

<b>Application Number:</b>	2023/0462	<b>Application Type:</b>	Full
<b>Proposal:</b>	Full: Demolition of existing buildings and the erection of 44 dwellings, creation of a new vehicular access off Hardman Avenue, along with landscaping, public open space, drainage and all other associated works.	<b>Location:</b>	Land South Of Hardman Avenue, Rawtenstall, Rossendale.
<b>Report of:</b>	Head of Planning and Building Control	<b>Status:</b>	For Publication
<b>Report to:</b>	Development Control Committee	<b>Date:</b>	23/07/2024
<b>Applicant:</b>	MCI Developments Ltd	<b>Determination Expiry Date:</b>	31/07/2024
<b>Agent:</b>	Poppy Oakey (Eden Planning and Development Ltd)		

<b>Contact Officer:</b>	<b>James Dagleish</b>
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<b>REASON FOR REPORTING</b>	
<b>Outside Officer Scheme of Delegation</b>	Yes – major residential application.
<b>Member Call-In</b> Name of Member: Reason for Call-In:	N/A
<b>3 or more objections received</b>	Yes
<b>Other (please state):</b>	N/A

### HUMAN RIGHTS

The relevant provisions of the Human Rights Act 1998 and the European Convention on Human Rights have been taken into account in the preparation of this report, particularly the implications arising from the following rights:

#### Article 8

The right to respect for private and family life, home and correspondence.

#### Article 1 of Protocol 1

The right of peaceful enjoyment of possessions and protection of property.

## 1. RECOMMENDATION

That Members resolve that they would be minded to grant planning permission and that the determination of the application hereafter be delegated to the Head of Planning as follows:

(1) To complete a suitable Section 106 Agreement to secure:

- 100% of the development to comprise affordable housing of shared ownership and affordable rent tenure.
- A financial contribution of £80,151 towards education provision (3 secondary school places).
- Management and maintenance of on-site landscaping and communal areas.
- Payment of the Council's S.106 monitoring and recording fees (in accordance with the Council's most up to date list of fees).

(2) To carry out drafting amendments to any planning condition, and to insert any other required planning conditions.

(3) To carry out drafting amendments to the S.106 Agreement, including any future variations as may be appropriate.

(4) To have to discretion to refuse planning permission in the circumstance that the Section 106 Agreement is not completed within four months of the resolution to grant planning permission.

(5) That upon satisfactory completion of the above legal agreement that planning permission be granted subject to the conditions contained within this report or as amended by (2) above.

## APPLICATION DETAILS

### 2. SITE

The application relates to an irregularly shaped plot of land, of approximately 1.72 hectares in area, which lies to the immediate south of Hardman Avenue and east of Lomas Lane.

The land is largely open comprising open fields but there are a number of mature trees and a pond adjoining, and along, the eastern site boundary. The land slopes gradually downwards from the southern to the northern boundaries. The site is bound mainly by timber post and rail fencing, and there is a horse riding arena and some hardstanding and garden areas at the northern end of the site close to Carr Barn Cottage.

Carr Farm (a Grade II Listed Building) lies immediately adjacent to the site at its northern end. The Site is also approximately 70m from the Grade II listed gravestone in the grounds of Carr House to the west.

Public Footpath No. 259 crosses the site from west to east, and No. 260 runs along part of the site's eastern boundary.

The site is accessed through the yard of Carr Barn Cottage, with a single width concrete-surfaced track leading off Hardman Avenue into the site. Carr Barn Cottage itself is a substantial two and a half storey dwelling of stone and render construction, attached to a stone barn.

The site is approximately 900 meters from Rawtenstall Town Centre. The site forms part of a wider allocation (ref: H15) in the adopted Local Plan for residential development. Site specific policy H15 within the Local Plan contains detailed requirements for development proposals on the site.

### 3. RELEVANT PLANNING HISTORY

X/1990/246 – Change of use of barn to dwelling (Carr Farm Barn) – Approved 22/06/90

X/1993/435 – Proposed temporary siting (12 months) of two static caravans linked together to form one dwelling – Refused 19/11/93. The proposal was considered to represent inappropriate development within this Countryside Area. It was also contended that the proposal would set an unwelcome precedent that would make it difficult to resist other similar forms of development in the future.

X/2006/487 - Erection of 2 no. detached houses and one pair of semi-detached dwellings and menage (Carr Farm) – Approved 16/11/06

2009/0126 - Erection of 2 no. detached dwellings, restoration and re-profiling of land, provision of car parking area to be used by Ballden CP School, creation of a passing place along Lomas Lane (Land adjacent Carr Farm) – Approved 30/11/09

### 4. PROPOSAL

Full planning permission is sought for the demolition of existing buildings on the site and the erection of 44 dwellings, including the creation of a new vehicular access off Hardman Avenue, along with associated landscaping, public open space, drainage and other related works.

The proposed development will comprise 44 No. affordable dwellings (100% of the development) and is proposed to include the following housing mix:

Affordable Rent:

- One Bedroom – 4 No.
- Two Bedroom - 4 No.
- Three Bedroom - 5 No.

Shared Ownership:

- Two Bedroom - 12 No.
- Three Bedroom - 19 No.

The submitted plans show the proposed site access from Hardman Avenue leading into the site. The proposed dwellings would be semi-detached, 2 storeys high and constructed of buff-coloured walling stone, with pitched roofs covered with low profile (thin leading edge) grey tiles. One specific house type would be split into one-bedroom apartments. Each home would have space for vehicle parking and front and rear gardens. All dwellings would feature solar photovoltaic roof panels to enable renewable electricity generation.

Several areas of public open space are proposed within the site, and the existing pond on the eastern site boundary is to be retained. Existing public rights of way through the site would be retained (albeit in a diverted form).

Stone walling and timber panel fencing are proposed to bound the site, with the panel fencing to be used primarily between rear garden plots. The development would incorporate retaining walls faced in a charcoal coloured stone.

## 5. POLICY CONTEXT

### National Planning Policy Framework

Section 2	Achieving Sustainable Development
Section 4	Decision Making
Section 5	Delivering a Sufficient Supply of Homes
Section 6	Building a Strong, Competitive Economy
Section 8	Promoting Healthy and Safe Communities
Section 9	Promoting Sustainable Transport
Section 11	Making Effective Use of Land
Section 12	Achieving Well Designed Places
Section 15	Conserving and Enhancing the Natural Environment
Section 16	Conserving and Enhancing the Historic Environment

### Development Plan

#### Most Relevant Local Plan Policies (although Local Plan should be read as a whole)

SS: Spatial Strategy  
SD1: Presumption in Favour of Sustainable Development  
SD2: Urban Boundary and Green Belt  
SD3: Planning Obligations  
H15: Carr Barn and Carr Farm  
HS1: Meeting Rossendale's Housing Requirement  
HS2: Housing Site Allocations  
HS3: Affordable Housing  
HS4: Housing Density  
HS5: Housing Standards  
HS6: Open Space Requirements in New Housing Developments  
HS7: Playing Pitch Requirements in New Housing Developments  
HS8: Private Outdoor amenity space  
ENV1: High Quality Development in the Borough  
ENV2: Historic Environment  
ENV3: Landscape Character and Quality  
ENV4: Biodiversity, Geodiversity and Ecological Networks  
ENV5: Green Infrastructure networks  
ENV6: Environmental Protection  
ENV8: Other forms of energy generation  
ENV9: Surface Water Run-Off, Flood Risk, Sustainable Drainage and Water Quality  
ENV10: Trees and Hedgerows  
TR1: Strategic Transport  
TR2: Footpaths, Cycleways and Bridleways  
TR3: Road Schemes and Development Access  
TR4: Parking

## **Other Material Considerations**

National Planning Practice Guidance  
 National Design Guide  
 Alterations and Extensions to Residential Properties SPD  
 Open Space and Play Equipment Contributions SPD  
 Climate Change SPD  
 Planning (Listed Buildings and Conservation Areas) Act 1990  
 LCC Planning Obligations in Lancashire (2008)

## **6. CONSULTATION RESPONSES**

<b>Consultee</b>	<b>Objection</b>	<b>Conditions</b>
Cadent	No	No
The Coal Authority	No	No
Greater Manchester Ecology Unit	No	Yes
Environment Agency	No comments to make	No
Land Contamination Consultant	No	Yes
Fire Brigade	No	No
Conservation Consultant (Growth Lancs)	Yes	No
Historic England	No comments to make	No
Lancashire Badger Group	No	No (informative)
LCC Archaeology	No comments received	No
LCC Lead Local Flood Authority (LLFA)	No	Yes
LCC Minerals and Waste Planning	No comments received	No
LCC Planning Contributions / Education	No	Contribution
LCC Public Rights of Way	No	No
LCC Highways	No	Yes (and contribution)
Police Architectural Liaison	No	No
RBC Building Control	No comments received	No
RBC Economic Development	No comments received	No
RBC Environmental Health	No	Yes
RBC Forward Planning	No	No
RBC Strategic Housing	No	No
RBC Operations	No comments received	No
Tree Consultant	No	Yes
United Utilities	No	Yes
Landscape Consultant	No	Yes

## **7. REPRESENTATIONS**

To accord with the General Development Procedure Order, site notices were posted and neighbour letters were sent out. A notice was also published in the Rossendale Free Press.

46 letters of objection and 2 other representations have been received to the planning application raising the following issues in summary:

- Highway safety concerns
- Traffic congestion / access / highway capacity / parking issues
- Strain on existing infrastructure and facilities / services
- Harm to wildlife / ecology / biodiversity
- Harm to the environment / pollution

- Harm to neighbour amenity (privacy, daylight, outlook)
- Disturbance to residents
- Heritage impact
- Site is unsuitable for the proposed development
- Flood risk / drainage issues
- Impact on public rights of way
- Visual impact
- Boundary treatments inappropriate
- Loss of green fields
- Increased carbon emissions
- Lack of school places
- Lack of infrastructure

## 8. ASSESSMENT

### Principle

The site is contained entirely within housing allocation H15 in the adopted Local Plan. Therefore, subject to compliance with the site-specific criteria outlined in policy H15 in the Local Plan, residential development on this site is acceptable in principle.

Paragraph 11 of the Framework contains a presumption in favour of sustainable development. It states that development proposals that accord with the development plan should be approved without delay and that where relevant development plan policies are out-of-date, planning permission should be granted unless:

- *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole; or*
- *specific policies in the Framework indicate that development should be restricted*

The site is in a relatively sustainable location, adjacent to the existing built form of development and is within walking distance of facilities and services within Rawtenstall. There is a primary school and a small selection of shops in close proximity to the site.

The Council cannot currently demonstrate the necessary level of housing delivery within the Borough, and therefore the weight to be afforded to the Council's Local Plan policies importance in the determination of any planning application is a matter for the decision maker. The need for an assessment / balancing exercise under paragraph 11(d) of the Framework is therefore triggered at the time of writing.

Specifically, this states that:

*For decision-taking this means:*

*(d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*

*(i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*

*(ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.*

## **Site Specific Policy**

Policy H15 of the Local Plan is relevant to this application. It is a site-specific policy for applications made on land contained within the wider Housing Allocation H15. The current application constitutes a significant proportion (but not the entirety) of allocation H15.

Policy H15 states:

*“Development of up to 25 dwellings will be supported provided that:*

*1. A Transport Assessment is submitted taking into consideration the impact of the development on the capacity of the Rawtenstall Gyratory, with the mitigation measures identified in the Assessment delivered as part of the development*

*2. A Heritage Statement and Impact Assessment is provided and suitable mitigation measures are identified and secured to conserve, and where possible, enhance the setting of the nearby Grade II listed buildings: Carr Farm, Lomas Lane, and Gravestone in the Grounds of Carr House;*

*3. A landscape buffer zone using native planting is created along the eastern and southern boundaries of the development, and landscaping of an appropriate density and height is also implemented throughout the site to ‘soften’ the overall impact of the development.”*

The proposal is for 44 dwellings, which significantly exceeds the 25 dwellings specified in the site-specific policy. The reason for the lower number of 25 dwellings specified in Local Plan policy is due to the proximity of the Grade II Listed Carr Farmhouse, and the proximity of open countryside to the site. Having regard to the above, there is conflict with the site-specific policy in respect of the proposed number of dwellings.

However, such conflict needs to be viewed in light of the presumption in favour of sustainable development (paragraph 11 of the Framework) which must be applied, given the under-delivery of housing within the Borough currently.

The provision of the additional number of dwellings would be a significant benefit in terms of the supply of homes in the Borough and would help address its under-supply. Furthermore, the provision of 44 affordable homes (100% of the development) will be a significant benefit to address the considerable need for affordable housing in the Borough as identified in the Strategic Housing Market Assessment (between 158 and 321 affordable dwellings per year).

In relation to point 1 within the site-specific policy, the applicant has submitted a transport statement, and further revision to include specifically an analysis of the impact on the Rawtenstall Gyratory.

In relation to points 2 and 3 within the site-specific policy, the applicant has submitted a heritage statement / impact assessment, and has submitted a detailed landscaping and planting strategy for the site. These will be duly assessed in the relevant sections of this report.

The Council’s Forward Planning team have reviewed and commented on the application, concluding that:

*“The development of this site for housing in Rawtenstall, a key service centre, is in broad accordance with the spatial strategy of the Local Plan. The development is proposed on a housing site allocation and is therefore considered to be situated in a fairly sustainable location. However,*

*the proposed development is for a significantly higher number of houses and at a higher density than agreed in the Local Plan. The site is in a sensitive location at the interface between Rawtenstall's settlement and the adjoining countryside and is adjacent to the setting of a Grade II Listed Building. In addition, the access to the site from Hardman Avenue will result in the loss of a non-designated heritage asset.*

*Following the presumption in favour of sustainable development approach, the permission should be granted unless there are clear reasons to refuse the application if the harm of the development 'significantly and demonstrably outweighs the benefits'. The provision of 44 affordable new dwellings is considered to be a significant benefit, however, it should be weighed against the significance of any harm to the landscape, the setting of the Grade II heritage asset and the demolition of a non-designated heritage asset, in order to justify the departure from the amount of development set out in the Local Plan."*

Having regard to the above, whilst there is conflict with the site-specific Local Plan policy in relation to the number of dwellings to be provided, a balancing exercise (applying the presumption in favour of sustainable development) will be required once all relevant aspects of the proposals have been assessed.

### **Visual Amenity and Landscape Impact**

Paragraph 135 of the Framework states that planning decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.*

Other relevant policies of the Local Plan such as SD2 and ENV1 also require developments of this kind to be of the highest possible quality.

As discussed previously, site-specific Policy HS15 requires that a landscape buffer zone using native planting is created along the eastern and southern boundaries of the development, and landscaping of an appropriate density and height is also implemented throughout the site to soften the overall impact of the development.



In order to properly assess the visual impact and proposed landscaping associated with the development, officers have employed an independent landscape architect (Penny Bennett Landscape Architects) to review the application. A series of amendments to the plans have resulted from this consultation process, culminating in a set of proposals which is now considered to be appropriate.

As required by Policy HS15, the proposals incorporate a significant landscaped buffer zone along the eastern and southern boundaries of the site, retaining the existing pond to the east. Significant amounts of new native planting are proposed.

Initially, it was proposed that around two-thirds of the development would be constructed of red brick, with one third in reconstituted stone. However, officers and their landscape consultant considered that the use of brick would be intrusive and inappropriate in this relatively upland location, particularly given that much of the neighbouring housing is constructed of stone. As a result, officers secured an amendment to the scheme whereby all of the houses are now proposed to be in reconstituted stone. It is considered that this is far more in keeping with the context of the site and will reduce the development's prominence in long distance views. Whilst natural stone would be preferred, it is considered having regard to the materials used in the surrounding area that the proposed type of reconstituted stone would not be inappropriate in the circumstances.

The development would incorporate areas of open space on site, connecting with the existing pond on the eastern side of the site, and extending the green infrastructure along that edge.

Three lock-and-load stone retaining walls are proposed on the development, and officers (with advice from their consultant) consider that the stone proposed in their construction (charcoal – which is a grey coloured artificial stone) is appropriate. The retaining walls would also be screened with planting.

The Council's landscape consultant concludes that the landscape proposals have been well considered to reduce the landscape and visual effects of the proposal. Further refinements and amendments to the planting proposals have been secured through negotiation, which the Council's consultant now considers to be acceptable.

