

**Application Number** 07/2016/1275/FUL

**Address**  
1 Eaton Avenue  
Buckshaw Village  
Chorley  
Lancashire  
PR7 7NA

**Applicant** Chancerygate

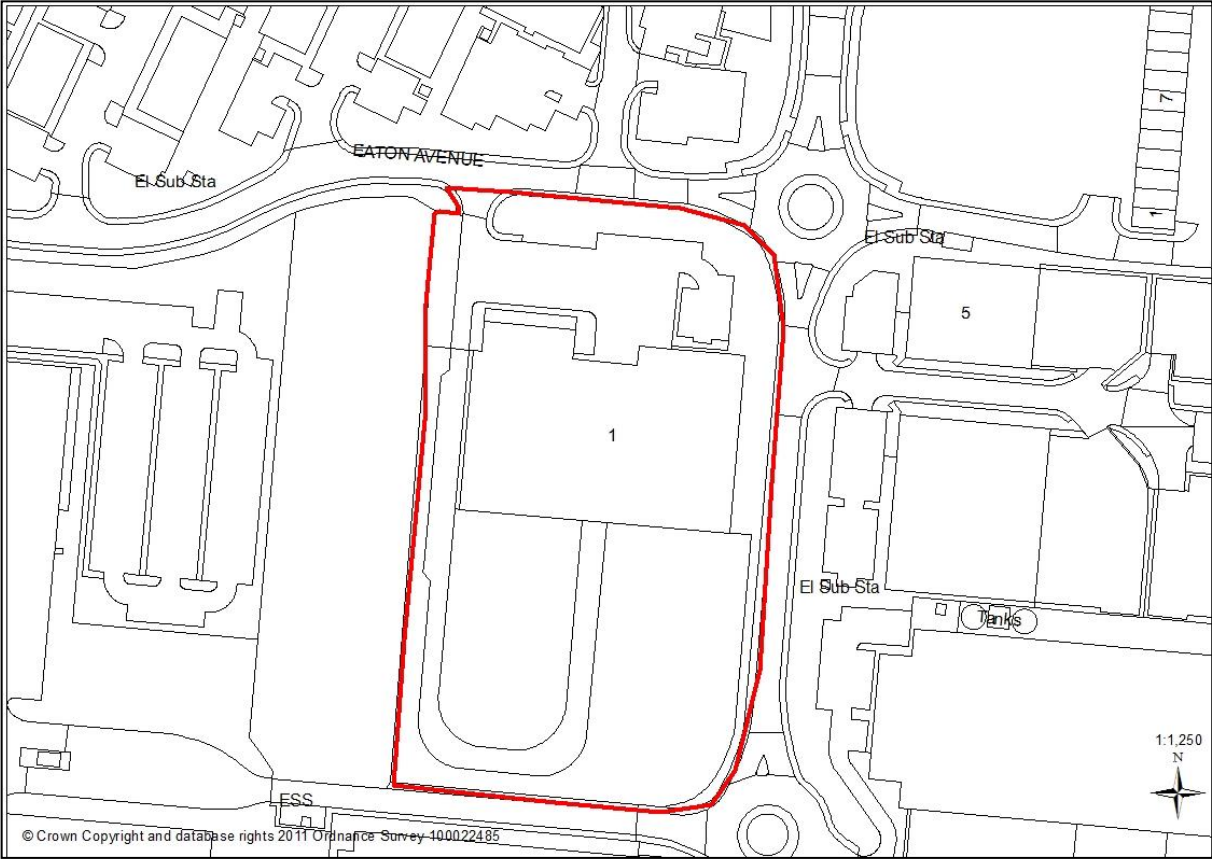
**Agent**  
Mrs Rebecca Thompson  
7 Swan Square  
15 Swan Street  
Manchester  
M4 5JJ

**Development** Erection of 12no. employment starter units (Use Classes B1/B2/B8), each with mezzanine levels, together with associated works and amendments to existing building

