

Date: 17 May 2021
Our Ref: 21/00531/LBC
Please ask for: Johndaniel Jaques

Civic Offices
Union Street
Chorley
PR7 1AL

Mr Tom Flanagan
31 Blackfriars Road
Salford
M3 7AQ
United Kingdom

Invalid Application

Dear Mr Flanagan

Proposal: Listed Building Consent for works to facilitate a change of use of vacant care home (use class C2) to residential dwelling (use class C3) with associated staff and guest accommodation; internal and external repair/refurbishment works and alterations; selective demolition; extension including orangery, staircase enclosure, creation of swimming pool with glazed enclosure, and two storey extension to service buildings in south west corner of stableyard; hard and soft landscaping works including associated structures and landscape features including reinstatement of dilapidated pond; construction of gate lodges and secondary gates to access road; removal of driveway bridge crown and infilling of tunnel; provision of associated car parking; together with other associated development

Location: Cuerden Hall Shady Lane Cuerden Bamber Bridge Preston PR5 6AZ

Reference: 21/00531/LBC

Thank you for your application. Please quote the planning application reference number in all enquiries.

Unfortunately the application is not valid; so that we can process your application, please provide the following:

A comprehensive proposed Site Plan that shows the whole site and the location of new buildings/structures/works including elements like gates, lodges, car park areas, bridge/tunnel works, teahouse, greenhouse, polytunnel, arbours and any walls to the walled garden.

Elevations/floorplans as appropriate or dimensioned specifications of the teahouse, polytunnel, arbours and any walls to the walled garden.

The following have not been submitted/received:

Landscape Statement
o Principal Staircase Report
o Remedial Works Schedule



01257 515151



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- o Second Floor Attic above Central Wing Letter
- o Tunnel Condition Report

These would need to be submitted by emailing them to dcon@chorley.gov.uk

Whilst not making the application invalid could you review the following please:

The plans listed in your cover letter, as some appear to have different titles to those submitted, and some are not listed in the letter – it seems to affect plans 240729-PUR-00-XX-M3-A-2120, 2200-2207 & 2221, but please check them all.

Please clarify what works are involved to reinstate the pond. Are earthworks involved, and if so, how much material is to be moved/removed?

Could you provide a breakdown of the floorspace to be removed and new floorspace including any outbuildings/structures.

As agreed, I have added the removal of driveway bridge crown and infilling tunnel to the description of development on all three applications.

Please contact us if you require any further information.

Chief Planning Officer
Chorley Council