

Chorley
Council

Planning
Committee Meeting

05 December 2023



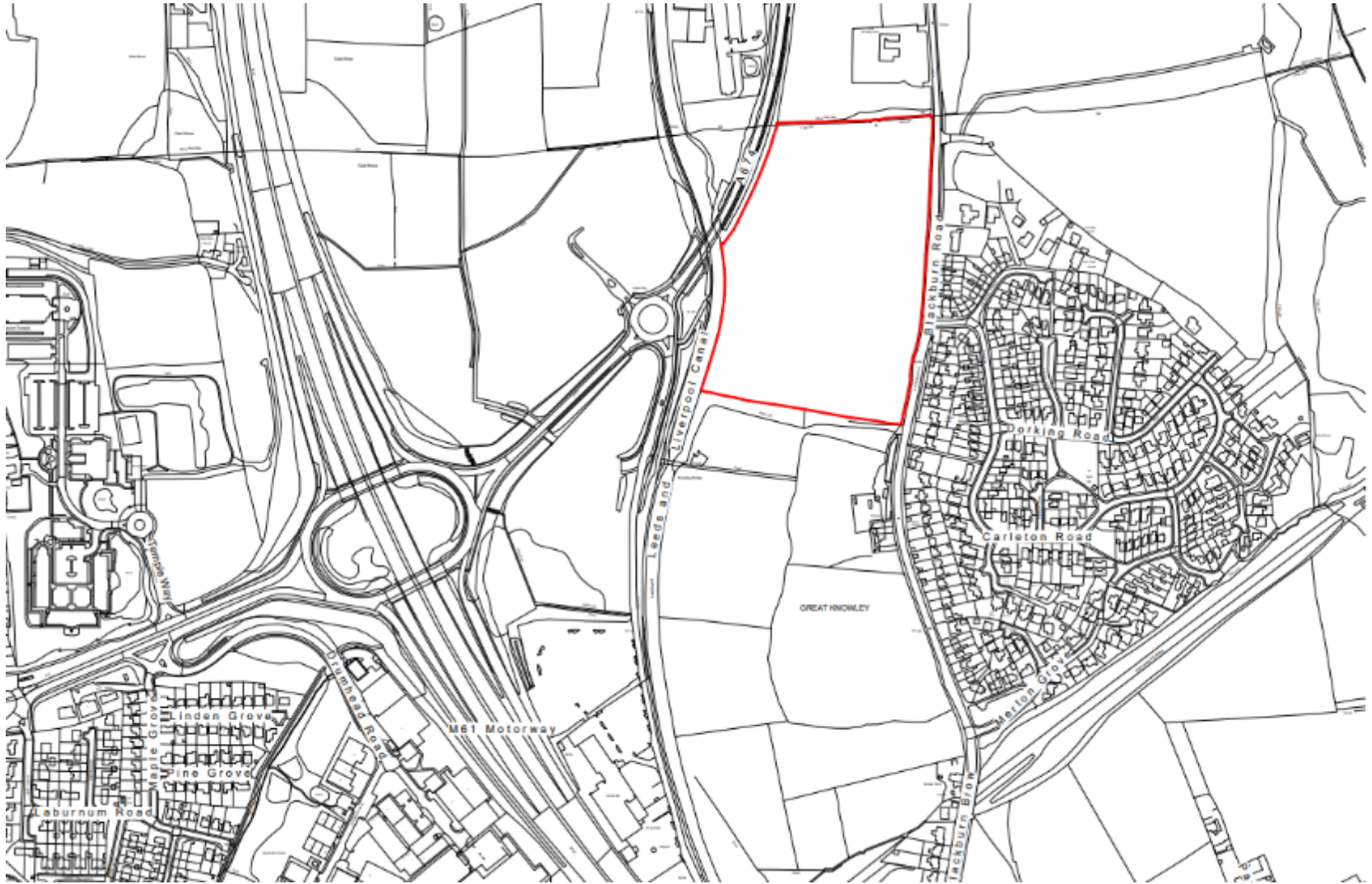
Item 3a

22/01243/FULMAJ

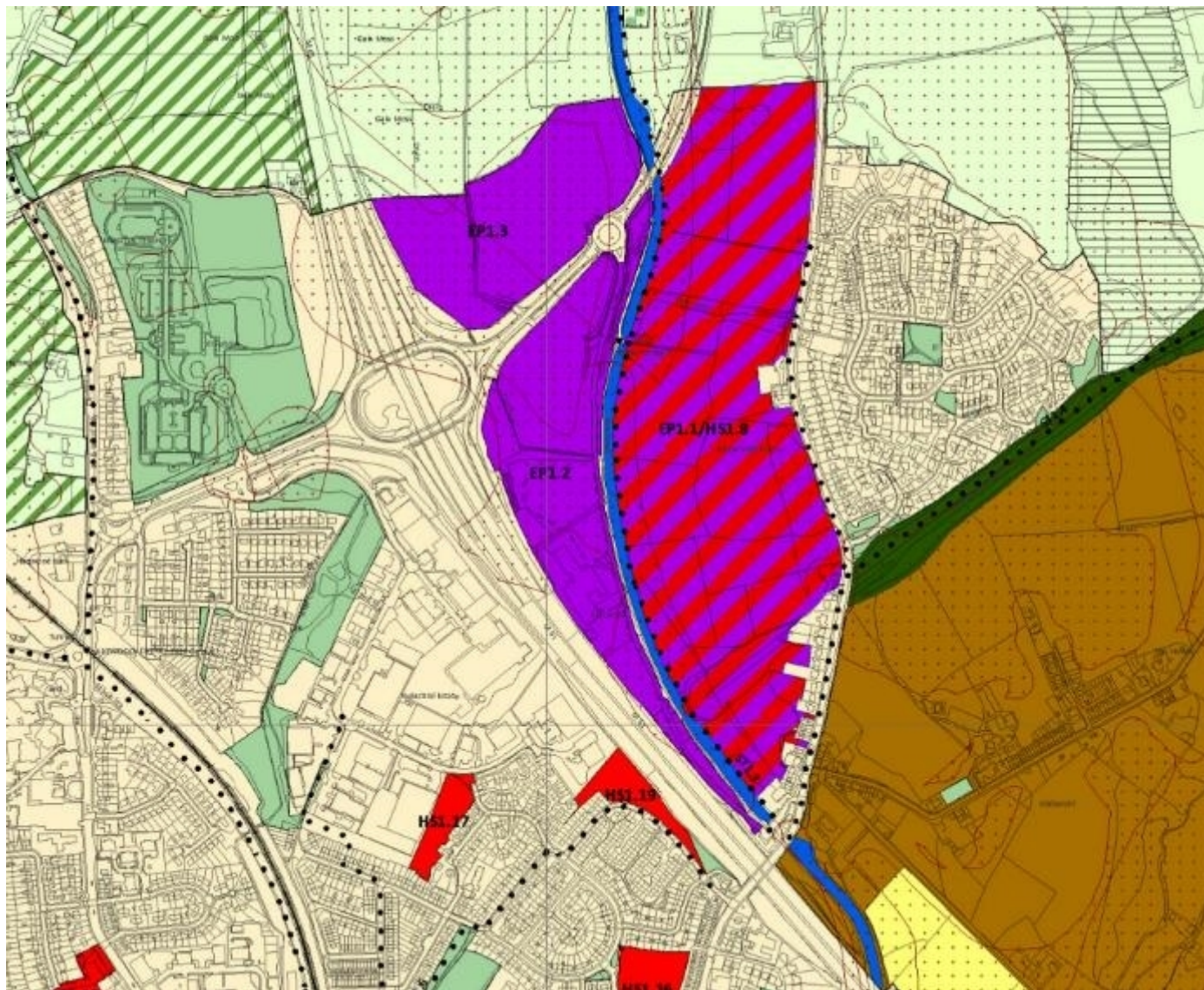
Land To The West Side Of Blackburn Road,
Chorley

Detailed planning application for an employment development (comprising a range of buildings in Use Classes E(g), B2 and B8), including new access of A674, internal circulation, parking, servicing, landscaping and ancillary works

