

Chorley
Council

Planning Committee

17th January 2023



Item 3d

22/00826/REM

Lancaster House Farm, Preston Road, Charnock Richard

Reserved matters application detailing appearance and landscaping pursuant to outline planning permission ref:18/00704/OUT (Outline planning application for the erection of 6no. detached dwellings following demolition of existing buildings, including matters of access, scale and layout. All other matters reserved). Including details required by condition no. 4 (materials)

Aerial photograph



Location Plan



Proposed Development Plan






Schedule of Accommodation

Name	Type	sq.ft	Volume
Plot 1	5 Bed Detached	2473	916.755m ³
Plot 2	4 Bed Detached	2212	726.156m ³
Plot 3	5 Bed Detached	2473	916.755m ³
Plot 4	4 Bed Detached	2079	671.881m ³
Plot 5	4 Bed Detached	2078	687.954m ³
Plot 6	5 Bed Detached	2451	963.360m ³
Plot 1 Garage			115.345m ³
Plot 4/5 Garage			178.380m ³
Total		13,766	5,176.586m ³



Schedule of Accommodation

Boundary Plan

	1.2m high beech hedge planted on a 1.1m high stock proof fence
	1.8m high close boarded fence
	1.8m high brick wall
	Existing hedge row
	Hedge row planted on post and mesh fence



Proposed Landscaping Plan

Planting Schedule

Shrubs

Nr	Abbreviated Text	Plant Name	Height/Spread	Container
	Ame can	Amelanchier canadensis	40-60	3L
	Ame lan	Amelanchier lanaroides	40-60	3L
	Auc Var	Aucuba japonica 'Varegata'	20-30	3L
	Ber Aer	Berberis thunbergii 'Aronovvunas'	60-80	3L
	Ber Red	Berberis thunbergii 'Red Chief'	30-40	3L
	Ber dar	Berberis darwinii	30-40	3L
	Ber sds	Berberis x stenostyla	40-60	3L
	Bud Epp	Buddleia davidii 'Eupine Blue'	60-80	5-7.5L
	Gea Aut	Ceanothus 'Autumnal Blue'	40-60	3L
	Gea rep	Ceanothus thyrsiflorus repens	30-40(D)	3L
	Cho ter	Choisya ternata	20-30	2L
	Cor Ele	Comus alba 'Elegansima'	40-60	2L
	Cor Pur	Corylus maxima 'Purpurea'	40-60	3L
	Cor Dio	Comus alba 'Dionica'	40-60	3L
	Cor alb	Comus alba	60-80	3L
	Cot Roy	Cotinus coggygria 'Royal Purple'	30-40	3L
	Cot lac	Cotoneaster lacteus	40-60	3L
	Cot mic	Cotoneaster microphyllus	30-40	3L
	Ela Mac	Elaeagnus pungens 'Maculata'	30-40	3L
	Eac mac	Escallonia macrantha	40-60	3L
	Euo jap	Euonymus japonica	30-40	3L
	Genita	Genetia hepanica	20-30	3L
	Gr Var	Gracilima litoralis 'Varegata'	30-40	3L
	Heb Mid	Hebe 'Midsummer Beauty'	30-40	3L
	Heb rak	Hebe rakaiensis	20-30	3L
	Hyd Blu	Hydrangea macrophylla 'Blue Wave'	30-40	3L
	Hyd Wh	Hydrangea macrophylla 'White Wave'	30-40	3L
	Typ cal	Typicum calycinum	20-25	3L
	Ker jap	Kerria japonica	40-60	3L
	Lig Aur	Ligustrum ovalifolium 'Aureum'	40-60	3L
	Lig ov	Ligustrum ovalifolium	30-40	2L
	Lon Dag	Lonicera nitida 'Daggesen's Gold'	40-60	3L
	Lon nt	Lonicera nitida	30-40	3L
	Phi Red	Photinia x fraseri 'Red Robin'	40-60	5-7.5L
	Phi For	Photinia floribunda 'Forest Flame'	30-40	3L
	Phi Ott	Prunus laurocerasus 'Otto Luyken'	30-40	3L
	Phi Zab	Prunus laurocerasus 'Zabeliana'	20-30(D)	3L
	Phi lau	Prunus laurocerasus 'Scheikaniensis'	60-80	5L
	Phi lus	Prunus lusitana	40-60	3L
	Sam Aur	Sambucus nigra 'Aurea'	60-80	3L
	Shi jap	Shimada japonica	30-40	3L
	Spri Aer	Spiraea x bumalda 'Anthony Waterer'	30-40	2L
	Spri Cor	Spiraea x bumalda 'Gold Flame'	30-40	3L
	Spri ang	Spiraea x angusta	40-60	3L
	Vib dav	Viburnum davidii	20-30	3L
	Vib tin	Viburnum tinus	30-40	3L





