

Station House Red Cat Lane Burscough Ormskirk Lancashire L40 0RA



Discharge of Condition 6 attached to listed building consent application ref. 2021/1507/LBC.

PLANNING STATEMENT
APRIL 2024





REPORT CONTROL

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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 Listed Building Consent ref. 2021/1507/LBC for Conversion of former Grade II Listed building from dwelling to children's day nursery 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 6: BURSCOUGH STATION HOUSE HBR MARCH 2024



/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 condition attached to application 2021/1507/LBC.

Condition 6

3.2 Condition 6 states:

Prior to the commencement of development recording of the existing building shall be undertaken to Understanding Historic Buildings A Guide to Good Recording Practice 2016 Level 2 and submitted to and approved in writing by the Local Planning Authority.

The recording shall include existing floor plans, including a photographic record of the building, including walls, existing openings, fireplaces, etc, showing the locations of the recorded features to be marked on floor plan drawings attached as part of the document to be submitted for approval and records.

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

- BURSCOUGH STATION HOUSE HBR MARCH 2024



/5 CONCLUSION

- 5.1 PWA Planning are retained by Mr David Travis to discharge the conditions attached to Listed Building Consent ref. 2021/1507/LBC for Conversion of former Grade II Listed building from dwelling to children's day nursery at Station House, Red Cat Lane, Burscough, Ormskirk, Lancashire L40 0RA.

- 5.2 The information submitted should allow for the discharge of the aforementioned conditions, but should any other work, it is requested that the agent be contacted in the first instance to allow for the swift conclusion of the application.



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