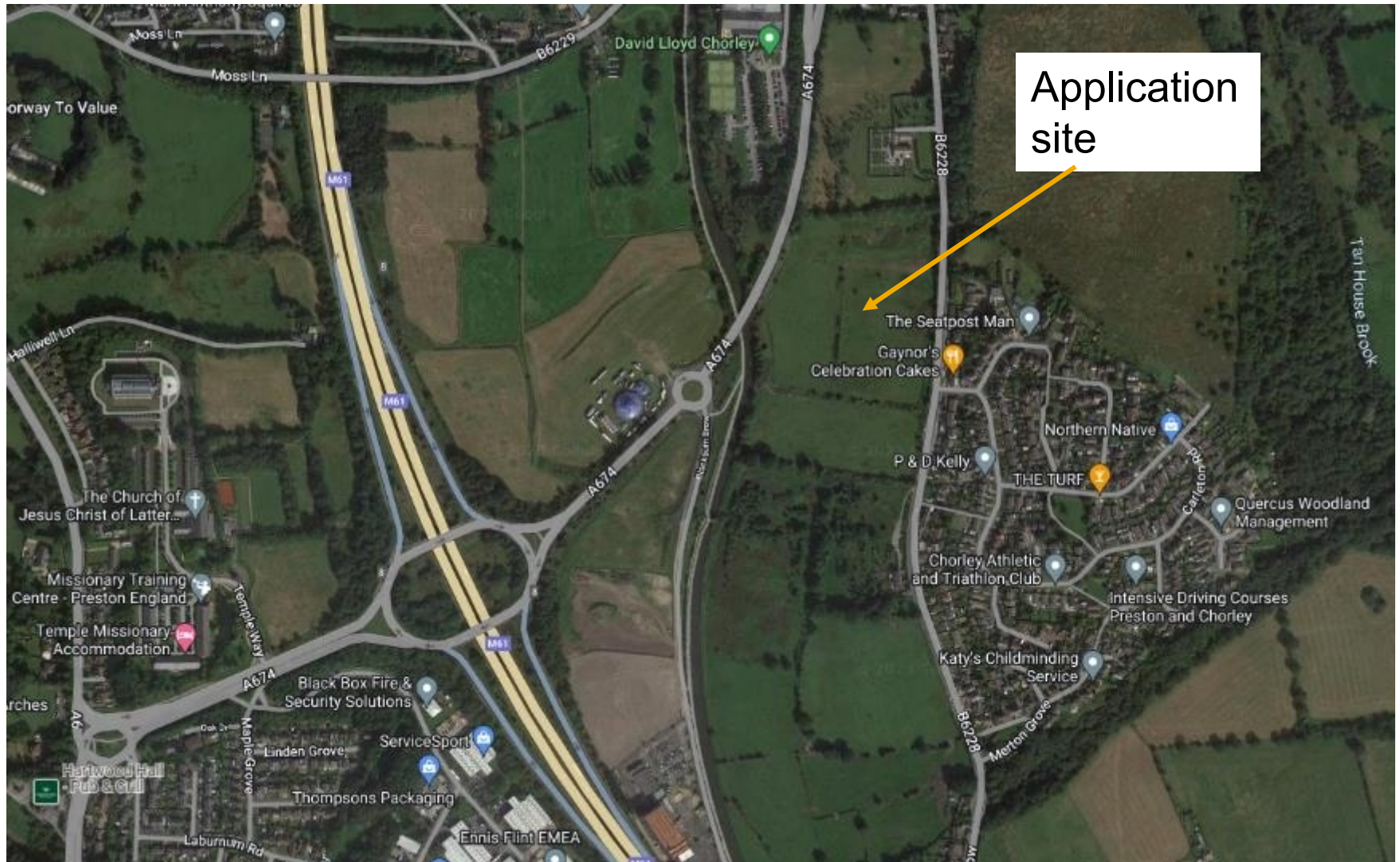
Location plan



Local Plan Allocation



Aerial photo



Site Plan



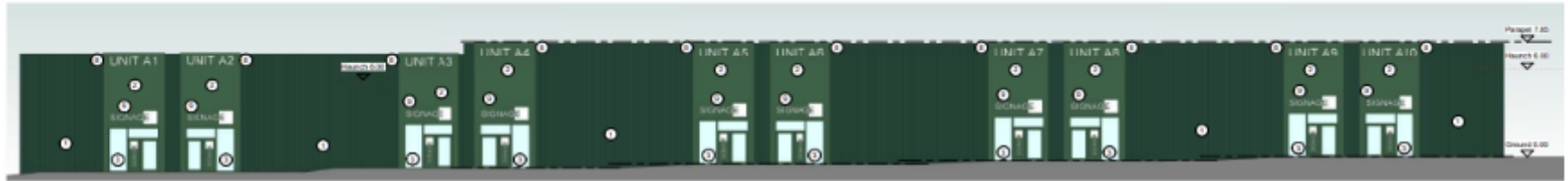
Landscape Strategy Plan



Entrance visual



Cladding colour options



1 Proposed Front Elevation (West) A1 to A10| Green Cladding

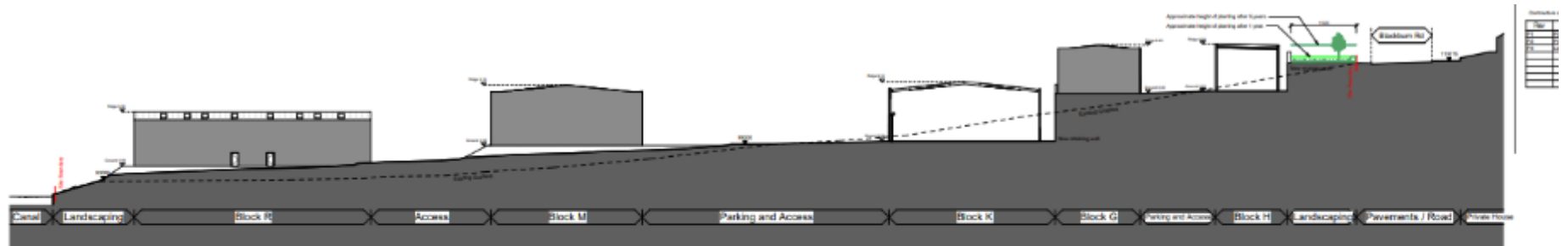