Hedges

Nr	Abbreviated Text	Plant Name	Height	Container
	Cor mon	Crataegus monogyna	90-120cm	BR
	Cor ave	Corylus avellana	90-120cm	BR
	Ile Aqu	Ilex Aquifolium	90-120cm	3L

Trees

Plant Name	Form	Girth (cm)
Acer campestre streetwias	Standard	10-12cm
Betula pendula	Standard	10-12cm
Carpinus betulus fastigiata	Standard	10-12cm
Sorbus aucuparia fastigiata	Standard	10-12cm

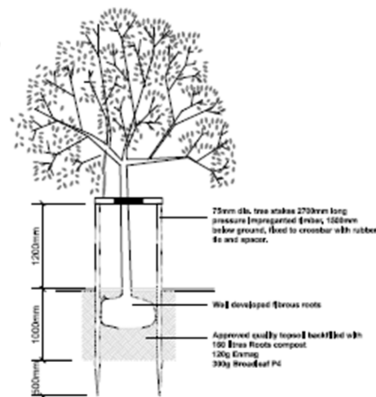
Key

-  Proposed ornamental shrub planting, Including 50mm depth no-fines bark mulch.
-  Proposed hedge planting, Including 50mm depth no-fines bark mulch.
-  Proposed standard or half standard tree planting, Including stake and tie.
-  Proposed areas to be turfed with cultivated grade turf.

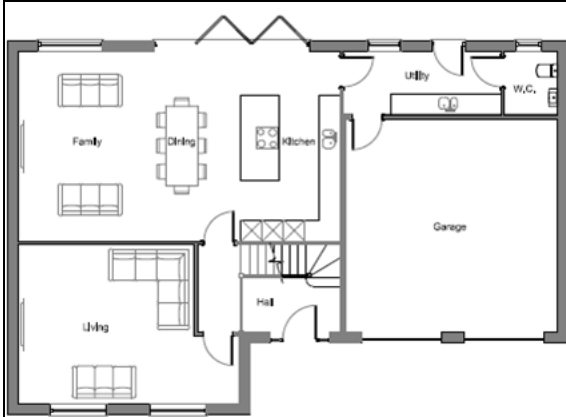
All rear gardens are to be turfed by the developer.

GENERAL NOTES

- The contractor shall ensure that all topsoil is cultivated in accordance with BS 3882. All rubbish, concrete, metal, glass, decayed vegetation, contaminated soil (including subsoil), rubble, fuel, barbed wire or other substances damaging to plants) and stones with largest dimension exceeding 20mm, shall be removed. Topsoil minimum depth to be 400mm for areas of shrub or tree planting and 150mm for areas of turf or grass seeding.
- Cultivate and plant into moist, friable soil, free from compaction and that is not waterlogged, frozen or anaerobic, unless with the express permission of the Landscape Architect.
- All proposed topsoil to comply with BS 3882 and be free from all rubbish, concrete, metal, glass, decayed vegetation, contaminants (as described in 1.) and stones with largest dimension exceeding 20mm.
- All planting and turbing shall conform to BS 3882 & 4028 and shall be carried out in strict accordance with the specifications. All plants to be supplied by nurseries listed by The Horticultural Trades Association Nursery Certification Scheme. No substitutions shall be acceptable without the prior written approval of the Landscape Architect.
- Standard trees to be planted in 600mm x 600mm x 400mm tree pits, and supported using 150x75mm dia stakes, 1500mm long, per tree. Stakes to be driven 900mm into ground prior to placement of rootball. Timber cross-arms to be fixed to top of posts and trees to be secured with steel reinforced rubber belt 25x15 & 20x, Chunty Pax (04), per tree. Tree ties and spacers available from J.Tarps Ltd, Ashford, TN27 9ST in UK and approved products may be used.
- Container grown shrubs to be planted in a pit big enough to accommodate the plant the plant without root damage, and shall in any case be a minimum of 300mm x 300mm x 300mm.
- Bareroot shrubs to be planted between mid-November and mid-March.
- All planting pits to be backfilled with mixture of excavated topsoil and 100% of a slow release 16-10-10 fertilizer. Water all plants thoroughly, immediately after planting, using a pressure or sprinkler. Apply this soil around plants without roots and root tightly to a 100mm depth with no hollows.
- Areas to be turfed shall be cultivated and leveled as required, removing any debris or stones as described in 1. Add a pre-seeding fertilizer to manufacturers' instructions. Use cultivated, seed-free amenity turf, laid with broken subsoil, well buttered up, staked from plants to prevent damage and water sufficiently to prevent shrinkage.
- Areas to be seeded shall be cultivated and leveled as required, removing any debris or stones as described in 1. Sow seed only in March, April or September if possible, to manufacturers' recommendations.
- All planting beds to be mulched using an approved no-fines bark mulch, to a depth of 50mm, ensuring top of the mulch layer is 15mm below adjacent pavements or other surfaces, to prevent rotting.