### **Heritage Impact**

Policy ENV2 of the Local Plan follows the approach of Section 16 of the Framework concerning the historic environment, and states:

*“Proposals affecting a designated heritage asset (or an archaeological site of national importance) should conserve those elements which contribute to its significance. Less than substantial harm to such elements will be permitted only where this is clearly justified and outweighed by the public benefits of the proposal.”*

The application site is located adjacent to Grade II listed Carr Farm and a gravestone in the grounds of Carr House. It is various distances from numerous other listed buildings. Carr Barn Cottage and attached stone Barn, is a Non-Designated Heritage Asset, falls within the boundary of the proposed site. It is also located in the wider setting of Rawtenstall Conservation Area.

The key heritage issues for consideration are:

1. Whether the proposed development will harm the character or appearance of the Rawtenstall Conservation Area.
2. Whether the proposed development will harm the significance of the listed buildings.

3. Whether the proposed scheme will harm the significance of the non-designated heritage asset.

Officers have sought specialist advice from Growth Lancashire (Heritage Consultants) on the scheme to assist in the determination of the application.

Growth Lancashire have commented as follows:

*“The demolition of Carr Barn Cottage and barn will substantially change the setting of Carr Farm. The barn is in a prominent location directly to the rear of the farmhouse and impacts on it visually from numerous perspectives, particularly from within its immediate setting where their relationship is clear. As a result, I feel that the removal of the barn will cause harm to the special architectural character and historic interest of the listed building. This harm would be considered to be less than substantial as a result of the removal of the building.*

*The setting of the Grade II listed farmhouse will also be impacted by the development of the site and introduction of housing. The housing will be visible within the immediate setting of the farmhouse, particularly when viewed from its principal elevation along Carr Farm Close, where the site is on higher ground. As a result of the change of use of the land, the historic rural setting of the farmhouse will be impacted. However, the setting of the farmhouse has already been considerably altered by 20th century development and as such, its rural setting has been somewhat reduced over time. The proposed landscaping will go some way to mitigate this issue by softening the boundary line between the new development and the Grade II listed farmhouse. As such I feel that the erection of new, additional dwellings within the setting of the farmhouse will only have a low impact.*

*In regard to the conservation area the submitted documents explore how the development will be viewed from within the Rawtenstall Conservation Area. Due to the application site being located on an area of high land, there are views of the site from across the conservation area. Viewpoint 15 in the Planning Statement looks at how it will be seen from Saint Mary's Church. It notes that views of the site are truncated from this location due to the intervening mature vegetation and built form. Despite the site being visible from within the conservation area I feel that the impact on its character and appearance will be negligible. The site is some distance from the conservation area and will only marginally change its wider setting. Additionally, there will also be limited/negligible impact on the listed buildings highlighted earlier which fall within the 1km search area completed in the Heritage Statement; from the setting of some of these listed buildings, the application site will not be viewed at all.*

*The proposal seeks the demolition of Carr Farm Cottage and Barn, which has been deemed to be a NDHA. Unlike in the case of designated assets LPA's are only required to carry out a simple weighing exercise of those material matters and that any impact (which carries no statutory duty on behalf of the LPA) should be considered against the merits of the whole application including the new development. It is for the Council to apply what weight it considers appropriate to those material matters in its decision so long as it is being reasonable.*

*The significance of Carr Barn Cottage and Barn is based on its aesthetic, historical and associative value. This is primarily evidenced in its architectural form, materials and through its collective value and association to Carr Farm. From a heritage viewpoint, the total demolition of the buildings will lead to all of the significance of the NDHA being lost. I am mindful that the objective of Chapter 16 of the NPPF is to preserve heritage. Whilst the existing dwelling and barn has limited significance, when assessed against national standards, it nevertheless has some local value. Nonetheless, as an NDHA, the building is of lower significance and therefore, the level of harm caused will be limited, as such in its total demolition the level of harm will be low.*

*Overall, I feel that the proposed scheme will cause harm to the significance of the Grade II listed Carr Farm. This is due to the changes to its setting, as a result of the demolition of the Carr Barn Cottage and barn, and the erection of dwellings close to its boundary line. I determine this harm to be less than substantial. In regard to Carr Barn Cottage and barn itself, the level of harm would be total loss. However, as an NDHA, the building is of lower significance and the weight that should be afforded to the harm resulting from its loss is also low. Such harm should be weighed within the overall planning balance.”*

In conclusion, Growth Lancashire state:

*“Overall, I feel that the proposed scheme does not meet the statutory test ‘to preserve’, causing some low-level harm (less than substantial harm) to the setting of the Grade II listed Carr Farm. Therefore, the proposal does not meet the objectives of Chapter 16 of the NPPF and is therefore at odds with ENV2 of the Local Plan. However, I feel that any potential harm on the character and appearance of Rawtenstall Conservation Area will be negligible.*

*Paragraph 203 of the NPPF states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining any application. As noted above, the level of harm to Carr Barn Cottage and barn will be total loss. Due to the building being an NDHA, it is of lower significance. The level of harm should be weighed within the overall planning balance.”*

In this case, it has been identified that the proposals will result in less than substantial (low level) harm to the setting of the Grade II Listed Carr Farm.

There would also be a loss of a non-designated heritage asset (which is of lower significance).

In relation to decision-making where less than substantial harm has been identified, paragraph 208 of the Framework states:

*Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.*

Accordingly, the low level of less than substantial harm identified above must be included in a balancing exercise, which will be undertaken later in this report.

## **Residential Amenity**

Owing to the siting, design and orientation of the proposed dwellings and their associated curtilages, along with proposed boundary treatments, it is not considered that the development now proposed would cause any unacceptable impact on the daylight, privacy or outlook enjoyed by the occupants of any existing residential properties. An interface plan has been provided with the application which shows the window to window separation distances between the proposed houses and existing properties.

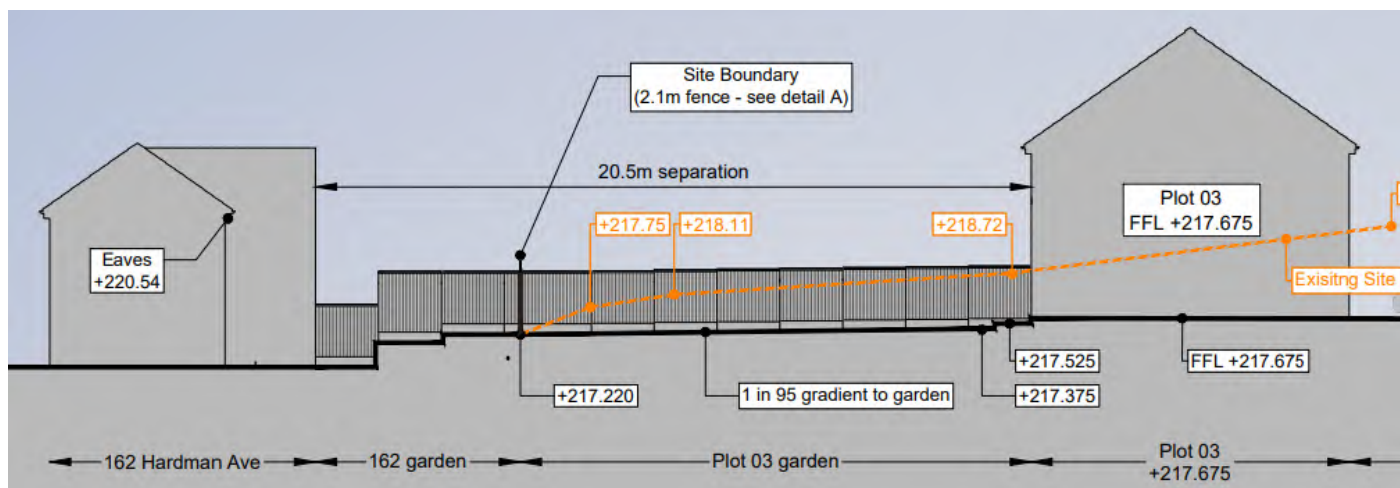
A distance of around 23m is maintained between the rear elevations of plots 1-10 and Nos 150-164 Hardman Avenue. However, there is a two-storey extension on the rear of No. 162 Hardman Avenue which would be around 20.5m from the rear elevation of plots 2/3.

Normally, a distance of 20m needs to be maintained (in accordance with the separation distances specified in the Council’s Alterations and Extensions to Residential Properties SPD) between habitable room windows. However, in cases where there is a significant difference in levels

between properties, an additional 3m of separation should be added for every 2.5m (or storey) of height difference.

In this case (No. 162 and plots 2/3), there is around 20.5m of separation between habitable room windows. The case officer raised this with the applicant, concerned that a greater separation distance would be required. The resident also raised this concern.

Following discussions between the case officer and the applicant's agent, further section drawings were produced to better illustrate the relationship between the two properties in question, and allow a full assessment to be made on the impact of the proposals on the privacy of the property in question. An extract from the section drawing in question is included below:



Owing to the fact that the development would be constructed following a reduction in the existing site levels (as highlighted on the drawing above), the difference in height of the properties is not as great as the case officer initially considered it to be. It is considered in this case that owing to the relative levels shown on the drawing above, and the inclusion of a 2.1m high boundary treatment (1.8m fence with 0.3m trellis on top), the development will avoid causing undue harm to the privacy of occupants of No. 162.

The Council's landscape consultant has also commented on the above situation as follows:

*"Thank you for the additional drawings, they clarify the situation, as I hadn't realised that the ground level of the new rear gardens was going to be a lot lower than the existing ground, hence the requirements for the retaining walls across the site of course.*

*In respect of the boundary fence to the properties on Hardman Avenue, the levels show that the extent of overlook is much less than I had anticipated, and minimal from the rear gardens."*

*"I would consider that the issue of privacy would be less of an issue than I had initially considered, and in order not to take too much light from the rear gardens on Hardman Avenue, I wonder if a 1.8 m high fence with a 300 mm trellis on top would give sufficient screening. The trellis would give some light permeability so that seems a useful feature to retain. This would give a boundary fence of 2.1m height rather than 2.4 m height which would allow more sun into the gardens on Hardman Avenue."*

Nine of the proposed dwellings (i.e. 20%) will be built to the requirements of Building Regulations Part M4(2) and therefore will be easily adaptable to help meet the needs of elderly or disabled residents in accordance with Local Plan Policy HS5.

It is considered that each dwelling would be provided with an adequate amount of useable private outdoor amenity space, as required under policy HS8.

The Council's Environmental Health team has raised no objection to the proposals and having regard to all of the above, the proposed development is considered acceptable in terms of residential amenity.

### **Access, Parking and Highway Safety**

The Local Highway Authority has no objection to the proposed development subject to conditions, and has provided recommended wording for such conditions.

Subject to the above conditions, the scheme is considered acceptable in terms of access and highway safety.

The Local Highway Authority has requested a financial contribution (via S.106 Agreement) of £20,000 to support the running of bus service 12, to be paid prior to the first occupation of the development (along with upgrades to bus stops). Planning contributions will be assessed in full in a later section of this report.

### **Affordable Housing**

Policy HS3 of the Local Plan contains a requirement for 30% affordable housing to be provided on larger developments of ten or more dwellings.

The proposed development would include 100% affordable housing on site, which is a significantly greater number of affordable houses than Policy HS3 requires. The Council's Strategic Housing team raises no objection to the proposals, commenting that:

*“Rossendale Council Strategic Housing fully endorses the application for the establishment of 100% affordable housing at the Hardman Avenue. The location has been carefully selected due to its proximity to existing settlements and convenient access to nearby employment opportunities, making it an ideal choice for the proposed development.”*

*Currently, Rossendale has a substantial demand for social housing, with 1681 households actively seeking accommodation in the area. This number reflects a significant proportion of Rossendale's population in need of appropriate housing.”*

They conclude that *“Strategic Housing firmly believes that such a development would significantly contribute to meeting the housing demands of the community and improving the overall living standards for residents.”*

As such, the proposed scheme significantly exceeds the requirements of Policy HS3 and is acceptable in terms of affordable housing provision.

### **Developer Contributions**

In order to accord with Policies SD3, HS6 and HS7 of the Local Plan, the development would need to make the following contributions (as requested by various consultees and stakeholders):

- A financial contribution of £1,414 per dwelling towards off site public open space provision and/or improvement.

- A financial contribution of £1000 per dwelling towards off site playing pitch provision and/or improvement.
- A financial contribution of £80,151 towards education provision (3 secondary school places).
- A financial contribution of £20,000 to support the running of bus service 12.

The applicant is proposing to make the necessary contribution of £80,151 towards the provision of 3 secondary school places, to ensure that the development does not place undue pressure on local education provision.

However, the applicant is not proposing to make the other contributions listed above (bus service, associated bus stop upgrades, open space or playing pitch provision), and has submitted a viability statement setting out their reasoning and calculations to demonstrate why making such contributions would render the development unviable.

Paragraph 58 of the Framework states the following, which is relevant in this situation:

*Where up-to-date policies have set out the contributions expected from development, planning applications that comply with them should be assumed to be viable. It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. The weight to be given to a viability assessment is a matter for the decision maker, having regard to all the circumstances in the case, including whether the plan and the viability evidence underpinning it is up to date, and any change in site circumstances since the plan was brought into force. All viability assessments, including any undertaken at the plan-making stage, should reflect the recommended approach in national planning guidance, including standardised inputs, and should be made publicly available.*

Officers have employed the services of an independent viability consultant (Trebbi Continuum) to assist in assessing the applicant's viability case.

The Council's consultant considers that the scheme can afford to support all of the required planning contributions, at odds with the conclusions of the viability information submitted by the applicant.

Officers recognise that determining viability is not an exact science, as there will always be predictions of future conditions contained within calculations. Similarly, different consultants will have different opinions on likely costs and scenarios associated with the development.

Nevertheless, the circumstances in this case are that the applicant is not proposing to make all of the planning contributions required by policy.

Officers have however been able to negotiate with the applicant to secure the contribution of the required contribution towards education provision as requested by Lancashire County Council's Schools Planning Team.

### **Ecology and Biodiversity**

The Council's ecology consultant (Greater Manchester Ecology Unit) has no objection to the proposals, subject to the inclusion of conditions to secure habitat enhancement on site and the protection of species which may otherwise be affected by the development.

## Ground Conditions

The Environment Agency and the Council's land contamination consultant have been consulted on the application. No objections have been raised, subject to the inclusion of conditions securing further ground investigation works (and potentially remediation).

## Flood Risk and Drainage

It is noted that a number of residents have raised concerns over existing flood risk associated with surface water from the site and surrounding area affecting properties on Hardman Avenue and elsewhere.

In order to ensure that the potential impact of the development on surface water drainage is properly assessed, officers have consulted the Lead Local Flood Authority (LLFA) (Lancashire County Council) and United Utilities.

Neither the LLFA or United Utilities have any outstanding objections to the proposed development, subject to the inclusion of detailed conditions requiring further submission of a detailed sustainable surface water drainage scheme and its ongoing maintenance and management for the lifetime of the development.

## Balancing Exercise

In line with paragraph 11 of the Framework, it is necessary to carry out a balancing exercise to ascertain whether any adverse impacts of granting planning permission would significantly and demonstrably outweigh the benefits of the scheme when considered against the Development Plan and the policies contained within the Framework.

Such a balancing exercise is carried out in this case in the context of the Council not currently being able to demonstrate the required level of housing delivery. As such, the presumption in favour of sustainable development is in place and the amount of weight to be afforded to Local Plan policies is a matter for the decision maker.

## Benefits of the Development

The development would provide 44 new dwellings, in a sustainable location, towards the borough's housing need – representing a significant benefit. The Council cannot demonstrate the required level of housing delivery currently, and 44 new houses would assist in a significant way in meeting the required housing delivery. Accordingly, **significant weight** is afforded to the proposed delivery of new dwellings in this case.

Furthermore, all of the dwellings (100%) would be affordable units (which is significantly above the policy requirement of 30%) and as such the development would represent a significant contribution towards addressing the established specific urgent need for such accommodation within the Borough. Accordingly, **significant weight** is also attached to this benefit.

In addition, there would be potential temporary economic benefits brought about during the construction process in relation to job creation, materials sourcing and increased trade to some local businesses. These benefits would be limited and temporary in nature, and accordingly only **limited weight** can be afforded to them.

## Harm Caused by the Development

The proposed development would fail to make some of the necessary planning contributions which are required by Policies SD3, HS6 and HS7 of the Local Plan – failing to deliver certain contributions as follows (on the grounds of viability):

- A financial contribution of £1,414 per dwelling towards off site public open space provision and/or improvement.
- A financial contribution of £1000 per dwelling towards off site playing pitch provision and/or improvement.
- A financial contribution of £20,000 to support the running of bus service 12.

Although the applicant has submitted a viability case, it has not fully demonstrated to officers' and their consultant's satisfaction that providing the required contributions would render the scheme unviable.

