

APPLICATION REPORT – 22/00402/REMAJ

Validation Date: 5 April 2022

Ward: Chorley North And Astley

Type of Application: Major Reserved Matters

Proposal: Reserved matters application the erection of mixed industrial/employment units (Use Classes B1/B2/B8) (appearance, landscaping, layout, and scale) pursuant to outline planning permission ref: 15/00224/OUTMAJ

Location: The Strawberry Fields Digital Hub Euxton Lane Chorley PR7 1PS

Case Officer: Mr Iain Crossland

Applicant: Mr Lomas

Agent: Mr Michael Beech, BPD Architecture

Consultation expiry: 5 May 2022

Decision due by: 15 July 2022

RECOMMENDATION

1. It is recommended that reserved matters consent is granted.

SITE DESCRIPTION

2. The application site is located to the north of Euxton Lane, immediately to the west of the recently constructed Digital Hub office block, and to the east of an industrial development at Alker Lane that is being developed by Chorley Council.
3. Outline planning permission was granted in 2015 for a mixed use development comprising a 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 (15/00224/OUTMAJ) on the wider Strawberry Fields site (specifying access only). The application site forms the westerly parcel of this wider development.
4. The wider site covered by the outline planning permission is bounded to the north by the Blackpool to Manchester railway line, to the south by Euxton Lane, to the east by the residential properties on Strawberry Fields and to the west by an industrial development site.
5. The site is located on the outskirts of the main urban area of Chorley in the Chorley North and Astley ward, to the south of Buckshaw village and approximately 1.9 kilometres from Chorley town centre. The immediate area has evolved over the last two decades such that the site is now surrounded by a mix of residential and commercial employment developments and uses.

DESCRIPTION OF PROPOSED DEVELOPMENT

6. This application seeks reserved matters consent for the appearance, landscaping, layout and scale of three mixed industrial/employment units (Use Classes B1/B2/B8). This

represents a partial resubmission of previously approved reserved matters application ref. 19/01099/REMMAJ and includes an additional parcel of land to the north that bounds the railway line.

7. The access to the site would remain unchanged with two access points off the spine road to the south and an access to the north. Car parking areas would be located either side of the spine road serving each unit with loading and manoeuvring areas positioned on the opposite sides of the units.
8. The development proposal consists of three commercial warehouse units. Two would be located to the south of the spine road in place of four previously approved units of smaller scale. The larger of the three units would be located to the north of the spine road. A habitat buffer / corridor is to be provided to the west of the site.
9. The largest of the three units, Unit 3, is located to the north of the spine road and would be located in the very north east corner of the original outline application site. This would be a functional warehouse building providing 4,645 sqm of gross internal area (GIA) floorspace with a dual pitched roof measuring 10.60m to the eaves and 15.60 to the ridge. There would be two smaller units, Unit 1 and Unit 2, which would be located to the south of the spine road as proposed to be extended and would be in what is the south west corner of the original outline application site. Unit 1 would be a functional warehouse building providing 1,394 sqm of gross internal area (GIA) floorspace with a dual pitched roof measuring 9.74m to the eaves and 11.27m to the ridge. Unit 2 would be a functional warehouse building providing 2,100 sqm of gross internal area (GIA) floorspace with a dual pitched roof measuring 9.73m to the eaves and 11.44m to the ridge.
10. All of the three units are of uniform design and would have similar features with high loading doors and fenestration and detailing proposed around office areas and the access doors.
11. The main elevations would be a mixture of cladding and brickwork. The cladding system to be used would be anthracite grey/goosewing grey in colour and of a contoured profile design. There would be detailing around the offices which would take the form of a mixture of microrib cladding and brickwork. This also applies to the high loading doors.
12. Each unit would have a very shallow dual pitch roof rising to a near indiscernible ridge line meaning that the roofs would almost appear as if mono-pitch/flat. The roofs would be constructed of composite roof cladding.

REPRESENTATIONS

13. No representations have been received.

CONSULTATIONS

14. Greater Manchester Ecology Unit: Have recommended that details of the Eco Buffer Zones between the built development and the wider site are provided.
15. Regulatory Services - Environmental Health: Have suggested that the guidance and recommendations contained within the Chorley Council document "Code of Practice for Construction and Demolition", which covers operating hours, plant and equipment, piling, vibration, air pollution and dust should be adhered to.
16. Lancashire County Council Highway Services: Have confirmed that they consider that the proposal is acceptable.
17. United Utilities: Have no objection.

