

**Welcome to
Rossendale Borough Council's
Development Control Committee
24th March 2025**

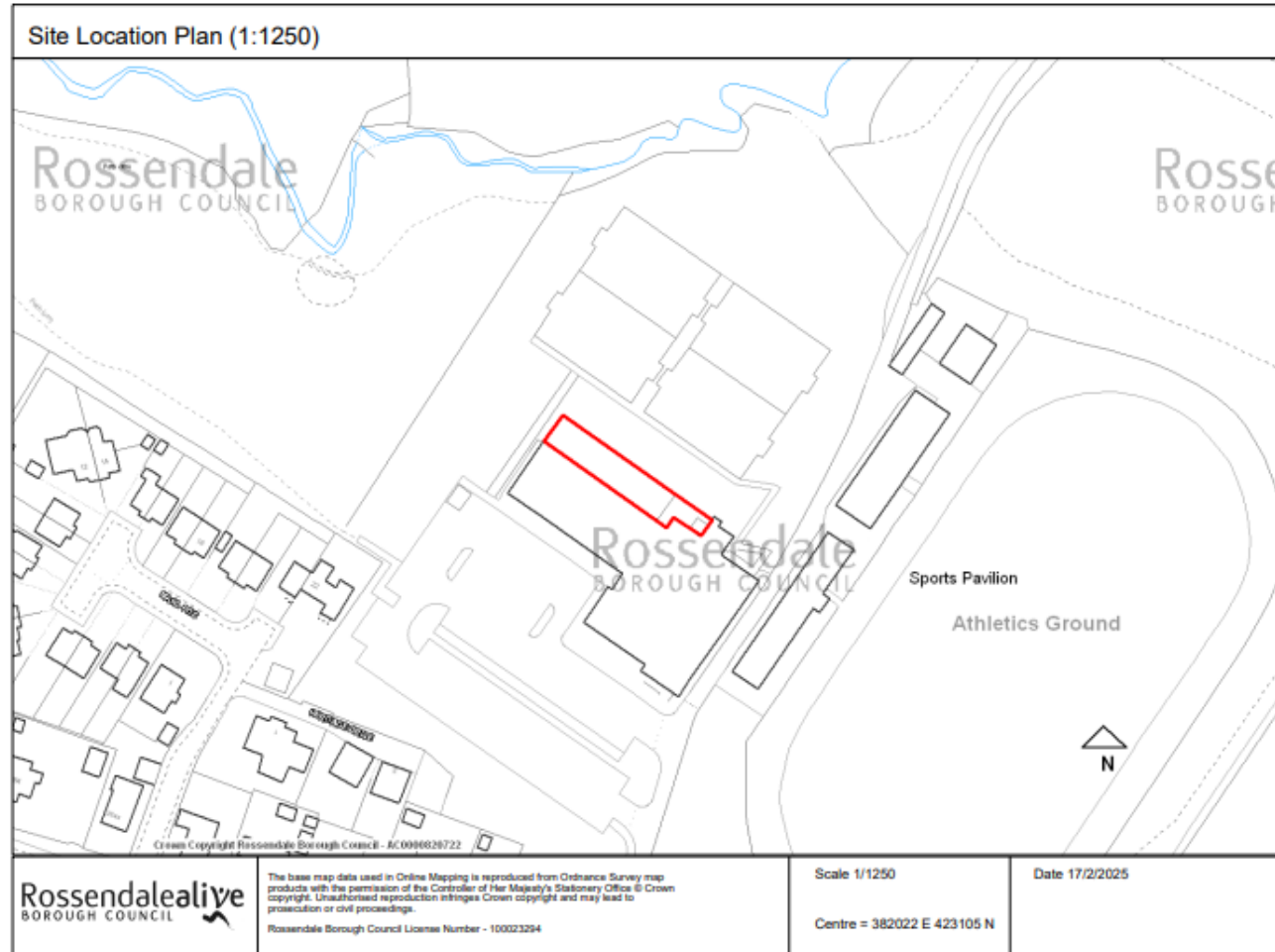


Item B1

**2025/0040 – Marl Pits Swimming Pool Newchurch Road
Rawtenstall Rossendale Lancashire BB4 7SN**

Installation of external ductwork for an air handling unit

Site Location Plan



[illegible]