Whilst it is acknowledged that the applicant is proposing to make the required contribution towards education provision (£80,151 towards 3 secondary school places), given the importance of adequate infrastructure provision to ensuring sustainable development, **significant weight** is afforded to the harm which would be caused by the development taking place without *all* of the necessary contributions being made.

In relation to proposed housing numbers (44) and density, the development would provide a number of dwellings in excess of the number that the site is allocated to deliver in the Local Plan (25). The allocation of HS15 for 25 houses was kept at that figure to minimise the impact on the setting of the nearby listed buildings and to minimise the impact on the surrounding countryside landscape. Clearly, the development of 44 houses on the site does not allow for the same level of mitigation that was envisaged in the Local Plan with only 25 houses being built.

However, in assessing the harm caused due to the above, it is necessary to consider the actual *effects* of the increased numbers (in terms of visual / landscape / heritage harm) rather than simply considering the numbers themselves.

In terms of landscape and visual impact officers have consulted with an independent landscape consultant, and have negotiated extensively with the applicant to secure extensive amendments and improvements to the proposed scheme. It is considered that the scheme has reached a stage where the landscape impacts have been mitigated as far as possible given the proposed 44 houses.

Officers consider that the residual visual impact of the development upon the wider landscape is now at a level which can be considered limited in the overall planning balance, subject to the proposed scheme of landscaping being fully implemented. As such, **limited weight** is afforded to the residual visual and landscape impact of the proposals.

In relation to heritage matters, Paragraph 205 of the Framework states:

*When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.*

Paragraph 208 clarifies that:

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*Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.*

In line with the requirements of Paragraph 205 of the Framework, officers consider that the identified less than substantial (low level) harm to the setting of the Listed Building and the loss of the less significant non-designated heritage asset must still attract **significant weight** ('great weight') in the planning balance – however, in line with Paragraph 208, this needs to be weighed against the public benefits of the proposal outlined above. In determining the weight to be afforded to this harm, officers have had regard to the fact that the harm caused is likely to be low-level, as identified by the Council's heritage consultant.

### Other Considerations

It is not considered that the proposed scheme will have any unacceptable impacts in terms of neighbour amenity, highway safety, flood risk, pollution or ecology subject to the inclusion of conditions. As such, the impact of the scheme in respect of these matters is considered to be neutral. Similarly, the impact of the scheme on local education provision is also considered to be neutral, as the applicant is proposing to make the required contribution of £80,151 towards education provision (3 secondary school places) as requested by Lancashire County Council.

### Conclusion

The proposed development would deliver two significant public benefits in terms of overall housing delivery and the provision of affordable housing units (for which there is an acknowledged urgent need within the Borough), in a sustainable location on a site already allocated for housing development in the Local Plan. There would also be limited temporary economic benefits.

The proposed scheme would deliver significantly greater numbers of affordable houses than are required by Local Plan policy (100% compared to 30%). This represents a significant contribution towards the Borough's overall supply of such housing.

The proposals would cause harm through pressure on public open space and pressure on playing pitch provision (without making compensatory contributions) – though it is acknowledged that the development would provide some public open space on site.

It would also fail to make allowance (on viability grounds) for the contribution requested by Lancashire County Council's Highways Team towards the running of bus service 12 (and associated bus stop upgrades).

In addition, there would be some low level impacts on the setting of the nearby listed building, and the loss of a non-designated heritage asset.

Finally, there would be some limited residual visual / landscape impacts (though these would largely be mitigated through the proposed scheme of landscaping and planting). It is acknowledged that the design, layout, landscaping and appearance of the scheme however has reached a stage through negotiation, where officers consider it to be acceptable.

The requirement contained within Paragraph 11 of the Framework in relation to this balancing exercise states:

*For decision-taking this means:*

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(d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

(i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

(ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

There are no policies in the Framework that protect areas or assets of particular importance which would provide a clear reason for refusing this particular application.

Given the under-delivery of housing within the Borough currently, the policies most important for determining this application may be considered to be out of date and as such, permission should be granted unless any adverse impacts of doing so would *significantly and demonstrably* outweigh the benefits when assessed against the policies within the Framework taken as a whole.

In this case, having regard to the detailed assessment above it is not considered that the adverse impacts of granting planning permission in this case would *significantly and demonstrably* outweigh the benefits of the development.

As such, officers recommend that planning permission should be granted subject to the conditions contained within this report and subject to a suitable S.106 Agreement.

## 9. SUMMARY REASON FOR APPROVAL

The Council cannot demonstrate the required level of housing delivery within the Borough, and as such the presumption in favour of sustainable development contained within Paragraph 11 (d) of the National Planning Policy Framework applies. In this case it is not considered that the identified adverse impacts of the development would significantly and demonstrably outweigh the benefits of the development (in particular the delivery of new dwellings towards the Borough's housing supply and the delivery of 100% affordable housing on the site).

## 10. CONDITIONS

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To accord with the requirements of Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the following documents, unless otherwise required by the conditions below:

- Application form
- Drainage Appraisal (559-E104 REV. F)
- Renusol Dachhaken Eco Basic (019755 REV. 1)
- Renusol solar PV certification details (06)
- Renusol Eco hook mount details
- Renusol solar PV mounting rail details

- Retaining Wall Proposals
- Variosole installation details
- Variosole installation manual
- The Coniston Special Working Drawing Pack (Hardman 1110 Rev. 2)
- The Hawkridge Working Drawing Pack (Hardman 3010 Rev. 2)
- The Kentmere Working Drawing Pack (Hardman 1070 Rev. 3)
- The Leadmill Working Drawing Pack (Hardman 1320 Rev. 2)
- The Lockwood Working Drawing Pack (Shakerley 2010 Rev. 2)
- The Saltburn Sp Working Drawing Pack (Hardman 1400 Rev. 3)
- Welfare Plan (MCI XX DR A 506 WELFARE REV. E)
- Longitudinal Sections A-1 (559-E400)
- Longitudinal Sections A-1 (559-E401)
- Site Layout (MCI-096-DR-A-500-AD)
- Boundary Treatment Plan (MCI-096-DR-A-501-M)
- Hard Surface Plan (MCI-096-DR-A-503-G)
- EV Charging Plan (MCI-096-DR-A-505-G)
- Materials Plan (MCI-096-DR-A-508-L)
- Location Plan (MCI-096-DR-A-509-D)
- Parking Provision Plan (MCI-096-DR-A-510-D)
- Site Section A-A (MCI-096-DR-A-511.2-D)
- Site Section B-B (MCI-096-DR-A-511.2-A)
- Interface Plan (MCI-096-DR-A-512-D)
- M4(2) House Types (MCI-096-DR-A-513-D)
- PROW Plan (MCI-096-DR-A-514-B)
- PV Plan (MCI-096-DR-A-515-D)
- Demolition Plan (MCI-096-DR-A-517-B)
- Refuse Plan (MCI-096-DR-A-520-E)
- Fire Appliance Plan (MCI-096-DR-A-526-D)
- General Arrangement Plan (UG\_1980\_LAN\_GA\_DRW\_101 P15)
- Hard Landscape Plan (UG\_1980\_LAN\_HL\_DRW\_201 P13)
- Soft Landscape Plan (Full Site) (UG\_1980\_LAN\_SL\_DRW\_301 P14)
- Soft Landscape Plan (1) (UG\_1980\_LAN\_SL\_DRW\_302 P12)
- Soft Landscape Plan (2) (UG\_1980\_LAN\_SL\_DRW\_303 P11)
- Soft Landscape Plan (3) (UG\_1980\_LAN\_SL\_DRW\_304 P13)
- Biodiversity Net Gain Design Stage Assessment (FEBRUARY 2024 REV. 07)
- Arboricultural Impact Assessment (UG\_1980\_ARB\_AIA\_01\_REV\_06\_FINAL)
- Arboricultural Method Statement (UG\_1980\_ARB\_AMS\_01\_REV\_01\_FINAL)
- Precautionary Method of Works (April 2024)

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development.

3. No development shall take place until a detailed habitat enhancement, management and monitoring plan (covering the entire site and any related watercourses) has been submitted to and approved in writing by the Local Planning Authority.

The development shall thereafter be implemented in accordance with the approved details, and all agreed management and monitoring measures shall be implemented for the lifetime of the development.

Reason: In the interests of protecting and enhancing biodiversity.

4. Prior to any above ground works taking place an external lighting strategy shall be submitted to and approved in writing by the Local Planning Authority.

The strategy shall:

- Identify retained features on site that are potentially sensitive to lighting for bats;
- Identify proposed feature for bats and;
- Through appropriate isolux plans demonstrated clearly that any impacts on bats is negligible.

Any external lighting shall thereafter be installed in accordance with the agreed details.

Reason: In the interests of protecting bats and other nocturnal animals.

5. No works to trees or shrubs shall occur between the 1st March and 31st August in any year unless a detailed bird nest survey by a suitably experienced ecologist has been carried out immediately prior to clearance and written confirmation provided that no active bird nests are present (which has been agreed in writing by the Local Planning Authority).

Reason: To protect nesting birds.

6. The development shall be implemented in strict accordance with the approved Reasonable Avoidance Measures Method Statement for Amphibians and Mammals (ref: UG\_1980\_ECO\_PMoW\_01).

Reason: In the interests of protecting biodiversity.

7. Prior to any earthworks taking place, a method statement detailing eradication and/or control and/or avoidance measures for Himalayan Balsam and Rhododendron shall be submitted to and agreed in writing by the Local Planning Authority. The agreed method statement shall be adhered to and implemented in full.

Reason: To prevent the spread of invasive species.

8. No development shall take place until a further precautionary check of the site for badger setts has been carried out by a qualified ecologist, and the results submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of protecting badgers.

9. Prior to any demolition works taking place, a further survey of the building(s) to be demolished for bats and bat roosting potential shall be carried out by a qualified ecologist. The results of the survey (along with any proposed mitigation measures if necessary) shall be submitted to and approved in writing by the Local Planning Authority prior to any demolition taking place. Any necessary mitigation shall be implemented prior to demolition taking place.

Reason: In the interests of protecting bats.

10. Notwithstanding any information submitted with the application, no development (other than demolition) shall take place until an investigation and risk assessment has been submitted to and approved in writing by the Local Planning Authority.

The submitted report shall include:

i) Where potential risks are identified by the Preliminary Risk Assessment, a Phase 2 Site Investigation report shall also be submitted to and approved in writing by the Local Planning Authority prior to commencement of development. The investigation shall address the nature, degree and distribution of land contamination on site and shall include an identification and assessment of the risk to receptors focusing primarily on risks to human health, groundwater and the wider environment; and

ii) Should unacceptable risks be identified the applicant shall also submit and agree with the Local Planning Authority in writing a contaminated land remediation strategy (including verification plan) prior to commencement of development.

The development shall thereafter be carried out in full accordance with the duly approved remediation strategy or such varied remediation strategy as may be agreed in writing with the Local Planning Authority.

Reason: To mitigate hazards posed by land contamination and to protect the environment.

11. Pursuant to condition 10 and prior to first occupation of any part of the development a verification report, which validates that all remedial works undertaken on site were completed in accordance with those agreed with the Local Planning Authority, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To mitigate hazards posed by land contamination and to protect the environment.

12. During the period of construction, should contamination be found on site that has not been previously identified, no further works shall be undertaken in the affected area. Prior to further works being carried out in the affected area, the contamination shall be reported to the Local Planning Authority within a maximum of 5 days from the discovery, a further contaminated land assessment shall be carried out, appropriate mitigation identified and agreed in writing by the Local Planning Authority. The development shall be undertaken in accordance with the agreed mitigation scheme.

Reason: To mitigate hazards posed by land contamination and to protect the environment.

13. No development shall commence in any phase until a detailed, final surface water sustainable drainage strategy for the site has been submitted to, and approved in writing by, the Local Planning Authority.

The detailed surface water sustainable drainage strategy shall be based upon the site-specific flood risk assessment (HYD836\_CARR.FARM\_FRA&DMS, Rev 4.0, 16th February 2024, Betts Hydro) and indicative surface water sustainable drainage strategy (Drawing 559-E104 F, Feb 2024, Mono Civil Design Consultants) submitted and sustainable drainage principles and requirements set out in the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems. No surface water shall be allowed to discharge to the public foul sewer(s), directly or indirectly.

The details of the drainage strategy to be submitted for approval shall include, as a minimum;

- a) Sustainable drainage calculations for peak flow control and volume control for the:
  - i. 100% (1 in 1-year) annual exceedance probability event;
  - ii. 3.3% (1 in 30-year) annual exceedance probability event + 40% climate change allowance, with an allowance for urban creep;

- iii. 1% (1 in 100-year) annual exceedance probability event + 45% climate change allowance, with an allowance for urban creep
- b) Final sustainable drainage plans appropriately labelled to include, as a minimum:
  - i. Site plan showing all permeable and impermeable areas that contribute to the drainage network either directly or indirectly, including surface water flows from outside the curtilage as necessary;
  - ii. Sustainable drainage system layout showing all pipe and structure references, dimensions and design levels;
  - iii. Details of all sustainable drainage components, including landscape drawings showing topography and slope gradient as appropriate;
  - iv. Drainage plan showing flood water exceedance routes in accordance with Defra Technical Standards for Sustainable Drainage Systems;
  - v. Finished Floor Levels (FFL) in AOD with adjacent ground levels for all sides of each building and connecting cover levels to confirm minimum 150 mm+ difference for FFL;
  - vi. Details of proposals to collect and mitigate surface water runoff from the development boundary;
  - vii. Measures taken to manage the quality of the surface water runoff to prevent pollution, protect groundwater and surface waters, and delivers suitably clean water to sustainable drainage components;
- c) Evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltrations rates and groundwater levels in accordance with BRE 365.
- d) Evidence of an assessment of the existing culverted watercourse to be used, to confirm that these systems are in sufficient condition and have sufficient capacity to accept surface water runoff generated from the development.
- e) Evidence that a free-flowing outfall can be achieved. If this is not possible, evidence of a surcharged outfall applied to the sustainable drainage calculations will be required.
- f) Phasing plan for the construction of the surface water sustainable drainage system.

The sustainable drainage strategy shall be implemented in accordance with the approved details.

Reason: To ensure satisfactory sustainable drainage facilities are provided to serve the site in accordance with the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems.

14. No development shall commence until a Construction Surface Water Management Plan, detailing how surface water and stormwater will be managed on the site during construction, including demolition and site clearance operations, has been submitted to and approved in writing by the Local Planning Authority.

The details of the plan to be submitted for approval shall include method statements, scaled and dimensioned plans and drawings detailing surface water management proposals to include for each phase, as a minimum:

- a) Measures taken to ensure surface water flows are retained on-site during the construction phase(s), including temporary drainage systems, and, if surface water flows are to be discharged, they are done so at a restricted rate that must not exceed the equivalent greenfield runoff rate from the site.
- b) Measures taken to prevent siltation and pollutants from the site entering any receiving groundwater and/or surface waters, including watercourses, with reference to published guidance.

The plan shall be implemented and thereafter managed and maintained in accordance with the approved plan for the duration of construction.

Reason: To ensure the development is served by satisfactory arrangements for the disposal of surface water during each construction phase(s) so it does not pose an undue surface water flood risk on-site or elsewhere during any construction phase in accordance with the National Planning Policy Framework.

15. The occupation of the development shall not be permitted until a site-specific Operation and Maintenance Manual for the lifetime of the development, pertaining to the surface water drainage system and prepared by a suitably competent person, has been submitted to and approved in writing by the Local Planning Authority.

The details of the manual to be submitted for approval shall include, as a minimum:

- a) A timetable for its implementation;
- b) Details of the maintenance, operational and access requirement for all SuDS components and connecting drainage structures, including all watercourses and their ownership;
- c) Pro-forma to allow the recording of each inspection and maintenance activity, as well as allowing any faults to be recorded and actions taken to rectify issues;
- d) The arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme in perpetuity;
- e) Details of financial management including arrangements for the replacement of major components at the end of the manufacturer's recommended design life;
- f) Details of whom to contact if pollution is seen in the system or if it is not working correctly; and
- g) Means of access for maintenance and easements.

Thereafter the drainage system shall be retained, managed, and maintained in accordance with the approved details.

Reason: To ensure that surface water flood risks from development to the future users of the land and neighbouring land are minimised, together with those risks to controlled waters, property, and ecological systems, and to ensure that the sustainable drainage system is subsequently maintained pursuant to the requirements of the National Planning Policy Framework.

16. The occupation of each phase of the development shall not be permitted until a site-specific verification report for that phase, pertaining to the surface water sustainable drainage system, and prepared by a suitably competent person, has been submitted to and approved in writing by the Local Planning Authority.