**Officer Recommendation** **Approval with Conditions**

**Officer Name** **Mr Chris Sowerby**

Date application valid 06.01.2017  
Target Determination Date 07.04.2017  
Extension of Time N/A



## **1. REPORT SUMMARY**

1.1 The application relates a 1.8 hectare site that and is currently operated by B&M Steel and located centrally within Matrix Park. The northern section of the site comprises of a 4,400sq m industrial unit with associated car parking and servicing area. The southern section of the site comprises of vacant grassland through which the service road to access the rear of the industrial unit loops. The site is within are area of land designated as Policy E2: Protection of Employment Areas and Sites in the South Ribble Local Plan.

1.2 The proposal is for the erection of 12 employment starter units (Use Classes B1, B2 and B8) on the vacant area of grassland together with alterations to the existing industrial unit on the site. It is proposed that the servicing area to the rear of the existing unit on the site is relocated to the front. The existing customer/staff car park would be reconfigured to provide 48 car parking spaces.

1.3 The proposed 12 employment starter units would be located within the southern section of the site (to the rear of the existing unit on the site) and would comprise of two opposing lines of 6 units. The proposed units range between 230sq m and 460sq m in floor area and have been designed to allow for the construction of an internal mezzanine to cover 15% of the floor area. For the 12 employment starter units, 80 car parking spaces (including 4 mobility impaired spaces), together 4 motorcycle spaces and cycle parking, are proposed. The units are proposed to be constructed with a combination of grey and silver cladding with a composite profiled clad roof. A roller shutter door is proposed on the front elevation of each of the units. Existing landscaping along the site boundaries are proposed to be retained and enhanced with a mix of native woodland and shrub planting.

1.4 The proposed units, taken as a whole, would be comparable in size and scale to the existing building on the site with the much larger Waitrose Distribution Centre and Synergy Health units in close proximity of the site.

1.5 A minimum distance of 200m would be present to the nearest residential properties, with intervening development present. Having considered the context of the site within Matrix Park and the inter-relationship to residential properties Environmental Health have raised no objections to the proposed development and also have not recommended any restrictions on the hours of operation or any external activities that can be undertaken within the site.

1.6 There are no highway safety, capacity and parking issues associated with the proposal and County Highways have raised no objections. No evidence of any protected species were noted on site.

1.7 The proposed development accords with Policies 1, 3, 9, 10, 17, 22 and 29 of the Core Strategy together with Policies E2, F1, G13, G14, G16 and G17 of the South Ribble Local Plan. The application is therefore recommended for approval subject to the imposition of conditions.

## **2. APPLICATION SITE AND SURROUNDING AREA**

2.1 The application relates a 1.8 hectare site that and is currently operated by B&M Steel and located centrally within Matrix Park.

2.2 The northern section of the site comprises of a 4,400sq m industrial unit with associated car parking and servicing area. The southern section of the site comprises of vacant grassland through which the service road to access the rear of the industrial unit loops.

2.3 The site is bounded to the west by a parcel of grassland beyond which is the Waitrose Distribution Centre. To the south is the Synergy Health unit and to the east are a number of smaller industrial units. To the north are a series of office buildings and the Bobbin Mill Public House.

2.4 The site is within are area of land designated as Policy E2: Protection of Employment Areas and Sites in the South Ribble Local Plan.

### **3. SITE HISTORY**

3.1 Outline planning permission (07/1997/0511) was granted in 1997 for a mixed use development (housing, shopping, leisure and commercial uses, open spaces, road, sewers, community facilities and rail station) and indication of junction improvements on the surrounding road network at the Royal Ordnance Site.

3.2 In 2002 (07/2002/0596) planning permission was granted for the erection of a warehouse/fabrication shop with associated offices, car parking and landscaping on the site. This permission has since been implemented.