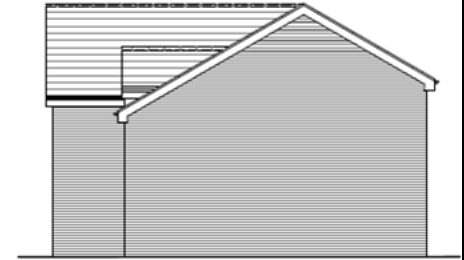
Plots 1 and 3 – Proposed Floor Plans and Elevations



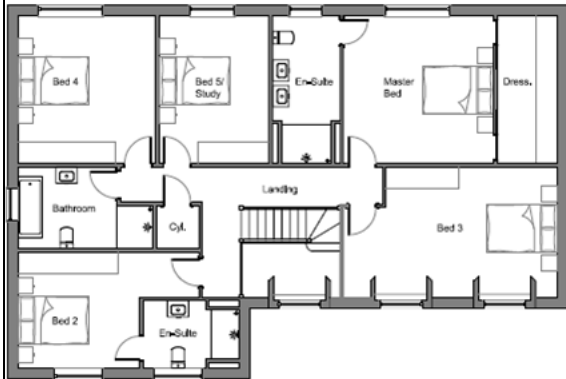
Proposed Ground Floor Plan



Proposed Front Elevation



Proposed Side Elevation



Proposed First Floor Plan



Proposed Rear Elevation



Proposed Side Elevation

Plot 2 – Proposed Floor Plans and Elevations



Proposed Ground Floor Plan



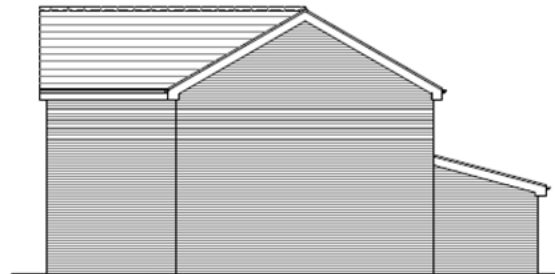
Proposed Front Elevation



Proposed Rear Elevation



Proposed First Floor Plan

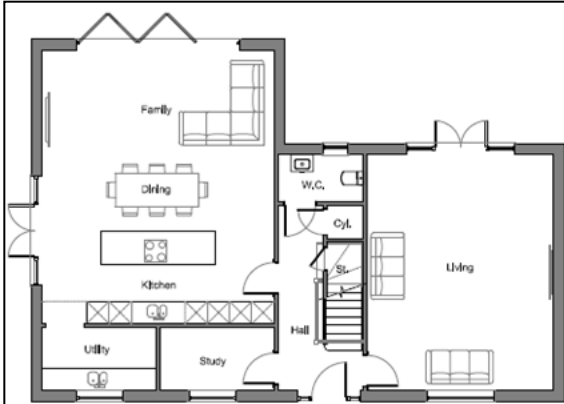


Proposed Side Elevation



Proposed Side Elevation

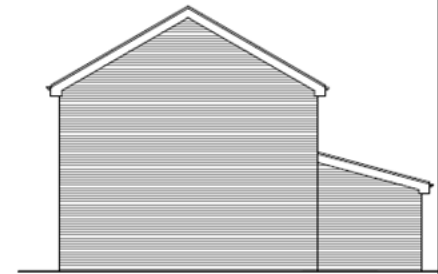
Plot 4 – Proposed Floor Plans and Elevations