The verification report must, as a minimum, demonstrate that the surface water sustainable drainage system has been constructed in accordance with the approved drawing(s) (or detail any minor variations) and is fit for purpose. The report shall contain information and evidence, including photographs, of details and locations (including national grid references) of critical drainage infrastructure (including inlets, outlets, and control structures) and full as-built drawings. The scheme shall thereafter be maintained in perpetuity.

Reason: To ensure that surface water flood risks from development to the future users of the land and neighbouring land are minimised, together with those risks to controlled waters, property, and ecological systems, and to ensure that the development as constructed is compliant with the requirements of the National Planning Policy Framework.

17. No development shall take place, including any works of demolition, until a construction method statement has been submitted to and approved in writing by the Local Planning Authority.

The approved statement shall be adhered to throughout the construction period.

It shall provide for:

- i) The parking of vehicles of site operatives and visitors
- ii) The loading and unloading of plant and materials
- iii) The storage of plant and materials used in constructing the development
- iv) The erection and maintenance of security hoarding
- v) Wheel washing facilities
- vi) Measures to control the emission of dust and dirt during construction
- vii) A scheme for recycling/disposing of waste resulting from demolition and construction works
- viii) Routing of delivery vehicles to/from site

Reason: To mitigate the impact of the construction traffic on the highway network.

18. Construction-related deliveries to the approved development shall only be accepted between the hours of 9.30am and 3.00pm Monday – Friday, to avoid peak traffic on the surrounding highway network.

Reason: To mitigate the impact of the construction traffic on the highway network.

19. Prior to commencement of any development, but excluding demolition works, a scheme for the site access and off-site highway works shall be submitted to and approved by the Local Planning Authority. The works shall include the following and shall be implemented prior to the first occupation of any dwelling:

- New site access with parking restrictions for junction protection.
- Dropped kerb crossing points with tactile paving.
- Street lighting and surface water drainage alterations where necessary.

Reason: To mitigate the impact of the development traffic on the highway network.

20. Prior to commencement of any development, but excluding demolition works and site surface clearance works, details of the proposed arrangements for future management and maintenance of the proposed streets within the development shall be submitted to and approved by the local planning authority.

The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an agreement has been entered into under Section 38 of the Highways Act 1980 or a private management and maintenance company has been established.

Reason: In the interest of highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the approved development; and to safeguard the users of the highway and the visual amenities of the locality.

21. Prior to commencement of any development, but excluding demolition works, full engineering, drainage, street lighting and constructional details to adoptable standards (LCC specification) of the internal estate roads shall be submitted to and approved in writing by the Local Planning



Authority. The development shall, thereafter, be constructed in accordance with the approved details, unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure that the infrastructure is constructed to a suitable standard.

22. The internal estate roads shall be constructed in accordance with the approved engineering details (pursuant to condition 21) and to at least base course level prior to first occupation of any dwelling, unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure that the infrastructure is completed in a timely manner.

23. Prior to the occupation of each dwelling, the materials to be used in the construction of the driveways and parking areas associated with the dwelling shall be submitted to and agreed in writing by the Local Planning Authority.

The driveways and parking areas shall thereafter be maintained and retained for the parking of vehicles for as long as the development is occupied.

Reason: To ensure adequate parking provision is provided.

24. Prior to first occupation each dwelling shall have a secure cycle store provided, which provides secure storage space for 1 cycle space per bedroom.

Reason: To support sustainable travel.

25. Construction works shall not take place outside the following hours:

Monday to Friday: 08:00 to 18:00

Saturday: 08:00 to 13:00

Construction works shall not be take place on Sundays or Bank or Public Holidays.

Reason: To ensure that site working only takes place during normal working hours in order to restrict the times during which any disturbance and nuisance may arise.

26. No development shall commence until all the trees to be retained within the site have been protected. Such protection shall be installed in accordance with the specification described in the updated Arboricultural Impact Assessment and Arboricultural Method Statement documents, in the positions as shown within those documents, and shall remain in place until all development is completed. No work, including any form of drainage or storage of materials, earth or topsoil shall take place within the perimeter of such fencing.

Reason: In the interests of protecting trees to be retained.

27. The development hereby approved shall be carried out in accordance with the updated submitted Arboricultural Impact Assessment (UG\_1980\_ARB\_AIA\_01\_REV\_06\_FINAL) and Arboricultural Method Statement (UG\_1980\_ARB\_AMS\_01\_REV\_01\_FINAL).

Reason: In the interests of protecting trees to be retained.

28. The Lock and Load retaining walls to be constructed as part of the development shall be faced in 'charcoal' colour stone as shown on submitted drawing MCI-096-DR-A-RW (Retaining Wall Colour Options).

Reason: To ensure a satisfactory visual appearance to the development.

29. No development shall take place until physical samples and trade literature of all materials proposed to be used in the construction of the elevations and roofs of the dwellings have been submitted to and approved in writing by the Local Planning Authority.

The development shall thereafter be implemented in accordance with the approved details.

Reason: To ensure that the development is of satisfactory appearance.

30. The approved scheme of landscaping and planting for each phase of the development shall be carried out in full in the first planting and seeding season following the first occupation of any dwelling within that phase, in accordance with the approved details.

Any trees or plants which within a period of 15 years of being planted die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of the same size and species.

Reason: In the interest of the appearance of the locality and to enhance biodiversity.

## 11. INFORMATIVES

1. Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist. If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting [cadentgas.com/diversions](http://cadentgas.com/diversions). Prior to carrying out any works, including the construction of access points, please register on [www.linesearchbeforeudig.co.uk](http://www.linesearchbeforeudig.co.uk) to submit details of the planned works for review, ensuring requirements are adhered to.
2. The applicant's attention is drawn to the comments received from the Coal Authority in relation to their standing advice for developers.
3. The applicant is reminded that, under the Wild Mammal (Protection) Act 1996 it is an offence to inflict unnecessary suffering to wild mammals. Planning consent does not provide a defence against prosecution under this act.
4. The applicant is advised that they have a duty to adhere to the regulations of Part 2A of the Environmental Protection Act 1990, the National Planning Policy Framework 2018 and the current Building Control Regulations with regards to contaminated land. The responsibility to ensure the safe development of land affected by contamination rests primarily with the developer.

The applicant and their consultants are advised of the following which should be followed where applicable otherwise the LPA may not be able to discharge the planning conditions.

- Testing and validation of soils for re-use should as a minimum be undertaken fully in accordance with the YALPAG guidance and guidance listed within. Analysis must include asbestos. Movement and use of materials must comply with waste management regulations and associated guidance.
  - Additional checks are likely to be required of materials (including natural materials) they will ultimately form part of the gardens. This is likely to include materials exposed during site regrading.
  - All parties involved with waste and soil movement at the site should be aware that materials illegally deposited or deposited at inappropriate sites may be subject to relevant landfill taxes, payable by all parties. Only robust due diligence is a defence against joint liability. Illegal deposits can include moving waste soil material on sites, or between sites, without the appropriate permits, exemptions or duty of care.
  - The developer should have due regard to The Definition of Waste Code of Practice where materials are to be re-used on site or re-used elsewhere. A management plan will help demonstrate that materials have been utilised correctly and in accordance with proposals. Failure to comply may result in materials being considered waste.
  - Copies of waste documentation should be included within the verification report.
  - A water supply pipe risk assessment may be needed if unexpected contamination is found.
  - According to BS10175, typical densities of sampling grids can vary from 25m to 50m centres for exploratory investigations, and 10m to 25m centres for detailed investigations. A greater density of sampling grid (for example 10m centres or less) should be considered where:
    - a) heterogeneous contamination is indicated, for example, on a former gasworks site;
    - b) contaminant concentrations identified during an earlier investigation are close to the critical levels of interest, recognizing the uncertainties of measurement in the concentration values;
    - c) a high level of confidence is required for the outcome of a risk assessment (for example, for a housing development);
    - d) delineation is required along the edges of known areas of contamination;
    - e) the “averaging area” is small
5. The applicant’s attention is drawn to the advice contained within comments on this application from consultees. Their advice contains important information and guidance which must be adhered to, as it has implications for the discharge of planning conditions.
6. The developer should ensure that mitigation is in place for any badgers that may enter the site during construction. This should include no trenches being left open overnight. Any open trenches should have a means of escape for any animal. No uncovered poured concrete at night, boards in place to stop animals entering trenches. No fires should take place on site and no chemicals should be stored unbanded. All staff on site should be briefed about the possibility of encountering badgers. If a badger does become trapped or stuck, expert advice to be sought.
7. Under the Land Drainage Act 1991 (as amended by the Flood & Water Management Act 2010), you need consent from the Lead Local Flood Authority if you want to carry out works within the banks of any ordinary watercourse which may alter or impede the flow of water, regardless of whether the watercourse is culverted or not.
- Consent must be obtained before starting any works on site. It cannot be issued retrospectively.
  - Sites may be inspected prior to, during and after the issuing of consent.
  - Unconsented works within the highway or sustainable drainage system may prevent the adoption of highway and sewer assets.

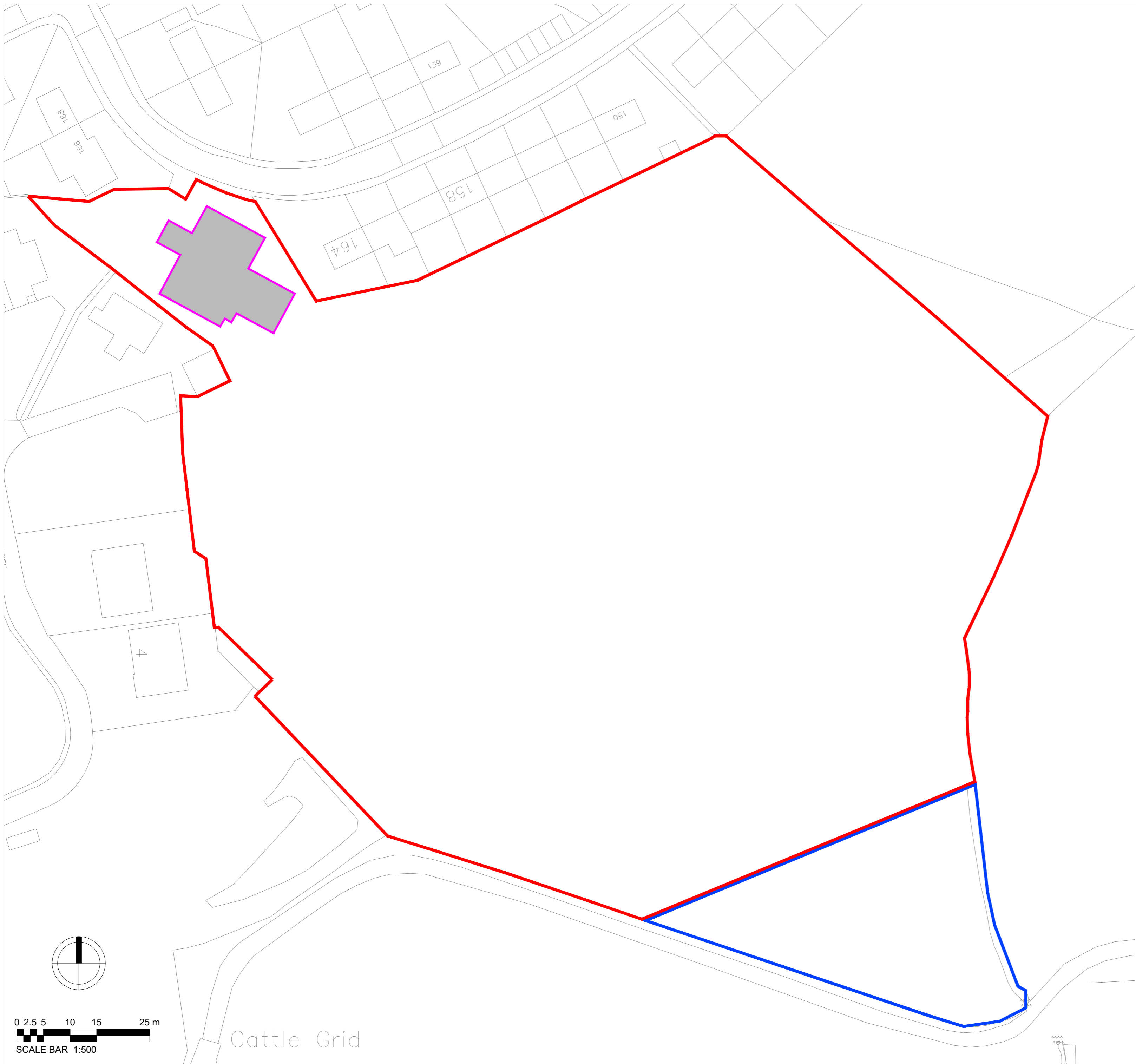
- Applications to culvert an existing open ordinary watercourse will generally be refused.
- Enforcement action may be taken against unconsented work.

For the avoidance of doubt, once planning permission has been obtained it does not mean that Ordinary Watercourse Consent will be given. It is strongly advised that you obtain any required consent before or concurrently as you apply for planning permission to avoid delays.




You should contact the Lead Local Flood Authority to obtain Ordinary Watercourse Consent. Information on the application process and relevant forms can be found here:

<https://www.lancashire.gov.uk/flooding/ordinary-watercourse-regulation/>

8. The proposed outfall may require a legal agreement with a third party to access and construct the outfall in addition to any permission(s) from flood risk management authorities. Evidence of an in-principle agreement(s) should be submitted to the Local Planning Authority.
9. The grant of planning permission will require the applicant to enter into a S278 Agreement, with the County Council as Highway Authority. The Highway Authority reserves the right to provide the highway works within the highway associated with this proposal. Provision of the highway works includes design, procurement of the work by contract and supervision of the works. The applicant should be advised to contact Lancashire County Council for further information by emailing the Highway Development Control Section at [developeras@lancashire.gov.uk](mailto:developeras@lancashire.gov.uk)



**KEY**

	Site Boundary
	Retained Land
	Buildings to be demolished

B 06.12.23 JG Drawing layers managed to clean up drawing.					
A 14.08.23 TDW UPDATED FOLLOWING SITE REVIEW MEETING					
REV	DATE	DRAWN	DESCRIPTION	ARCH CHECK	ENG CHECK
TITLE					
DEMOLITION PLAN					
			M.C.I. Developments Ltd. 15 Beecham Court, Smithy Brook Road, Wigan, WN3 6PR tel: 08448871467 fax: 08448871468 web: www.mcidevelopments.com email: admin@mcidevelopments.com		
PROJECT					
HARDMAN AVE, RAWTENSTALL					
DRN BY	JG	SCALE	JOB REF	DRAWING NUMBER	REV
DATE	04.01.24	1:500 @ A2	096	MCI-096-DR-A-517	B

## Planning Sheet Notes:

Type and style of roof tiles and facing materials including external features such as canopies, cills, heads, fascia, windows, PV and doors as site specification and to Local Authority Approval and are **SHOWN INDICATIVE ONLY ON THIS PLAN**

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- Final layout & number of panels to be as per PV installer's design ensuring that minimum kWp (as established by SAP assessment) is achieved.

Position of any EV charge point is indicative only, final position to suit parking configuration

### Area Schedule - Sales

Name	Area	Area Sq Ft
Ground Floor GIA	39.21 m <sup>2</sup>	422.04 SF
First Floor GIA	39.21 m <sup>2</sup>	422.04 SF
	78.42 m <sup>2</sup>	844.08 SF

### Area Schedule - Build

Name	Area	Area Sq Ft
Ground Floor Build	39.86 m <sup>2</sup>	429.06 SF
First Floor Build	39.86 m <sup>2</sup>	429.06 SF
	79.72 m <sup>2</sup>	858.12 SF

**Part O** - This housetype will pass the simplified method if the site and elevations meets all of **CONDITIONS** shown on **Sheet 210**

*i.e., site location, no noise and pollution issues, number and size of windows and doors, number and size of opening lights, area of glazing, GIA floor area, presence of ground floor bedrooms, presence of flat roofs and roofs with a pitch of less than 30° (including bays and canopies) within 2m vertically of first floor bedrooms*



House Type Range  
**2022 Range**

Sub Range  
**OMS**

Scale at A3 As indicated	Date 24.03.23	Drawn TechDev	Checked SJK/RB
-----------------------------	------------------	------------------	-------------------

Pack Title  
**The Coniston SPECIAL Working Drawing Pack**

Sheet Name  
**Planning Drawings**

Code Code	House Type Code <b>CONIST</b>	Plotting <b>END</b>	Handing <b>AS</b>	Style <b>BB</b>	Issue <b>01.2</b>
Project Drawing Pack No.	Project <b>HARDMAN</b>	Pack No. <b>1110</b>	Rev <b>2</b>	Sheet <b>201</b>	



Front Elevation.