### **4. PROPOSAL**

4.1 The proposal is for the erection of 12 employment starter units (Use Classes B1, B2 and B8) on the vacant area of grassland together with alterations to the existing industrial unit on the site.

4.2 It is proposed that the servicing area to the rear of the existing unit on the site is relocated to the front within what is currently part of the existing customer/staff car park. The existing customer/staff car park, which comprises of 32 car parking spaces, would be reconfigured to provide 48 car parking spaces (including 4 mobility impaired sized spaces) to mitigate the loss of 26 spaces to the rear of the building.

4.3 The elevations of the existing unit on the site are proposed to be altered to account for the servicing area being moved to the front elevation. On the front elevation 3 new shutter doors with existing shutter doors centrally located within the front and rear elevations removed and overlaid. No changes are proposed to the site access onto Eaton Avenue.

4.4 The proposed 12 employment starter units would be located within the southern section of the site (to the rear of the existing unit on the site) and would comprise of two opposing lines of 6 units. The proposed units range between 230sq m and 460sq m in floor area and have been designed to allow for the construction of an internal mezzanine to cover 15% of the floor area. The units would measure 8.9m from the ground to the roof eaves and 10m to the roof ridge. For the 12 employment starter units 80 car parking spaces (including 4 mobility impaired spaces), together 4 motorcycle spaces and cycle parking, are proposed.

4.5 The units are proposed to be constructed with a combination of slate grey 'micro rib' and silver profiled cladding with a composite profiled clad roof including roof lights. A roller shutter door is proposed on the front elevation of each of the units.

4.6 Existing landscaping along the site boundaries are proposed to be retained and enhanced with a mix of native woodland and shrub planting.

4.7 The application is accompanied by a Design & Access Statement, a Planning Statement, a Transport Statement, a Travel Plan, a BREEAM Pre-Assessment Report, an External Lighting Assessment, an Energy and Sustainability Statement, an Ecology Report, a Flood Risk Assessment and a Contaminated Land Report.

### **5. REPRESENTATIONS**

5.1 No letters of representation were received in relation to the proposed development.

### **6. CONSULTATION REPLIES**

**County Highways** have raised no objections to the proposal, recommending conditions relating to the provision of the proposed car parking and cycle storage.

County Highways have noted that full bus stops on Dawson Lane required on the original Matrix Park permission have not been completed and queried whether this should be progressed by the Matrix Park owner or the current applicant. As the bus stops are a requirement on an existing permission it would be unnecessary and unreasonable to re-impose the provision on this current application. The matter of the incomplete bus stops will

therefore be taken up separately with the owners of Matrix Park and, if necessary, can be enforced from the original permission on the wider site.

**Environmental Health** have raised no objections to the proposal, recommending conditions relating to the provision of wheel washing for vehicles during construction, hours of construction, a precautionary condition relating to land contamination, restrictions on the importation of material, the provision of cycle storage details, drainage details and the provision of electric vehicle recharge points.

**Economic Development** have supported the proposal, confirming that there is a high demand for such units and highlighting the benefits to the economy and local job market.

The Local Authority's **Arboriculturist** has raised no objections to the proposal, recommending the inclusion of the standard landscaping condition.

The Local Authority's appointed **Ecology** consultants have raised no objections to the proposal, recommending a condition restricting works to trees and shrubs during bird nesting season.

The **Environment Agency** have raised no objections to the proposal.

**United Utilities** have raised no objections to the proposal, recommending conditions relating to foul and surface water drainage.

The **Crime Prevention Officer** (Lancashire Constabulary) has raised no objections to the proposed development, making a number of recommendations to reduce the potential for crime which have been forwarded on to the applicant.

## **7. MATERIAL CONSIDERATIONS**

### **7.1 Policy Considerations**

#### **i) NPPF**

7.1.1 The NPPF promotes a presumption in favour of sustainable development and supports sustainable economic development, stating "*Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system.*"

#### **ii) Core Strategy Policy Considerations**

7.1.2 Policy 1 of the Core Strategy is entitled 'Locating Growth' and encourages the focussing of growth and investment in the Key Service Centres of Chorley and Leyland and the other main urban areas in South Ribble.

