of the digital office staff/disabled car park with decorative railings where the retaining wall is over 0.6m high (total height of wall and railings 1.1m). The boundary to Euxton Lane would retain the existing hedge with the same type of brick faced retaining wall with railings where necessary to the edge of the car park as its level would be higher than that of Euxton Lane. At the east side of the site the ground levels continue to rise away from the site boundary. A low level wall is proposed along the site boundary with a service footpath between the boundary and the building.

Impact on neighbours

46. In terms of neighbour amenity the nearest existing residential properties are those to the southwest on Badgers Walk and the estate beyond; Ingholme and Brookfield, a pair of semi-detached properties on Euxton Lane to the west of the site and the houses on Strawberry Fields to the east. Derian House Children's Hospice is located opposite the site on the other side of Euxton Lane. Within the wider site itself covered by the outline permission there are also residential properties proposed to the north of the spine road opposite the site.

47. A noise assessment was submitted with the outline application but a condition was imposed (condition 15) on the permission requiring any reserved matters applications to be accompanied by a noise impact assessment demonstrating how the layout has been designed to minimise noise to the lowest practicable levels and include any necessary mitigation measures as the detailed layout of the uses on the site was not known at that time. A noise assessment has been submitted with the application.

48. As stated in the outline application the national Planning Practice Guidance (PPG) on noise states that local planning authorities in decision taking should identify whether the overall effect of noise exposure would be above the 'significant adverse effect level' or not. This is reiterated by the Noise Policy Statement for England. Noise above this 'significant adverse effect level' should be avoided, noise below this may need to be mitigated and reduced to a minimum.

49. In terms of noise from building services plant associated with the proposed buildings e.g. chiller units, stand-by generators, air conditioning etc., the noise report suggests to aim for a limit on the rating level of the plant that should not exceed the existing measured background noise levels at 1m from the facades of residential buildings. It states slightly higher level may be acceptable provided that reasonable practicable measures are taken to reduce plant noise to as low as possible [an approach advocated in the PPG]. It also states consideration could also be given to the guidance of British Standard 8233:2014 Guidance for "Sound Insulation and Noise Reduction for Buildings" (BS8233), which provides noise limits both inside living areas, assuming a partially open window, and in the external amenity areas.

50. There is potential for noise emission from external building services plant associated with each building. Providing the plant items are appropriately selected, located and, where required, attenuated they should not extend the suggested proposed noise limits in relation to nearby residents [including those proposed but not yet built and Derian House].

51. In terms of noise to the propose residential dwellings on the wider site, the assessment states that the site layout and location of the building services has been developed such that screening is provided by the buildings themselves to the nearest residential properties. The plant itself has not yet been selected but can be attenuated if necessary e.g. by surrounding it with an acoustic fence. The noise consultants advise they have been commissioned to undertake further measurements to ensure the baseline conditions are accurate and representative which would inform the selection of

plant and servicing and whether any mitigation is needed. They conclude in their report that noise is not considered a limiting factor regarding the development. There may be a requirement for some mitigation depending on the selection of plant/services but this can be mitigated if necessary as required by the PPG. The report also recommends alternative ventilation to the façade of the digital office building facing Euxton Lane that serve rooms other than circulation space to reduce road noise. The application is therefore considered acceptable in this respect subject to a condition requiring detailed noise measurement information being submitted to the Council detailing any mitigation measures required.

52. The noise report also consider transport noise from the development using the Transport Assessment submitted with the outline application as it would generate additional vehicle movements on Euxton Lane and predicts an increase of +0.2dB in road traffic noise which is considered negligible in accordance with the guidance Design Manual for Roads and Bridges Volume 11 which provides a useful guide for assessing potential changes in traffic noise on existing roads due to a development.
53. In terms of noise from inside the buildings it is not considered the data centre or digital office uses would create noise that would disturb surrounding residents, even operating 24 hours a day all year round. The business centre permits not just B1 and B8 uses but also B2 uses on the site. The units are however small, aimed at existing small businesses and start-ups and a condition can be imposed preventing any outside working.
54. It is considered that the noise report submitted provides sufficient information for the Council to conclude that the layout would not result in noise above a 'significant adverse level'. There may be a requirement for some mitigation measures. It is considered that the further measurements to be undertaken by the noise consultants can inform if this is necessary or not and a condition is proposed relating to this that would need to be discharged.

