

Station House Red Cat Lane Burscough Ormskirk Lancashire L40 0RA



Discharge of Conditions 7, 9, 11 and 12 attached to planning application ref. 2021/1506/FUL

PLANNING STATEMENT
FEBRUARY 2024





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/1 INTRODUCTION

- 1.1. PWA Planning are retained by Mr David Travis to undertake an application to discharge planning conditions attached to planning application ref. 2021/1506/FUL for the conversion of a former Grade II Listed building from a dwelling to children's day nursery with associated play area and car parking/ drop off area at Station House, Red Cat Lane, Burscough, Ormskirk, Lancashire L40 0RA.
- 1.2. The development is currently operational, as such these conditions are being discharged retrospectively.
- 1.3. Submitted as part of the discharge of condition application are:
 - Condition 7: Operational Management Plan
 - Condition 9: Biodiversity Enhancement Plan
 - Condition 11: Contained within the subsequent text
 - Condition 12: Contained within the subsequent text



/2 SITE DESCRIPTION

- 2.1. The application site adjoins Burscough Bridge railway station, with the site representing the former station house associated with the railway. The site is accessed via Station Approach to the north of the site which connects with Red Cat Lane.
- 2.2. The site is located within the settlement of Burscough. A range of uses border the site including a vehicle repair shop to the northeast and haulage business to the northwest. Residential properties are present beyond Red Cat Lane to the north and the A59 to the east.
- 2.3. The site within its context can also be seen in Figure 1.



Figure 1: Aerial Image of the site (Source: Google Maps)



/3 CONDITIONS TO BE DISCHARGED

3.1. This application seeks to discharge the following conditions attached to application 2021/1506/FUL.

Condition 7

3.2. Condition 7 states:

Prior to first occupation of the development hereby permitted, an Operational Management Plan (OMP) shall be submitted to and approved in writing by the Council. Details shall include times and frequency of any deliveries and collections, vehicle movements, silent reversing methods, management of external areas etc. The approved OMP shall be adhered to at all times whilst the use hereby permitted is in operation.

3.3. In order to discharge this condition, the following information is submitted:

- Operational Management Plan

Condition 9

3.4. Condition 9 states:

The development hereby permitted shall not be occupied until details of bat boxes to include number, type and location on an appropriately scaled plan as well as timing of installation, shall be submitted to and approved in writing by the Local Planning Authority. The bat boxes shall be installed in accordance with the approved details prior to the first occupation of the development and shall be retained at all times thereafter.

3.5. In order to discharge this condition, the following information is submitted:

- PR-0021-24 Station House, Burscough - Biodiversity Enhancement Plan

Condition 11 and 12



3.6. Condition 11 states:

Prior to first occupation of the development hereby permitted, a detailed scheme ensuring full and free level access facilities for disabled / wheelchair users are provided between Red Cat Lane and the eastbound platform to Burscough Bridge Station shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented prior to first occupation of the development and retained at all times thereafter.

3.7. Condition 12 states:

Prior to first occupation of the development hereby permitted, a detailed scheme providing safe pedestrian routes within the site between the car park and the main entrance to the building for all users shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include signage clearly directing pedestrians and vehicle users respectively within the site. The scheme shall be implemented prior to first occupation of the development and retained at all times thereafter.

3.8. In order to discharge both condition 11 and 12, the following information is submitted:



Figure 1: Plan showing existing signage locations



Figure 2: Location A showing sign at car park entrance



Figure 3: Location B showing sign at car park pedestrian entrance



Figure 4: Location C showing pedestrian access to nursery



Figure 5: Location D showing fence signs on station approach



- 3.9. The above photos illustrate show that a level access has been maintained for disabled and wheelchair users to the eastbound platform, they also illustrate a safe pedestrian route for users of the car park.

Summary

- 3.10. Should the council need any further information related to the discharge of the conditions listed above, please contact the agent for this application.



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