Proposed Ground Floor Plan



Proposed Front Elevation



Proposed Side Elevation



Proposed First Floor Plan

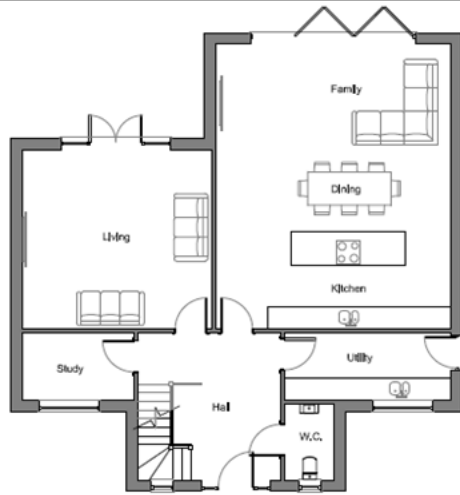


Proposed Rear Elevation



Proposed Side Elevation

Plot 5 – Proposed Floor Plans and Elevations



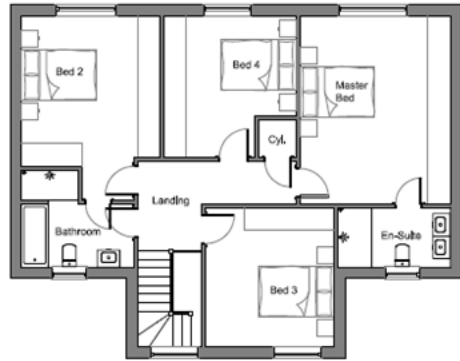
Proposed Ground Floor Plan



Proposed Front Elevation



Proposed Side Elevation



Proposed First Floor Plan

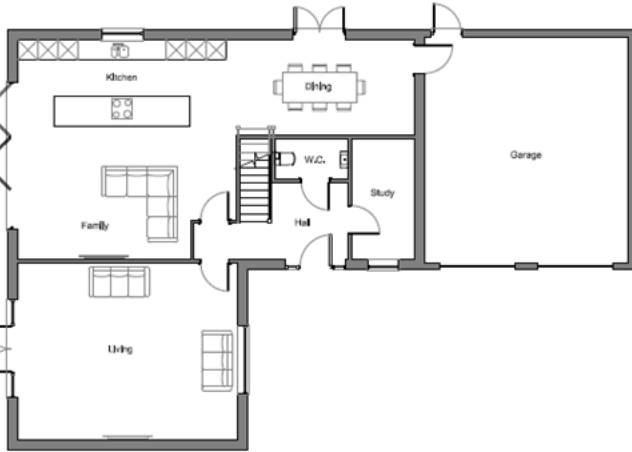


Proposed Rear Elevation



Proposed Side Elevation

Plot 6 – Proposed Floor Plans and Elevations



Proposed Ground Floor Plan



Proposed First Floor Plan



Proposed Front Elevation



Proposed Side Elevation



Proposed Rear Elevation

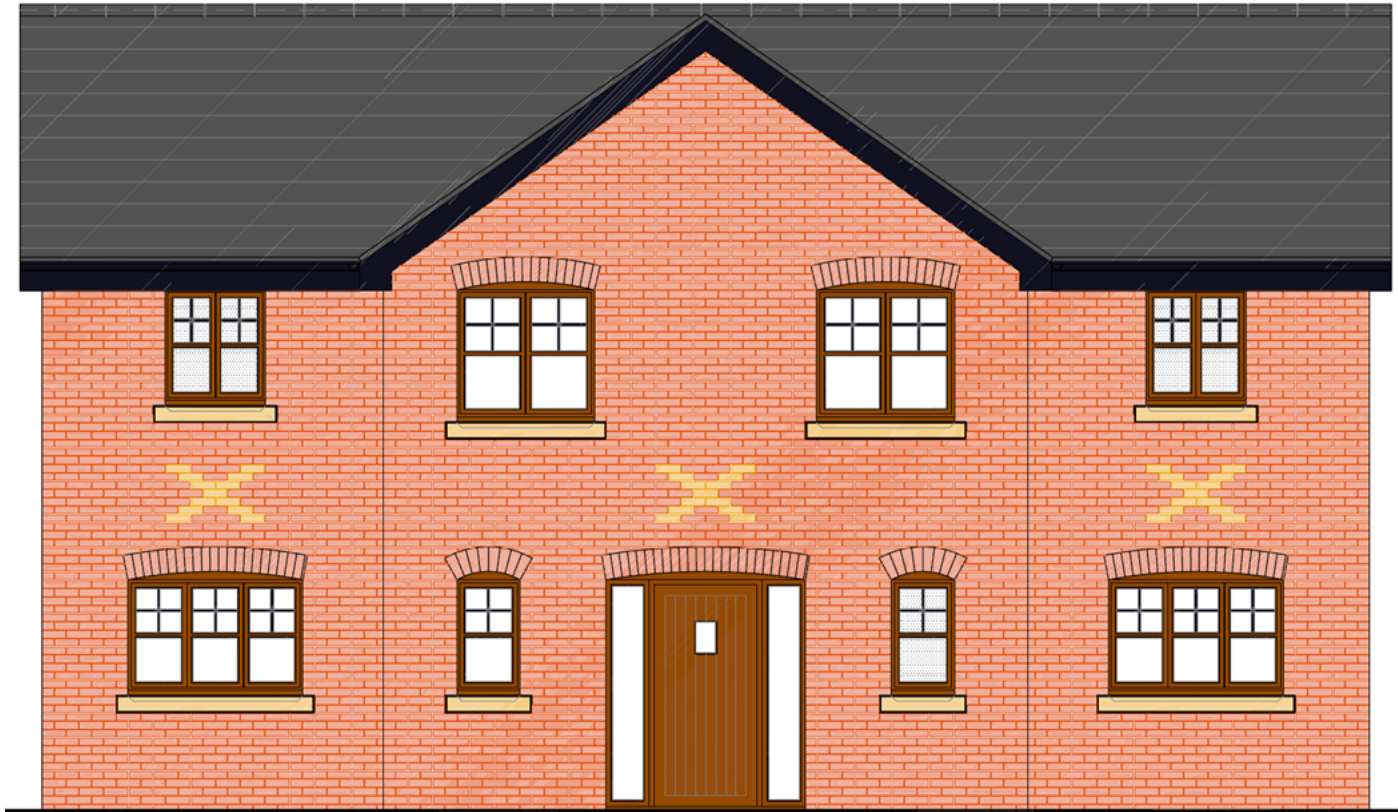


Proposed Side Elevation

Materials

LANCASTER HOUSE FARM, CHARNOCK RICHARD - EXTERNAL FINISHES SCHEDULE

