

Chorley
Council

Planning
Committee Meeting

12 July 2022



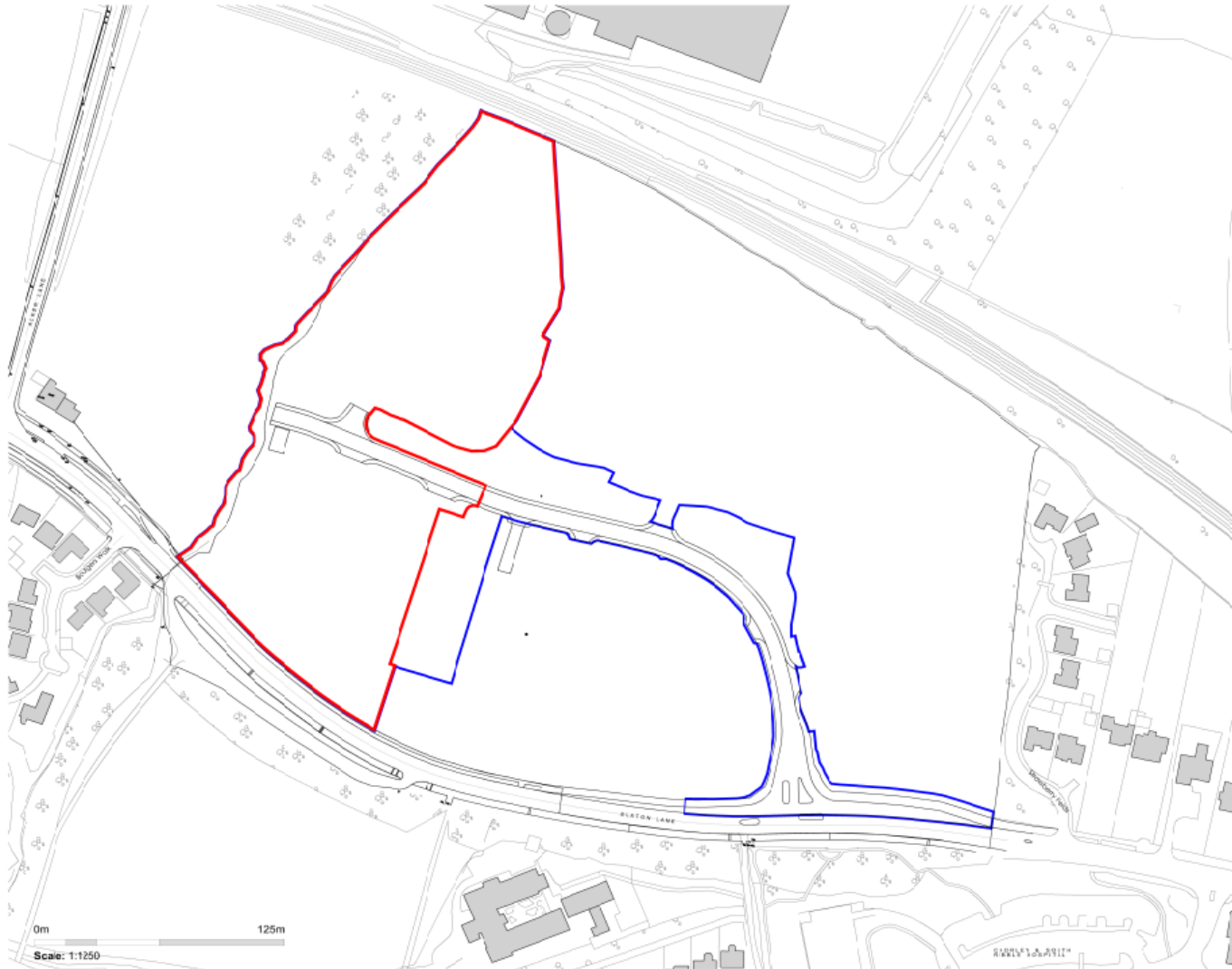
Item 3h

22/00402/REMAAJ

The Strawberry Fields Digital Hub

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 Plan



- NOTES
- Boundaries and areas are for information only.
 - All dimensions are to be rounded up to the next whole number.
 - All areas are to be rounded up to the next whole number.
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Rev: 13/12/11 Boundaries and areas are for information only.

bpd Architecture
 CIAA registered practice
 bpd Architecture
 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

