

APPLICATION REPORT – 17/00713/OUTMAJ

Validation Date: 18 July 2017

Ward: Chorley North East

Type of Application: Outline Major Planning (with ES)

Proposal: Outline planning application for employment floorspace (Use Classes B2 and B8) with associated highways, landscaping provision and any ancillary development thereto. All matters reserved except for access which is proposed off the existing A674 roundabout.

Location: Land Adjacent And South Of Leeds Liverpool Canal Blackburn Road Chorley

Case Officer: Adele Hayes

Applicant: FI Real Estate Management Limited

Agent: Mr Richard Woodford

APPLICATION REPORT – 17/00714/OUTMAJ

Validation Date: 18 July 2017

Ward: Chorley North East

Type of Application: Outline Major Planning (with ES)

Proposal: Outline planning application for the construction of up to 188 dwellings (Use Class C3) with associated highways, landscaping and infrastructure provisions and any ancillary development thereto. All matters reserved except for access.

Location: Land To The West Side Of Blackburn Road Chorley

Case Officer: Adele Hayes

Applicant: FI Real Estate Management Limited

Agent: Mr Richard Woodford

APPLICATION REPORT – 17/00715/OUTMAJ

Validation Date: 18 July 2017

Ward: Chorley North East

Type of Application: Outline Major Planning (with ES)

Proposal: Outline planning application for retail floorspace (Use Classes A1, A3, A4 & A5), employment floorspace (Use Class B1), hotel (Use Class C1), creche/nursery (Use Class D1) and provision of associated car parking, highways, landscaping, and infrastructure and any ancillary development thereto. All matters reserved except for

access which is proposed off the existing A674 roundabout. Demolition (as applied for) of on-site structures.

**Location: Land Between M61 Motorway And Leeds And Liverpool Millennium Way
Chorley**

Case Officer: Adele Hayes

Applicant: FI Real Estate Management Limited

Agent: Richard Woodford

APPLICATION REPORT – 17/00716/OUTMAJ

Validation Date: 20 July 2017

Ward: Chorley North East

Type of Application: Outline Major Planning (with ES)

Proposal: Outline planning application, with all matters reserved, for the construction of up to 100 dwellings (Use Class C3) with associated highways, landscaping and infrastructure provisions and any ancillary development thereto.

Location: Land To The Rear Of 135 Blackburn Road Blackburn Road Chorley

Case Officer: Adele Hayes

Applicant: William J Drinkwater And Anne Goodier

Agent: Mr Richard Woodford

SUMMARY

Four planning applications for a mix of uses on land around Botany Bay/Little Knowley have been submitted. In summary they comprise:

- An application for up to 300,000 sq ft of B2 and B8 employment uses on the Gale Moss site which is land within policy EP1.3;
- An application at Botany Bay for up to 188 dwellings on land within policy designations EP1.1 and HS1.8;
- An application for retail, employment, hotel and D1 uses on land within policy EP1.2; and
- An application at Botany Bay for up to 100 dwellings on land within policy designations EP1.1 and HS1.8.

All four applications should be considered as a whole, and together they comprise the comprehensive mixed-use approach to the development of the area in accordance with a masterplan.

RECOMMENDATION

Given the level of third party interest that the proposed development has generated, and the issues that require the consideration of the Development Control Committee, it is recommended that in advance of a full and detailed consideration of the proposal, a site visit should be arranged for all members of the committee. This will have the benefit of avoiding the need to defer the application for a site visit at a future committee meeting. It is recommended that the site visit should take place during daylight hours at a time that would enable all members of the committee to attend.

It is anticipated that the application will be considered in detail at a special meeting of the Development Control Committee.