

## Application for Planning Permission

### Town and Country Planning Act 1990 (as amended)

#### Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

### Site Location

**Disclaimer:** We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)  Northing (y)

Description

## Applicant Details

### Name/Company

Title

Mr

First name

Neil

Surname

Ward

Company Name

Buckshaw Bunnies Childcare Ltd

### Address

Address line 1

Gelston Manor Day Nursery

Address line 2

Dawson Lane

Address line 3

Whittle Le Woods

Town/City

Chorley

Country

England

Postcode

PR6 7DT

Are you an agent acting on behalf of the applicant?

Yes

No

### Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Fax number

Email address

## Site Area

What is the measurement of the site area? (numeric characters only).

Unit

## Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

### Description

Please describe details of the proposed development or works including any change of use

Has the work or change of use already started?

Yes

No

## Existing Use

Please describe the current use of the site

Is the site currently vacant?

Yes

No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

Yes

No

Land where contamination is suspected for all or part of the site

Yes

No

A proposed use that would be particularly vulnerable to the presence of contamination

Yes

No

## Materials

Does the proposed development require any materials to be used externally?

Yes

No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

**Type:**

Walls

**Existing materials and finishes:**

N/a - new construction

**Proposed materials and finishes:**

Cavity masonry construction with Fortex upvc embossed weatherboard cladding. Colour: Argyle Brown or Sand (to be confirmed by client) overlap textured grain finished cladding size 16 x 170mm or approved similar - cladding to have all necessary trims to jambs, heads cill's and external corners

**Type:**

Roof

**Existing materials and finishes:**

N/a - new construction

**Proposed materials and finishes:**

To be warm roof construction either GRP resin bonded or Sarnafil G410-18ELF (colour light grey or lead grey finish). Felt Polymeric single ply membrane or Rubberfuse Synthetic Waterproofing System, complete with all trims, angle fillet and all fittings necessary to complete the installation to the manufacturers instructions and recommendations

**Type:**

Windows

**Existing materials and finishes:**

N/a - new construction

**Proposed materials and finishes:**

Windows to be pvcu/powder coated aluminium casement frames fitted with double glazed units complete with stub cills and trickle ventilators

**Type:**

Doors

**Existing materials and finishes:**

N/a - new construction

**Proposed materials and finishes:**

Doors to be pvcu/powder coated aluminium casement frames fitted with double glazed units complete with stub cills and trickle ventilators

**Type:**

Other

**Other (please specify):**

Rainwater and Drainage

**Existing materials and finishes:**

N/a - new construction

**Proposed materials and finishes:**

Gutters to round section colour black pvcu with downpipes, complete with all matching fixings and accessories

Are you supplying additional information on submitted plans, drawings or a design and access statement?

Yes

No

If Yes, please state references for the plans, drawings and/or design and access statement

All of the above information has been appended to the planning drawings

## Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

- Yes  
 No

Is a new or altered pedestrian access proposed to or from the public highway?

- Yes  
 No

Are there any new public roads to be provided within the site?

- Yes  
 No

Are there any new public rights of way to be provided within or adjacent to the site?

- Yes  
 No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- Yes  
 No

## Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- Yes  
 No

Please provide information on the existing and proposed number of on-site parking spaces

### Vehicle Type:

Cars

### Existing number of spaces:

30

### Total proposed (including spaces retained):

30

### Difference in spaces:

0

## Trees and Hedges

Are there trees or hedges on the proposed development site?

- Yes  
 No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- Yes  
 No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

## Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

- Yes  
 No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- Yes  
 No

Will the proposal increase the flood risk elsewhere?

- Yes  
 No

How will surface water be disposed of?

- Sustainable drainage system  
 Existing water course  
 Soakaway  
 Main sewer  
 Pond/lake

## Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

- Yes, on the development site  
 Yes, on land adjacent to or near the proposed development  
 No

b) Designated sites, important habitats or other biodiversity features

- Yes, on the development site  
 Yes, on land adjacent to or near the proposed development  
 No

c) Features of geological conservation importance

- Yes, on the development site  
 Yes, on land adjacent to or near the proposed development  
 No

### Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

### Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains sewer
- Septic tank
- Package treatment plant
- Cess pit
- Other
- Unknown

Are you proposing to connect to the existing drainage system?