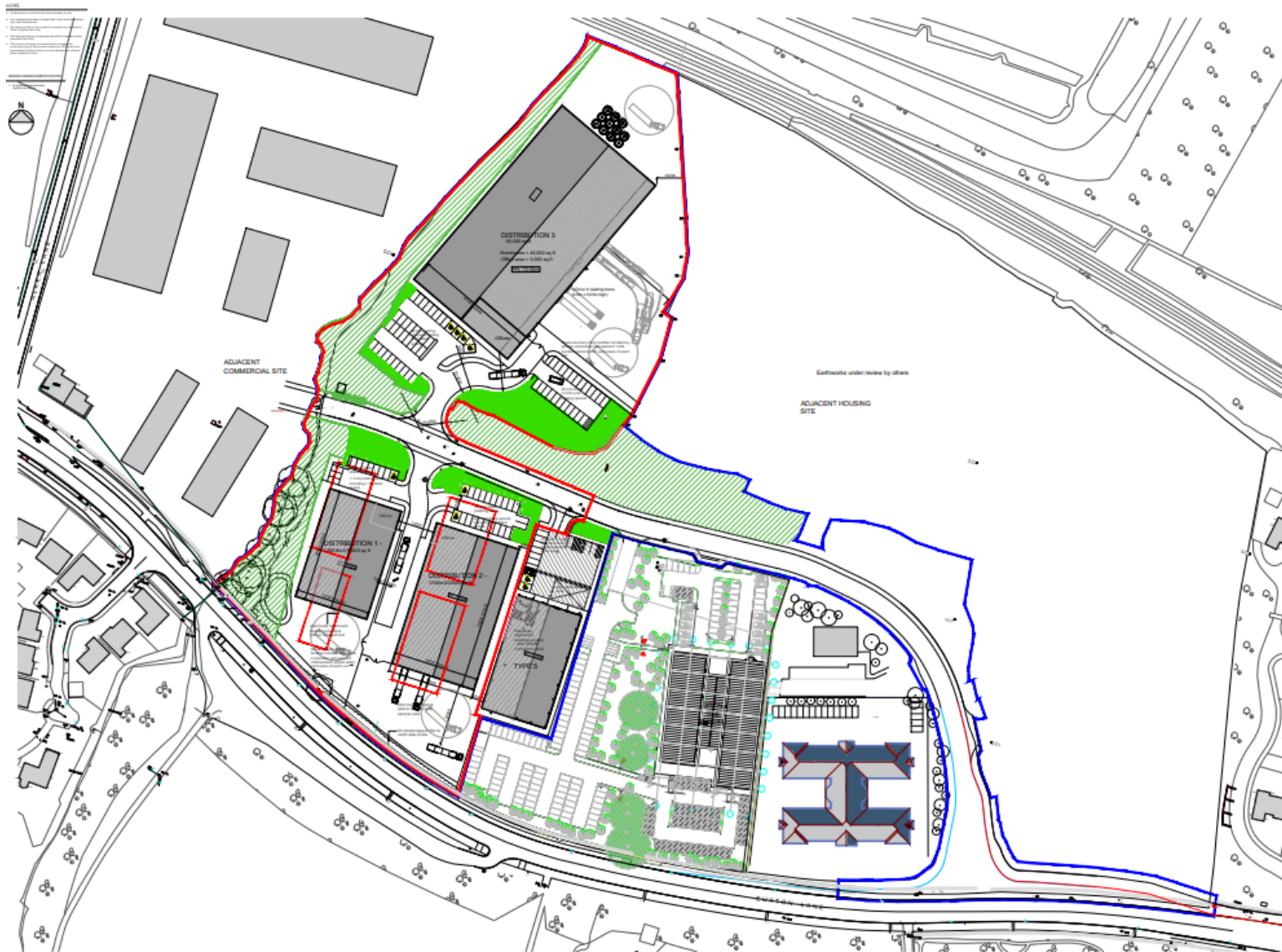
**Chartered Institute of
 Architectural Technologists
 Registered Practice**

**Primrose Holdings,
 Strawberry Fields, Euxton Lane, Chorley**

**SITE LOCATION PLAN
 (Overall site edged blue)**

| | | | |
|------------|-------------------|-----|----------|
| Scale @ A2 | Site | Rev | Date |
| 1:1250 | North 2012 | 013 | MD8 |
| Proj No | 873/SFC/LP | | Rev |
| | | | A |

Proposed site plan



Summary of Proposed Development

| Item | Area | Volume | Notes |
|----------------|---------------|---------------|--------------------|
| Distribution 1 | Building Foot | 10,000 | 10000 sq ft |
| Distribution 2 | Building Foot | 10,000 | 10000 sq ft |
| Distribution 3 | Building Foot | 10,000 | 10000 sq ft |
| Other | Building Foot | 1,000 | 1000 sq ft |
| Total | | 31,000 | 31000 sq ft |

Site Area: 100,000 sq ft (2.25 Acres)

- Off-Road Parking Area
- Disabled Parking (per 2.2.2.1.1)
- Application Boundary Line
- Proposed Landscaping Area
- Green-Ease Buffer Zone
- Proposed Future ground floor level of building