1 : 100



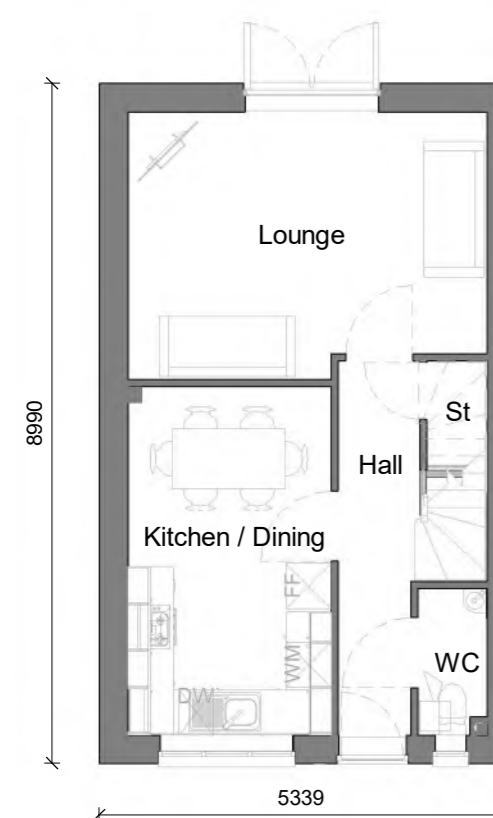
Left Elevation.

1 : 100



Rear Elevation.

1 : 100



Ground Floor.

1 : 100



First Floor.

1 : 100



FOR PV LOCATIONS  
REFER TO PV LAYOUT



Front Elevation.

1 : 100



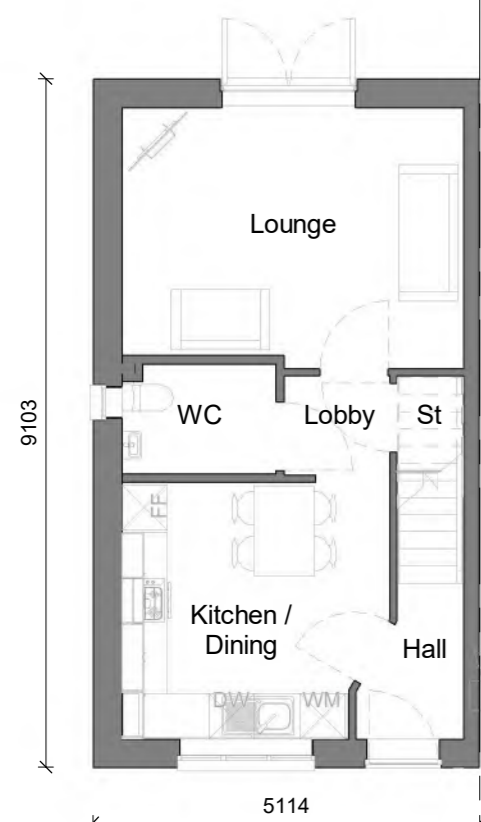
Left Elevation.

1 : 100



Rear Elevation.

1 : 100



Ground Floor.

1 : 100



First Floor.

1 : 100

## Planning Sheet Notes:

Type and style of roof tiles and facing materials including external features such as canopies, cills, heads, fascia, windows, PV and doors as site specification and to Local Authority Approval and are **SHOWN INDICATIVE ONLY ON THIS PLAN**

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- Final layout & number of panels to be as per PV installer's design ensuring that minimum kWp (as established by SAP assessment) is achieved.

Position of any EV charge point is indicative only, final position to suit parking configuration

### Area Schedule - Sales


Name	Area	Area Sq Ft
Ground Floor GIA	37.87 m <sup>2</sup>	407.59 SF
First Floor GIA	37.87 m <sup>2</sup>	407.59 SF
	75.73 m <sup>2</sup>	815.18 SF

### Area Schedule - Build

Name	Area	Area Sq Ft
Ground Floor Build	38.51 m <sup>2</sup>	414.55 SF
First Floor Build	38.51 m <sup>2</sup>	414.55 SF
	77.03 m <sup>2</sup>	829.1 SF

**Part O** - This housetype will pass the simplified method if the site and elevations meets all of **CONDITIONS** shown on **Sheet 210**

*i.e., site location, no noise and pollution issues, number and size of windows and doors, number and size of opening lights, area of glazing, GIA floor area, presence of ground floor bedrooms, presence of flat roofs and roofs with a pitch of less than 30° (including bays and canopies) within 2m vertically of first floor bedrooms*



House Type Range		Sub Range	
2022 Range - STONE		M4(2)	
Scale at A3	Date	Drawn	Checked
As indicated	09.06.23	TechDev	SJK/RB
Pack Title			
The Hawkridge Working Drawing Pack			
Sheet Name			
Planning Drawings			
Core Code	House Type Code	Plotting	Handing
	HAWKRI	END	AS
		Style	Issue
		BB	01.2
Project Drawing Pack No.	Project	Pack No.	Rev
	HARDMAN	3010	2
		Sheet	
			201

FOR PV LOCATIONS  
REFER TO PV LAYOUT



Front Elevation.

1 : 100



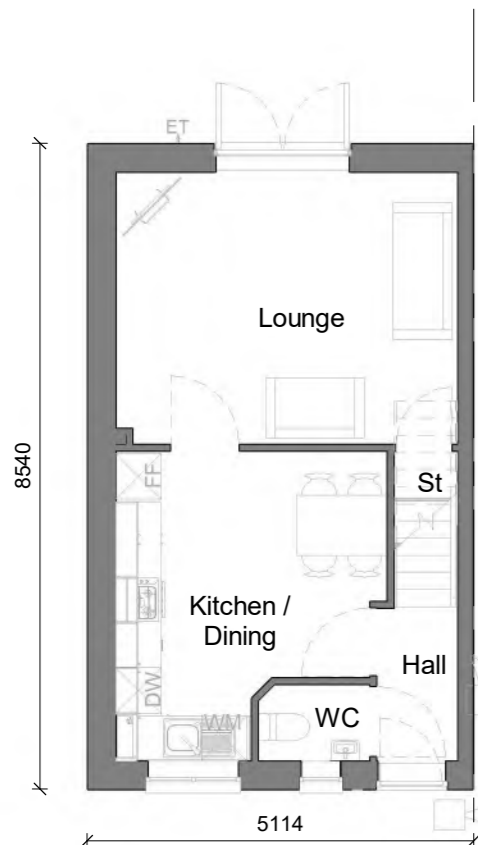
Left Elevation.

1 : 100



Rear Elevation.

1 : 100



Ground Floor.

1 : 100



First Floor.

1 : 100

## Planning Sheet Notes:

Type and style of roof tiles and facing materials including external features such as canopies, cills, heads, fascia, windows, PV and doors as site specification and to Local Authority Approval and are **SHOWN INDICATIVE ONLY ON THIS PLAN**

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Position of any EV charge point is indicative only, final position to suit parking configuration

### Area Schedule - Sales


Name	Area	Area Sq Ft
Ground Floor GIA	35.31 m <sup>2</sup>	380.12 SF
First Floor GIA	35.31 m <sup>2</sup>	380.12 SF
	70.63 m <sup>2</sup>	760.25 SF

### Area Schedule - Build

Name	Area	Area Sq Ft
Ground Floor Build	35.93 m <sup>2</sup>	386.78 SF
First Floor Build	35.93 m <sup>2</sup>	386.78 SF
	71.87 m <sup>2</sup>	773.56 SF

**Part O** - This housetype will pass the simplified method if the site and elevations meets all of **CONDITIONS** shown on **Sheet 210**

*i.e., site location, no noise and pollution issues, number and size of windows and doors, number and size of opening lights, area of glazing, GIA floor area, presence of ground floor bedrooms, presence of flat roofs and roofs with a pitch of less than 30° (including bays and canopies) within 2m vertically of first floor bedrooms*



House Type Range		Sub Range	
2022 Range - STONE		OMS	
Scale at A3	Date	Drawn	Checked
As indicated	24.03.23	TechDev	SJK/RB
Pack Title			
The Kentmere Working Drawing Pack			
Sheet Name			
Planning Drawings			
Core Code	House Type Code	Plotting	Handing
	KENTME	END	AS
		Style	Issue
		BB	01.3
Project Drawing Pack No.	Project	Pack No.	Rev
	HARDMAN	1070	3
		Sheet	
			201



## Planning Sheet Notes:

Type and style of roof tiles and facing materials including external features such as canopies, cills, heads, fascia, windows, PV and doors as site specification and to Local Authority Approval and are **SHOWN INDICATIVE ONLY ON THIS PLAN**

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- Final layout & number of panels to be as per PV installer's design ensuring that minimum kWp (as established by SAP assessment) is achieved.

Position of any EV charge point is indicative only, final position to suit parking configuration

### Area Schedule - Sales

Name	Area	Area Sq Ft
GF Apt. GIA	43.38 m <sup>2</sup>	466.96 SF
FF Apt. GIA	44.59 m <sup>2</sup>	479.94 SF
FF Apt. Hall GIA	2.38 m <sup>2</sup>	25.61 SF
	90.35 m <sup>2</sup>	972.51 SF

### Area Schedule - Build

Name	Area	Area Sq Ft
GF Apt. Build	45.26 m <sup>2</sup>	487.17 SF
FF Apt. Build	45.26 m <sup>2</sup>	487.17 SF
FF Apt. Hall Build	2.50 m <sup>2</sup>	26.87 SF
	93.02 m <sup>2</sup>	1001.21 SF

**Part O** - This housetype requires a **dynamic assessment (TM59)** as the amount of free ventilation area is lower than that allowable following a simplified assessment.

Other site conditions may also apply - see Sheet 210 for further details.

House Type Range <b>2022 Range</b>	Sub Range <b>OMS</b>
Scale at A3 As indicated	Date 25.11.22
Drawn TechDev	Checked SJK/RB
Pack Title <b>The Leadmill Working Drawing Pack</b>	
Sheet Name <b>Planning Drawings</b>	
Core Code <b>LEADMI</b>	Plotting <b>END</b>
House Type Code <b>LEADMI</b>	Handing <b>AS</b>
Style <b>BB</b>	Issue <b>01.2</b>
Project <b>HARDMAN</b>	Pack No. <b>1320</b>
Rev <b>2</b>	Sheet <b>201</b>



Front Elevation.

1 : 100



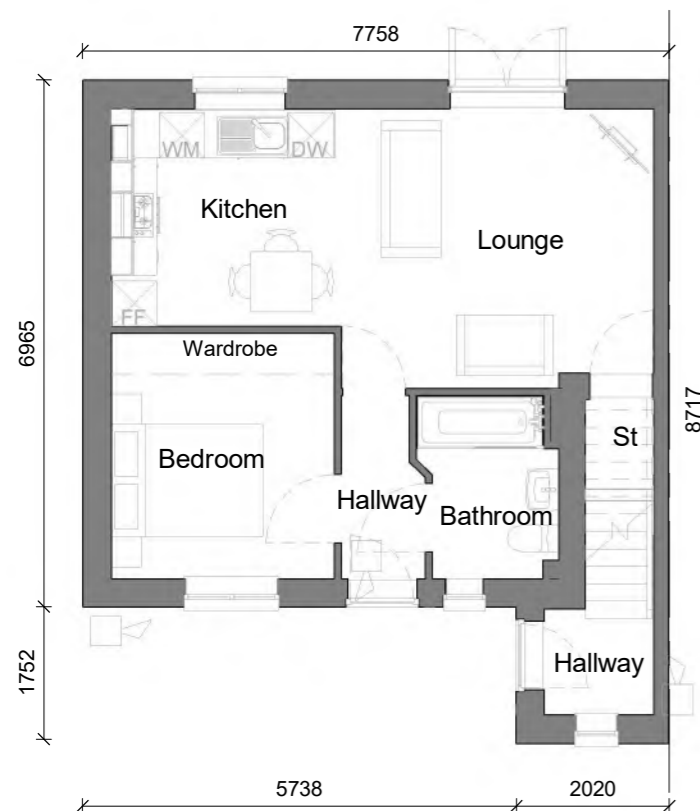
Left Elevation.

1 : 100



Rear Elevation.

1 : 100



Ground Floor.

1 : 100



First Floor.

1 : 100

FOR PV LOCATIONS  
REFER TO PV LAYOUT



Front Elevation.

1 : 100



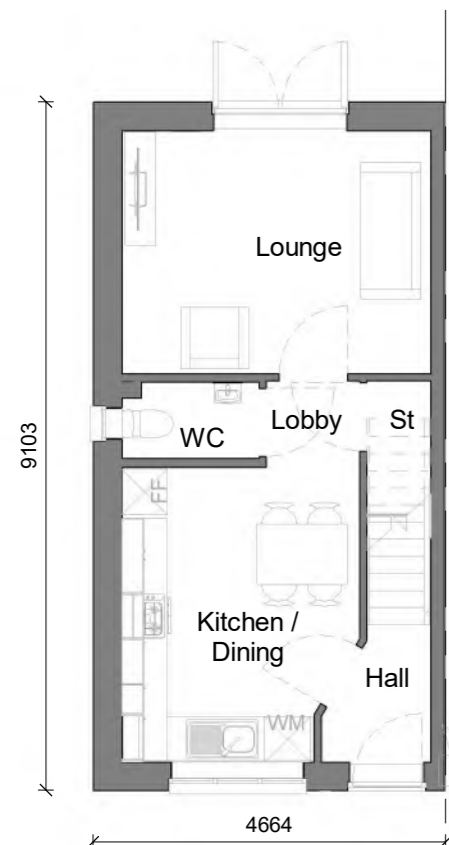
Left Elevation.

1 : 100



Rear Elevation.

1 : 100



Ground Floor.

1 : 100



First Floor.

1 : 100

## Planning Sheet Notes:

Type and style of roof tiles and facing materials including external features such as canopies, cills, heads, fascia, windows, PV and doors as site specification and to Local Authority Approval and are **SHOWN INDICATIVE ONLY ON THIS PLAN**

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- Final layout & number of panels to be as per PV installer's design ensuring that minimum kWp (as established by SAP assessment) is achieved.

Position of any EV charge point is indicative only, final position to suit parking configuration

### Area Schedule - Sales

Name	Area	Area Sq Ft
Ground Floor GIA	34.11 m <sup>2</sup>	367.16 SF
First Floor GIA	34.11 m <sup>2</sup>	367.16 SF
	68.22 m <sup>2</sup>	734.31 SF

### Area Schedule - Build

Name	Area	Area Sq Ft
Ground Floor Build	34.73 m <sup>2</sup>	373.88 SF
First Floor Build	34.73 m <sup>2</sup>	373.88 SF
	69.47 m <sup>2</sup>	747.75 SF

**Part O** - This housetype will pass the simplified method if the site and elevations meets all of **CONDITIONS** shown on **Sheet 210**

*i.e., site location, no noise and pollution issues, number and size of windows and doors, number and size of opening lights, area of glazing, GIA floor area, presence of ground floor bedrooms, presence of flat roofs and roofs with a pitch of less than 30° (including bays and canopies) within 2m vertically of first floor bedrooms*

		House Type Range		Sub Range	
		2022 Range		DQS	
Scale at A3	Date	Drawn	Checked		
As indicated	28.04.23	TechDev	SJK/RB		
Pack Title					
The Lockwood Working Drawing Pack					
Sheet Name					
Planning Drawings					
Code Code	House Type Code	Plotting	Handing	Style	Issue
	Lockwood	END	AS	BB	01.2
Project Drawing Pack No.	Project	Pack No.	Rev	Sheet	
	SHAKERLEY	2010	2	201	



PV zone shown indicative only, refer to planning notes



Front Elevation.

1 : 100



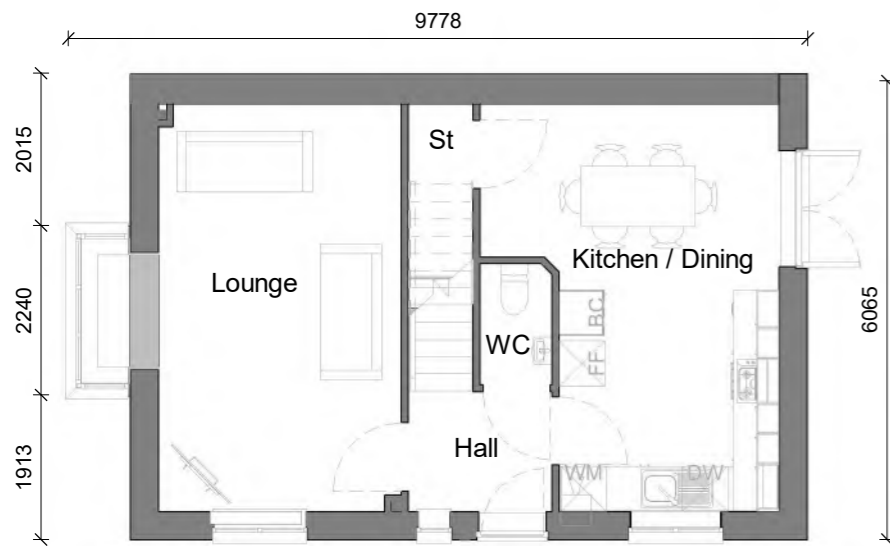
Left Elevation.

