



REQUEST 19047

Proposal: Creation of new road junction from A579 (Atherleigh Way) to land adjacent Pocket Nook Farm and North of East Lancashire Road.

A/23/95513/MAJOR - Residential development of 236 dwellings with associated parking, landscaping, open space, footpaths, SUDS and vehicle access from A579 (Atherleigh Way), including demolition of Lower Pocket Nook Farm buildings

Can you tell me why this new road application has been withdrawn yet the housing that it will service is still accepted in the planning portal?

RESPONSE

The 'A/23/95513/MAJOR' planning application was determined by the Council's Planning Committee on the 12 March 2024, and granted planning permission on 23 April 2025, following completion of a Section 106 Agreement.

The justification for the decision in planning terms and due process is set out in the Officer's Committee Report to Members, which is publicly available via the Council's website at the following link:

[Browse meetings - Planning Committee](#)

The approved development includes the vehicle access arrangements from A579 (Atherleigh Way) and associated junction modifications to the East Lancashire Road (A580). Full details, including the approved site layout and access arrangements, can be viewed on the Council's Planning website under application reference 'A/23/95513/MAJOR':

[Search and comment on planning applications](#)

Planning application reference 'A/23/95514/MAJOR' was submitted alongside the above application and related solely to the creation of a new vehicle access and junction changes to the A580.

As referenced above, the full access arrangements required for the residential development were approved under application reference 'A/23/95513/MAJOR'.

The applicant formally withdrew application reference 'A/23/95514/MAJOR' on 20 May 2025.