Scale: 1:500 @ A3 Paper

PLANNING ISSUE

bpj Architecture
 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

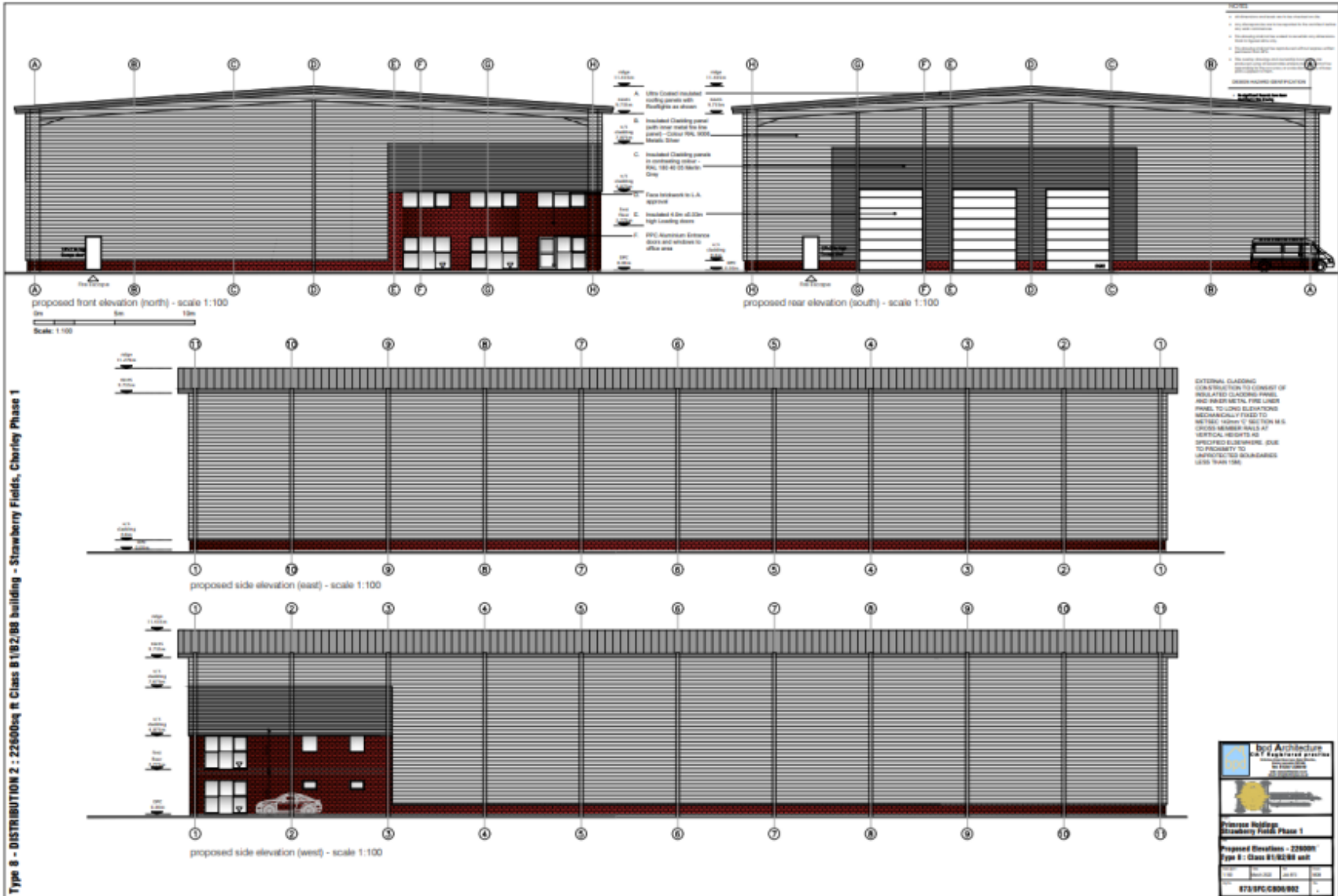
Please contact:
 Elizabeth Field, Practice Lead, Deputy
 Planning Officer

Project Name: Commercial Development
 Project Ref: 2023/0001

Site: [Location]

2023/0001

Proposed elevations



Type 8 - DISTRIBUTION 2 : 22600sq ft Class B 1/2/08 building - Strawberry Fields, Chorley Phase 1

Dot Architecture
 100-100-100
 100-100-100
 100-100-100

Project Building
 Strawberry Fields Phase 1

Proposed Elevations - 23/09/11
 Type 8: Class B 1/2/08 unit

| | | | |
|------|------------|------------|------|
| 1:00 | 2011-09-23 | 2011-09-23 | 100% |
| 1:00 | 2011-09-23 | 2011-09-23 | 100% |

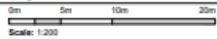
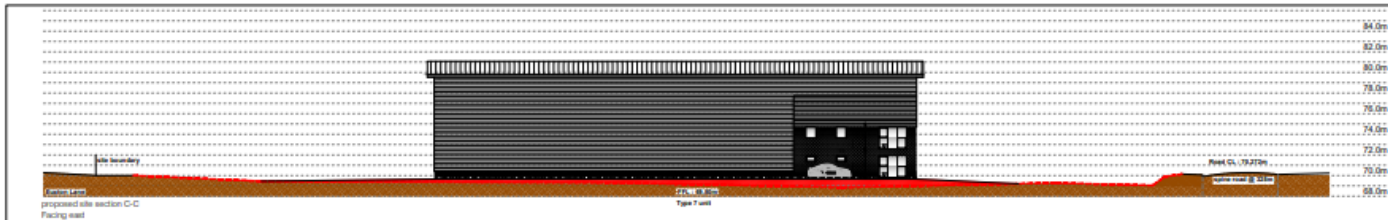
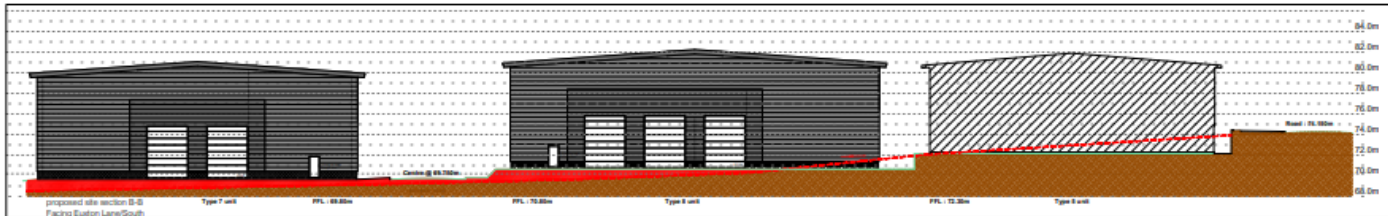
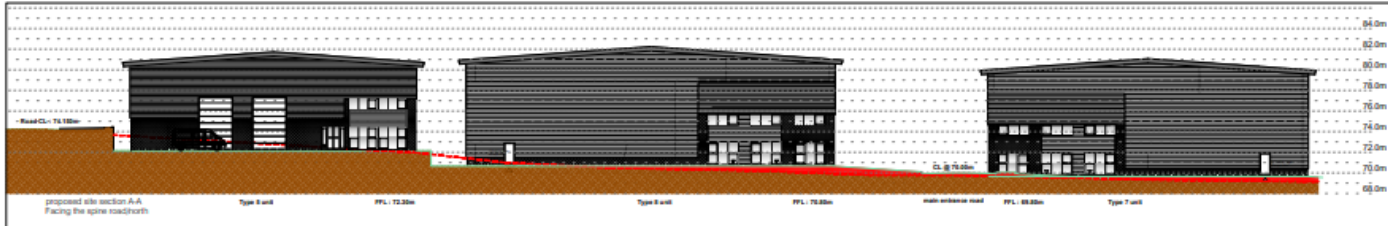
873-SPC-000/002