PLANNING CONSIDERATIONS

Principle of the development

18. The acceptability of the principle of the development has been established by the grant of outline planning permission (15/00224/OUTMAJ), which included approval of the access point from Euxton Lane and subsequent reserved matters consents (16/00337/REMMAJ and 19/01099/REMMAJ). A series of conditions relating to the outline planning permission have also been discharged. It is noted that the parameters plan for the outline development was altered through a non material amendment (18/01115/MNMA) and further via a section 73 planning permission (20/01307/OUTMAJ).
19. This application is only considering the outstanding reserved matters of appearance, landscaping, layout and scale for this part of the site. As part of the outline planning permission, a parameters plan was submitted and it was conditioned that reserved matters applications 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

20. The parameters plan approved at outline stage, and as amended, identifies the area of the application site to the south side of the spine road as being set aside for Class B1/B8 uses and for Class B1/B2/B8 on the north side of the spine road. The scope of this reserved matters proposal fits within these parameters.
21. Units 1 and 2 would comprise two warehouse buildings located to the south side of the spine road and there would be two areas of car parking and landscaping provided to the front of the units adjacent to the spine road. This leaves a large area to be dedicated to servicing and manoeuvring to the south of the site, which provides a significant stand off from the highway at Euxton Lane thereby reducing the prominence of the buildings.
22. The largest of the units, Unit 3, would be set furthest from Euxton Lane with an area of parking and landscaping between the building and the spine road. This positioning is such that it would be largely screened from the most prominent views along Euxton Lane, whilst allowing for a sense of arrival on the spine road. There would be a large service yard to the east of Unit 3, which would enable a significant separation between the building and the planned housing development on the parcel of land to the east.
23. The proposed layout would be suitable in the context of a planned industrial development and would ensure adequate separation of the buildings from the most sensitive receptors, whilst providing an adequate sense of arrival from within the estate and a logical arrangement for effective use. The proposed layout of the site is considered acceptable on this basis.

Scale

24. The approved parameters plan set out the scale of the proposed buildings at outline stage. For the part of the site to the south of the spine road, to which this application relates, it restricts building heights to 3 storey (15m) and to 2 storey (10m) within approximately 35m of Euxton Lane. For the part of the site to the north of the spine road building heights are restricted to 3 storey (15m) by the parameters plan. These heights are defined as referring to roof level.
25. All of the units have a maximum floor to lowest part of ceiling height of less than 12 m. The height of each unit from base level to eaves height is as follows: Unit 1: 9.74m, Unit 2: 9.73m and Unit 3: 10.60m. The figures to ridge level for each unit are as follows: Unit 1: 11.27m, Unit 2: 11.44m and Unit 3 15.60m. The increases in height from eaves height to ridge level height reflects the fact each unit benefits from a shallow dual pitch roof. The reason Unit 3 is taller than Units 1 and 2 reflects the fact that its footprint is greater.
26. It is important to note that the overall extent of the area covered under the reserved matters application cannot be described as flat. This is because there is a definable slope from east to west. The effect of this is that the change in levels across this part of the site offers scope to model the land so as to create a satisfactory development platform for Units 1 and 2.

