

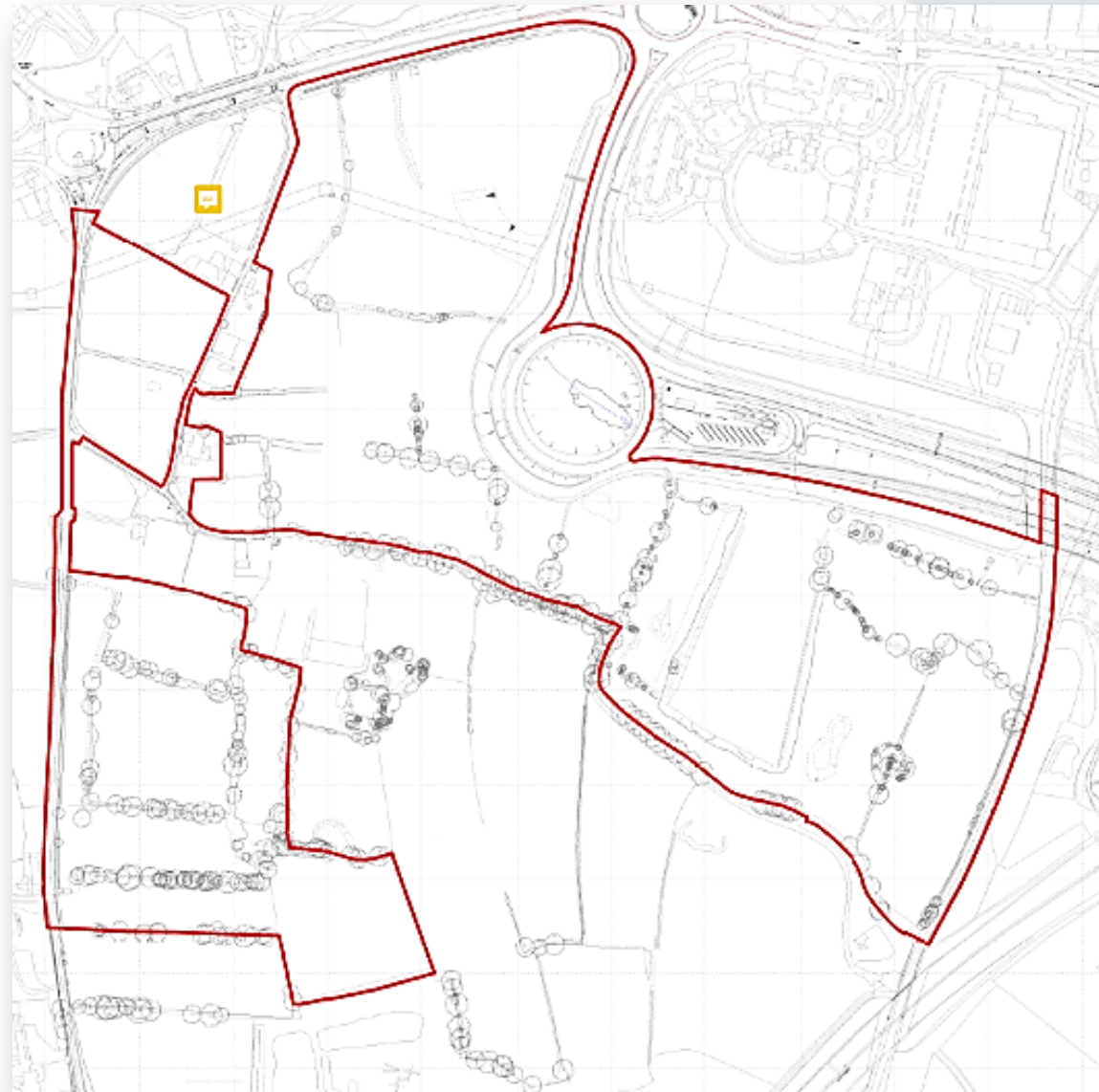


South Ribble Borough: application number LCC/2022/0044

Application for outline planning permission (with all matters reserved save for access from the public highway to Development Zones A, B and D (M65 Terminus Roundabout, A49 Wigan Road and Stanifield Lane) and strategic green infrastructure/landscaping) for a mixed-use development including the provision of Employment use (Use Classes B2/B8/E(g)); retail (use Class E(a)); food, drink and drive-through restaurant use (Use Class E(b)/Sui Generis Drive-Through); hotel use (Use Class C1); health, fitness and leisure use (Use Classes E(d)/F(e)/F2(b)); creche/nursery (Class E(f)); car showrooms (Use Class Sui Generis Car Showroom); Residential use (C3) the provision of associated car parking, access, public open space, landscaping and drainage