Proposed elevations



Proposed site sections

Strawberry Fields, Chorley Phase 1 - Site Sections



NOTES

- 1. All dimensions are in metres unless otherwise stated.
- 2. All dimensions are to the centreline of the building unless otherwise stated.
- 3. All dimensions are to the finished floor level unless otherwise stated.
- 4. All dimensions are to the ground level unless otherwise stated.
- 5. All dimensions are to the finished floor level unless otherwise stated.
- 6. All dimensions are to the finished floor level unless otherwise stated.

DESIGN+ASSEMBLY IDENTIFICATION

- 1. All dimensions are in metres unless otherwise stated.
- 2. All dimensions are to the centreline of the building unless otherwise stated.



bdp Architecture
11, Church Street, Chorley
Tel: 01257 358888
www.bdp-architecture.com

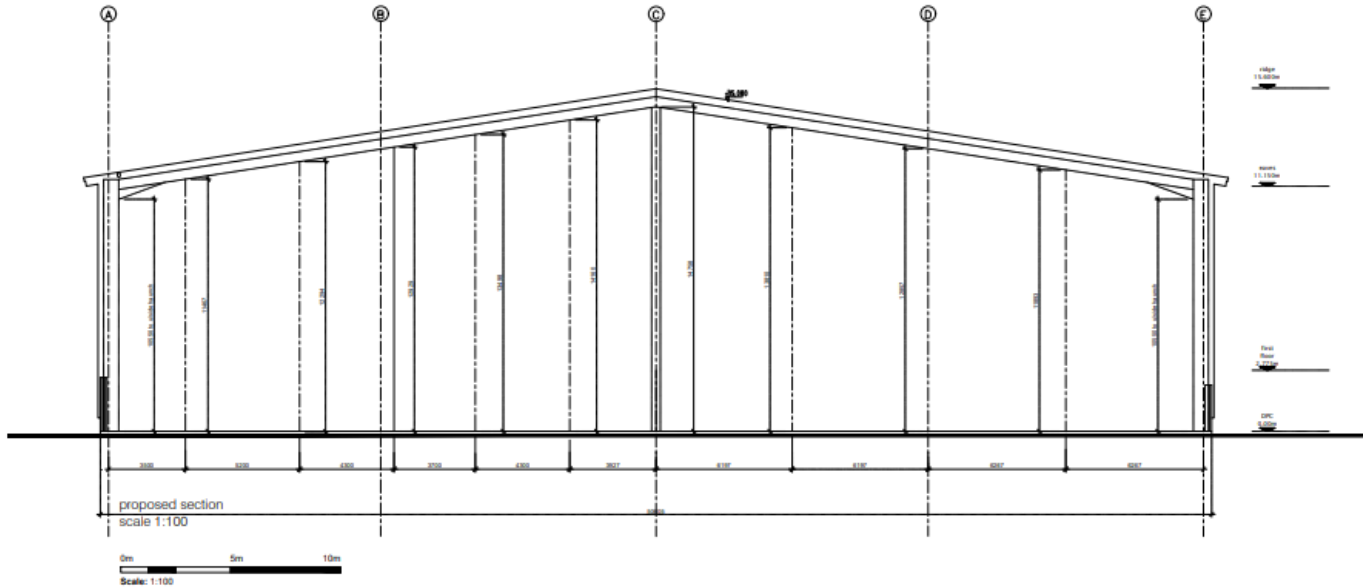
Princess Holdings
Strawberry Fields, Chorley

Proposed Site Sections
RESURVEYING APPLICATION

| | | | |
|---------------|----------|----------|-----|
| 100 | Rev: 001 | 08.07.20 | 028 |
| 873/SFC/S5/01 | | | F |

Proposed section

- NOTES**
- All dimensions are in millimetres unless otherwise stated.
 - Dimensions are given to the centre of the member unless otherwise stated.
 - Dimensions are given to the face of the member unless otherwise stated.
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- DESIGN MARKING IDENTIFICATION**
- Design Marking: **673/FC/CR06/001**



Type 6 50000sq ft Class B1/B2/B8 building - Strawberry Fields, Chorley Phase 2

bpd Architecture
 Ltd Registered practice
 No. 512072380
 No. 512072380
 No. 512072380