2 Proposed Front Elevation (West) A1 to A10| Green Cladding Option 2

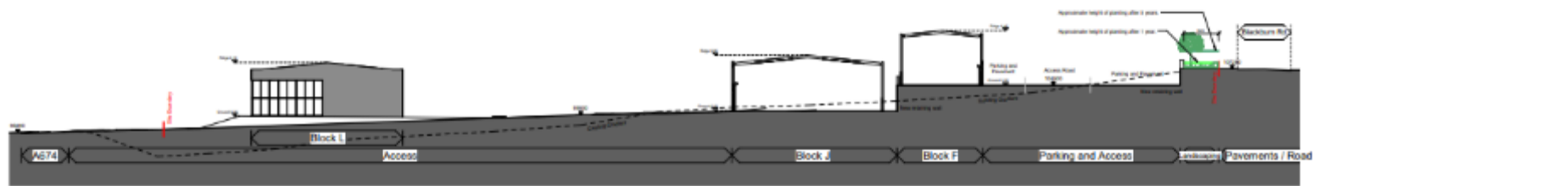


3 Proposed Front Elevation (West) A1 to A10| Gray Cladding

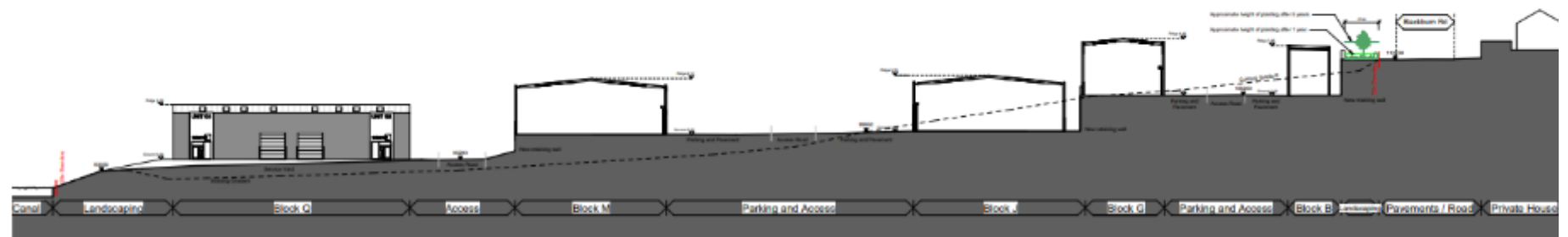
Site sections



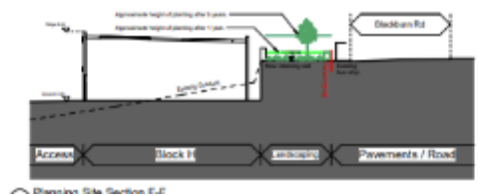
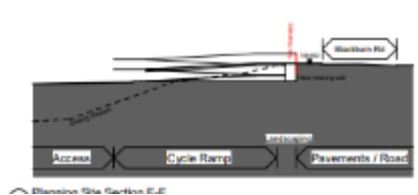
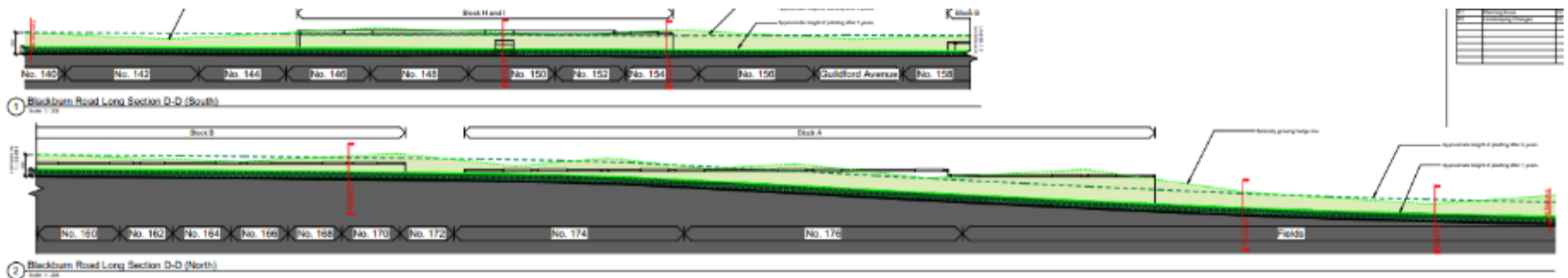
Planning Site Section A-A



