

# Station House Red Cat Lane Burscough Ormskirk Lancashire L40 0RA



Discharge of Conditions 6 and 10 attached to planning application ref. 2021/1506/FUL

**PLANNING STATEMENT**  
APRIL 2024





# REPORT CONTROL

<b>Document type</b>	Planning Statement
<b>Project</b>	Station House
<b>Client</b>	Mr David Travis
<b>Job Number</b>	24-1701

## Document Checking

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<b>Reviewer</b>	Daniel Hughes

## Revision Status

<b>Issue</b>	<b>Date</b>



# CONTENTS

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**1 INTRODUCTION**

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**2 SITE DESCRIPTION**

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**3 CONDITIONS TO BE DISCHARGED**

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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 6: Car Parking Plan\_Station House
  - Condition 6: EVC spec sheet\_manual
  - Condition 10: Dialux report Station House



## /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 6**

- 3.2. Condition 6 states:

*Prior to the occupation of the building hereby approved at least 10% of the approved car parking spaces shall be marked out for use by electric vehicles, together with an adequate charging infrastructure and cabling for each marked bay, the details of which shall be submitted to and approved in writing by the Local Planning Authority. The agreed scheme shall be implemented and thereafter retained in situ throughout the duration of the development.*

- 3.3. In order to discharge the condition, the following is submitted.

- Car Parking Plan\_Station House
- EVC spec sheet\_manual

- 3.4. The car parking plan shows which spaces benefit from the EVCP with the Specification sheet for the Electric Vehicle charging station highlighting what is installed on site. It is currently on the site and in operation.

#### **Condition 10**

- 3.5. Condition 10 states:

*No building shall be open for business until a scheme detailing the proposed lighting(including all floodlighting, external building lights and car park lighting) to be installed on the site has been submitted to and approved in writing by the local planning authority.*

In order to discharge the condition, the following information has been provided:



- Dialux report Station House

3.6. This report shows the position of the external lights over the car park, and where the light from these affects the space.

3.7. Images 1 and 2 also show the installed light columns in situ on the site.



*Figure 1: Image of light columns in car park*





*Figure 2: Light column in car park*

### **Summary**

- 3.8. 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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