7.1.3 Policy 10 of the Core Strategy is entitled 'Employment Premises and Sites' and highlights the need to protect sites last used and allocated for employment for future employments use.

7.1.4 Policy 17 of the Core Strategy is entitled 'Design of New Buildings' and requires new buildings to take account of the character and appearance of the local area.

#### **iii) South Ribble Local Plan 2012-2026**

7.1.5 The site is within an area of land designated as Policy E2: Protection of Employment Areas and Sites in the South Ribble Local Plan. Policy E2 seeks to protect land for employment uses including business, general industrial or storage and distribution (Use Classes B1, B2 and B8).

7.1.6 The proposal accords with the requirements of Policy E2 and would create additional employment generating units within the Use Classes B1, B2 and B8.

## **7.2 Character / Appearance**

7.2.1 Policy 17 of the Core Strategy and Policy G17 of the Local Plan, sets out design criteria for new development and requires development to be well related to neighbouring buildings and the locality in terms of its size, scale and intensity (plot coverage).

7.2.2 The proposed units, taken as a whole, would be comparable in size and scale to the existing building on the site with the much larger Waitrose Distribution Centre and Synergy Health units in close proximity of the site.

7.2.3 The proposed use of a slate grey 'micro rib' and silver profiled cladding, whilst contemporary, would be wholly in character within context of Matrix Park.

7.2.4 For the above reasons the proposed development accords with Policy 17 of the Core Strategy and Policy G17 of the Local Plan.

## **7.3 Relationship To Neighbours**

7.3.1 A distance of 200m would be present to the nearest residential properties on Hazelmere Avenue with the large Synergy Health unit intervening. Given this spatial separation distance to residential properties the proposed development would not result in undue overlooking / loss of privacy or overdominance / overshadowing.

## **7.4 Highway Issues**

7.4.1 County Highways have fully assessed the proposal and have raised no objections to the application subject to the imposition of conditions relating to the provision of the proposed car parking and cycle storage.

7.4.2 For the 12 employment starter units 80 car parking spaces (including 4 mobility impaired spaces), together 4 motorcycle spaces and cycle parking, are proposed. It is reasonable to assume that with B1, B2 and B8 Uses being applied for the development would comprise of a mixture of the applied for uses rather than exclusively uses within any one Use Class. On this basis the proposed level of car parking would meet the car parking standards set out in Appendix 4 of the South Ribble Local Plan.

7.4.3 The proposed development is not considered to materially alter the number of traffic movements within the immediate vicinity of the site.

## **7.5 Noise and Light Issues**

7.5.1 The site is located centrally within Matrix Park, a mixed use employment area which includes large units in 24 hour use, with distances of at least 200m to the nearest residential properties within Buckshaw Village. Having considered the context of the site within Matrix Park and the inter-relationship to residential properties, Environmental Health have raised no objections to the proposed development and also have not recommended any restrictions on the hours of operation or any external activities that can be undertaken within the site.

7.5.2 An external lighting scheme has been submitted as part of the application which includes a mixture of column (15 in total at 8m high) and wall mounted (24 in total mounted at 7m above finished floor level) LED fittings. It is proposed that timeclocks are installed which would prevent operation between 11.01pm and 6.59am.

## **7.6 Trees / Ecology**

7.6.1 An Ecology Report was submitted with the planning application which concluded that the site is of low ecological significance. No evidence of protected species were noted on site. A condition is recommended restricting works to trees and shrubs during the bird nesting season.

7.6.2 Existing landscaping along the site boundaries is proposed to be retained and enhanced with a mix of native woodland and shrub planting. The Local Authority's Arboriculturist has raised no objections to the proposal subject the inclusion of the standard landscaping condition.