Planning Site Section B-B

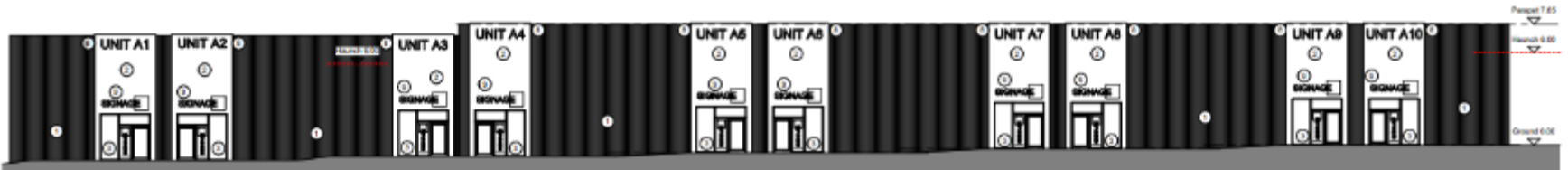


Site sections



Refer to drawing number 1205-02-P40 for
[additional information and details.](#)

Block A elevations



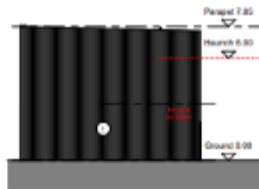
Proposed Front Elevation (West) A1 to A10



Proposed Rear Elevation (East) A1/A10



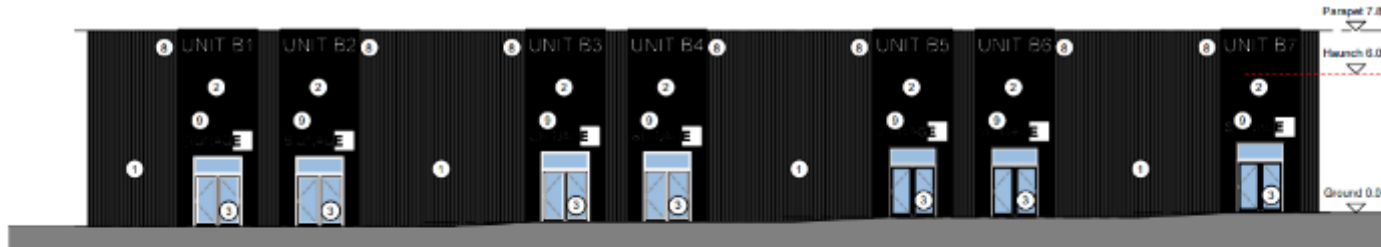
Proposed Left Side Elevation (North)



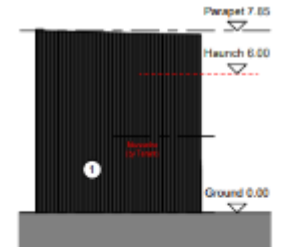
Proposed Right Side Elevation (South)

Materials Legend
 (1) Max Capacity Panel Vertical Composite Cladding Panel
 (2) Panel 200

Block B elevations



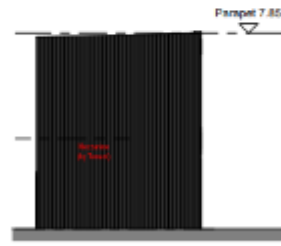
3 Proposed Front Elevation (West)
Scale 1:100