Primeo Holdings
 Strawberry Fields Phase 2

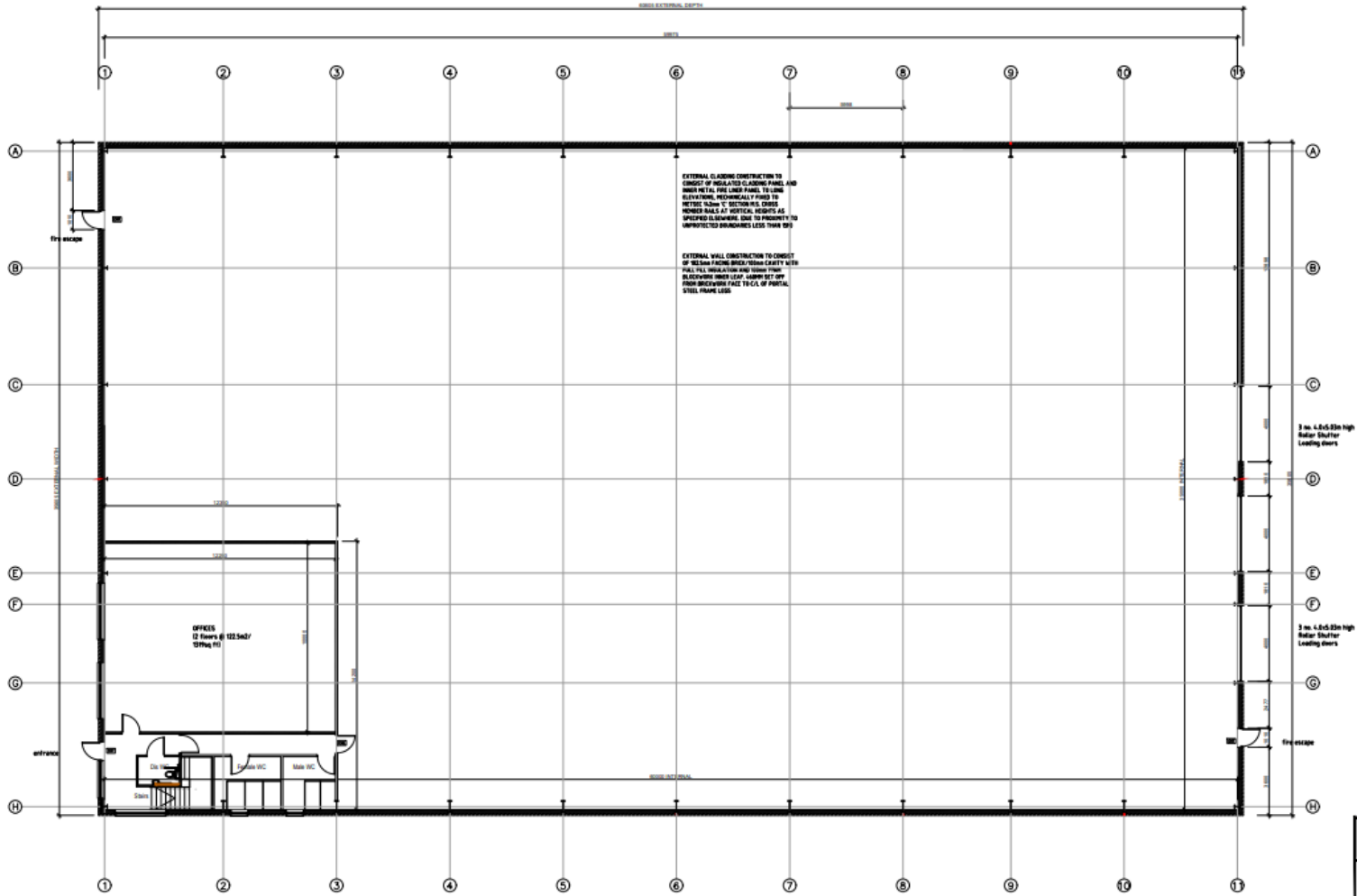
Indicative Section - 50000ft
 Type 6 : Class B1/B2/B8 unit

07/08 08/08 09/08 10/08 11/08 12/08 13/08 14/08 15/08 16/08 17/08 18/08 19/08 20/08 21/08 22/08 23/08 24/08 25/08 26/08 27/08 28/08 29/08 30/08 31/08

673/FC/CR06/001

Proposed floorplan

Type 8 - DISTRIBUTION 2 : 22600sq ft Class B1/B2/B8 building - Strawberry Fields, Chorley Phase 1



REVISED

- All dimensions and details to be checked for consistency.
- All dimensions and details to be checked for consistency.
- All dimensions and details to be checked for consistency.
- All dimensions and details to be checked for consistency.
- All dimensions and details to be checked for consistency.

DESIGN/ISSUE IDENTIFICATION

Issue No. **Description**

bdp Architecture
INCORPORATED PRACTICE
REGISTERED ARCHITECTS
No. 15551 20015
AND ARCHITECTS IN A.P.