## **8. CONCLUSION**

8.1 The proposed erection of 12 employment starter units (Use Classes B1, B2 and B8) on the vacant area of grassland together with alterations to the existing industrial unit on the site accords with the requirements of Policy E2 of the South Ribble Local Plan and is considered to be acceptable. The proposed development would be in character with the area and there are neighbour amenity or highway safety implications as a result of the development. There are no objections from Environmental Health or Ecology to the proposal subject to the imposition of recommended conditions. The proposed development accords with Policies 1, 3, 9, 10, 17, 22 and 29 of the Core Strategy together with Policies E2, F1, G13, G14, G16 and G17 of the South Ribble Local Plan. The application is therefore recommended for approval subject to the imposition of conditions.

### **RECOMMENDATION:**

Approval with Conditions.

### **RECOMMENDED CONDITIONS:**

1. That the development must be begun not later than the expiration of three years beginning with the date of this permission.  
REASON: Required to be imposed pursuant to section 91 of the Town and Country Planning Act 1990.
2. No work shall be commenced until satisfactory details of the colour and texture of the facing and roofing materials to be used have been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved details  
REASON: In order to satisfy the Local Planning Authority that the final detailed appearance of the development is acceptable before work commences in accordance with Policy 17 in the Central Lancashire Core Strategy and Policy G17 in the South Ribble Local Plan.
3. The development hereby permitted shall be registered with the Building Research Establishment (BRE) under BREEAM and constructed to achieve a BREEAM rating of 'Very Good' (or where possible in urban areas 'Excellent'. No phase or sub-phase of the development shall commence until a Design Stage Assessment Report showing that the development will achieve a BREEAM rating of 'Very Good' or 'Excellent' has been submitted to and approved by the Local Planning Authority  
REASON: To be in accordance with Policy 27 in the Central Lancashire Core Strategy
4. Prior to first occupation of the development hereby approved, a BRE issued Design Stage Certificate demonstrating that the development has achieved a BREEAM rating of 'Very Good' (or where possible in urban areas) 'Excellent' has been submitted to and approved by the Local Planning Authority.  
REASON: To be in accordance with Policy 27 in the Central Lancashire Core Strategy.
5. On completion of the development hereby approved a Building Research Establishment issued Post Construction Review Certificate confirming that the development has achieved a BREEAM rating of 'Very Good' (or where possible in urban area) 'Excellent' has been submitted to and approved in writing by the Local Planning Authority.  
REASON: To be in accordance with Policy 27 in the Central Lancashire Core Strategy
6. Prior to the commencement of development, a scheme for the provision of foul and surface water drainage shall be submitted to and be approved in writing by the Local

Planning Authority. The approved scheme shall be implemented in accordance with the approved plans during the development and shall be thereafter retained and maintained for the duration of the approved use.

REASON: In order to satisfy the Local Planning Authority that the final drainage detail are acceptable, to promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution, before work commences in accordance with Policy 29 in the Central Lancashire Core Strategy

7. No development shall take place, including any works of demolition, until a suitable Construction Nuisance Prevention Plan has been submitted to, and approved in writing by, the local planning authority. The approved Plan shall be adhered to throughout the construction period. The Plan shall provide for:
- o the parking of vehicles of site operatives and visitors;
  - o loading and unloading of plant and materials storage of plant and materials used in constructing the development the location of the site compound;
  - o suitable wheel washing/road sweeping measures;
  - o appropriate measures to control the emission of dust and dirt during construction;
  - o appropriate measures to control the emission of noise during construction;
  - o details of all external lighting to be used during the construction;
  - o a scheme for recycling/disposing of waste resulting from demolition and construction works.

REASON: In order to satisfy the Local Planning Authority that the final details contained within the Construction Nuisance Prevention Plan are acceptable before work commences on site in order to safeguard environmental amenity in accordance with Policy 17 in the Central Lancashire Core Strategy.