5 Proposed Right Side Elevation (South)
Scale 1:100



4 Proposed Rear Elevation (East)
Scale 1:100

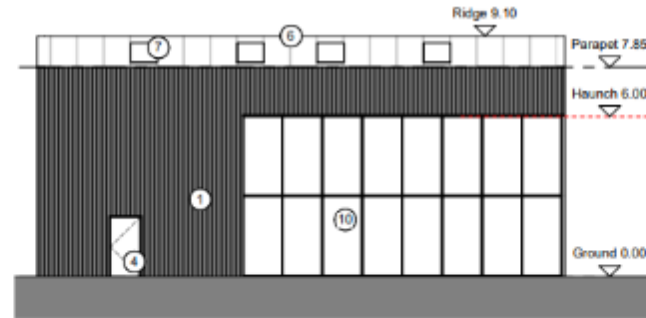


6 Proposed Left Side Elevation (North)
Scale 1:100

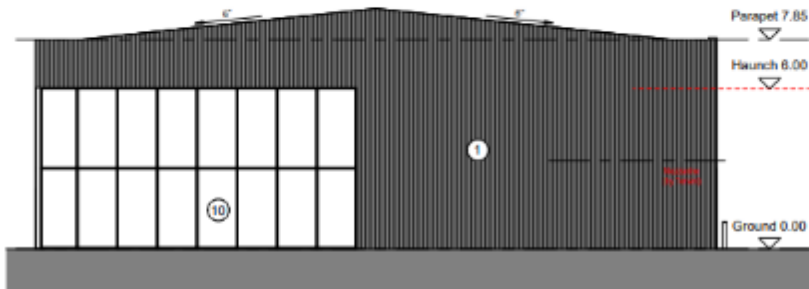
Block L elevations



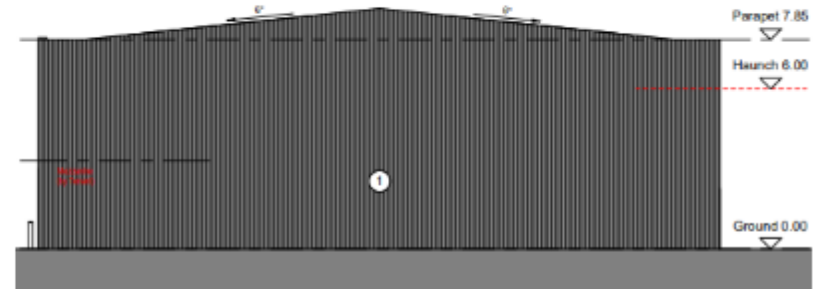
Proposed Front Elevation (East)
Scale 1:100



Proposed Rear Elevation (West)
Scale 1:100

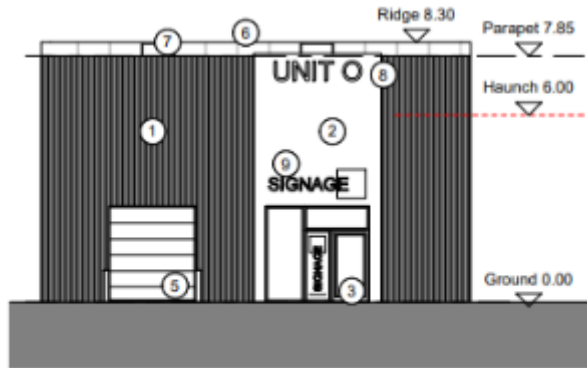


Proposed Left Side Elevation (South)
Scale 1:100



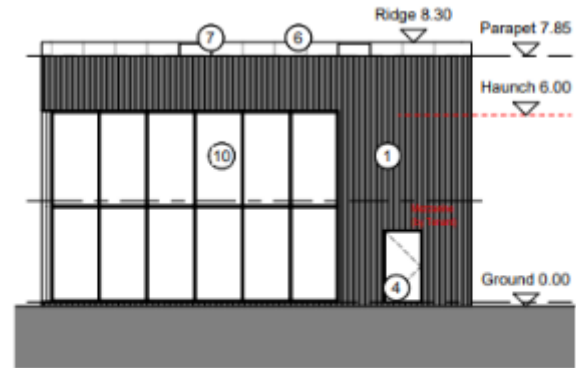
Proposed Right Side Elevation (North)
Scale 1:100

Block O elevation



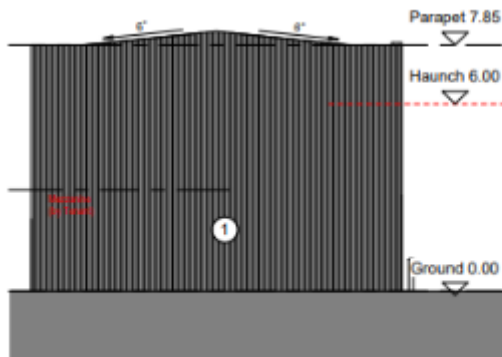
Proposed Front Elevation (East)

Scale 1:100



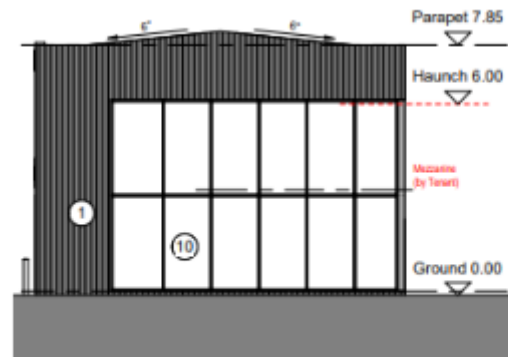
Proposed Rear Elevation (West)