27. The new platform that would be created would be some 2.5m less than the current ground level in this part of the site. It would have a very slight and virtually indiscernible slope from east to west. This means that the base level of Unit 2 would be slightly higher than Unit 1. However, the difference between the floor levels of the two units, which is approximately 1m, would be near indiscernible.
28. It is also noted that the two units are further northwards and away from Euxton Lane (by over 25m) than those that have already been approved. This is so that the units only slightly encroach into the zone identified on the parameters plan that supports development to a 10m roof level. The rest of the zone has an allowance to 15m (to roof level).
29. There is no definition of what roof level refers to in the context of the approved parameters plan. As such flat roofed buildings could reasonably be constructed up to 15m in height on these parcels of land. This would result in a greater massing of building than those that are proposed as part of this reserved matters application, whereby eaves heights are several meters lower than the height to roof level specified in the parameters plan. It is the eaves that influence the bulk and massing of the buildings and so the incorporation of dual pitched roofs do not appreciably increase the bulk and massing of the proposed structures and ensures that the buildings reflect the scale of development envisaged at outline stage.
30. The target heights also assumed that buildings on this part of the site would be sited to reflect existing topography across the site and related site levels. Indeed, no mention is made at outline application stage of the potential to create lower development platforms the effect of which would be to site buildings below natural land heights/levels. Accordingly, units that are proposed to be sited in that part of the employment land where indicative building heights to roof level should be between a target height of 10m and 15m, need to be considered with a degree of realism and flexibility.
31. In the case of Units 1 and 2 only a small portion falls within the zone where the 10m target building height to roof level applies, whilst Unit 3 only marginally exceeds the 15m target level at 15.6m. Given that the term 'roof level' is not defined and the buildings have pitched roofs, whilst the natural site level is reduced through the creation of a lower development platform it is considered that the buildings reflect the scale of development anticipated on this part of the site. The proposal is, therefore, considered to be in accordance with the parameters agreed at outline stage.

Appearance

32. The floorspace and general scale of the units, along with the integral offices, is reflective of the style and scale of units required by the national, regional and local market. The units are typical of modern and fit for purpose employment units in terms of the scope and flexibility of accommodation that they offer.
33. The materials palette can be described as a mixture of brickwork in the form of a Staffordshire blue brick pointed with a complementary mortar tone, intermixed with TPP reverse profile cladding and microrib cladding as feature panels up to the location of the offices. The roof materials would be Tata Trisomet composite cladding, and the overall colour pallet would be anthracite grey and goosewing grey. The proposed materials would be typical contemporary finishes for warehouse units of this type and reflective of other such units in the locality.

Landscaping and ecology

34. An ecology report was submitted at outline stage that made a number of recommendations that informed the masterplan at that stage. A condition on the outline planning 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 was the creation of a new wildlife pond in the south west corner of the site, however, this was removed from the parameters plan via a section 73 application (20/01307/OUTMAJ) in lieu of a financial contribution towards the off-site provision or improvement of a wildlife habitat pond.

35. This application provides the details of a landscaping scheme within the frontage and parking areas of the units. This landscaping would involve lawned areas, hedges and trees set out in a more formally landscaped arrangement than the ecological buffer zone that comprises part of the strategic landscaping of the site. The proposed landscaping would frame the units to the north and south of the spine road and would soften the appearance of the development to some extent, aiding the sense of arrival through the formalised approach. whilst as proposed to be extended main access road. The proposed landscaping reflects the expectations of the parameters plan and is of a design and extent that reflects the style of modern commercial developments.

Impact on neighbour amenity

36. In terms of neighbour amenity the nearest existing residential properties are those to the south west located on Badgers Walk and the estate beyond; Ingholme and Brookfield, a pair of semi-detached properties located on Euxton Lane to the west of the site and the houses on Strawberry Fields located 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, will be residential properties to the north of the spine road and east of the application site. The proposed units themselves, although large in scale, would have no unacceptable impacts on nearby or anticipated residential property through loss of outlook or light due to the degree of separation, and in the case of the housing development that is underway to the east, due to the relative positioning and difference in levels also.

37. A noise assessment was submitted with the outline application but a condition was imposed (condition no.15) on the outline planning 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 was submitted with the previous application (19/01099/REMMAJ) covering the southern parcel of the site, however, no noise assessment has been provided in relation to the details of the site to the north of the spine road. As this part of the site could be occupied for general industrial use (Class B2) and would be adjacent to a residential development that is under construction, it is considered that a condition should be attached to any grant of reserved matters requiring a noise impact assessment and details of any necessary mitigation measures in the event that it is to be used for Class B2 use.

38. It is considered that the noise report submitted previously provides sufficient information for the Council to conclude that noise from the development would be acceptable given the uses anticipated for this site under the outline planning permission, subject to further details being required if Unit 3 were to be used for Class B use. There are no other issues in relation to residential amenity that would make the proposal unacceptable.