Prison Holdings
Strawberry Fields Phase 1

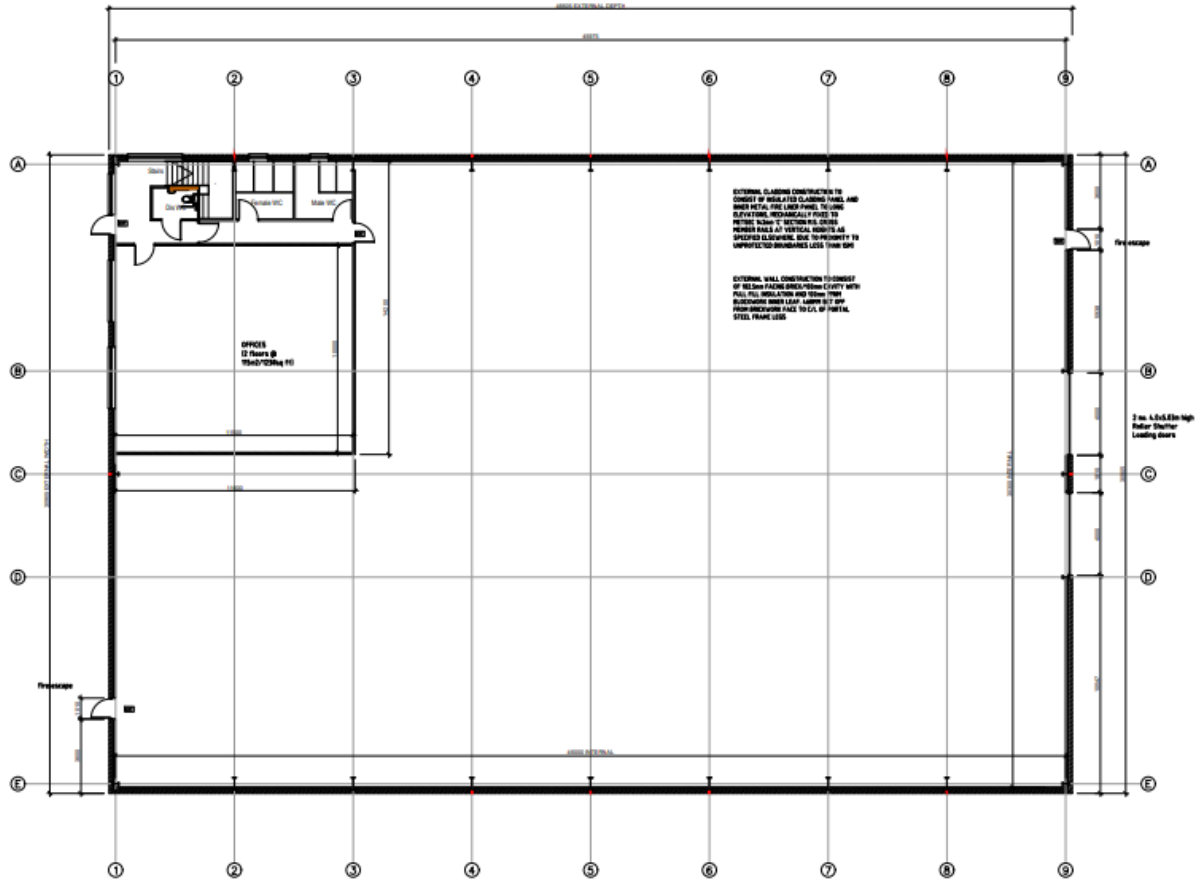
Proposed floorplans - 22600ft²
Type 8 : Class B1/B2/B8 unit

| | | |
|-------------|-----------|-----------|
| Project No. | 220000000 | 220000000 |
| Date | 2022 | 2022 |
| Scale | 1:100 | 1:100 |

873/UPC/006/001

Proposed floorplan

Type 7 - DISTRIBUTION 1 : 15000sq ft Class B1/B2/B3 building - Strawberry Fields, Chorley Phase 1



Ground floor plan - scale 1:100
 COMBINED INTERNAL SPACE
 1303.8x13303 sq ft (internal)
 0m 5m 10m
 Scale: 1:100

NOTES

- 1. ALL DIMENSIONS IN THIS PLAN ARE TO FACE UNLESS STATED OTHERWISE.
- 2. ALL DIMENSIONS TO FACE UNLESS STATED OTHERWISE.
- 3. ALL DIMENSIONS TO FACE UNLESS STATED OTHERWISE.
- 4. ALL DIMENSIONS TO FACE UNLESS STATED OTHERWISE.
- 5. ALL DIMENSIONS TO FACE UNLESS STATED OTHERWISE.
- 6. ALL DIMENSIONS TO FACE UNLESS STATED OTHERWISE.
- 7. ALL DIMENSIONS TO FACE UNLESS STATED OTHERWISE.
- 8. ALL DIMENSIONS TO FACE UNLESS STATED OTHERWISE.
- 9. ALL DIMENSIONS TO FACE UNLESS STATED OTHERWISE.

