

Our ref: MB/NS/JCG26022

20 Farringdon Street
London, EC4A 4AB
T +44 20 3691 0500

Date: 20 November 2023

Chorley Borough Council
Planning Services
Civic Offices
Union Street
Chorley
PR7 1AL

Dear Sir / Madam,

APPLICATION BY TESCO STORES LTD FOR THE INSTALLATION OF AN ATM AT ST PETERS PARISH CLUB EAVES LANE CHORLEY PR6 0DX

PLANNING PORTAL REF. PP-12617062

On behalf of our client, Tesco Stores Ltd, please find enclosed an application for the installation of an ATM at the above Site.

Planning permission (ref. 22/00719/FUL) (the "Original Consent") was granted for the "*Erection of single storey building to accommodate a retail unit/convenience store (Use Class E(a)), associated car parking and creation of new access on to Eaves Lane (following demolition of the existing social club building)*" on 10 March 2023.

A Non-Material Amendment application (ref. 23/00535/MNMA) (the "Amended Consent") was then approved on 17 July 2023, which permitted 'minor non material' changes to planning permission ref. 22/00719/FUL. The changes related solely to the elevations to reflect the standard Tesco design to the shopfront as well changes to the goods entrance door, ATM location and removal of side exit door.

The Amended Consent was for the following:

"Minor non-material amendment to planning permission ref: 22/00719/FUL (Erection of single storey building to accommodate a retail unit/convenience store (Use Class E(a)), associated car parking and creation of new access on to Eaves Lane (following demolition of the existing social club building)) involving external alterations including the installation of sliding doors and installation of ATM on the western front elevation, installation of door and replacement of goods entrance with new steel door to northern side elevation, insertion of window to eastern rear elevation, removal of door within south side elevation and alterations to window frame colouring"

The Amended Consent included approval of a new set of "proposed drawings" which differed from those approved under the Original Consent, with all other conditions remaining applicable to the development. The decision notice of the Amended Consent states "*All conditions associated with the original planning permission reference 22/00719/FUL continue to apply to the development unless otherwise discharged or expressly amended by this, or any other, permission.*"

The existing building on Site was demolished following approval of application ref. 23/0047/DEMCON in February 2023, which permitted the demolition works.

An application to discharge the pre-commencement conditions alongside other relevant conditions was approved in October 2023. The building construction works has been completed.

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Tesco Stores Ltd is proposing to occupy the retail unit for operation as a Tesco Express convenience store. This application seeks approval for the ATM to be installed to the unit.

A separate application for installation of a plant at the Site has also been submitted.

Site and Surrounding Context

The site is located within Chorley Town, to the east of Eaves Lane and to the immediate west of Smithills Close.

It is located approximately 1.1km north-east of Chorley Train Station. The M61 is located some 260m west of the Site. There are bus stops located on Eaves Lane.

The immediate surrounding area is characterised predominantly by residential dwellings with some commercial and retail uses fragmented also present. Chorley St Peter's Church of England School is located immediately north of the site.

There are no listed buildings near the immediate vicinity of the Site. The Site is not located within a Conservation Area.

The Environment Agency's database shows that the Site is located within Flood Zone 1.

The Chorley Council Policies Map shows that the Site is located within the settlement area. There are no other designations / allocations affecting the Site.

Planning History

Chorley Council's Public Access records shows a number of applications recorded at the Site. Relevant applications are summarised as follows:

- **23/00047/DEMCON** - Application for prior determination for the proposed demolition of St Peter's Parish Club (no. 332 Eaves Lane). *Approved 14.02.23.*
- **22/00719/FUL** - Erection of single storey building to accommodate a retail unit/convenience store (Use Class E(a)), associated car parking and creation of new access on to Eaves Lane (following demolition of the existing social club building). *Approved 10.03.23.*
- **23/00535/MNMA** - Minor non-material amendment to planning permission ref: 22/00719/FUL (Erection of single storey building to accommodate a retail unit/convenience store (Use Class E(a)), associated car parking and creation of new access on to Eaves Lane (following demolition of the existing social club building)) involving external alterations including the installation of sliding doors and installation of ATM on the western front elevation, installation of door and replacement of goods entrance with new steel door to northern side elevation, insertion of window to eastern rear elevation, removal of door within south side elevation and alterations to window frame colouring. *Approved 17.07.23.*
- **23/00651/FUL** - Installation of an ATM. *Withdrawn 14.08.23.*
- **23/00660/FUL** - Installation of mechanical plant and associated equipment within a timber enclosure. *Withdrawn 14.08.23.*
- **23/00650/ADV** - Application for advertisement consent for the display of 17no. signs including: 3no. internally illuminated building mounted signs, 1no. non-illuminated building mounted fascia sign, 6no. non-illuminated building mounted signs including dibond panels and window vinyl graphics, 4no. non-illuminated wall mounted signs, 1no. non-illuminated fence mounted sign, 1no. non-illuminated pole mounted sign and 1no. internally illuminated double-sided totem sign. *Approved 25.09.23.*
- **23/00315/DIS** - Application to discharge condition nos. 3 (materials), 5 (surface water drainage), 7 (boundary treatments), 8 (landscaping), 10 (biodiversity enhancement), 14 (air condenser/conditioning units), 15 (levels), 16 (construction method statement), 17 (wheel washing), 18 (refuse and waste), 21 (site access), 23 (traffic management plan) and 24 (ground contamination) of planning permission ref: 22/00719/FUL. *Approved 09.10.23.*

Application refs. 23/00651/FUL and 23/00660/FUL were withdrawn following the case officer's advice given the development approved under permission ref. 22/00719/FUL and as amended under permission ref. 23/00535/MNMA was not close to completion.