1 : 100



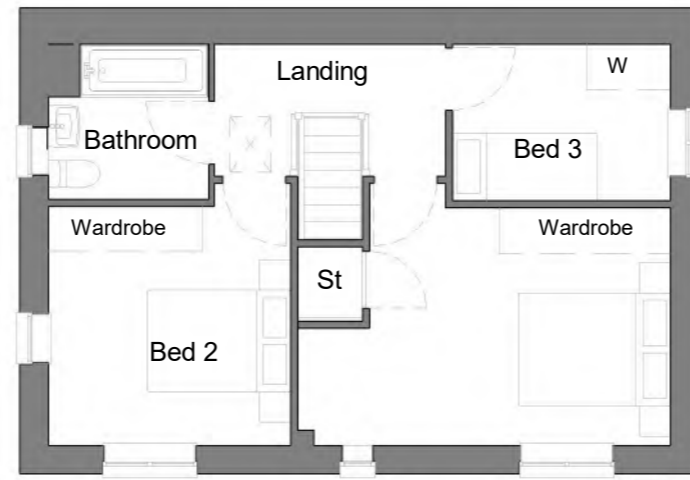
Right Elevation.

1 : 100



Ground Floor.

1 : 100



First Floor.

1 : 100

**Planning Sheet Notes:**

Type and style of roof tiles and facing materials including external features such as canopies, cills, heads, fascia, windows, PV and doors as site specification and to Local Authority Approval and are **SHOWN INDICATIVE ONLY ON THIS PLAN**

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- Final layout & number of panels to be as per PV installer's design ensuring that minimum kWp (as established by SAP assessment) is achieved.


Position of any EV charge point is indicative only, final position to suit parking configuration

**Part O** - This housetype requires a **dynamic assessment (TM59)** as it has one or more bedroom windows that are **easily accessible** (i.e., either on the ground floor, or within 2m vertically of a pitched roof (with a pitch of less than 30°), or a flat roof (including bays and door canopies) that is within 3.5m of the ground.

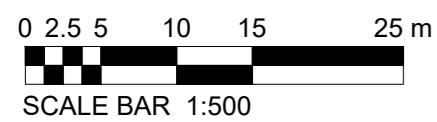
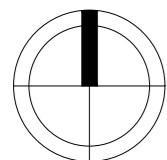
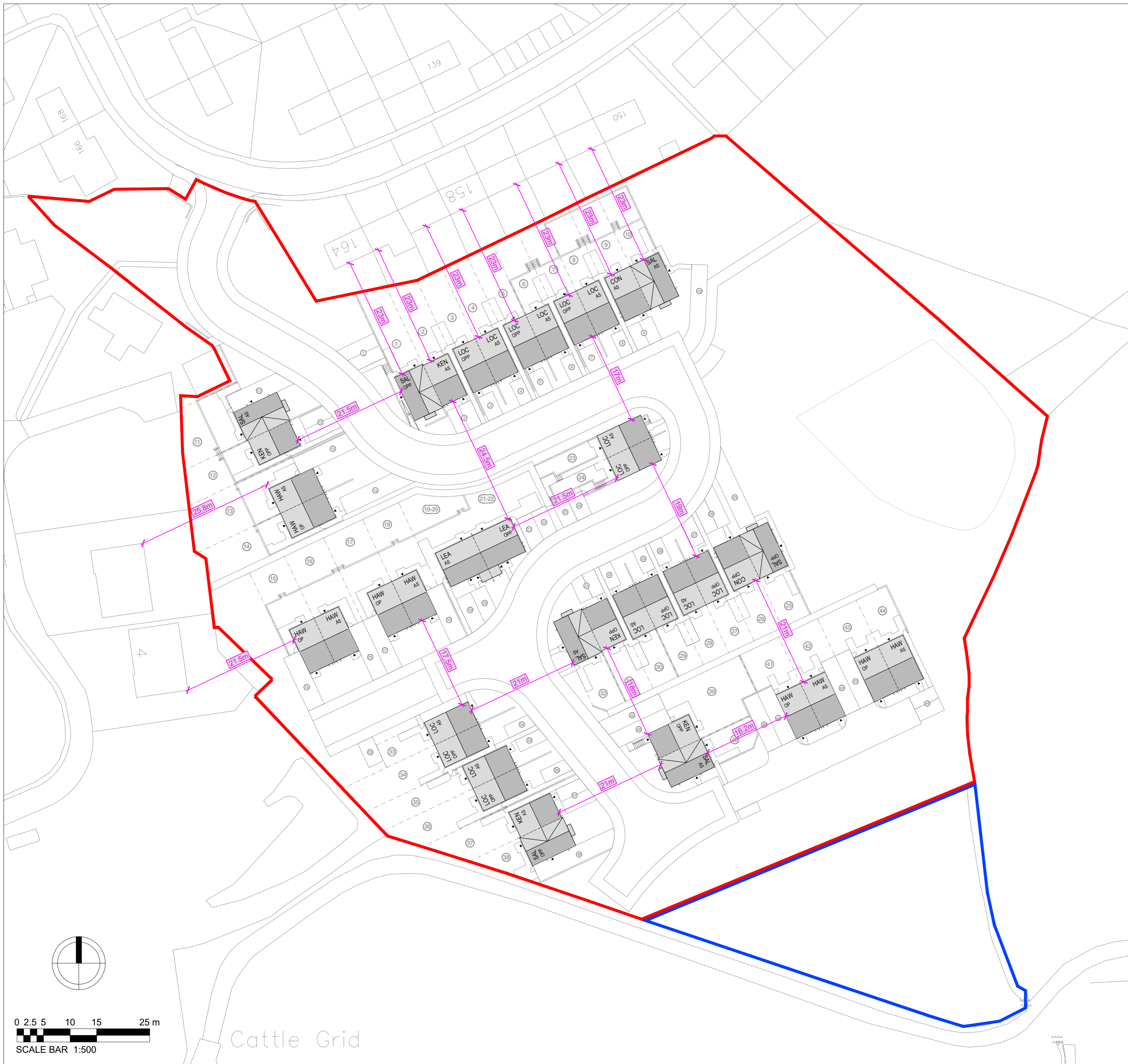
Other site conditions may also apply - see Sheet 210 for further details.

Area Schedule - Sales		
Name	Area	Area Sq Ft
Ground Floor GIA	45.56 m <sup>2</sup>	490.36 SF
First Floor GIA	43.60 m <sup>2</sup>	469.25 SF
	89.15 m <sup>2</sup>	959.61 SF

Area Schedule - Build		
Name	Area	Area Sq Ft
Ground Floor Build	46.21 m <sup>2</sup>	497.41 SF
First Floor Build	44.27 m <sup>2</sup>	476.56 SF
	90.48 m <sup>2</sup>	973.97 SF



House Type Range		Sub Range	
2022 Range - STONE		OMS	
Scale at A3	Date	Drawn	Checked
As indicated	10.03.23	TechDev	SJK/RB
Pack Title			
The Saltburn Sp Working Drawing Pack			
Sheet Name			
Planning Drawings			
Code	House Type Code	Plotting	Handing
Code	SALTBU	DET	AS
Style	Issue	Style	Issue
BB	01.3	BB	01.3
Project	Project	Pack No.	Rev
HARDMAN	HARDMAN	1400	3
Sheet	Sheet	Sheet	Sheet
201	201	201	201



Cattle Grid

REV	DATE	DRAWN	DESCRIPTION	ARCH CHECK	ENG CHECK
D	03.05.24	JG	Updated to suit Site Layout drawing 500 (rev AD).		
C	04.01.24	JG	Updated to suit Site Layout drawing 500 (rev AA).		
B	14.12.23	JG	Updated to suit Site Layout drawing 500 (rev X).		
A	05.12.23	JG	Updated to suit Site Layout drawing 500 (rev W).		

REV	DATE	DRAWN	DESCRIPTION	ARCH CHECK	ENG CHECK
-----	------	-------	-------------	------------	-----------

TITLE

## INTERFACE PLAN

M.C.I. Developments Ltd.  
 15 Beecham Court,  
 Smithy Brook Road,  
 Wigan, WN3 6PR  
 tel: 08448871467  
 fax: 08448871468  
 web: www.mcidevelopments.com  
 email: admin@mcidevelopments.com

A KEEP MOAT HOMES COMPANY

PROJECT					
<b>HARDMAN AVE, RAWTENSTALL</b>					
DRN BY	JG	SCALE	JOB REF	DRAWING NUMBER	REV
DATE	04.01.24	1:500 @ A2	096	MCI-096-DR-A-512	D



Do not scale this drawing (printed or electronic version).  
 Contractors must check all dimensions on site.  
 This drawing is copyright and is for use on this site only. This drawing should be read in conjunction with all relevant contract documents and specialist subcontractor / supply chain drawings and specifications.  
 All works to be carried out in accordance with the latest British Standards / Codes of Practice unless specifically directed otherwise in the specification.  
 Responsibility for the reproduction of this drawing in paper form, or issued in electronic form, lies with the recipient to check that all information has been replicated in full and is correct when compared to the original paper or electronic image.  
 Graphical representations of equipment on this drawing have been coordinated, but are approximations only. Please refer to the specifications and / or details for actual sizes and / or specific contractor construction information.

**Notes:-**  
**KEY**

**Public Right of Way**  
 Existing / Proposed

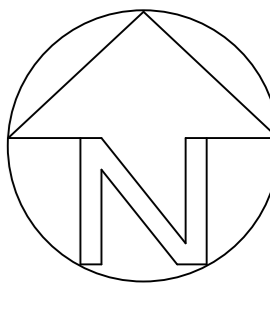
**Proposed Dry Ditch**  
 Depression created in earth works

**Soft Works**

- Proposed Tree Planting
- Proposed Specimen Shrub Planting
- Existing Tree / Hedgerow
- Existing Vegetation
- Proposed Climbing Plant
- Proposed Hedge Planting
- Proposed Ornamental Shrub Planting
- Proposed Semi-Native Shrub Planting
- Proposed Native Shrub Planting
- Proposed Woodland Mix Planting
- Proposed Groundcover Planting
- Proposed Seasonal Bulb Planting
- Proposed Turf Grass
- Proposed Seeded Amenity Grass
- Proposed Wildflower Meadow

**Hard Works**

- Vehicular Asphalt Surfacing
- Pedestrian Asphalt Surfacing
- Precast Concrete Flag Paving
- Loose Gravel
- Self Binding Gravel
- Timber Closeboard Fence
- Retaining Wall Structure
- Timber Post and Rail Fence
- Timber Closeboard Fence
- Flat Top Railing
- Reconstituted Stone Pier Wall with Timber Panel Infill
- Existing Stone Wall



REV.	DATE	DESCRIPTION	DRAWN	CHKD
P15	03/05/24	Amendment to Plot No. 14.	SW	SA
P14	29/04/24	Boundary treatment amended	RS	SA
P13	26/04/24	Ditches introduced / extended to comments	RS	SA
P12	17/04/24	Boundary hedge/ fence line amended	RS	SA
P11	15/04/24	Updated to drainage layout	RS	SA
P10	19/02/24	Updated to comment	TH	RS
P09	16/02/24	Updated layout	TH	RS
P08	19/12/23	Tree removed	RS	SA
P07	19/12/23	Updated layout	RS	SA
P06	24/08/23	Updated layout	RS	SA
P05	08/08/23	Planting reduced	RS	SA
P04	17/05/23	Boundary walls and hedges added	RS	SA
P03	04/05/23	Path amended to south	RS	SA
P02	19/04/23	Updated for layout & BNG	RS	SA
P01	17/04/23	FIRST ISSUE	RS	SA



A: Ground Floor, The Tower,  
 Deva City Office Park, Trinity Way,  
 Manchester M3 7BF  
 T: +44 (0) 161 312 3131  
 weareurbangreen.co.uk

Client: **Eden Planning**

Project: **Hardman Avenue, Rawtenstall**

Title: **General Arrangement Plan**

Issue: **PLANNING**

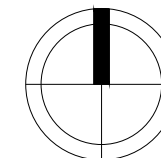
Drawn: RS    Checked: SA    Approved: MT

Project: UG1980    Scale @ A0: 1:250    Date: 17/04/23

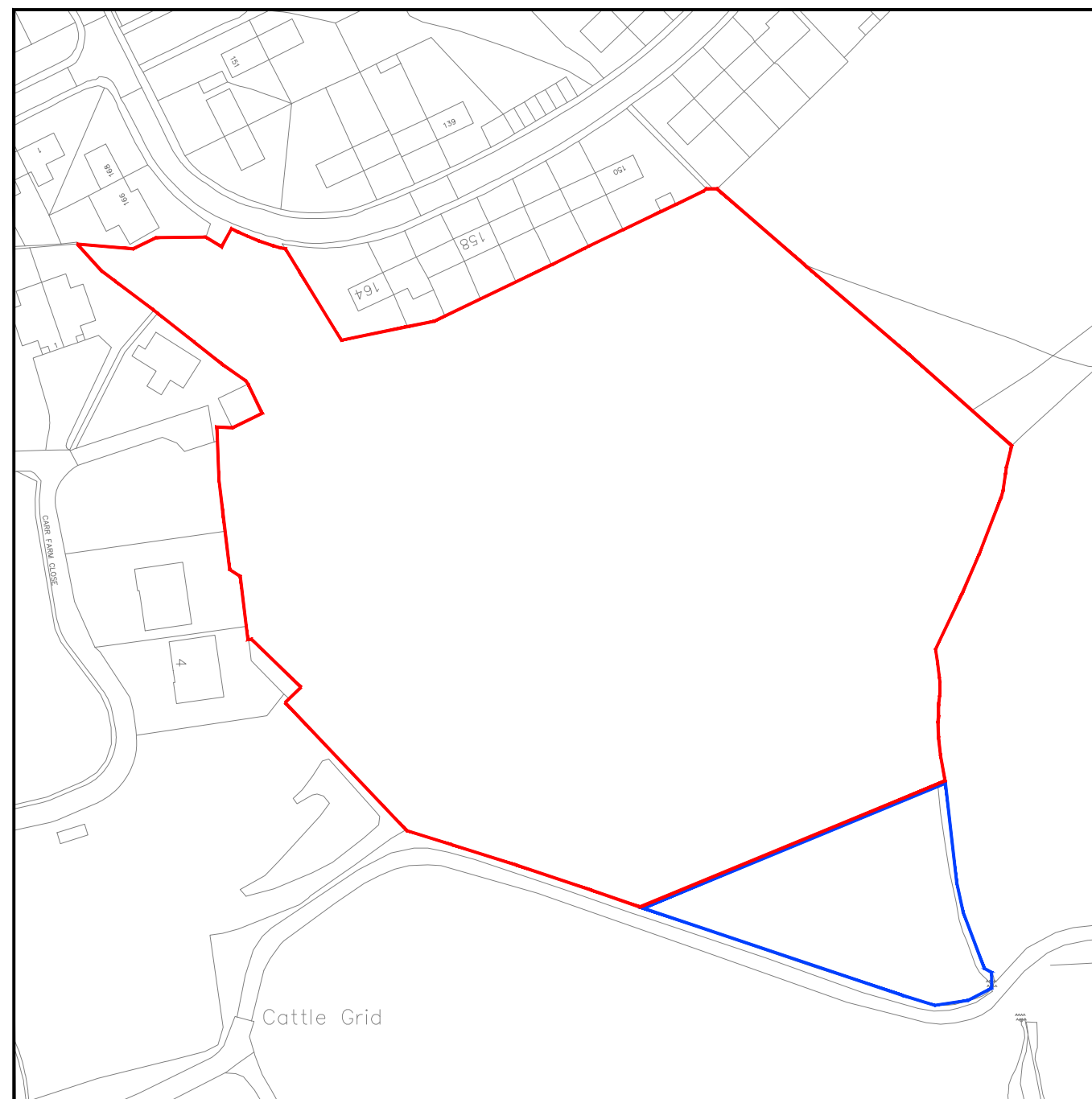
Dwg No: UG\_1980\_LAN\_GA\_DRW\_101    Revision: P15

CattleGrid





0 5 10 15 25 50 m  
 SCALE BAR 1:1250



KEY

- Site Boundary
- Retained Land

D	05.12.23	JG	Drawing layers managed to clean up drawing.
C	11.09.23	IG	Blue line added to show extent of the retained land that has been removed from the scheme to the south
B	17.08.23	TDW	Red Edge updated.
A	14.08.23	TDW	Updated.

