

<b>No.7</b>	<b>APPLICATION NO.</b>	2019/1123/FUL
	<b>LOCATION</b>	3 Hattersley Way The Hattersley Centre Ormskirk Lancashire L39 2AN
	<b>PROPOSAL</b>	Variation of Condition No. 2 of Planning Permission Reference 2015/0736/FUL to allow the sale of any non-food goods, and the erection of 314 sqm of floorspace at mezzanine level.
	<b>APPLICANT</b>	Hattersley Centre S.A.R.L.
	<b>WARD</b>	Scott
	<b>PARISH</b>	Unparished - Ormskirk
	<b>TARGET DATE</b>	3rd February 2020

---

## **1.0 SUMMARY**

1.1 The proposed use of the unit for the sale of any non-food goods and increased mezzanine floorspace would be contrary to Policy EC1 for Strategic Employment Sites but the retail use would respect the sequential test and impact test for town centre uses. The use of this vacant site will generate employment and I therefore consider that the benefits of the scheme outweigh the harm to employment policy objectives of the Local Plan. The highway (parking) implications are considered to be acceptable and the application is therefore recommended for approval.

## **2.0 RECOMMENDATION - APPROVE with conditions.**

### **3.0 THE SITE**

3.1 The wider site is an existing mixed use employment/retail centre comprising a central block of four retail units (Home Bargains, Food Warehouse, Halfords and a vacant former Poundworld); a costa coffee café; trade B1 industrial units (Plumbs, Howdens, Tile Giant, Jewsons and Screwfix); as well as three blocks of offices served off a separate access. It is known as The Hattersley Centre and is located approximately 500m to the north east of Ormskirk town centre.

3.2 The unit subject to this query is located at the end of the block of 4 retail units and known as Unit 1F, or 3 Hattersley Way. This unit was previously occupied by Poundworld, who vacated the site in summer 2018 and the unit has been vacant ever since. The unit measures 708sqm configured as 511sqm at ground floor level and 197sqm at mezzanine level.

3.3 The main site is accessed off a roundabout along Burscough Road and leads to a central car park serving the four retail units and café, with the trade businesses facilitating their own small parking areas. A Lidl store and 3 small retail/business units have recently been constructed and are now open for business on land to the immediate south, to the rear of Plumbase and Tile Giant. Construction has also begun on the erection of 51 affordable houses adjacent to Lidl (rear of houses along Burscough Street).

3.4 To the east of the site is the Preston to Ormskirk railway line, to the north are the office units with Old Boundary Way and residential properties beyond. To the west are residential properties along Burscough Road.

## **4.0 THE PROPOSAL**

- 4.1 The application is to vary Condition 2 of planning permission 2015/0736/FUL to allow the sale of all types of non-food retail goods from Unit 3 (including 20% ancillary food and drink floorspace). Planning permission 2015/0736/FUL includes a condition that restricts the types of retail goods that can be sold from Unit 3 and is worded as follows:

*"The following categories of goods can be sold from Unit 1F on an unrestricted basis:*

- a) DIY home improvement goods*
- b) Furniture and furnishings*
- c) Electrical Goods*
- d) Floor and wall coverings*

*The following categories of goods can be sold from Unit 1F provided that no single category exceeds 20% of the floorspace of the unit:*

- a) Toys and games*
- b) Travel goods*
- c) Children and infant goods*
- d) Sports and leisure goods*
- e) Bicycle and bicycle accessories*
- f) Toiletries and health and beauty products*
- g) Household goods*
- h) Ancillary food and drink".*

- 4.2 The proposed occupier of the unit, Sports Direct, specifically requires permission for the sale of more than 20% floorspace of clothing, footwear and sports and leisure goods. For flexibility, the application seeks to vary the condition to allow for the sale of all retail goods, with the exception of food and drink (apart from the 20% ancillary food and drink already permitted by Condition 2). In other words, to allow open A1 retail use. The proposed replacement condition would read:

*"Unit F (3 Hattersley Way) may be used for the sale of any retail good in Class A1 on an unrestricted basis, with the exception of food and drink, which may only be sold on an ancillary basis, from a maximum of 20% of the unit's floorspace".*

- 4.3 It is also proposed to extend the existing mezzanine floor within this unit (197sqm) to create a full first floor (511sqm) – a floorspace increase of 314sqm. The additional floorspace will be used for the retail sale and display of goods by the same occupier as the ground floor, Sports Direct.