Highway safety

39. The Chorley Local Plan 2012-2026 sets out the Council's parking standards at policy ST4 and its associated appendix. The proposal complies with the Council's parking standards. LCC Highway Services have confirmed they have no objection to the proposal in terms of highway safety or capacity but have expressed a preference for the corner radii of the main entrances to the yards housing 'Distribution Units 1-2 and 3 be reduced to 6.0m. However, these were previously agreed with LCC Highway Services for the same type of use as part of the previously approved reserved matters. It would, therefore, seem counterintuitive to reduce the access width given the type of use proposed and previous consent.

Community Infrastructure Levy

40. The Chorley CIL Infrastructure Charging Schedule provides a specific amount for development. The CIL Charging Schedule was adopted on 16 July 2013 and charging commenced on 1 September 2013. The proposed development would be a chargeable development and the charge is subject to indexation in accordance with the Council's Charging Schedule.

Conclusion

41. The proposed development is considered to be within the parameters of the outline planning permission and the details for this part of the site are considered acceptable.

RELEVANT HISTORY OF THE SITE

Ref: 15/00096/SCE **Decision:** PESCEZ **Decision Date:** 18 February 2015
Description: Request for Screening Opinion Pursuant to Regulation 5 of The Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2011 for a mixed use development comprising Digital Health Park, light industrial/employment units (B1/B2/B8), care home and specialist care facility (C2), local convenience store (A1), family pub (A4), residential units (C3), and associated access, landscaping and infrastructure.

Ref: 15/00224/OUTMAJ **Decision:** PERFPP **Decision Date:** 4 December 2015
Description: 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.

Ref: 16/00337/REMMAJ **Decision:** PERRES **Decision Date:** 13 May 2016
Description: 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).

Ref: 18/00046/DIS **Decision:** PEDISZ **Decision Date:** 3 January 2020
Description: Application to discharge conditions 1 (phasing plan); 3 (levels); 5 (samples of materials); 7 (ground contamination); 11 (construction method statement); 16 (surface water drainage); 17 (foul water drainage); 20 (site access and off site highway works); 21 (estate street phasing); 22 (future management and maintenance of streets); 23 (construction details of streets); 26 (risk assessment) and 30 (services provision) of outline planning permission ref:15/00224/OUTMAJ (which was for the means of access 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) and conditions 3 (amphibian crossing tunnels), 5 (elevational treatment below FFL and 6 (noise assessment) of reserved matters consent ref. 16/00337/REMMAJ (which was 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).

Ref: 18/00161/FUL **Decision:** PERFPP **Decision Date:** 17 April 2018
Description: Widen existing access, re-surface area using reinforced concrete

Ref: 18/00316/FUL **Decision:** PERFPP **Decision Date:** 8 June 2018
Description: Temporary construction access

Ref: 18/00373/MNMA **Decision:** PEMNMZ **Decision Date:** 2 August 2018
Description: Minor non-material amendment to the development approved under reserved matters consent 16/00337/REMMAJ (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) involving changes to the Digital Office building to include omission of overhanging features, substitution of materials from cladding to render and brick and reduction in glazing, reduced FFL from 80.000 to 76.500; amendments to car parking layout and relocation of substation to the north east of the site; and removal of 2no. trees.

Ref: 18/01115/MNMA **Decision:** PEMNMZ **Decision Date:** 19 December 2018
Description: Amendment to approved scheme (ref: 15/00224/OUTMAJ) to substitute a revised parameters plan so that: 1) use classes A1 and A4 are no longer relevant to the proposed development; 2) use class C2 is now located left of the proposed access point; 3) use class D1 has been reduced at the entrance to the site but is now also located at the far north; 4) use classes B1 / B2 and B8 are also located at the far north of the site and have retained their position south of the spine road; 5) use class C3 has been shifted slightly to the right to accommodate the previous point.

Ref: 19/00904/REMMAJ **Decision:** PERRES **Decision Date:** 15 March 2021
Description: Reserved matters application for the erection of 122 dwellings (appearance, landscaping, layout, and scale) pursuant to outline planning permission 15/00224/OUTMAJ.