**Cuerden Strategic Site, east of Stanifield Lane, north of Clayton Farm,
west of Wigan Road, Lostock Hall**

LCC/2022/0044
Application boundary



LCC/2022/0044

Site Location

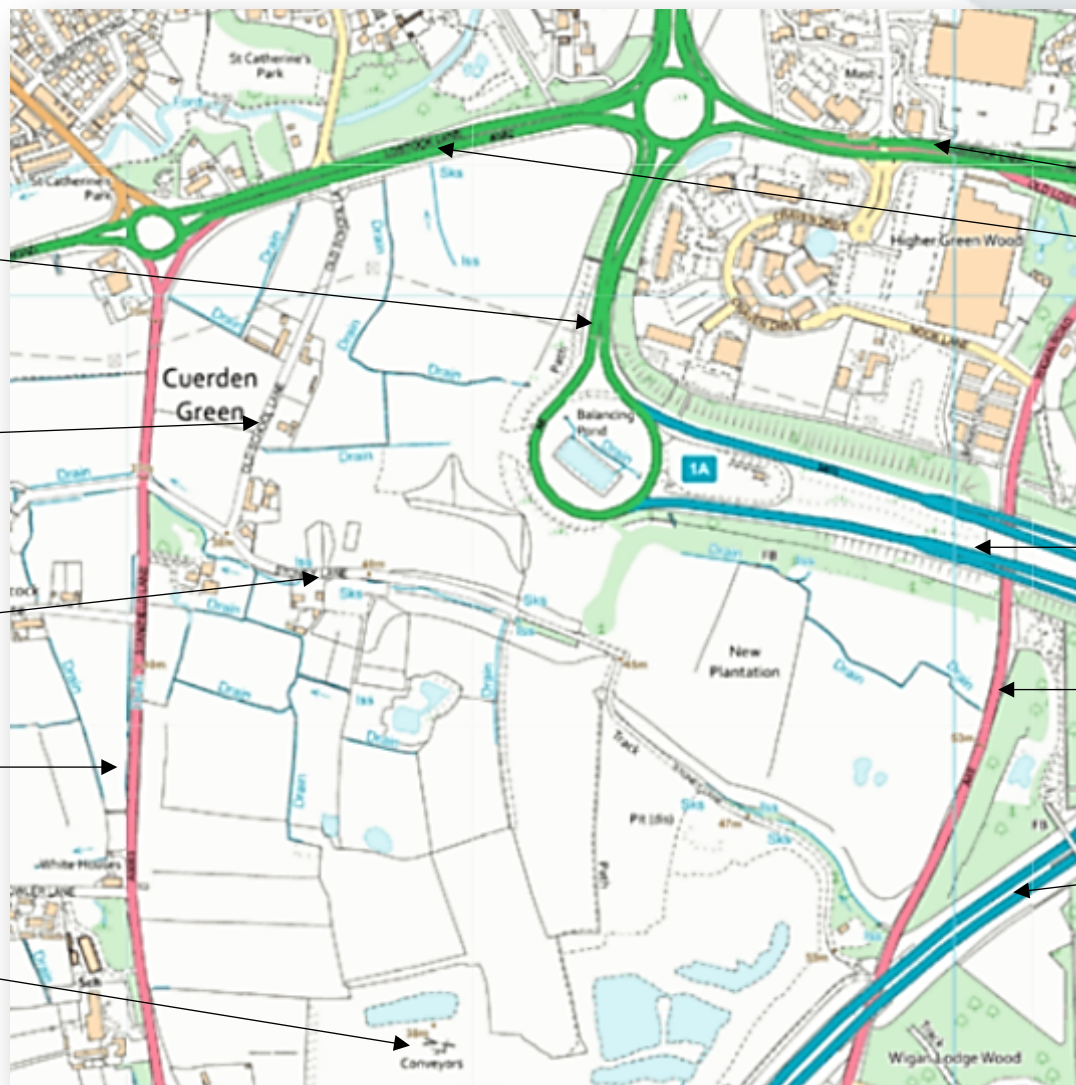
A6 South Ribble Way

Old School Lane

Stoney Lane

Stanifield Lane
A5083

Lydiat Lane
Sand Quarry



A6 Lostock Lane
A582 Lostock Lane

M65
Motorway

A49 Wigan Road

M6 Motorway



LCC/2022/0044
Aerial View (2020)