## **5.0 PREVIOUS RELEVANT DECISIONS**

- 5.1 2016/0640/FUL Erection of a new building measuring 186sqm for use within Classes A1 and A3 with associated external seating, landscaping and access works. APPROVED (Costa Coffee)
- 5.2 2015/0736/FUL Variation of condition no. 4 imposed on planning permission 2014/0348/FUL to widen the range of goods which can be sold from Unit 3 Hattersley Way, indicated as Unit 1F on Plan Ref: Proposed site plan 103/05 Rev A. APPROVED. (former Poundworld but now vacant)
- 5.3 2014/0348/FUL Variation of Condition 3 imposed on planning permission 2012/0887/FUL to allow for the sale of food and other convenience goods to be sold from Unit 1A and variation of Condition 8 of planning permission 2012/0887/FUL to amend the

opening hours of Unit 1A to 8am to 9pm Monday to Saturday and (am to 6pm on Sundays and Public/Bank Holidays. APPROVED *UNIT 1A (now Food Warehouse)*)

- 5.4 2014/0349/FUL External alterations to retail unit. Erection of refrigeration condenser unit and bin storage within the service yard. Reconfiguration of car park and erection of trolley shelter. APPROVED (17.06.2014) *UNIT 1A (now Food Warehouse)*
- 5.5 2013/1162/FUL Erection of garden canopy to rear elevation. APPROVED (14.01.2014) – *UNIT 1A (Home Bargains)*
- 5.6 2012/0887/FUL Variation of Condition No. 2 imposed on planning permission 2011/0274/FUL to allow the sale of food and other non-food goods from 1,858sqm of existing bulky goods retail floorspace. APPROVED (26.04.13) – *UNIT 1A (Home Bargains)*
- 5.7 2012/0867/FUL External alterations including new entrance and adjustment to fence line. APPROVED (03.10.12) - *Unit 1A (home Bargains)*
- 5.8 2011/0274/FUL Variation of Condition No. 4 imposed on planning permission 2006//0075 to: "There shall be no internal alterations or sub-divisions of the non-food retail units either vertically or horizontally which would result in an increase in retail floorspace or sub-division to create a unit of less than 500 sqm (gross) floorspace." APPROVED (20.06.11) - (*created 4 units in the block instead of 3 but with no additional overall floorspace*)
- 5.9 2009/0475/FUL Variation of condition 5 imposed on outline planning permission 2006/0075 to allow the sale of food and unrestricted non-food goods from 1867sqm of existing retail floorspace at the Hattersley Centre. REFUSED (11.03.10.) DISMISSED ON APPEAL - *Unit 1A and 1B (home Bargains and part of Food Warehouse)*
- 5.10 2007/0811/ARM Reserved Matters - Scale and appearance for Phase 2. APPROVED (10.09.07)
- 5.11 2006/1131 Reserved Matters - Scale, appearance and landscaping, details of fencing for Phase 1. APPROVED (09.03.07)
- 5.12 2006/0862 Reserved Matters - Means of access to mixed use employment and non-food retail development approved in outline under application reference 2006/0075. APPROVED (20.10.06)
- 5.13 2006/0075 Outline - Mixed use employment (B1 & B8) and non-food retail development including details of siting (all other matters reserved). APPROVED (17.07.06)

## **6.0 CONSULTEE RESPONSES**

- 6.1 LCC HIGHWAYS (19/12/2019) - No objections to the planning application. The nature and scale of the proposals should have a negligible impact on highway safety and capacity within the immediate vicinity of the site.

## **7.0 OTHER REPRESENTATIONS**

- 7.1 None received.

## **8.0 SUPPORTING INFORMATION**

- 8.1 The application is supported by the following information:  
Planning and Retail Statement  
Transport Statement

## **9.0 RELEVANT PLANNING POLICIES**

- 9.1 The National Planning Policy Framework (NPPF) (including Technical Guidance to the NPPF) and the West Lancashire Local Plan (2012-2027) DPD provide the policy framework against which the development will be assessed. The site is located within the Key Service Centre of Ormskirk in the West Lancashire Local Plan. It is part of the wider Ormskirk Employment Area / Hattersley Court to the east of Burscough Road that is designated as a Strategic Employment Site on the Local Plan.