PLOT No.	MAIN BRICK	WINDOW COLOUR	BARGE'S & FASCIA'S	GUTTERS & DOWNPIPES	FRONT DOOR	GARAGE DOOR	ROOF TILE & COLOUR	ARTSTONE	RENDER
1	IBSTOCK IVANHOE COTTAGE BLEND	LIGHT OAK	BLACK PVCu	BLACK PVCu	BLACK	LIGHT OAK	DARK GREY CONCRETE TILE	BATH	N/A
2	IBSTOCK IVANHOE COTTAGE BLEND	LIGHT OAK	BLACK PVCu	BLACK PVCu	BLACK	LIGHT OAK	DARK GREY CONCRETE TILE	BATH	N/A
3	IBSTOCK IVANHOE COTTAGE BLEND	LIGHT OAK	BLACK PVCu	BLACK PVCu	BLACK	LIGHT OAK	DARK GREY CONCRETE TILE	BATH	N/A
4	IBSTOCK IVANHOE COTTAGE BLEND	LIGHT OAK	BLACK PVCu	BLACK PVCu	BLACK	LIGHT OAK	DARK GREY CONCRETE TILE	BATH	N/A
5	IBSTOCK IVANHOE COTTAGE BLEND	LIGHT OAK	BLACK PVCu	BLACK PVCu	BLACK	LIGHT OAK	DARK GREY CONCRETE TILE	BATH	N/A
6	IBSTOCK IVANHOE COTTAGE BLEND	LIGHT OAK	BLACK PVCu	BLACK PVCu	BLACK	LIGHT OAK	DARK GREY CONCRETE TILE	BATH	N/A



Site photos



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