Scale 1:100



Proposed Left Side Elevation (South)

Scale 1:100



Proposed Right Side Elevation (North)

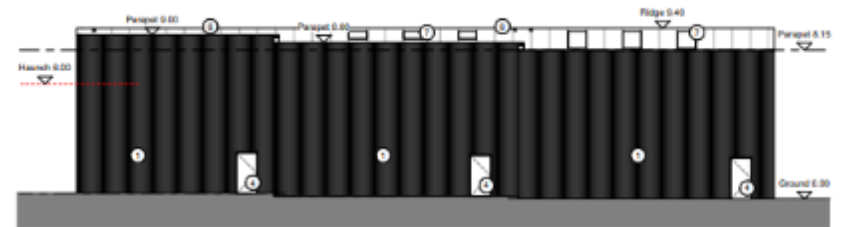
Scale 1:100

Block P elevations



Proposed Front Elevation (East)

Scale: 1:100



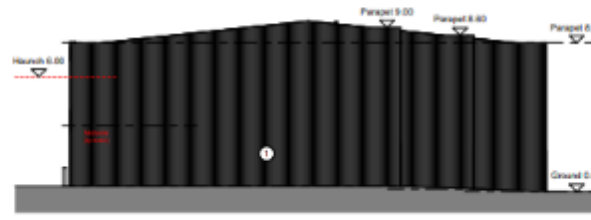
Proposed Rear Elevation (West)

Scale: 1:100



Proposed Left Side Elevation (South)

Scale: 1:100

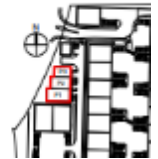


Proposed Right Side Elevation (North)

Scale: 1:100

Materials Legend

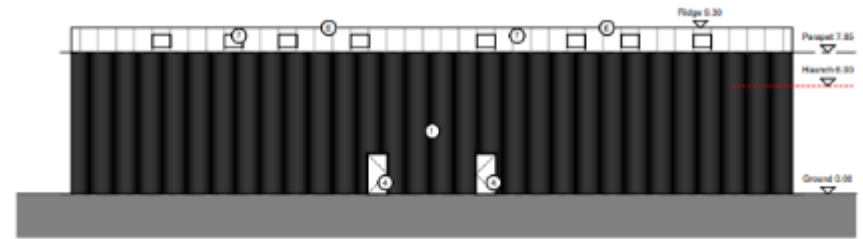
- ① Metal Cladding Panel Vertical Composite Cladding Panel, Color: 762
- ② Horizontal Cladding Panel Horizontal Per Composite Cladding Panel, Color: 762
- ③ Finishes: doors, side lights and thresholds and all fixtures: PVC aluminum, Color: To match interior cladding panel
- ④ Finishes: doors, side lights and thresholds and all fixtures: PVC aluminum, Color: To match exterior cladding panel
- ⑤ Medical condition: white doors and all fittings, Color: 762
- ⑥ Roof Panel: Extruded Polystyrene Insulated Panel, Color: 762
- ⑦ Polypropylene composite signage
- ⑧ Wall mounted lighting signage
- ⑨ Wall mounted door signage



Block Q elevations



3 Proposed Front Elevation (South)
Scale 1:100



4 Proposed Rear Elevation (North)
Scale 1:100



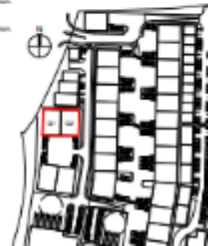
5 Proposed Left Side Elevation (West)
Scale 1:100



6 Proposed Right Side Elevation (East)
Scale 1:100

Materials Legend

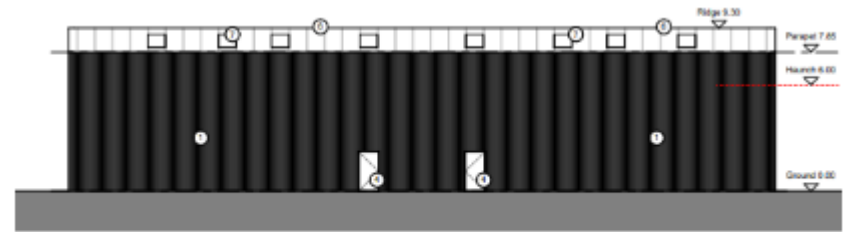
- 1 Main Cladding Panel: Vertical Composite Cladding Panel, Color: 762
- 2 Vertical Cladding Panel: Horizontal Composite Cladding Panel, Color: 762
- 3 Finishes: colors, textures and heights are all to be agreed. PVC Acoustic, Color: To match main cladding panel
- 4 Profiles: colors, textures and heights are all to be agreed. PVC Acoustic, Color: To match main cladding panel
- 5 Surface Coatings: unless they are of finishing, Color: 762
- 6 Roof Panel: Translucent Composite Roof Panel, Color: 762
- 7 Polypropylene insulation rooflight
- 8 Wall mounted loading apron
- 9 Wall mounted breast apron