DESIGN HAZARD IDENTIFICATION

Lighting Hazard
Acoustic Hazard

bpd Architecture
 CIVIL ENGINEERING PRACTICE
 100, BURNLEY ROAD
 BURNLEY, LANCASHIRE
 BB10 1AA

Peterlee Holdings
 Strawberry Fields Phase 1

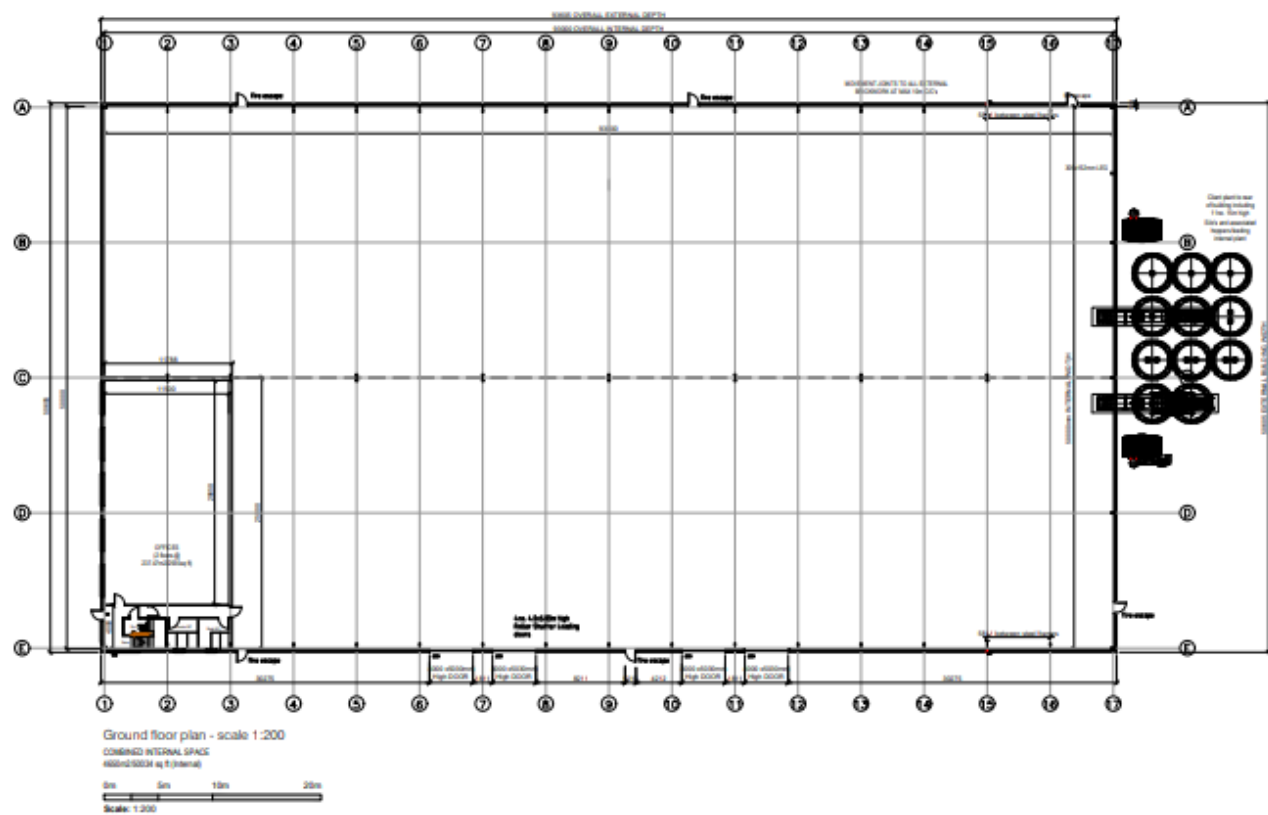
Proposed Buildings - 15000ft
 Type 7 - Class B1/B2/B3

| | | | |
|-----|------|------|----|
| NO. | REV. | DATE | BY |
| 1 | 1 | 2023 | BP |

873/9FC/CB07/001

Proposed floorplan

Type 6 5000sq ft Class B1/B2/B8 building - Strawberry Fields, Chorley Phase 2



NOTES

- 1. All dimensions are to face unless otherwise stated.
- 2. All measurements are to be taken to the finished floor level unless otherwise stated.
- 3. All measurements are to be taken to the finished floor level unless otherwise stated.
- 4. All measurements are to be taken to the finished floor level unless otherwise stated.
- 5. All measurements are to be taken to the finished floor level unless otherwise stated.
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- 13. All measurements are to be taken to the finished floor level unless otherwise stated.
- 14. All measurements are to be taken to the finished floor level unless otherwise stated.
- 15. All measurements are to be taken to the finished floor level unless otherwise stated.
- 16. All measurements are to be taken to the finished floor level unless otherwise stated.
- 17. All measurements are to be taken to the finished floor level unless otherwise stated.

W. Stone Architects Ltd
 W. Stone Architects Ltd
 W. Stone Architects Ltd

W. Stone Architects Ltd
 2nd Floor, 100 High Street, Chorley, Lancashire, PR7 2AA
 Tel: 01257 353535
 Fax: 01257 353536
 Email: info@wstone.co.uk
 Website: www.wstone.co.uk

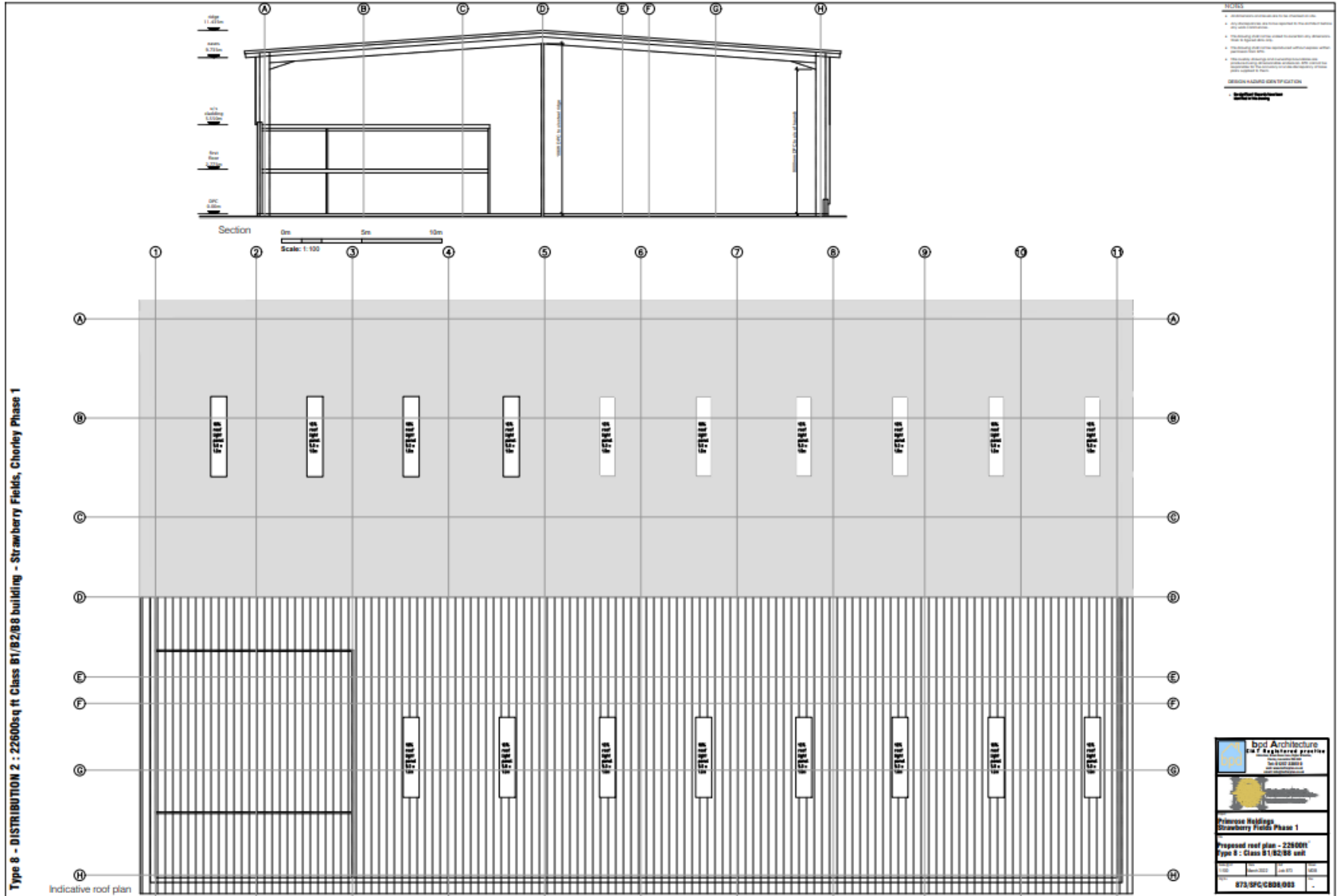
Princess Holdings
 Strawberry Fields Phase 2