- 9.2 The following policies apply:

### National Planning Policy Framework (NPPF)

Building a strong competitive economy  
Ensuring the vitality of town centres  
Promoting sustainable transport

### West Lancashire Local Plan (2012-2027) DPD

SP1 - A Sustainable Development Framework for West Lancashire  
GN1 - Settlement Boundaries  
GN3 - Criteria for Sustainable Development  
GN4 – Demonstrating Viability  
GN5 – Sequential Tests  
EC1 - The Economy and Employment Land  
IF1 - Maintaining Vibrant Town and Local Centres  
IF2 - Enhancing Sustainable Transport Choice  
IF3 - Service Accessibility and Infrastructure for Growth

## **10.0 OBSERVATIONS OF CORPORATE DIRECTOR OF PLACE AND COMMUNITY**

### Background

- 10.1 Outline planning permission was granted on 17<sup>th</sup> July 2006 for “*Mixed use employment (B1 & B8) and non-food retail development including details of siting*” (2006/0075). This permission was granted subject to a Section 106 Agreement and 32 conditions. One of these conditions restricted the goods that could be sold from the non-food retail units as follows:  
*The non-food units hereby approved shall be used solely for the retail sales of the following: DIY home improvement goods, garden centre, furnishings, beds, electrical goods, furniture and floor coverings and for no other purpose including any other purpose in Class A1.*
- 10.2 Following the approval of detailed reserved matters applications, Focus and Halfords moved into the non-food retail units. Halfords remain at the site (unit 2); however, Focus went into administration and vacated the site in 2011. The owner of the site struggled to re-let this unit but in 2013, planning permission was granted to vary a condition of planning permission to allow for the sale of food and other non-food goods from 1,858sqm of the former Focus DIY store (2012/0887/FUL). This is now trading as Home Bargain (unit 1A).

It is important to note, however, that this permission still restricted the use of the rest of the units in the block (3no.) to non-food bulky goods only.

- 10.3 Subsequently, the central unit in the block (unit 1B) gained planning permission to vary the above condition to allow the sale of food and non-food goods and this unit is now trading as Food Warehouse (2014/0348/FUL).
- 10.4 Following this, the end unit (unit 3) gained permission to sell a wider range of goods by varying the restrictive condition. This was then occupied by Poundworld, who have since vacated the site and this unit is subject to the current proposal. It should therefore be noted that only one unit now includes the original non-food bulky goods restriction (Halfords).

#### Principle of Development

- 10.5 The unit is located within a Strategic Employment Site as allocated within the West Lancashire Local Plan 2012-2027. The site is also in an out of town centre location. Policy EC1.2(v) specifically refers to the Hattersley Centre/Court and advises that the Council will require a mix of industrial, business, storage and distribution uses (B1, B2 and B8) and will allow A1 retail warehouses on a like-for-like basis of existing A1 premises. The aim of this policy is to protect the Strategic Employment Sites for B1, B2 and B8 employment uses and that proposals for A1 retail warehouses will only be permitted where they are replacements for existing A1 premises. The situation at the Hattersley Centre is not straight forward, because under the terms of existing permissions, various types and amounts of retail floorspace are already permitted. In order to appraise the proposal, it is necessary to assess the impact on the town centre of both the increased floorspace and wider range of goods to be sold.

#### *Sequential test*

- 10.6 Section 7 of the NPPF sets out national guidance on town centres. Local Plan Policy GN5 (Sequential Tests) clarifies the requirements in relation to undertaking a sequential test for retail and town centre uses on sites outside town centres in line with national policy. In this respect, paragraph 86 of the NPPF requires such applications to be located in town centres, then edge of centre and out of centre locations with a preference given to accessible sites that are well connected to a town centre. Paragraph 87 also advises that both applicants and LPA's should demonstrate flexibility on issues such as format and scale, so that opportunities to utilise suitable town centre or edge of centre sites are fully explored.
- 10.7 Paragraph 011 of the NPPG sets out advice on how to use the sequential test in decision making. A checklist is provided that sets out the considerations that should be taken into account in determining whether a proposal complies with the sequential test:

*with due regard to the requirement to demonstrate flexibility, has the suitability of more central sites to accommodate the proposal been considered? Where the proposal would be located in an edge of centre or out of centre location, preference should be given to accessible sites that are well connected to the town centre. It is important to set out any associated reasoning clearly;*