Block R elevations



3 Proposed Front Elevation (North)
Scale: 1/100



4 Proposed Rear Elevation (South)
Scale: 1/100



5 Proposed Left Side Elevation (East)
Scale: 1/100



6 Proposed Right Side Elevation (West)
Scale: 1/100

Materials Legend

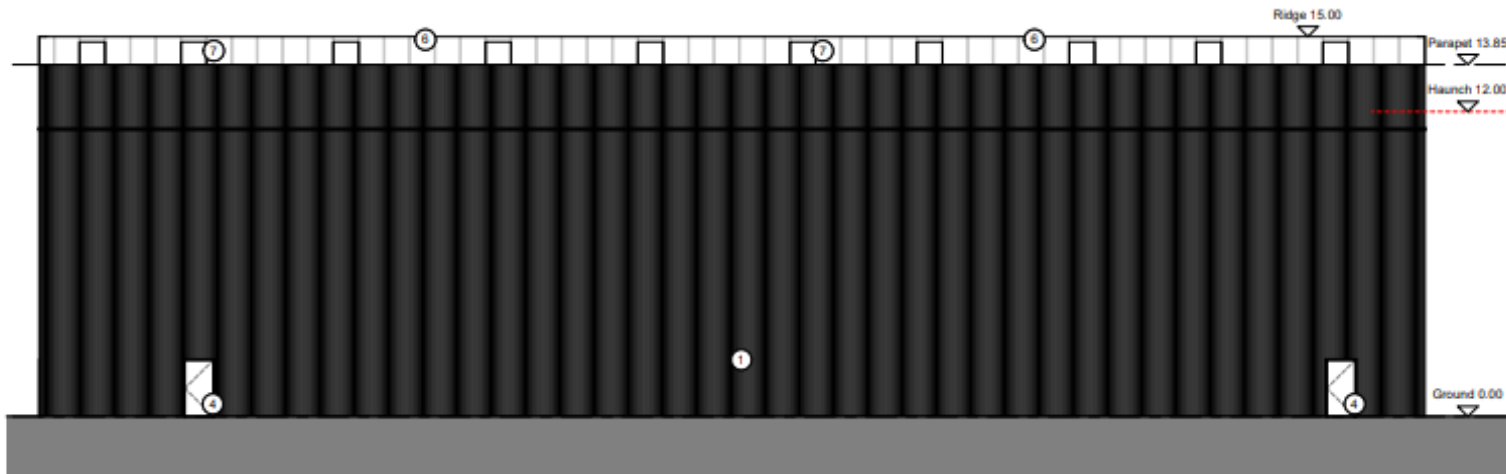
- 1 Main Cladding Panel: Vertical Composite Cladding Panel, Color: TBC
- 2 Polymer Cladding Panel: Horizontal/Pan Composite Cladding Panel, Color: TBC
- 3 Insulation Slabs, solar lights and fittings and all fittings: EPS, Acoustic, Color: To match main cladding panel
- 4 Acoustic/Insulation Slabs, solar lights and fittings and all fittings: EPS, Acoustic, Color: To match main cladding panel
- 5 Insulated Composite Window Units and all fittings, Color: TBC
- 6 Roof Panel: Composite Composite Roof Panel, Color: TBC
- 7 Polycarbonate translucent skylight
- 8 Wall-mounted lighting fixture
- 9 Wall-mounted venting fixture



Block S elevations



2 Proposed Front Elevation (North)
Scale: 1:100



3 Proposed Rear Elevation (South)
Scale: 1:100

View from Guildford Avenue



Site photo



Site photo



Site photo



Blackburn Road



Blackburn Road



Photoviewpoints at the canal



Photoviewpoint 1: Taken from Blackburn Brow and the entrance of the Chorley Loop towards the direction of the site Distance from site: 80m Coordinates: X: 359112 Y: 419709



Photoviewpoint 2: Taken from Leeds and Liverpool Canal Tow Path and Sustrans Local Cycle Route adjacent to the Leeds and Liverpool Canal Distance from site: 120m Coordinates: X: 359099 Y: 419947