



AGENDA ITEM:

**PLANNING COMMITTEE:
12TH JANUARY 2017**

Report of: Director of Development and Regeneration

**Contact: Mrs. C. Thomas (Extn.5134)
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SUBJECT: LATE INFORMATION

1.0 INTRODUCTION

The information below has been received since compilation of your Agenda. The following also includes suggested adjustments to the recommendations further to the receipt of late plans and/or information.

2.0 ITEM 7 – PLANNING APPLICATIONS

REPORT NO. 1 – ROPERS ARMS, 52 WIGAN ROAD

The applicant has submitted further information to update the Retail Impact Assessment. This refers to the former Home Bargains unit on Moor Street, Ormskirk becoming available since the planning application was submitted.

This update of the Retail Impact Assessment is summarised as follows:

The Home Bargains unit is inappropriately located in order to meet the qualitative and quantitative 'top-up' convenience goods retail gap identified in the catchment area;

There are already a range of stores in the immediate vicinity which would be in direct competition with a convenience store (e.g. Morrison, Superdrug, Marks & Spencer);

The distance is prohibitive for residents living within the Tower Hill catchment area being located well in excess of 1km away;

Morrisons supermarket (located less than 2 minutes' walk away) has free customer car parking available putting it at a significant advantage over a convenience store without dedicated parking;

The physical capacity of the shop unit at around 185sqm at ground floor is too small to accommodate the minimum size threshold that is necessary for the proposed development.

OBSERVATIONS OF DIRECTOR OF DEVELOPMENT AND REGENERATION

I note the additional comments made in respect of the former Home Bargains unit. On balance, I accept that the unit is too small to accommodate the proposed development and on this basis can be discounted as a realistic alternative location.

An additional condition is recommended to give some control over the future management of the car park for the proposed retail unit.

Condition

Details of a car park management scheme shall be submitted to and agreed in writing by the Local Planning Authority. The agreed scheme shall be implemented prior to the retail premises being brought into use and shall remain in force at all times thereafter.

Reason

To ensure the effective use of the car park for customers of the premises and to ensure that the development complies with Policy IF2 in the adopted West Lancashire Local Plan 2012-2027 Development Plan.