8. Any construction works associated with the development shall not take place except between the hours of:

0800 hrs to 1800 hrs Monday to Friday

0800 hrs to 1300 hrs Saturday

No construction works shall take place on Sundays, Bank or Public Holidays unless otherwise agreed in writing with the Local Planning Authority

REASON: To safeguard the living conditions of nearby residents particularly with regard to the effects of noise in accordance with Policy 17 in the Central Lancashire Core Strategy

9. Before the use of the premises hereby permitted becomes operative the car parking spaces and manoeuvring areas should be marked out in accordance with the approved details, and permanently maintained thereafter.

REASON: To allow for the effective use of the parking areas and to accord with Policy F1 in the South Ribble Local Plan.

10. Prior to the commencement of any works on site, details of cycling/motorbike parking facilities shall be submitted to and approved in writing by the Local Planning Authority. The agreed scheme shall then be fully implemented prior to the first use of any unit hereby approved and permanently maintained thereafter.

REASON: In order to satisfy the Local Planning Authority that the final cycling/motorbike parking details are acceptable before work commences on site to ensure the provision and retention of adequate on-site parking facilities and to accord with Policy F1 and Policy G17 in the South Ribble Local Plan

11. Once works commence on the site, should site operatives discover any adverse ground conditions and suspect it to be contaminated, they should report this to the Site Manager and the Contaminated Land Officer at South Ribble Borough Council. Works in that location should cease and the problem area roped off. A Competent Person shall be employed to undertake sampling and analysis of the suspected contaminated materials. A Report which contains details of sampling methodologies and analysis results, together with remedial methodologies shall be submitted to the Local Planning Authority for approval in writing. The approved remediation scheme

shall be implemented prior to further development works taking place and prior to occupation of the development.

Should no adverse ground conditions be encountered during site works and/or development, a Verification Statement shall be forwarded in writing to the Local Planning Authority prior to occupation of the building(s), which confirms that no adverse ground conditions were found.

REASON: To ensure that the site investigation and remediation strategy will not cause pollution of ground and surface waters both on and off site, in accordance with Policy 17 in the Central Lancashire Core Strategy and Policy G14 in the South Ribble Local Plan

12. Prior to the importation of any subsoil and/or topsoil material into the proposed development site, a Desk Study shall be undertaken to assess the suitability of the proposed material to ensure it shall not pose a risk to human health as defined under Part IIA of the Environmental Protection Act 1990. The soil material shall be sampled and analysed by a Competent Person. The details of the sampling regime and analysis shall be submitted to and agreed in writing by the Local Planning Authority prior to the work taking place.

A Verification Report which contains details of sampling methodologies and analysis results and which demonstrates the material does not pose a risk to human health shall be submitted to the Local Planning Authority for approval in writing.

REASON: To protect human health and the environment in the interests of residential amenity in accordance with Policy 17 in the Central Lancashire Core Strategy and Policy G14 in the South Ribble Local Plan

13. Prior to the first occupation of the units hereby approved a minimum of 10% of parking bays shall be provided with a fast (3-4 hrs) electric vehicle recharge point to the parking area and retained thereafter for the duration of the approved use. The parking bay shall be appropriately marked to ensure the sole use by electric vehicles and an adequate charging infrastructure with associated cabling provided for the designated parking bay. The charging point shall be located so that a 3m cable will readily reach the vehicle to be charged when parked in the designated parking bay.

REASON: To enable and encourage the use of alternative fuel use for transport purposes in accordance with Policy 3 of the Central Lancashire Core Strategy.

14. That any tree felling, vegetation clearance works, demolition work or other works that may affect nesting birds shall not take place during the nesting season, normally between March and August, unless the absence of nesting birds has been confirmed by further surveys or inspections and written approval has been given from the Local Planning Authority.