Ref: 19/01099/REMMAJ **Decision:** PERRES **Decision Date:** 29 May 2020
Description: Reserved matters application the erection of mixed industrial/employment units (Use Classes B1/B2/B8) (appearance, landscaping, layout, and scale) (resubmission of approved application 16/00337/REMMAJ) pursuant to outline planning permission 15/00224/OUTMAJ

Ref: 20/00147/REM **Decision:** PERRES **Decision Date:** 7 May 2020
Description: Reserved matters application (appearance, landscaping, layout, and scale) for a childrens nursery / after school care facility and ancillary sports / activity building pursuant to outline planning permission 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).

Ref: 20/00631/DIS **Decision:** PEDISZ **Decision Date:** 16 July 2020
Description: Application to discharge condition no. 32 (BREEAM) of outline planning permission 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.).

Ref: 20/00750/DIS **Decision:** PEDISZ **Decision Date:** 19 August 2020
Description: Application to discharge conditions nos. 7 (ground contamination) and 11 (construction method statement) of outline planning permission ref: 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)

Ref: 20/00759/MNMA **Decision:** PEMNMZ **Decision Date:** 11 September 2020
Description: Application for a minor non-material amendment to planning permission ref: 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) to amend the wording of condition 23 to enable works to commence on-site whilst the technical approval of the highways and drainage design takes place

Ref: 20/00790/DIS **Decision:** PEDISZ **Decision Date:** 3 September 2020
Description: Application to discharge condition no. 9 (energy and sustainability statement) of outline planning permission ref: 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)

Ref: 20/00797/REM **Decision:** PERRES **Decision Date:** 27 November 2020

Description: Reserved matters application for the erection of a care home (appearance, landscaping, layout, and scale) pursuant to outline planning permission 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)

Ref: 20/00865/DIS **Decision:** PEDISZ **Decision Date:** 4 August 2021

Description: Application to discharge condition nos. 16 and 17 (flood risk and drainage strategy), 21 (estate street phasing plan), 22 (management and maintenance of streets) and 25 (Construction Method Statement) of outline planning permission ref: 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)

Ref: 20/01307/OUTMAJ **Decision:** PEROPP **Decision Date:** 9 March 2022

Description: Section 73 application for the variation of condition no.2 (approved drawings) attached to outline planning permission ref. 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) to substitute the approved parameters plan (previously amended under permission ref. 18/01115/MNMA) in relation to the area of land for employment and leisure uses and ecological buffer/landscaping, towards the north western corner of the site.

Ref: 21/00234/DIS **Decision:** PEDISZ **Decision Date:** 21 September 2021

Description: Application to discharge conditions nos.5 (materials), 6 (landscaping), 7 (ground contamination), 11 (construction method statement), 16 (surface water drainage) and 17 (drainage scheme) attached to planning permission ref: 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)

Ref: 21/00236/DIS **Decision:** PEDISZ **Decision Date:** 20 May 2021

Description: Application to discharge condition no.7 (wheel cleaning facilities) attached to planning permission ref: 20/00797/REM (Reserved matters application for the erection of a care home (appearance, landscaping, layout, and scale) pursuant to outline planning permission 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))

Ref: 21/00488/MNMA **Decision:** PEMNMZ **Decision Date:** 1 June 2021

Description: Minor non-material amendment to reserved matters consent 20/00797/REM (Reserved matters application for the erection of a care home (appearance, landscaping, layout, and scale) pursuant to outline planning permission 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)) involving:

Minor footprint alterations, changes to fenestration, lift shaft roof capping, alterations to the roof parapet, brise soleil removed from east elevation, brise soleil to balconies to be replaced with timber alternative, addition of perimeter paving, and relocation of bin store and electric kiosk.

Ref: 21/00678/MNMA **Decision:** PEMNMZ **Decision Date:** 17 August 2021
Description: Minor non material amendment to reserved matters consent 19/00904/REMMAJ (Reserved matters application for the erection of 122 dwellings (appearance, landscaping, layout, and scale) pursuant to outline planning permission 15/00224/OUTMAJ) involving changes to finished floor levels, layout and elevational details

Ref: 21/01130/MNMA **Decision:** PEMNMZ **Decision Date:** 30 September 2021
Description: Minor non material amendment to reserved matters consent 19/00904/REMMAJ (Reserved matters application for the erection of 122 dwellings (appearance, landscaping, layout, and scale) pursuant to outline planning permission 15/00224/OUTMAJ) involving changes to the position of the retaining wall and rear garden boundaries of Plots 100 to 111

RELEVANT 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.