*is there scope for flexibility in the format and/or scale of the proposal? It is not necessary to demonstrate that a potential town centre or edge of centre site can accommodate precisely the scale and form of development being proposed, but rather to consider what contribution more central sites are able to make individually to accommodate the proposal; if there are no suitable sequentially preferable locations, the sequential test is passed.*

- 10.8 In addition to the above government guidance, there have been a number of relevant recent case and appeal decisions which provide further guidance on flexibility in approach to the sequential test. The application includes supporting evidence in the form of a Planning and Retail Statement and additional supplementary information which has been submitted during the course of the application. A number of sequentially preferable sites have been considered within and on the edge of Ormskirk town centre. The sequential assessment concluded that there are no available sites in sequentially preferable locations that are suitable for the proposal.
- 10.9 At the time of submission, there were 19 vacant premises within the town centre, the largest being the former Poundstretcher on Church Street. However, even this, at 750sqm did not meet the 1000sqm required by the applicant. As such, the available vacant sites were too small to be considered suitable to accommodate the proposal. In addition to existing vacant sites, potential town centre development sites were also considered - these being the Market Hall, the former Magistrates Court and the former Poundstretcher site (which benefits from an extant permission for retail on the site). However, given the NPPF requirement for suitable sites to become available within a reasonable period and the immediacy of the market requirement, it is extremely unlikely that any of the above sites would either be available within a reasonable timescale or would be of a format or location to meet the requirements of the occupier, even when some flexibility is considered. Whilst I disagree with some of the applicants assertions regarding the former Poundstretcher site, I am satisfied that this site would not be available within a reasonable timescale when taking into consideration the need for demolition and complete build timetable.
- 10.10 It is recognised that the local planning authority has supported both other food and non-food retail development adjacent to the application site within the Hattersley Centre .This has relevance for alternative out of centre opportunities elsewhere as it is accepted this location has some potential to provide connection to the town centre and that there are no more suitable out of centre locations located close to the town centre.
- 10.11 I am content that there is no basis to resist the current application in relation to the sequential test and conclude that the proposal would accord with paragraph 86 of the NPPF and the relevant provisions of Policy IF1 and GN5 of the Local Plan.

#### *Impact Test*

- 10.12 Paragraph 89 of the NPPF advises “when assessing applications for retail and leisure development outside town centres, which are not in accordance with an up-to-date plan, local planning authorities should require an impact assessment if the development is over a proportionate, locally set floorspace threshold (if there is no locally set threshold, the default threshold is 2,500sqm of gross floorspace)”. This Council have a locally set threshold as set out in Policy IF1 of the Local Plan. The threshold for proposals outside of town centres for comparison retail is any increase in floorspace of over 500 sqm gross.
- 10.13 The proposed retail use is for comparison goods and the proposed increase in floorspace over and above the current retail floorspace within the unit is 314sqm gross. I note that the whole of the floorspace within the unit equates to 1,022sqm; however, the existing permission for this unit includes comparison goods, so in effect the actual increase can only be attributed to the additional 314sqm gross retail floorspace created. I can confirm that this is below the locally adopted threshold set by Policy IF1 of 500sqm, therefore no impact assessment is required.

10.14 However, the NPPG advises that compliance with the sequential and impact tests does not guarantee that permission will be granted – all material considerations will need to be considered in reaching a decision. I will assess each of these below:

#### Impact on Surrounding Land Uses

10.15 It is necessary to consider the impact of the proposed development on the amenity of existing surrounding land uses, including neighbouring residents, in accordance with Policy GN3 of the Local Plan. The proposal is for variation to the use of the premises and increase in internal floorspace only, no external alterations are proposed as part of this application.

10.16 The nearest residential properties to the site are those properties along Burscough Road to the west, which are located some distance away. Operations at the site, for example deliveries are controlled by existing conditions on earlier planning permissions. The service area has a separate access track and will not interfere with traffic movement within the site. Whilst the proposal may lead to increased visits to the site, I consider that such an increase will not be significant in the context of the overall site and would have limited additional impact upon neighbouring residential amenity. I am satisfied that the proposal complies with Policy GN3 of the Local Plan in this regard.

#### Highways

10.17 Policy GN3 of the WLLP requires proposals for development to ensure that there is adequate access, highway capacity, manoeuvrability and parking provision. LCC Highways comment that the nature and scale of the proposal should have a negligible impact on highway safety and capacity within the immediate vicinity of the site. They confirm that the stated conclusions relating to trip generation and parking contained within the submitted Transport Statement are not considered unreasonable for the proposed development and therefore raise no objection.