A6 South Ribble Way

Old School Lane

Stoney Lane

Stanifield Lane
A5083

Lydiate Lane
Sand Quarry

A6 Lostock Lane

A582 Lostock Lane

M65
Motorway

A49 Wigan Road

M6 Motorway



LCC/2022/0044
Adopted Masterplan
Land use

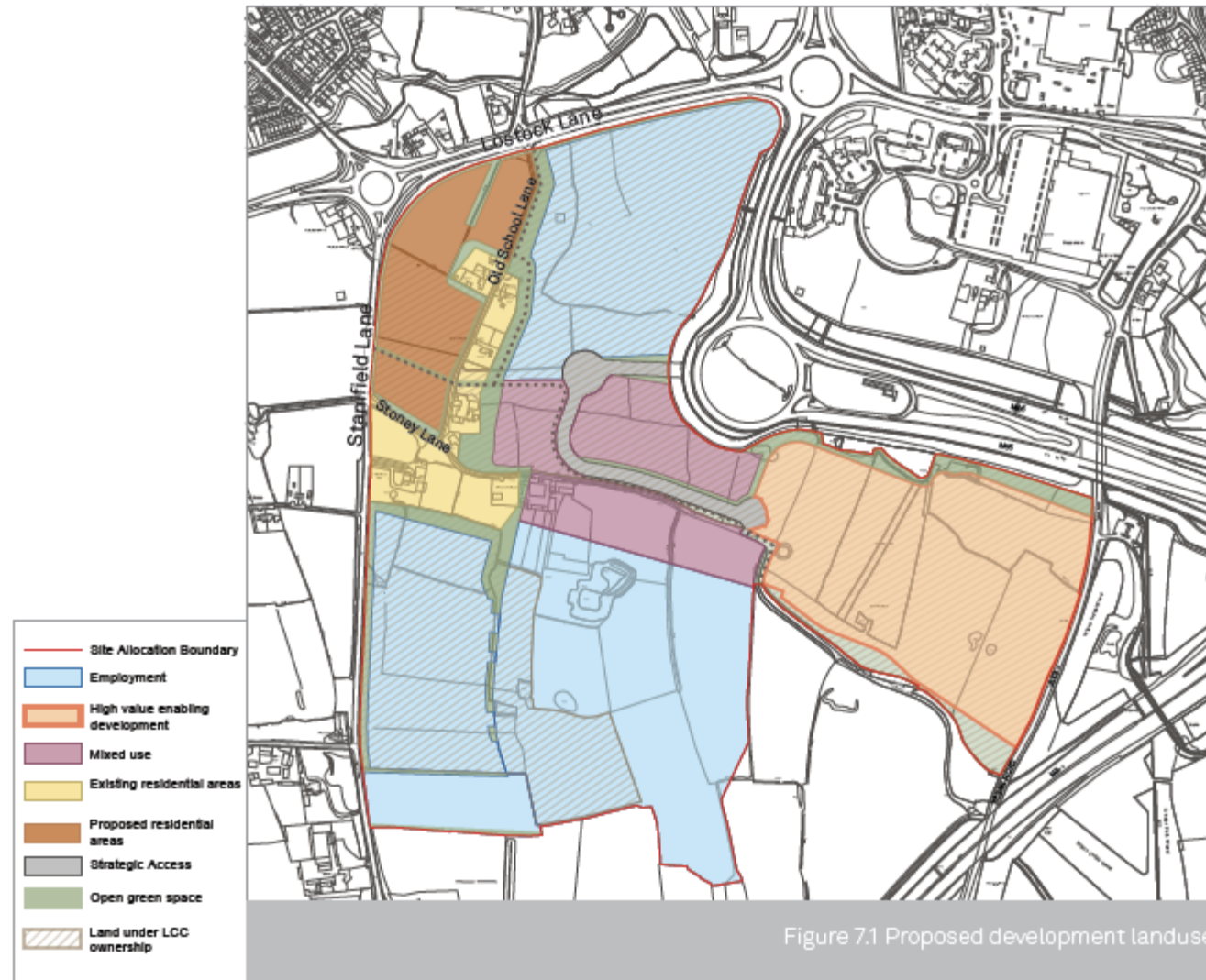
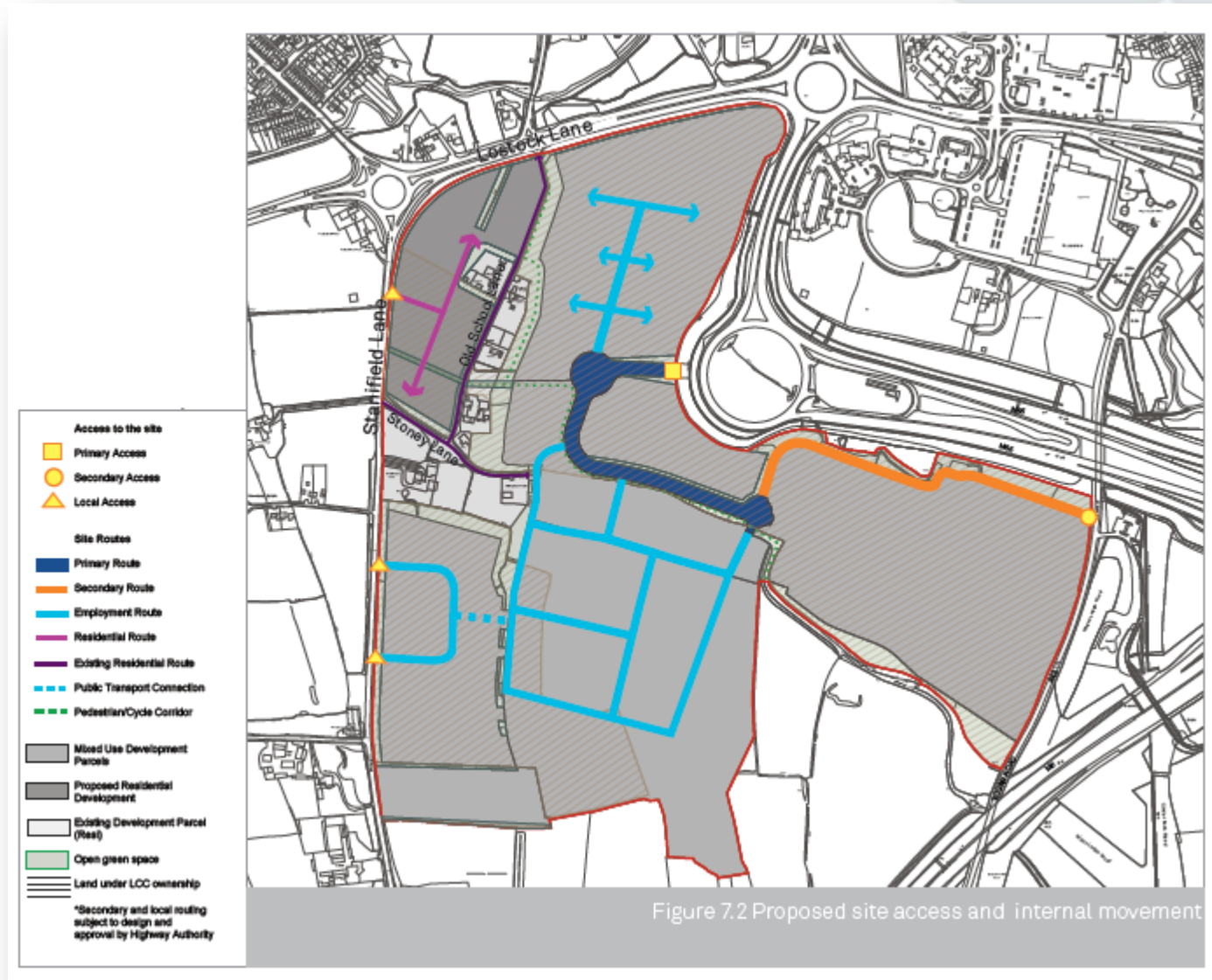
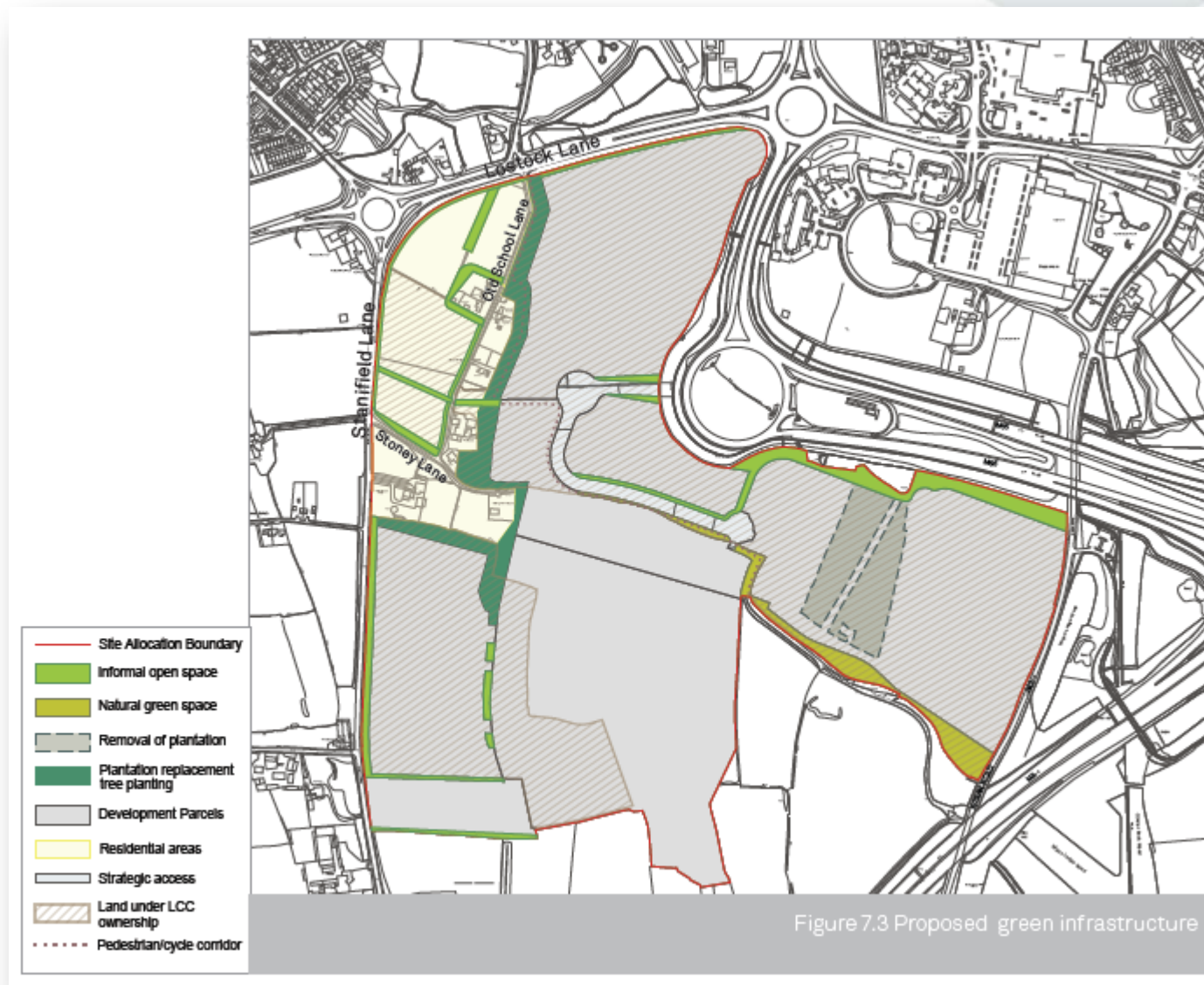