Suggested conditions

1. The Development shall only be carried out in accordance with the approved plans, except as may otherwise be specifically required by any other condition of the outline planning permission or this approval of reserved matters.

Reason: To define the permission and in the interests of the proper development of the site.

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

Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.

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

Title	Plan Ref	Received On
Site Location Plan	873/SFC/LP Rev.A	05 April 2022
Proposed Site Plan	873/SFC/SLP/COM Rev.F	05 April 2022
Site Landscaping Plan	873/SFC/LSP Rev.A	05 April 2022
Proposed Floorplans Type 7 – Distribution 1	873/SFC/CBD7/001	05 April 2022
Proposed Elevations Type 7 – Distribution 1	873/SFC/CBD7/002	05 April 2022
Proposed Roof Plan Type 7 – Distribution 1	873/SFC/CBD7/003	05 April 2022
Proposed Floorplans Type 8 – Distribution 2	873/SFC/CBD8/001	05 April 2022
Proposed Elevations Type 8 – Distribution 2	873/SFC/CBD8/002	05 April 2022
Proposed Roof Plan Type 8 – Distribution 2	873/SFC/CBD8/003	05 April 2022
Proposed Floorplans – Type 6	873/SFC/CBD6/001 Rev.D	05 April 2022

Proposed Elevations – Type 6	873/SFC/CBD6/002 Rev.E	07 June 2022
Proposed Site Sections	873/SFC/SS/01 Rev.F	05 April 2022

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

4. The external facing materials, detailed on the approved plans, shall be used and no others substituted unless alternatives are first submitted to and agreed in writing by the Local Planning Authority, when the development shall then be carried out in accordance with the alternatives approved.

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

5. The development hereby permitted shall only be carried out in conformity with the proposed ground and building slab levels shown on the approved plan(s) or as may otherwise be agreed in writing with the Local Planning Authority before any development is first commenced.

Reason: To protect the appearance of the locality and in the interests of the amenities of local residents.

6. 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.

7. No works to trees and shrubs or vegetation clearance shall occur between the 1st March and 31st August in any year unless a detailed bird nest survey by a suitably experienced ecologist has been carried out immediately prior to clearance and written confirmation provided that no active bird nests are present which has been agreed in writing by the Local Planning Authority.

Reason: Nesting birds are a protected species.

8. The development hereby approved shall be carried out in strict accordance with the Tree Protection Plan (ref. D4954.002) received 12 May 2022 unless otherwise agreed in writing and for the avoidance of doubt 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 private car parking shall be marked out in accordance with the approved plan, before the use of the premises hereby permitted becomes operative, and permanently maintained thereafter.

Reason: To allow for the effective use of the parking areas.

10. Covered cycle storage facilities shall be provided in accordance with a scheme to be submitted to the Local Planning Authority prior to the first occupation of each unit hereby approved. The approved cycle storage facilities shall be provided before that unit is first occupied and shall be permanently maintained thereafter.

Reason: To allow for the effective use of the parking areas the promotion of sustainable forms of transport and aid social inclusion.

11. Prior to the erection of the superstructure of any building hereby permitted, full details of the alignment, height and appearance of all fences and walls to be erected to the site boundaries (notwithstanding any such detail shown on previously submitted plan(s)) shall have been

submitted to and approved in writing by the Local Planning Authority. No building shall be occupied or land used pursuant to this permission before all walls and fences have been erected in accordance with the approved details. Fences and walls shall thereafter be retained in accordance with the approved details at all times.

Reason: To ensure a visually satisfactory form of development and to protect the amenities of occupiers of nearby property.

12. Prior to the occupation of Unit 3 (identified as Distribution 3 on plan ref. 873/SFC/SLP/COM Rev.F) by a use falling within Class B2 of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 a noise impact assessment and details of any necessary mitigation measures shall first be submitted to and approved in writing by the Local Planning Authority to ensure the cumulative rating level for industrial and commercial sound associated with that Unit shall not exceed the representative background sound level, when assessed at 1 metre from the façade of the nearest noise sensitive locations (NSRs).

Reason: To protect the amenity of local residents from undue noise.