- Yes
- No
- Unknown

### Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- Yes
- No

Have arrangements been made for the separate storage and collection of recyclable waste?

- Yes
- No

### Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- Yes
- No

### Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- Yes
- No

## All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?  
Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

- Yes  
 No

## Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

- Yes  
 No

## Existing Employees

Please complete the following information regarding existing employees:

Full-time

24

Part-time

6

Total full-time equivalent

27.00

## Proposed Employees

If known, please complete the following information regarding proposed employees:

Full-time

4

Part-time

0

Total full-time equivalent

4.00

## Hours of Opening

Are Hours of Opening relevant to this proposal?

- Yes  
 No

Please add details of the of the Use Classes and hours of opening for each non-residential use proposed.

**Following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. Multiple 'Other' options can be added to cover each individual use. [View further information on Use Classes.](#)**

If you do not know the hours of opening, select the Use Class and tick 'Unknown'

**Use Class:**

D1 - Non-residential institutions

**Unknown:**

No

**Monday to Friday:**

**Start Time:**

07:30

**End Time:**

18:30

**Saturday:**

**Start Time:**

**End Time:**

**Sunday / Bank Holiday:**

**Start Time:**

**End Time:**

## Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

Yes

No

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

This application is for a proposed outbuilding ancillary to the main use of the existing building (children's day nursery)

Is the proposal for a waste management development?

Yes

No

## Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

Yes

No

## Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes

No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
- The applicant
- Other person

## Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- Yes
- No

**If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):**

Officer name:

Title

\*\*\*\*\* REDACTED \*\*\*\*\*

First Name

\*\*\*\*\* REDACTED \*\*\*\*\*

Surname

\*\*\*\*\* REDACTED \*\*\*\*\*

Reference

18/00763/FUL

Date (must be pre-application submission)

02/05/2022

Details of the pre-application advice received

The same application was granted full planning permission on 03/10/2018. Planning reference: 18/00763/FUL refers.

Unfortunately owing to the global pandemic, the business had to protect it's cashflow and shelve the proposal meaning that the previous permission lapsed.

The proposal is identical to that which was submitted under 18/00763/FUL and following advice from Iain Crossland on 03/05/2022 I'm resubmitting the same application for full planning permission (as sadly there was no covid related special extension to the original permission).

## Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- Yes
- No

## Ownership Certificates and Agricultural Land Declaration

### Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- Yes
- No

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

- Yes
- No

### Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

- I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner\* and/or agricultural tenant\*\* of any part of the land or building to which this application relates; or
- The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners\* and/or agricultural tenants\*\*.

\* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

\*\* "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

**Name of Owner/Agricultural Tenant:**

\*\*\*\*\* REDACTED \*\*\*\*\*

**House name:**

**Number:**

6

**Suffix:**

**Address line 1:**

Bernwood Crescent

**Address Line 2:**

Clayton Le Woods

**Town/City:**

Leyland

**Postcode:**

PR25 5PN

**Date notice served (DD/MM/YYYY):**

03/05/2022

**Person Family Name:**

**Name of Owner/Agricultural Tenant:**

\*\*\*\*\* REDACTED \*\*\*\*\*

**House name:**

**Number:**

5

**Suffix:**

**Address line 1:**

Hudson Court

**Address Line 2:**

Bamber Bridge

**Town/City:**

Preston

**Postcode:**

PR5 6YF

**Date notice served (DD/MM/YYYY):**

03/05/2022

**Person Family Name:**

**Name of Owner/Agricultural Tenant:**

\*\*\*\*\* REDACTED \*\*\*\*\*

**House name:**

**Number:**

5

**Suffix:**

**Address line 1:**

Hudson Court

**Address Line 2:**

Bamber Bridge

**Town/City:**

Preston

**Postcode:**

PR5 6YF

**Date notice served (DD/MM/YYYY):**

03/05/2022

**Person Family Name:**

Person Role

- The Applicant  
 The Agent

Title

Mr

First Name

Neil

Surname

Ward

Declaration Date

03/05/2022

Declaration made

## Declaration

I / We hereby apply for Full planning permission as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Neil Ward

Date

04/05/2022