Figure 7.1 Proposed development landuse

LCC/2022/0044 Adopted Masterplan Proposed site access and internal movement



LCC/2022/0044
Adopted Masterplan
Proposed green
infrastructure



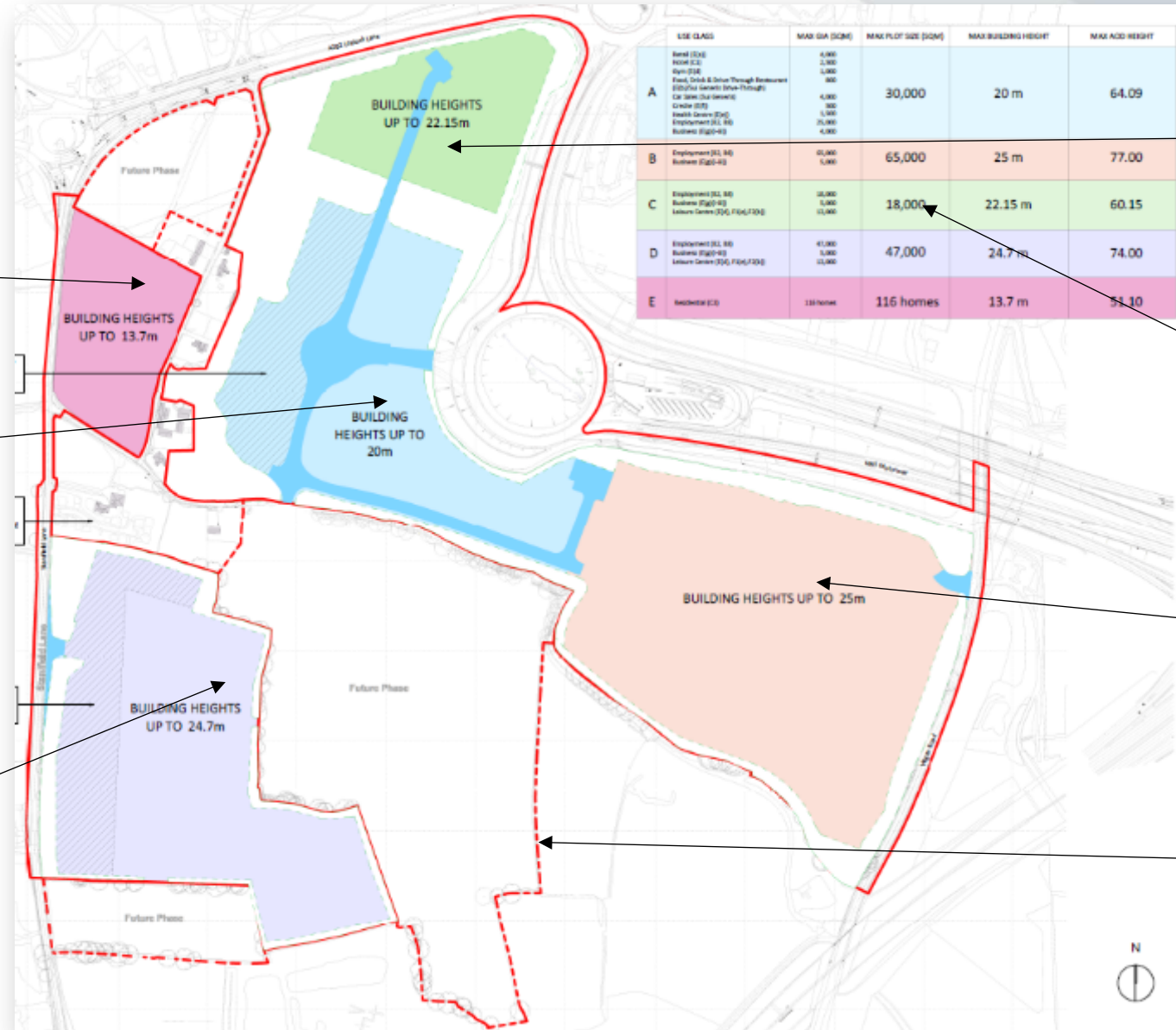
LCC/2022/0044

Parameter plan – Development Zones

Zone E -
Build height up to
13.7m

Zone A –
Build height up to
20m with western
restriction at 15m

Zone D –
Build height up to
24.7m with western
and northern
restriction at 18.6m



Zone C –
build
height up to
22.15m