10.18 Surface level car parking is provided to the front of the retail units and it is noted that at certain times and days, there are very few spaces available. A Transport Statement has been submitted which includes an analysis of vehicle parking and accessibility to the site. Based upon the Council's parking requirements, the additional mezzanine floorspace and the open A1 retail use (with ancillary food and drink only), would not require any additional spaces over and above the 168 currently on site. Moreover, in my view, it is likely that customers will undertake linked trips between the various retail units, reducing the need for a particular number of spaces for each of the separate units. Furthermore, the length of time spent at the retail park is relatively short meaning that there is a quick turnover of vehicles utilising the car park.

10.19 On this basis, I am satisfied that the proposed development is acceptable and would not lead to a detrimental impact on highway safety, in accordance with Policy GN3 and IF2 of the Local Plan.

#### Economic Impacts

10.20 It is recognised that the proposed use/occupier will generate employment and since the impact of the proposal is considered to be acceptable, by inference, it is unlikely that there will be any resulting closure of other shops and therefore no decrease in employment attributable to the proposal. I acknowledge that the scheme would contribute 9 full time equivalent jobs to the area which is a factor weighing in favour of the proposal.

10.21 Furthermore, I consider that the proposed development would bring existing vacant commercial floorspace into use, an integral part of the objectives of national planning policy to achieve sustainable development, without significant harm to the existing town centre. The presence of a national retailer in the town may also increase investor confidence into the area generally and result in a positive impact on the long-term viability of both the Hattersley Centre and Ormskirk town centre. Local Plan Policies SP1 and EC1 aim to facilitate economic growth in the Borough and a key aim of the Council's Economic Development Strategy 2015-2025 is to support growing businesses.

### Conclusion

10.22 The NPPF and Policies IF1 and GN5 of the Local Plan are important material considerations in the assessment of this application given that they are the national and local statements of planning policy insofar as they relate to retail and town centres. The application has satisfied the sequential test and an impact assessment is not required due to the level of additional floorspace being less than the locally set threshold. The development would therefore not have a significant detrimental impact on the vitality or viability of existing retail centres, and would bring a national company into the Borough, and bring associated economic and social benefits. There would be no significant detrimental impact upon highway safety, parking or neighbouring amenity in compliance with Policy GN3 of the Local Plan. It is therefore recommended that planning permission be granted.

## **11.0 RECOMMENDATION**

11.1 That planning permission be GRANTED subject to the following conditions and reasons:

### **Condition(s)**

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.  
Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
2. The development hereby approved shall be carried out in accordance with details shown on the following plans:  
Proposed site plan drawing No 01.100 received by the Local Planning Authority on 4th November 2019;  
Proposed floor plan drawing No 01.200 received by the Local Planning Authority on 4th November 2019;  
Reason: For the avoidance of doubt and to ensure compliance with the provisions of Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.
3. Unit 1F (also known as Unit 3 Hattersley Way) may be used for the sale of any retail good within Class A1 of the Town and Country Planning (Use Classes) Order 1987 (as amended) with the exception of food and drink, which may only be sold on an ancillary basis, from a maximum of 20% of the unit's floorspace.  
Reason: To safeguard the vitality and viability of Ormskirk town centre in accordance with Policy IF1 of the West Lancashire Local Plan 2012-2027 Development Plan Document and the NPPF.
4. Unit 1E (also known as 2 Hattersley Way) indicated on Plan Ref: Proposed site plan 103/05 Rev A submitted with application 014/0348/FUL shall be used solely for the retail sales of the following: DIY home improvement goods, furnishings, beds, electrical goods, furniture and floor coverings and for no other purpose including any other purpose in Class A1 of the Schedule of the Town and Country Planning (Use Classes) Order 1987 or in any provision equivalent to that class in any statutory instrument revoking or re-enacting



that order with or without modification unless otherwise agreed in writing with the Local Planning Authority.

Reason: To safeguard the vitality and viability of Ormskirk town centre in accordance with Policy IF1 of the West Lancashire Local Plan 2012-2027 Development Plan Document and the NPPF.

5. No materials or equipment shall be stored on the site outside the buildings identified as 1 to 5 on Plan Ref: Phasing Plan submitted as part of the S106 Agreement to 2006/0075 (postal addresses 1 to 11 Hattersley Court) except waste materials which may be kept in bins for removal periodically.