REV	DATE	DRAWN	DESCRIPTION	ARCH CHECK	ENG CHECK
-----	------	-------	-------------	------------	-----------

TITLE  
**LOCATION PLAN**



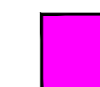
**MCI**  
 A KEEPMOAT HOMES COMPANY

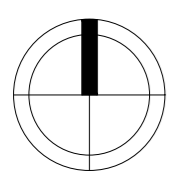
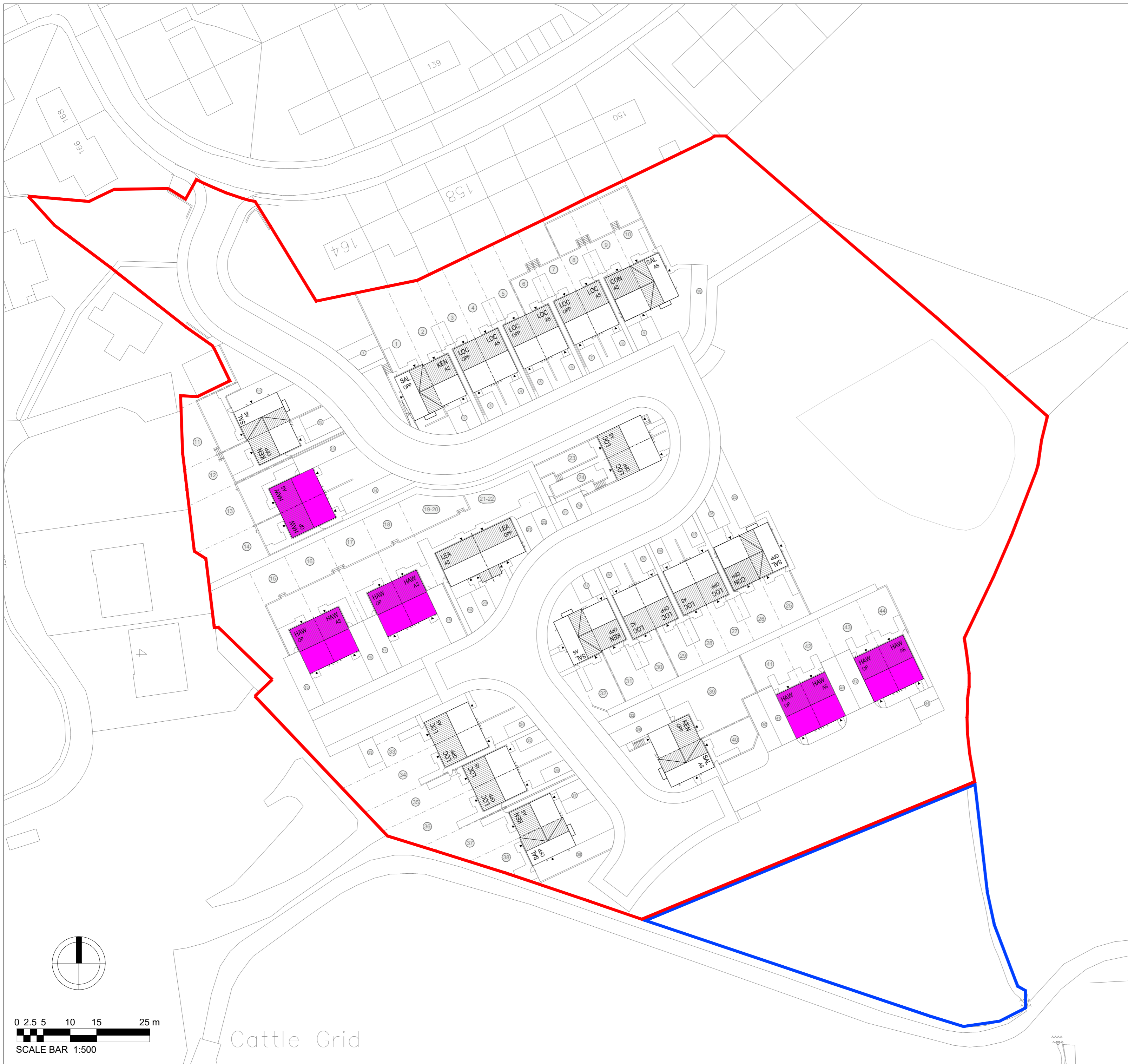
M.C.I. Developments Ltd.  
 15 Beecham Court,  
 Smithy Brook Road,  
 Wigan, WN3 6PR  
 tel: 08448871467  
 fax: 08448871468  
 web: www.mcidevelopments.com  
 email: admin@mcidevelopments.com

PROJECT  
**HARDMAN AVE, RAWTENSTALL**

DRN BY	JG	SCALE	1:1250 @ A3	JOB REF	096	DRAWING NUMBER	MCI-096-DR-A-509	REV	D
DATE	04.01.24								

KEY


 M4(2) House Types



0 2.5 5 10 15 25 m  
SCALE BAR 1:500

Cattle Grid

REV	DATE	DRAWN	DESCRIPTION	ARCH CHECK	ENG CHECK
D	03.05.24	JG	Updated to suit Site Layout drawing 500 (rev AD).		
C	04.01.24	JG	Updated to suit Site Layout drawing 500 (rev AA).		
B	14.12.23	JG	Updated to suit Site Layout drawing 500 (rev X).		
A	05.12.23	JG	Updated to suit Site Layout drawing 500 (rev W).		

TITLE					
M4(2) HOUSE TYPES					
			M.C.I. Developments Ltd. 15 Beecham Court, Smithy Brook Road, Wigan, WN3 6PR tel: 08448871467 fax: 08448871468 web: www.mcidevelopments.com email: admin@mcidevelopments.com		
PROJECT					
HARDMAN AVE, RAWTENSTALL					
DRN BY	JG	SCALE	JOB REF	DRAWING NUMBER	REV
DATE	04.01.24	1:500 @ A2	096	MCI-096-DR-A-513	D





**MATERIALS**

**FACING BRICK**  
Buff Pitched Faced Reconstituted Stone Walling

**DETAIL BRICK**  
Smooth Red Engineering Brick

**ROOF TILES**  
To be concrete thin leading edge in colour slate grey

**SOFFIT & FASCIA**  
UPVC in colour white

**RAINWATER GOODS**  
Half round UPVC in colour black

**WINDOWS**  
UPVC in colour white

**FRONT DOOR**  
6 panel top light in colour black

G	03.05.24	JG	Updated to suit Site Layout drawing 500 (rev AD).
K	13.02.24	JG	All plots shown in recon stone.
J	13.02.24	JG	Plots 11 & 12 shown in full render.
H	06.02.24	JG	Plots 11 & 12 updated to show render to first floor level on elevations fronting the highway
G	04.10.24	JG	Updated to suit Site Layout drawing 500 (rev AA). Tiles updated to concrete TLE slate effect as per H.O.Planning comments.
F	14.12.23	JG	Updated to suit Site Layout drawing 500 (rev X).
E	05.12.23	JG	Updated to suit Site Layout drawing 500 (rev W).
D	21.11.23	IG	ALL PLOTS CHANGED TO RECON STONE
C	17.08.23	TDW	UPDATED TO SUIT PL-S.
B	26.07.23	TDW	UPDATED TO SUIT PLANNING LAYOUT REV L
A	10.05.23	TDW	KEY AMENDED

REV	DATE	DRAWN	DESCRIPTION	ARCH CHECK	ENG CHECK
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TITLE

**MATERIALS PLAN**

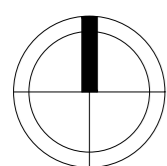


M.C.I. Developments Ltd.  
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email: admin@mcidevelopments.com

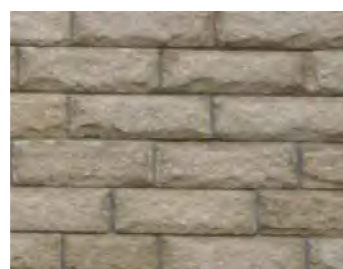
A KEEPMOAT HOMES COMPANY

PROJECT  
**HARDMAN AVE, RAWTENSTALL**

DRN BY	JG	SCALE	1:500 @ A2	JOB REF	096	DRAWING NUMBER	MCI-096-DR-A-508	REV	L
DATE	04.01.24								



0 2.5 5 10 15 25 m  
SCALE BAR 1:500

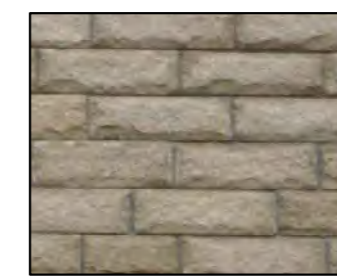


**FACING BRICK**  
Buff Pitched Faced Reconstituted Stone Walling



**ROOF TILES**  
To be Russell Grampain Galloway or Sandtoft TLE in colour slate grey.





**PLOT FACING BRICK**  
Buff Pitched Faced  
Reconstituted Stone Walling



Extents of Lock + Load retaining wall


**RETAINING WALL FACING OPTIONS**

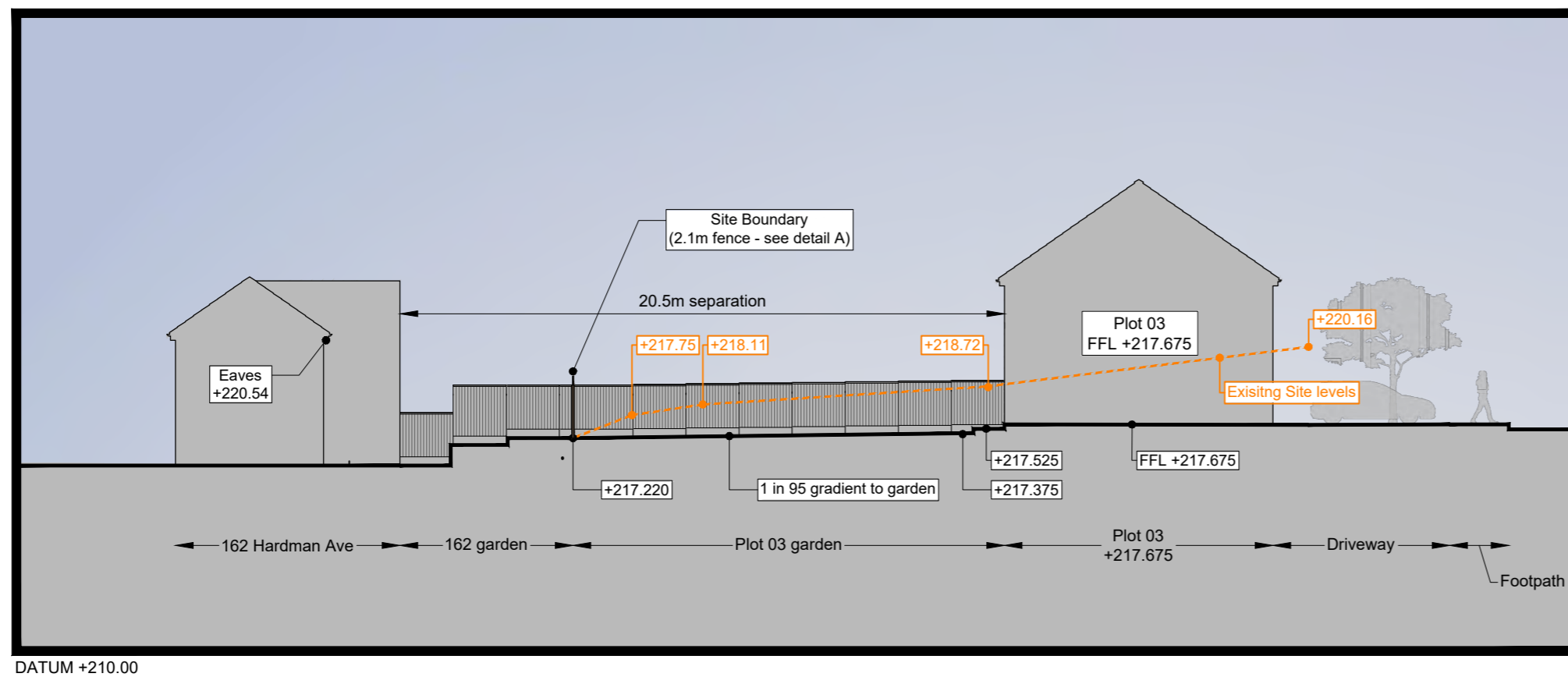
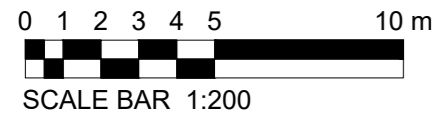
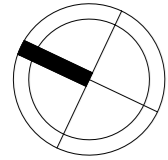