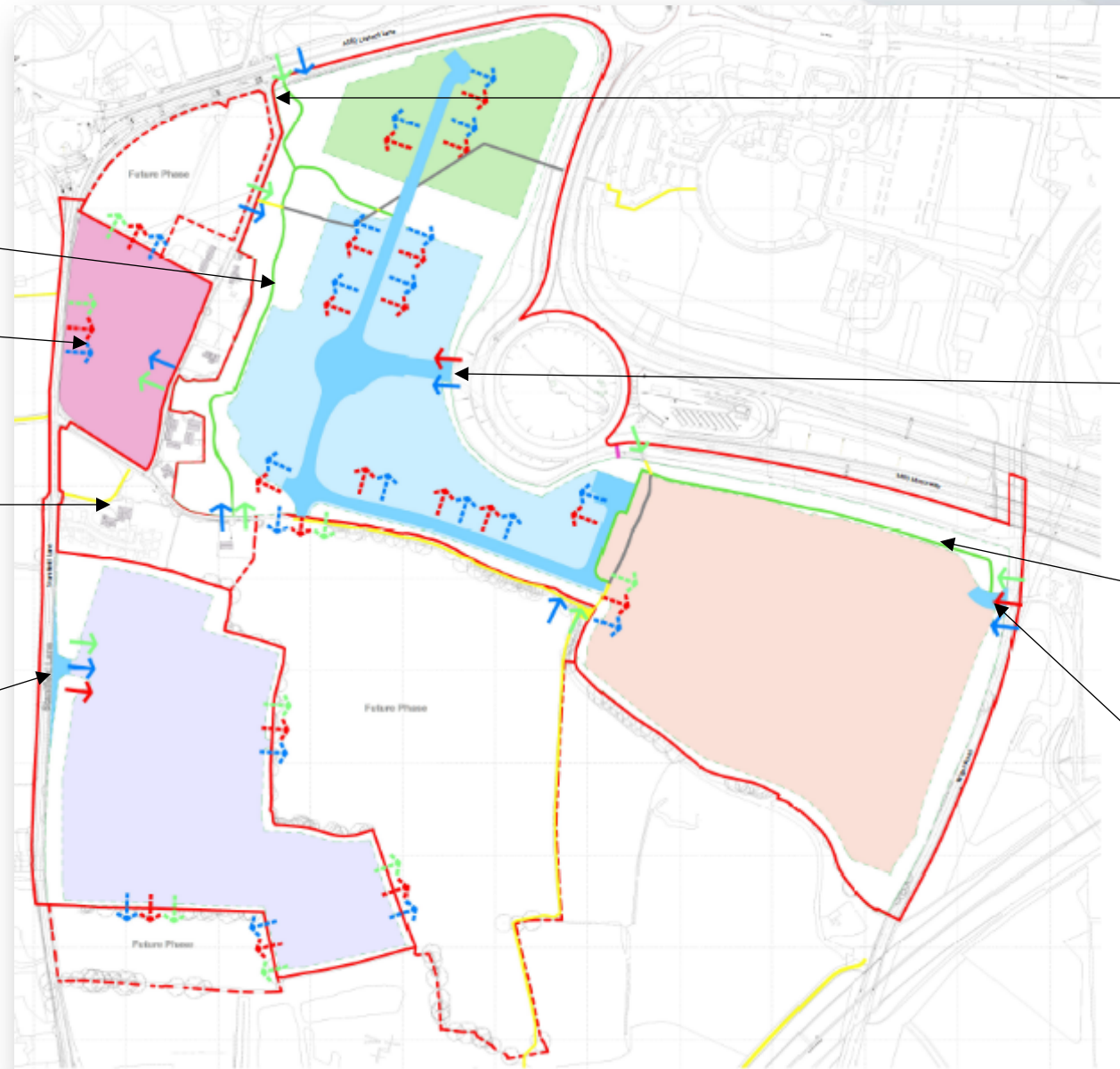
Maximum
plot sizes for
different use
classes

Zone B – build
height up to
25m

Dotted red line
denotes wider
area of
allocated
strategic site

LCC/2022/0044 Parameter Plan – Highways and Access

- Public right of way
- Zone E residential access –
outline only
- Stoney Lane
- Zone D Stanifield Lane



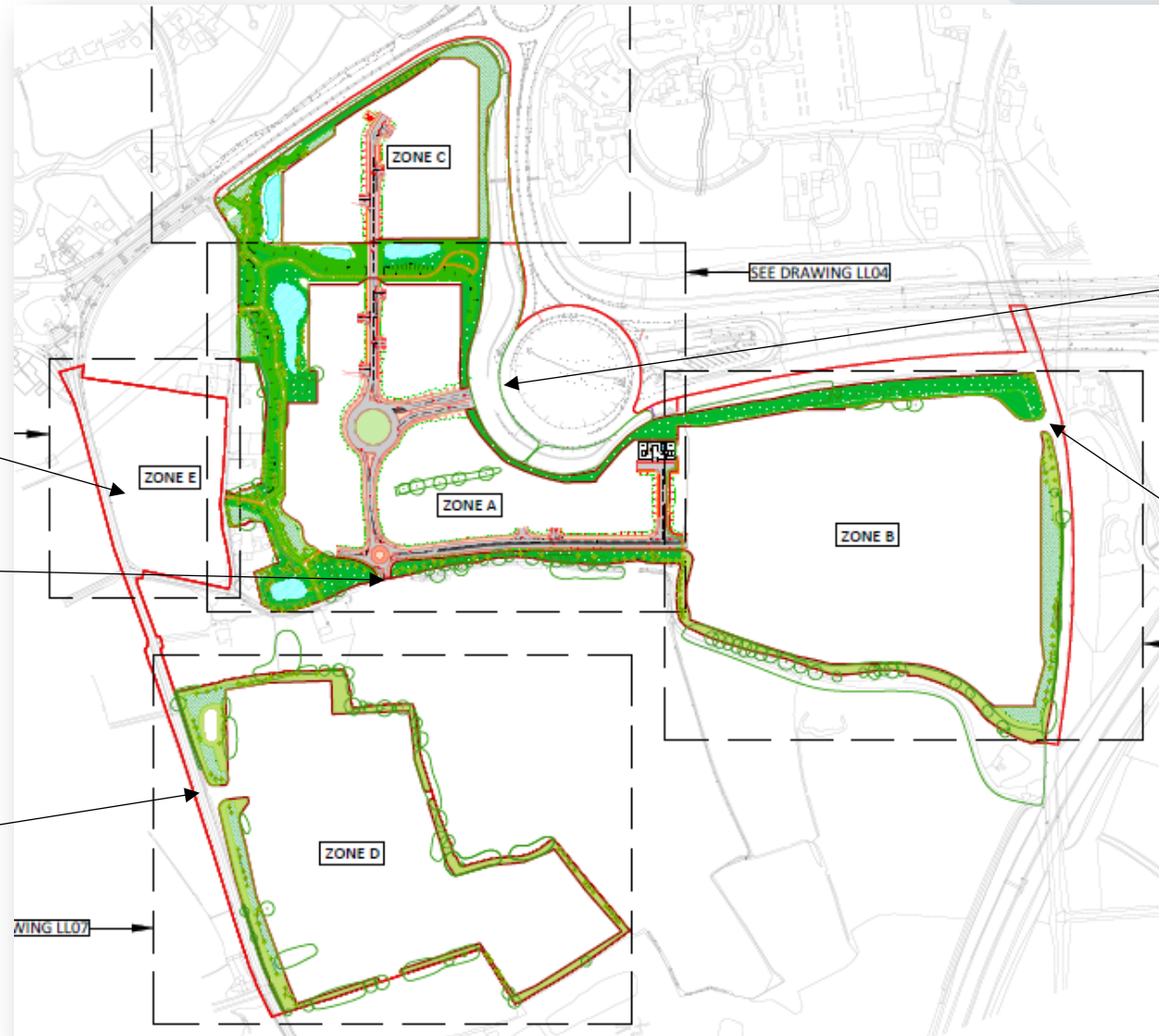
- Dedicated
cycle/pedestrian
access from
Lostock Lane
- Zone A M65
terminus
roundabout access
- Public right of way
- Zone B Wigan
Road access