REASON: To protect habitats of wildlife in accordance with Policy 22 of the Central Lancashire Core Strategy and Policy G16 in the South Ribble Local Plan

15. The development hereby approved shall not be brought into use until a strategy for the storage of refuse and waste materials have been submitted to and approved by the Local Planning Authority. The development should operate in accordance with the approved strategy thereafter unless otherwise agreed in writing with the Local Planning Authority.

REASON: To safeguard the character and visual appearance of the area and to safeguard the living conditions of any nearby residents particularly with regard to odours and/or disturbance in accordance with Policy 27 in the Central Lancashire Core Strategy and Policy G17 in the South Ribble Local Plan

16. The approved external lighting scheme, detailed within the submitted External Lighting Assessment by Cudd Bentley Consulting and details contained with Rebecca Thompson's email on the 7th March 2017 (10.18am), shall be full installed prior to the first use of the units hereby approved and shall be thereafter retained and maintained for the duration of the approved use.. No other lighting equipment may then be



installed within the development other than that approved by the Local Planning Authority.

REASON: To safeguard the amenity and character of the area and to safeguard the living conditions of nearby residents and to accord with Policy 17 in the Central Lancashire Core Strategy

17. The approved landscaping scheme, detailed on drwg. ref 2686 101 (Landscape Layout) shall be implemented in the first planting season following completion of the development or first occupation/use, whichever is the soonest, and shall be maintained thereafter for a period of not less than 5 years to the satisfaction of the Local Planning Authority, in compliance with BS 5837 2012 - Trees in Relation to Design, Demolition and Construction - Recommendations. This maintenance shall include the watering, weeding, mulching and adjustment and removal of stakes and support systems, and shall include the replacement of any tree or shrub which is removed, becomes seriously damaged, seriously diseased or dies by the same species. The replacement tree or shrub must be of similar size to that originally planted.

REASON: In the interests of the amenity of the area in accordance with Policy 17 in the Central Lancashire Core Strategy, Policy G13 and Policy G17 in the South Ribble Local Plan

18. The action plan detailed within the submitted Travel Plan (ref. 1520/2) shall be fully implemented within the specified timeframe, unless otherwise agreed in writing with the Local Planning Authority.

REASON: To promote and provide access to sustainable transport options in accordance with Policy 3 in the Central Lancashire Core Strategy.

19. The development, hereby permitted, shall be carried out in accordance with the submitted approved plans Dwg 16041\_PL03 A (Proposed Site Plan), 16041\_PL04 (Proposed Block A GA Plans), 16041\_PL05 (Proposed Block B GA Plans), 16041\_PL06 (Proposed Block A GA Elevations), 16041\_PL07 (Proposed Block B GA Elevations), 16041\_PL08 (Proposed Block A Section), 16041\_PL09 (Proposed Block A Section), 16041\_PL10 (Proposed Site Section), 16041\_PL11 (Proposed Block A Roof Plan), 16041\_PL12 (Proposed Block B Roof Plan), 16041\_PL16 (Proposed Unit GA Elevations) and 2686 101 (Landscape Layout)

REASON: For the avoidance of doubt and to ensure a satisfactory standard of development

## **RELEVANT POLICY**

- 1 Locating Growth (Core Strategy Policy)**
- 3 Travel (Core Strategy Policy)**
- 9 Economic Growth and Employment (Core Strategy Policy)**
- 10 Employment Premises and Sites (Core Strategy Policy)**
- 17 Design of New Buildings (Core Strategy Policy)**
- 22 Biodiversity and Geodiversity (Core Strategy Policy)**
- 29 Water Management (Core Strategy Policy)**
- POLE2 Protection of Employment Areas and Sites**
- POLF1 Car Parking**
- POLG13 Trees, Woodlands and Development**
- POLG14 Unstable or Contaminated Land**
- POLG16 Biodiversity and Nature Conservation**
- POLG17 Design Criteria for New Development**