Parking

55. Parking for the three buildings/uses would be provided adjacent to each as described in the layout section of this report. The adopted Local Plan 2012-2026 sets out the Council's parking standards at policy ST4 and its associated appendix.
56. The policy also states that proposals for development would need to make parking provision in accordance with the standards. Locations that are considered to be more sustainable and well served by public transport may be considered appropriate for lower levels of provision. Proposals for provision above or below this standard would be supported by evidence detailing the local circumstances that justify deviation from the standard include:
- a) The quality of provision for pedestrians - width of footways, quality of surfaces, access points to the site, provision and quality of street furniture and lighting;
 - b) The quality of provision for cyclists - cycle parking, dedicated cycling facilities, access points to site, quality of design and provision, any restrictions on cycle movement;
 - c) The distance to and quality of bus stops, the frequency of services, quality of footways and lighting to stops, and the distance to the nearest interchange;
 - d) The number of train stations within 1,200m walking distance, quality of station, and frequency of services; and
 - e) Evidence of local parking congestion.
57. In accordance with the standards the digital office building requires 167 parking spaces. 185 spaces are shown on the proposed layout along with disabled spaces, bicycle spaces and motorcycle spaces in accordance with the standards. The parking for the digital offices is therefore considered acceptable.
58. The data centre is a B8 use and in accordance with the standards requires 22 spaces of which one should be a disabled space. The layout shows the provision of 20 spaces of which 2 are disabled, along with bicycle and motorcycle parking. The number of spaces is therefore short of the normal standard. Policy ST4 is however the starting point for decisions on parking standards. Decisions should be made in accordance with the development plan unless other material considerations indicate otherwise. In this case the applicant has put forward details about how the data centre would operate, as the parking standards draw a generalisation for all B8 uses. In this case the data centre would be predominantly occupied by three data halls (which contain large computer

installations used for the digital storage of data). The purpose of the building dictates that only limited numbers of staff would be required to run it and therefore they consider less parking is required than other B8 uses. Within the unit 1700m² of 2200m² would be used for the data halls with the remaining 500m² comprising reception and ancillary office space. The data centre would be in operation 24 hours a day 365 days a year but would primarily function from 08:00-18:00 as normal hours. The company operates a shift in personnel on site out of hours but anticipates that normally personnel levels on site overnight between 18:00 and 08:00 would be limited to 1-3 members of staff. Although a relatively large building, the nature of the operation is that, during the working day, the building would be manned by a full complement of only 12-15 staff. 20 parking spaces would be provided to the north of the building for staff and visitors. The maximum permanent occupancy would be no more than 15 people including their Network Operating Centre (NOC) and any software development staff. Accordingly they have allocated up to 15 parking spaces. Because there would also be occasional client visits and small vans with deliveries a further five parking spaces have been allocated to arrive at 20 in total. It is considered that the parking level proposed for the use has been justified by the applicant and that the spaces proposed are acceptable for the nature of the proposed use.

59. The business centre at the west side of the site proposes that the units can be used for B1, B2 and B8 uses. The parking standards require 1 space per 30m² for B1 uses, 1 space per 45m² for B2 uses and 1 space per 100m² for B8 uses. The uses are proposed to be flexible as to which of these three uses they can be used for. Depending on the use the units are put to then the parking requirement would be between 45 spaces and 151 spaces. These figures are based on if all the units were used for a B8 uses (that requires less parking) or were all used for a B1 use (that requires more parking). B2 uses are in the middle and if the whole site was used for B2 uses would require 101 spaces. The layout proposes 142 spaces which is many more spaces than required for all B2 or B8 uses but 9 less than if all the units were used for B1 uses. It is however considered very unlikely that all the units would be taken up for B1 uses that would require the higher number of spaces, as such number of spaces is considered acceptable. Disabled parking spaces and bicycle and motorcycle parking is in line with the standards.

Highways

60. Objections have been made in respect of highway matters, however the access point with Euxton Lane and the distribution of uses on the site was approved at outline stage and the impact this would have on the surrounding road network was assessed under this permission. All the uses would be accessed via three access points off the spine road that would run through the centre of the site and also serve the other uses which do not form part of this application. These access points are considered acceptable and the spine road is 7.3m wide as required by LCC Highways.

61. Condition 4 of the outline permission requires any reserved matters application that includes details of the spine road through the site (as this does) to demonstrate how the development would provide vehicular and pedestrian connections up to the boundary with the adjacent land to the west.

62. The applicant states that the intention has always been that the spine road would enable future access into the adjacent employment site to the west at nil cost and because the site boundary is a ditch at this point, the spine road layout drawing shows the proposed road alignment and the extent of the highway to be constructed as part of the permitted development up to a point close to the boundary.

63. It is considered necessary to ensure that the access to the land to the west is secured and the applicant has indicated that they would enter into a legal agreement to ensure this. This aspect is therefore considered acceptable subject to the access to the land to the west being secure via a legal agreement. The application is therefore recommended for approval on this basis.

Other Matters

64. The outline permission had a number of conditions on it including phasing details, external and hard surfacing materials, ground investigation, boundary treatment details, foul and surface water drainage etc. which would need to be discharged prior to construction of the development.

Conclusion

65. The application is considered to be within the parameters of the outline permission and the details for this part of the site are considered acceptable subject to a legal agreement securing access to the land to the west for future development.

Planning Policies

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 Local Plan 2012-2026 and adopted Supplementary Planning Guidance), unless material considerations indicate otherwise. Consideration of the proposal has had regard to guidance contained within the National Planning Policy Framework (the Framework) and the development plan. The specific policies/ guidance considerations are contained within the body of the report.

Planning History

Reference	Description	Decision	Date
15/00224/OUTMAJ	Outline application (specifying access only) for a mixed use development comprising Digital Health Park, industrial/employment units (Use Classes B1/B2/B8); Care Home and Specialist Care Facility (Use Class C2); local convenience store (Use Class A1); family pub (Use Class A4) and/or medical centre (Use Class D1); residential units (Use Class C3) and associated access, landscaping and infrastructure.	Permitted	4 th December 2015