LCC/2022/0044
Parameter Plan –
Strategic landscaping



LCC/2022/0044 Strategic landscaping and infrastructure overview



Zone E residential –
outline only

Link to potential future
development phase

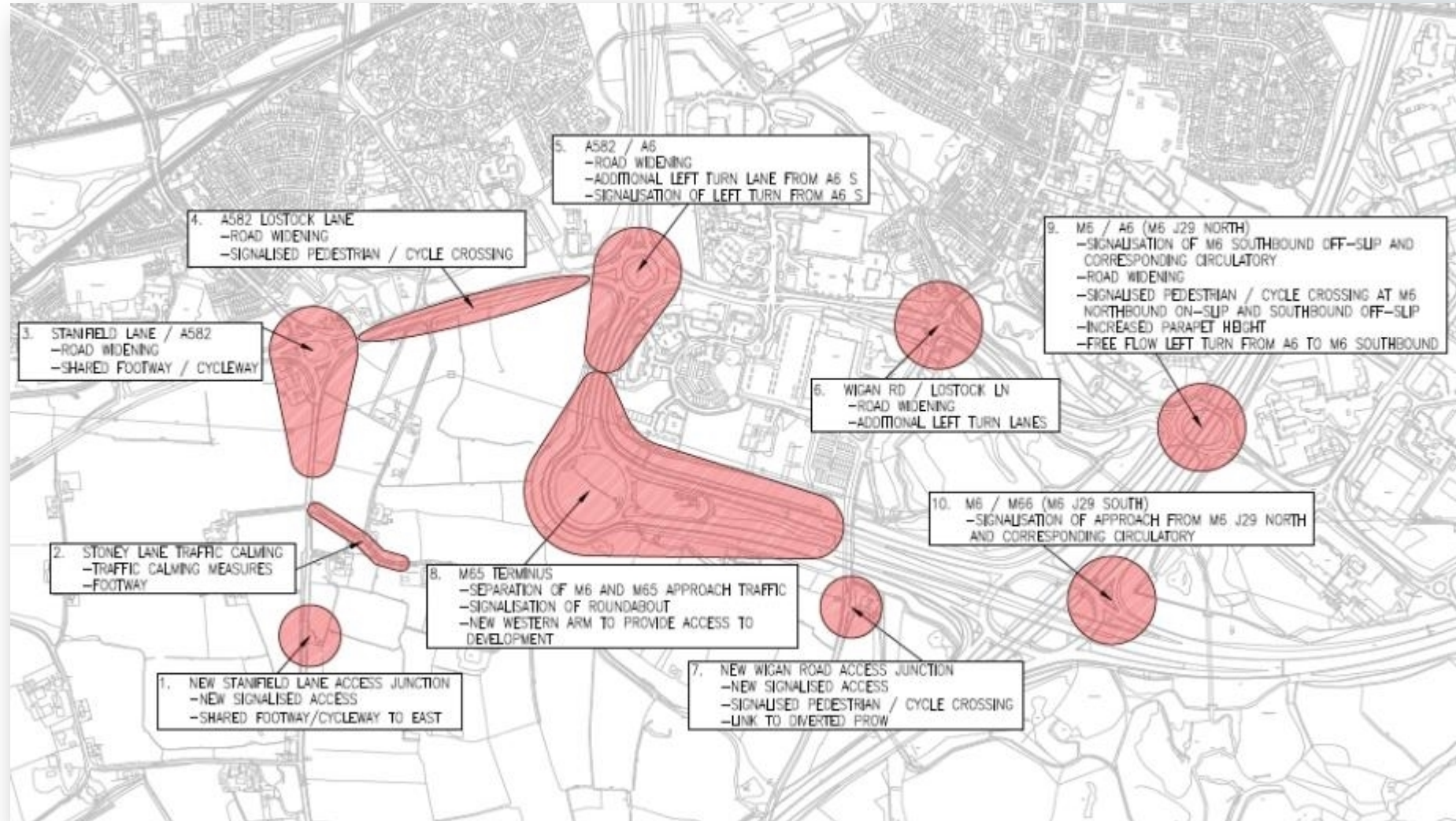
A5083 Stanifield
Lane access

M65 terminus
roundabout access

A49 Wigan
Road access



LCC/2022/0044 Highway improvement works



LCC/2022/0044



Zone A



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Zone A looking north-east across Zone B