Reason: To prevent unsightliness and visual intrusion and so ensure that the development complies with the provisions of Policy GN3 in the West Lancashire Local Plan 2012-2027 - Development Plan Document and the NPPF.

6. No machinery shall be operated on the site other than inside the buildings.  
Reason: To safeguard the occupiers of the surrounding area from excessive noise intrusion and so ensure compliance with the provisions of Policy GN3 in the West Lancashire Local Plan 2012-2027 - Development Plan Document and the NPPF.

7. The units identified as 1 and 5 on Plan Ref: Phasing Plan submitted as part of the S106 Agreement to 2006/0075 (postal addresses 1 to 11 Hattersley Court), shall be used for B1 office use only and for no other purpose (including any other purpose in Class B1 of the Schedule to the Town and Country Planning (Use classes) Order 1987 and any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order.

Reason: To safeguard the amenity of adjacent properties and the area generally and so comply with the provisions of Policy GN3 in the West Lancashire Local Plan 2012-2027 - Development Plan Document and the NPPF.

8. The units identified as I to X on Plan Ref: Phasing Plan submitted as part of the S106 Agreement to 2006/0075 (postal addresses 4 to 11 Hattersley Way), shall be used for B1 or B8 use only.

Reason: To safeguard the amenity of adjacent properties and the area generally and so comply with the provisions of Policy GN3 in the West Lancashire Local Plan 2012-2027 - Development Plan Document and the NPPF.

9. The retail unit known as postal address Unit 1A (indicated as Unit 1Da on Plan Ref: Proposed Site Plan 103/05/Rev A submitted with application 2014/0348/FUL) shall be open for business during the hours of 8am to 9pm Monday to Saturday and 9am to 6pm on Sundays and Bank Holidays. The remaining retail units known as postal address Unit 1, Unit 2 and Unit 3 (indicated as Unit 1D, Unit 1E and Unit 1F on Plan Ref: Proposed Site Plan 103/05/Rev A) shall be open for business during the hours of 8am to 8pm Monday to Saturday and 9am to 6pm on Sundays and Bank Holidays.

Reason: To safeguard the amenity of adjacent properties and the area generally and so comply with the provisions of Policy GN3 in the West Lancashire Local Plan 2012-2027 - Development Plan Document and the NPPF.

10. The units identified as I, VI, VII, VIII, IX and X on the Plan Ref: Phasing Plan submitted as part of the S106 Agreement to 2006/0075 (postal addresses 4 to 8 and 11 Hattersley Way), shall only be open for business and deliveries between the hours of 8 a.m. and 8 p.m. Monday to Saturday and 9 a.m. to 6 p.m. Sundays and Bank Holidays. The unit identified as II on the Plan Ref: Phasing Plan submitted as part of the S106 Agreement to 2006/0075, shall only be open for business and deliveries between the hours of 7am and 8pm Monday to Saturday and 9am to 6pm on Sundays and Bank Holidays.

Reason: To safeguard the amenity of adjacent properties and the area generally and so comply with the provisions of Policy GN3 in the West Lancashire Local Plan 2012-2027 - Development Plan Document and the NPPF.

11. The maximum height of goods stored externally at Units identified as A, B and C and I to X on Phasing Plan submitted as part of the S106 Agreement to 2006/0075 (postal addresses 1 to 11 Hatterlesy Way) shall not exceed 4m.

Reason: To prevent unsightliness and visual intrusion and so ensure that the development complies with the provisions of Policy GN3 in the West Lancashire Local Plan 2012-2027 - Development Plan Document and the NPPF.

**Note(s)**

1. This permission is subject to a planning obligation under Section 106 of the Town and Country Planning Act 1990.

**Reason for Approval**

1. The Local Planning Authority has considered the proposed development in the context of the Development Plan including, in particular, the following Policy/Policies in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document:  
SP1 A Sustainable Development Framework for West Lancashire  
GN1 Settlement Boundaries  
GN3 Criteria for Sustainable Development  
GN5 Sequential Test  
IF1 Maintaining Vibrant Town and Local Centres  
EC1 The Economy and Employment Land  
together with Supplementary Planning Guidance and all relevant material considerations. The Local Planning Authority considers that the proposal complies with the relevant Policy criteria and is acceptable in the context of all relevant material considerations as set out in the Officer's Report. This report can be viewed or a copy provided on request to the Local Planning Authority.