The Approved Development

The Original Consent (ref. 22/00719/FUL) approved a retail unit and associated works and parking spaces. The Original Consent included a generic shopfront containing doors and windows and a signage zone on the front (western) and side (northern) elevations. The front elevation also contained an ATM spandrel. The shopfront is modern and includes a defined zone for the fascia signs.

Of relevance, the Amended Consent included a minor alteration to the position of the ATM spandrel, whilst retaining it on the front elevation as per the Original Consent.

Neither consents included any further detailed design of the ATM as this is to be determined through this application.

The Proposal

Full planning permission is required for the following:

“Installation of an ATM”

The proposals comprise a new ATM with a camera and light mounted on the corner of the front (western) elevation. Specifications of the camera and light are also provided in support of this application.

Scope of Application

Please find enclosed the following documents in support of the application:

- Application form;
- The appropriate application fee of £234 (paid via Planning Portal);
- This Covering Letter;
- Location Plan ATM (ref. 01_CHOR_01C);
- Existing Plan ATM (ref. 02_CHOR_02L);
- Existing Site Plan ATM (ref. 02_CHOR_02K);
- Existing Elevation ATM (ref. 03_CHOR_03J);
- Proposed Part Plan ATM (ref. 02_CHOR_02N);
- Proposed Site Plan ATM (ref. 02_CHOR_02M);
- Proposed Elevation ATM (ref. 03_CHOR_03K);
- Camera Details (datasheet by Concept Pro);and
- Lighting Details (Wall Mount Quod specification by design plan lighting).

Planning Policy Context

In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning applications are to be determined in accordance with the adopted development plan unless material considerations indicate otherwise.

The Development Plan

The adopted development plan for Chorley comprises the following documents:

- Chorley Local Plan 2012-2026 (adopted 2015); and
- Chorley Local Plan 2012-2026 Policies Map (2015)

Policy V2 (Settlement Areas) of the Local Plan highlights that *“Within the settlement areas excluded from the Green Belt, and identified on the Policies Map, there is a presumption in favour of appropriate sustainable development, subject to material planning considerations and the other Policies and Proposals within this Plan.”*

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Policy BNE1 (Design Criteria for New Development) of the Local Plan highlights that planning permission will be granted for new development, provided that, where relevant to the development:

- *“a) The proposal does not have a significantly detrimental impact on the surrounding area by virtue of its density, siting, layout, building to plot ratio, height, scale and massing, design, orientation and use of materials....*
- *h) the proposal includes measures to help to prevent crime and promote community safety.”*

National Policy

At a national level, the National Planning Policy Framework 2021 (NPPF) and the Planning Policy Guidance are material planning considerations in the decision-making process.

Chapter 8 (Promoting healthy and safe communities) of the NPPF, outlines at Paragraph 92 that *“Planning policies and decision should aim to achieve healthy and safe places which.... are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life.”*

Chapter 12 (Achieving well-designed places) of the NPPF, outlines at paragraph 126 that *“good design is a key aspect of sustainable development”.*

Emerging Policy

The Council’s website indicates that a new joint Central Lancashire Local Plan for Chorley, Preston and South Ribble is being prepared to cover the period to 2036. The latest Central Lancashire Local Development Scheme (January 2020 – January 2023) sets out that a Stage Three Publication Draft (Regulation 19) was expected in Autumn 2022. To date, a Publication Draft of the emerging Local Plan has not been published and as such, it holds no weight.

Planning Assessment

The principle of installation of the ATM has been established through the Original Consent ref. 22/00719/FUL. The Amended Consent approved a new position of the ATM as per Tesco’s specifications.

Design and Amenity

As shown on the submitted plans and elevation drawings, the ATM, and associated light and camera, is proposed to be installed on the front (western) elevation, consistent with the approved ATM area. The ATM itself will be 0.72m x 0.87m in size set at a height of 0.97m from the ground. The camera will be installed at a height of 2.47m, while the light will be installed at a height of 2.43m. These are typical dimensions for an ATM machine and so would not over-dominate the western façade of the unit.

While it is acknowledged there will be some illumination associated with the ATM installation for operational and security purposes, this is minimal and therefore would not impact detrimentally on the character and appearance of the surrounding area or on the amenity of surrounding residents. The ATM will be installed within the external elevation of a future convenience store and hence will form part of the Site character.

It is therefore considered that the proposed development is suitably located and reflects good design, contributing to the character of the future unit and local area, in accordance with chapter 12 of the NPPF and Local Plan policy BNE1(part a).

Crime / Safety

As shown on the submitted plans and elevation drawings, the ATM will be positioned in an open setting, adjacent to the store entrance / exit and fronting the car parking area, where there will be regular footfall of customers. This will provide good natural surveillance of the ATM and thus discourage antisocial behaviour. The installation of a camera will also deter crime by providing coverage of the user and surrounding area.

It is therefore considered that the proposed ATM is safe to access, in accordance with chapter 8 of the NPPF (2021) and Local Plan policy BNE1 (part h).

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Conclusion

We trust that you have all the information you require to register and determine this application. However, should you have any queries on the application, please do not hesitate to contact either Mark Buxton (mark.buxton@rpsgroup.com) or myself. We look forward to your formal acknowledgement of the application.

Yours faithfully,

for RPS Consulting Services Ltd



Nasrin Sayyed

Senior Planner

nasrin.sayyed@rpsgroup.com

+442078321492