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Zone A access off the M65 terminus roundabout



Approach to the M65 terminus roundabout



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Wigan Road at the Zone B access

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Lostock Lane A582 junction with Old School Lane

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Old School Lane looking east to Zone C

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Old School House Grade II Listed Building

LCC/2022/0044



Stanifield Lane at Zone D



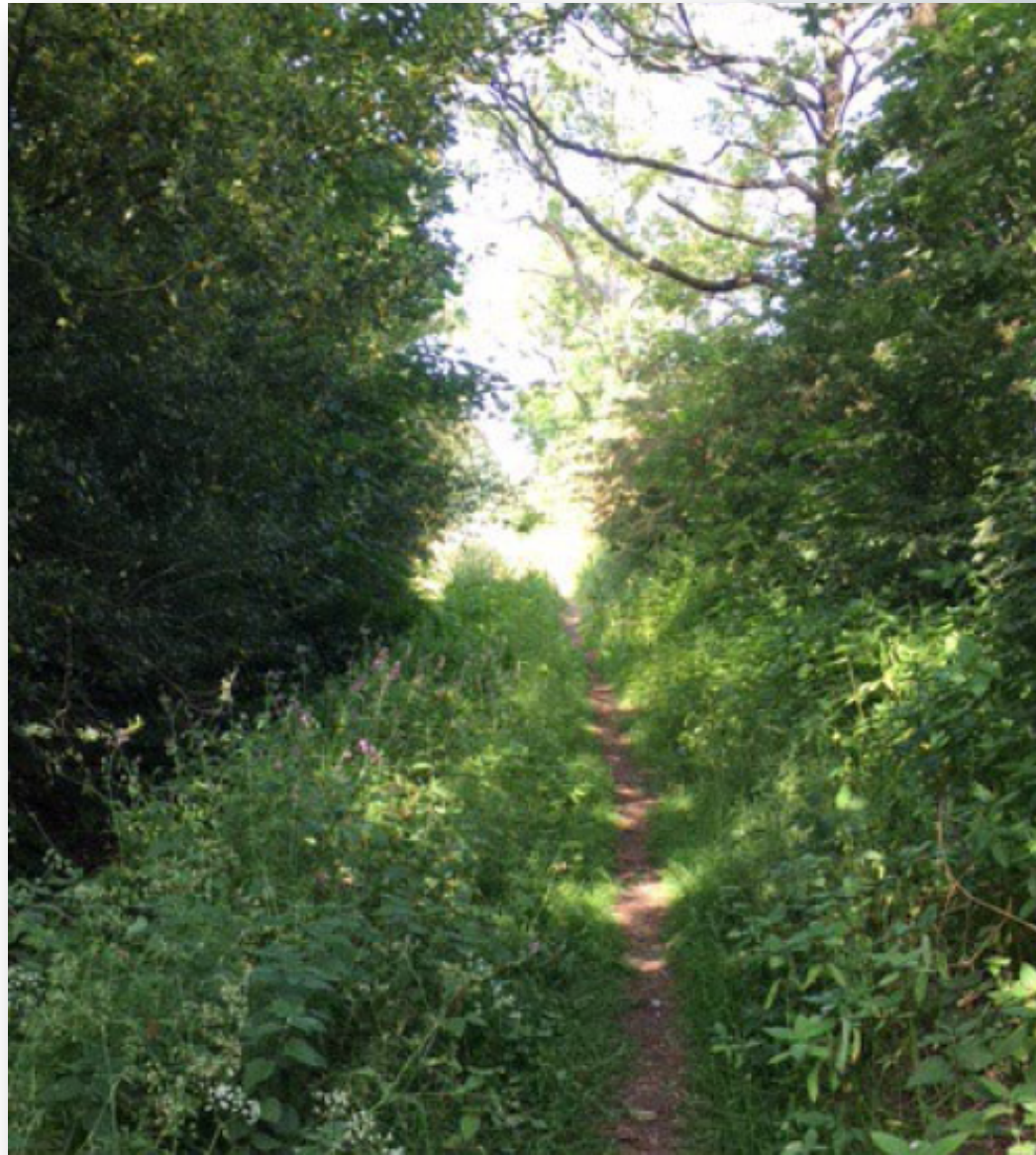
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Stoney Lane



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Stoney Lane (bridleway section)

LCC/2022/0044



Zone D



LCC/2022/0044



Zone D



LCC/2022/0044



Zone D



LCC/2022/0044



New housing to the north of Zone D





Zone E



LCC/2022/0044



Zone E from Old School Lane