Proposed Floorplan - 5000ft²
 Type 6 - Class B1/B2/B8 unit

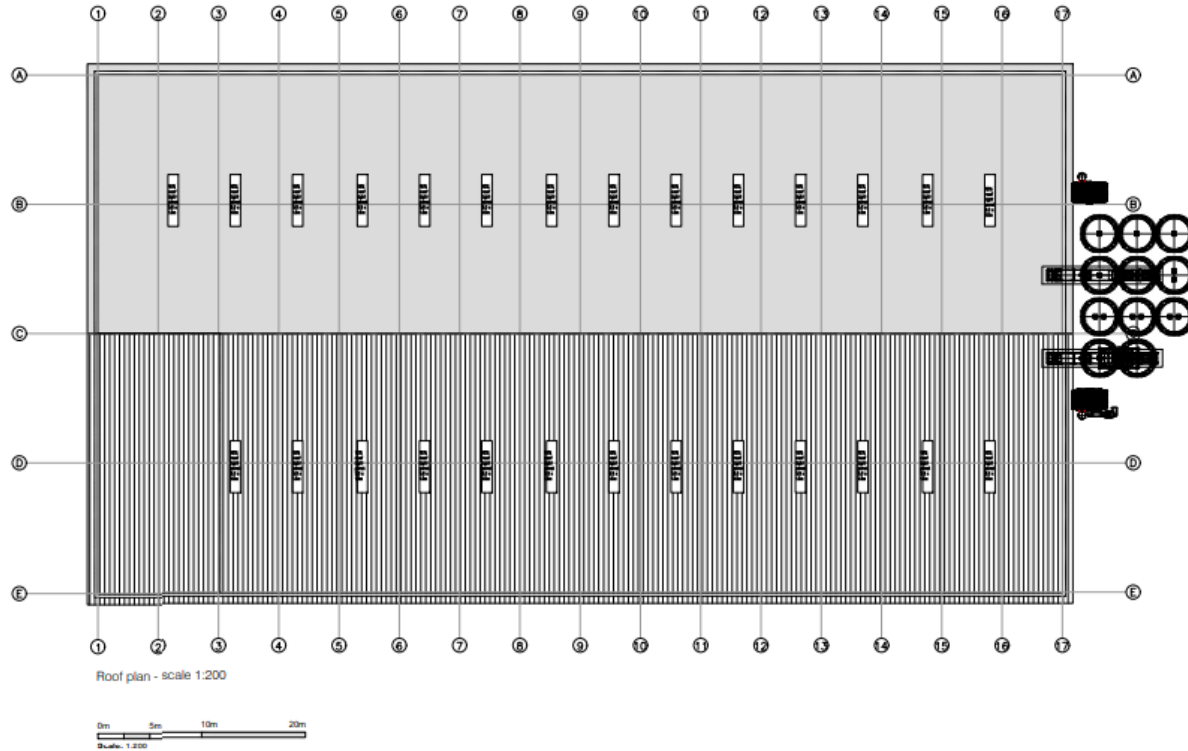
| | | | |
|------------|-----|----------|----------|
| DATE | NO. | BY | CHKD. |
| 12/01/2024 | 001 | W. Stone | W. Stone |

873 970 0806/081

Proposed roof plan



Proposed roof plan



NOTES

- All dimensions and levels are to be checked on site.
- Any dimensions are to be approved by the relevant authority.
- Any work to be carried out is to be subject to approval by the relevant authority.
- The design is based on the information provided and is not to be used for any other purpose without the written consent of the architect.
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- The design is based on the information provided and is not to be used for any other purpose without the written consent of the architect.

DESIGN TEAM IDENTIFICATION

Architect: **Boyd Architecture**
 Registered Architect
 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200