Sandstone Finish Lock + Load System

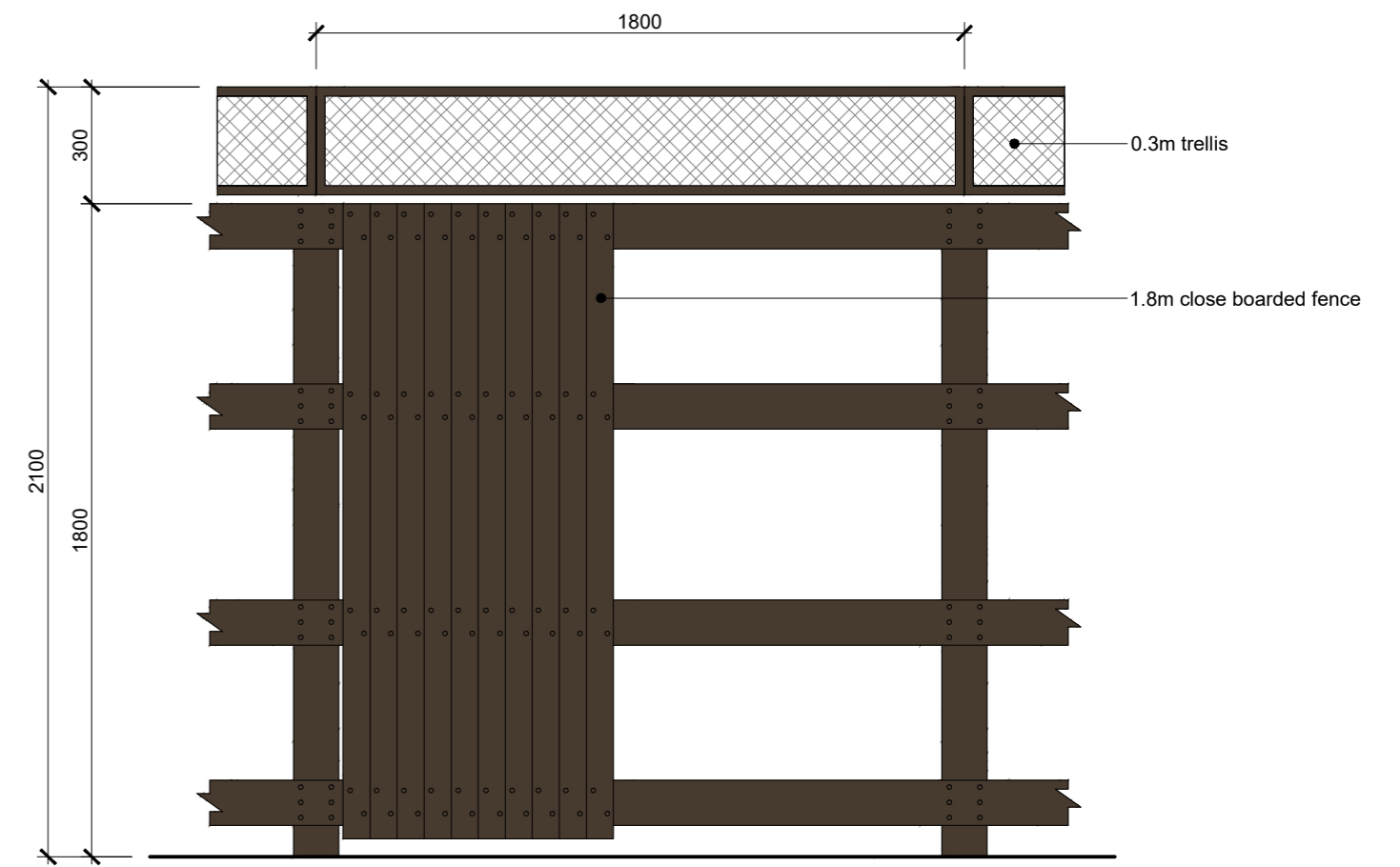


Charcoal Finish Lock + Load System

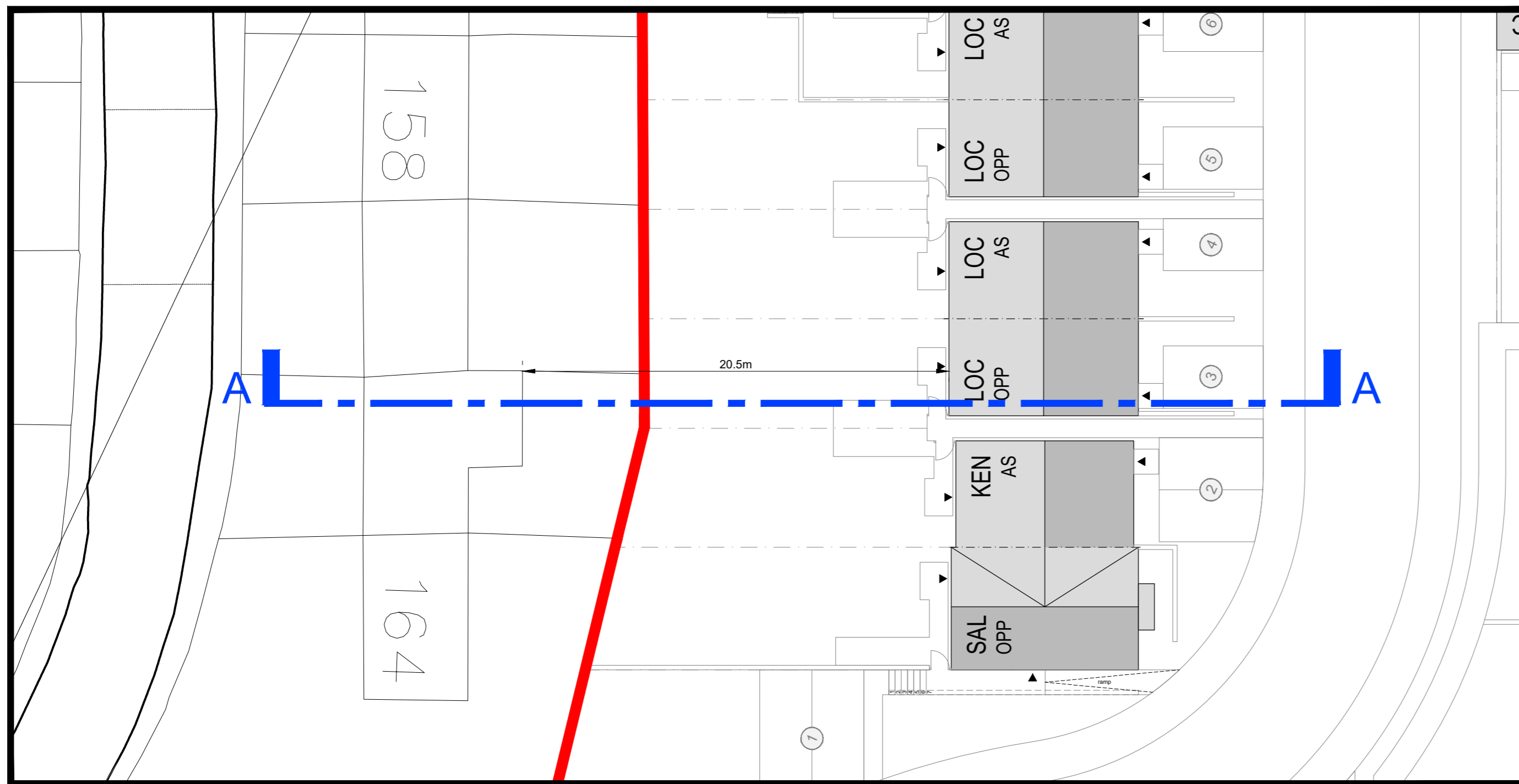
REV	DATE	DRAWN	DESCRIPTION
TITLE			
<b>RETAINING WALL COLOUR OPTIONS</b>			
		<b>M.C.I. Developments Ltd.</b> 15 Beecham Court, Smithy Brook Road, Wigan, WN3 6PR tel: 08448871467 fax: 08448871468 web: www.mcidevelopments.com email: admin@mcidevelopments.com	
PROJECT			
<b>HARDMAN AVE, RAWTENSTALL</b>			
DRN BY	JMC	SCALE	JOB REF
DATE	16/05/24	1:500 @ A2	096
		DRAWING NUMBER	
		MCI-096-DR-A-RW	



SECTION A-A  
Scale 1:200




DETAIL A : 2.1m Fence - 1.8m Close Boarded Fence. 0.3m Trellis  
(1:20)

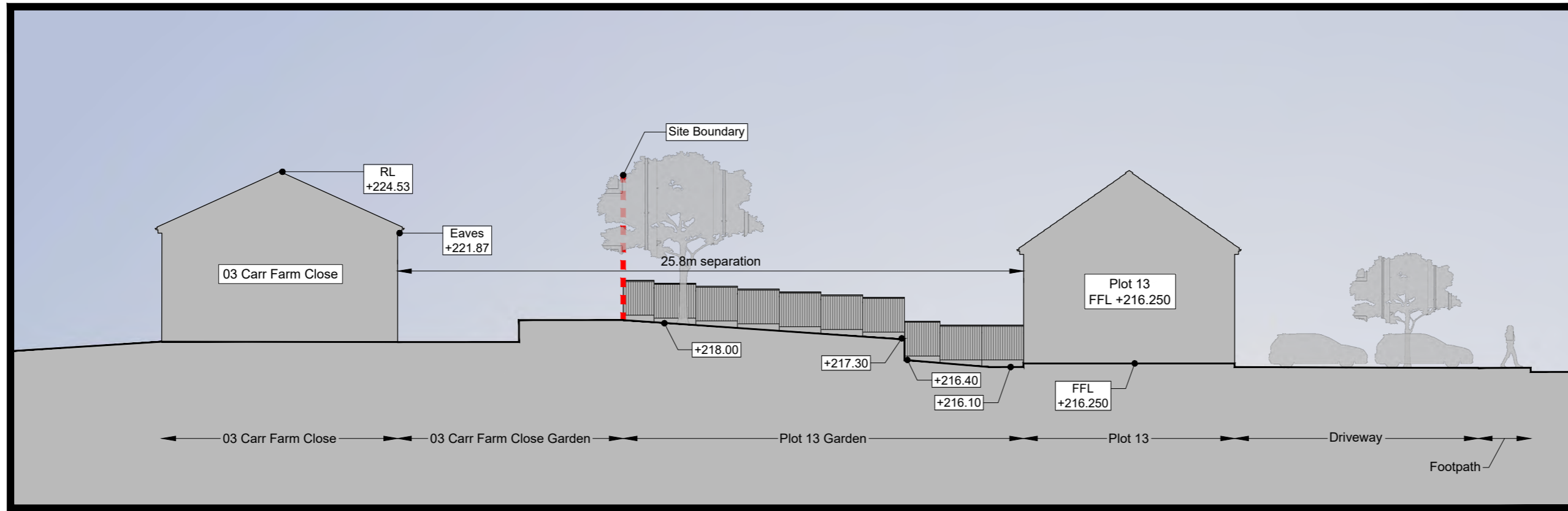
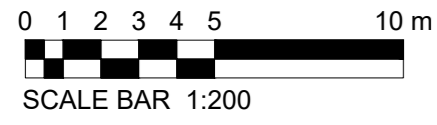
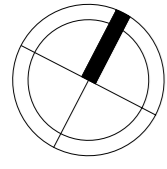


PLAN  
Scale 1:200

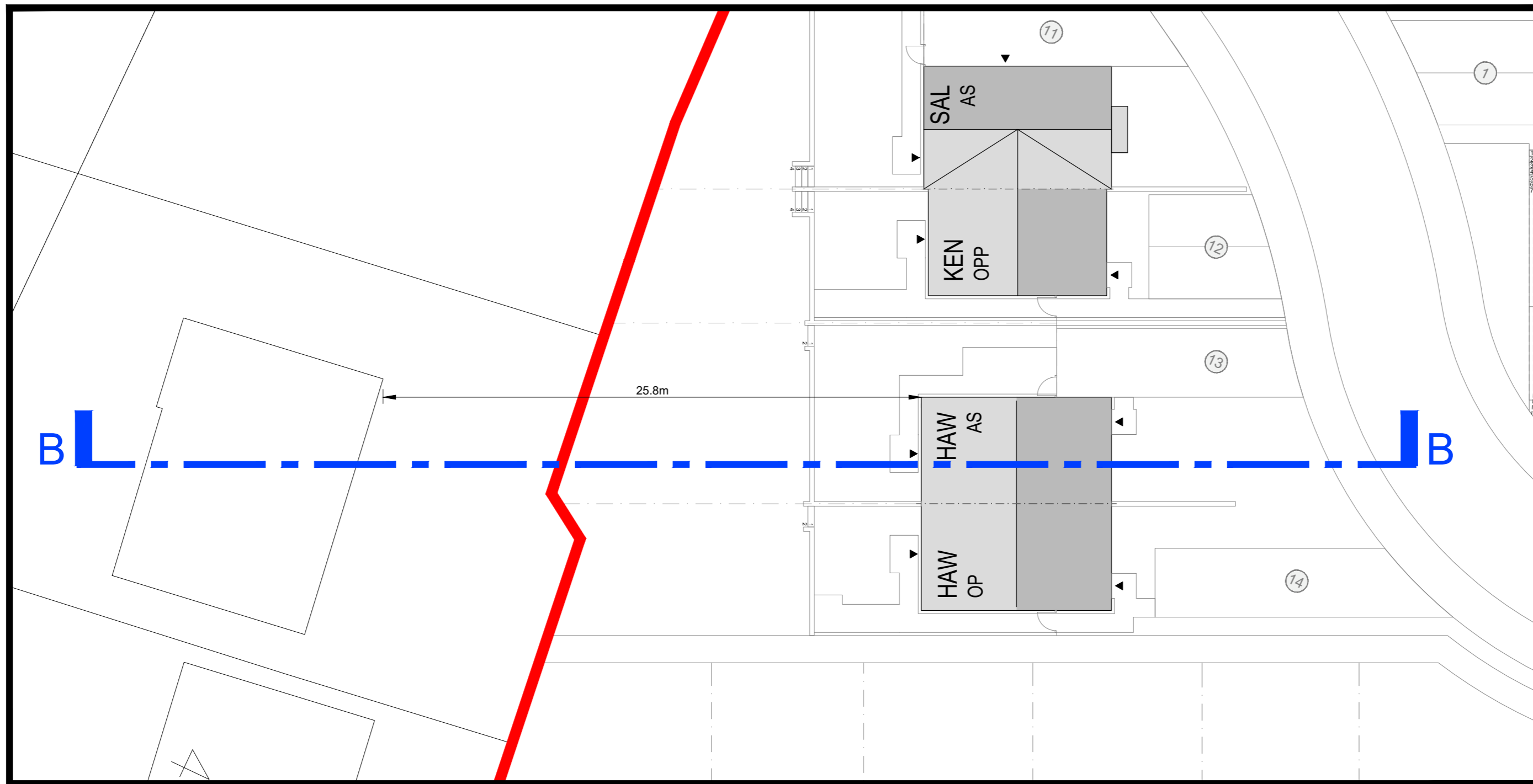
REV	DATE	DRAWN	DESCRIPTION	ARCH CHECK	ENG CHECK
D	03.05.24	JG	2.1m boundary fence shown on section & Detail A.		
C	12.02.24	JG	2.4m boundary fence shown on section. Detail A added.		
B	05.02.24	JG	162 garden amended to show steps at mid point		
A	31.01.24	JG	Line of existing levels added. Existing and Proposed level tags added for clarity.		

TITLE					
SITE SECTION A-A					
			M.C.I. Developments Ltd. 15 Beecham Court, Smithy Brook Road, Wigan, WN3 6PR tel: 08448871467 fax: 08448871468 web: www.mcidevelopments.com email: admin@mcidevelopments.com		
PROJECT					
HARDMAN AVE, RAWTENSTALL					
DRN BY	JG	SCALE	1:200 @ A2	JOB REF	096
DATE	26.01.24	DRAWING NUMBER	MCI-096-DR-A-511.2	REV	D





SECTION B-B  
Scale 1:200



PLAN  
Scale 1:200

A		03.05.24	JG	Updated to suit Site Layout drawing 500 (rev AD).	
REV	DATE	DRAWN	DESCRIPTION	ARCH CHECK	ENG CHECK
TITLE					
SITE SECTION B-B					
			M.C.I. Developments Ltd. 15 Beecham Court, Smithy Brook Road, Wigan, WN3 6PR tel: 08448871467 fax: 08448871468 web: www.mcidevelopments.com email: admin@mcidevelopments.com		
PROJECT					
HARDMAN AVE, RAWTENSTALL					
DRN BY	JG	SCALE	JOB REF	DRAWING NUMBER	REV
DATE	05.02.24	1:200 @ A2	096	MCI-096-DR-A-511.2	A





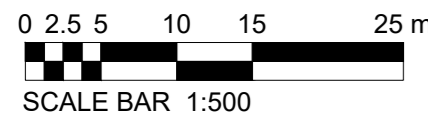
ACCOMMODATION SCHEDULE									
Housetype	Number	SqM	SqFt	Bed Nos.	Total SqFt	Mid	End	Det	Total
LOCKWOOD	16	69	747	2	11952	0	16	0	16
HAWKRIDGE M4(2)	10	77	829	3	8290	0	10	0	10
SALTBURN SP	7	90	968	3	6776	0	7	0	7
CONISTON SP	2	80	858	3	1716	0	2	0	2
KENTMERE	5	72	773	3	3865	0	5	0	5
LEADMILL B	2	48	514	1	1028	0	2	0	2
LEADMILL A	2	45	487	1	974	0	2	0	2
<b>TOTAL</b>	<b>44</b>				<b>34601</b>				<b>44</b>
Nett Area	2.63	Acres							
Coverage	13,156	SqFt/Acre							
Density	16.7	UPA							

**KEY**

- Site Boundary
- Retained Land Boundary
- Existing Water Course (6m easement)
- Existing Well & Water Outfall (6m easement)
- Existing Pond
- Retained Trees
- Public Open Space
- Existing Public Right of Way
- Diverted Public Right of Way
- Water Butt

AD	02.05.24	JG	Plot 14 parking arrangements amended to accommodate landscaping strip to screen Lock + Load retaining wall
AC	09.04.24	JG	Water butt added to each plot with RWP handed accordingly. Patio area to plots 24 and 41-44 increased to accommodate water butt
AB	31.01.24	JG	PROW provided with clearly defined 2m route. Bin collection point moved adjacent to turning head.
AA	08.01.24	JG	Adopted turning head added to plots 38-40 to accommodate 12m minimum reverse distance for refuse vehicle. Private turning head to plots 41-42 omitted.
Z	04.01.24	JG	Substation not required - confirmed by MU advice.
Y	03.01.24	JG	Updated in response to Head of Planning comments. Plots 1-10 moved 3m South to address the Officer's concerns regarding the privacy of 150-164 Hardman Avenue. Highway reconfigured to suit. Frontage parking reduced with gable parking introduced to plots 15, 16 & 17. Proposed retaining walls and steps shown with reference to the external works plan.
X	14.12.23	JG	Cycle stores added to layout.
W	04.12.23	JG	External works overlay updated. Plot numbers added to parking bays. Bin storage clash with Ext.Works wall amended to Plot 11. House type hatch added to plots.
V	10.11.23	IG	EXTERNAL WORKS ADDED TO DRAWING

REV	DATE	DRAWN	DESCRIPTION	ARCH CHECK	ENG CHECK
TITLE					
SITE LAYOUT					
M.C.I. Developments Ltd. 15 Beecham Court, Smithy Brook Road, Wigan, WN3 6PR tel: 08448871467 fax: 08448871468 web: www.mcidevelopments.com email: admin@mcidevelopments.com					
PROJECT					
HARDMAN AVE, RAWTENSTALL					
DRN BY	JG	SCALE	JOB REF	DRAWING NUMBER	REV
DATE	02.01.24	1:500 @ A2	096	MCI-096-DR-A-500	AD



Cattle Grid