Photograph



Photograph



Item B2

**2023/0396 – Development Adj. Pinfold and Blackburn Road,
and Development Adj. Burnley Road, Edenfield**

**Full application for residential development comprising 50
units (Use Class C3) and local infrastructure project including
all associated work, landscaping and public open space.
(revised scheme).**

Plans And Elevations



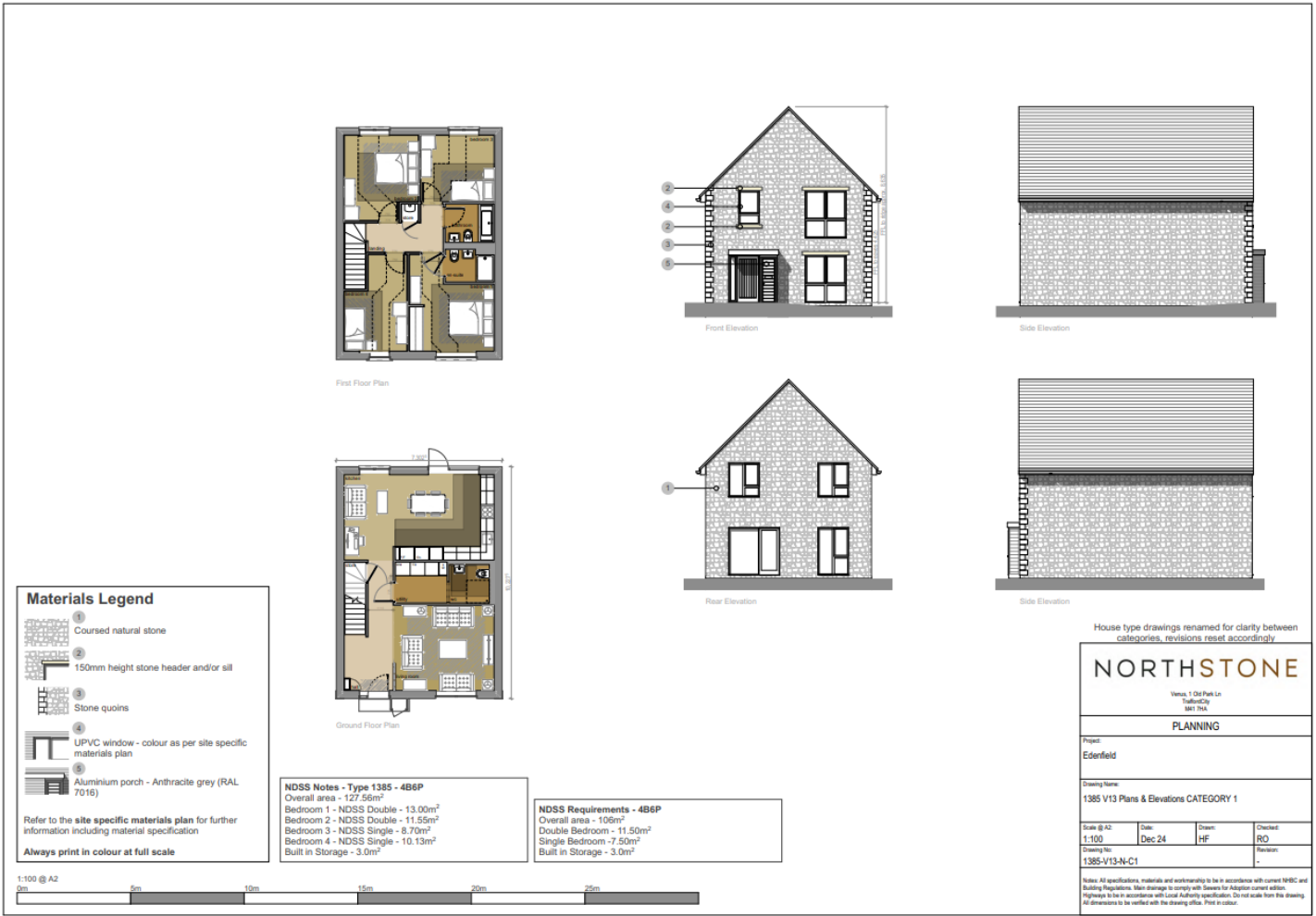
Plans & Elevations



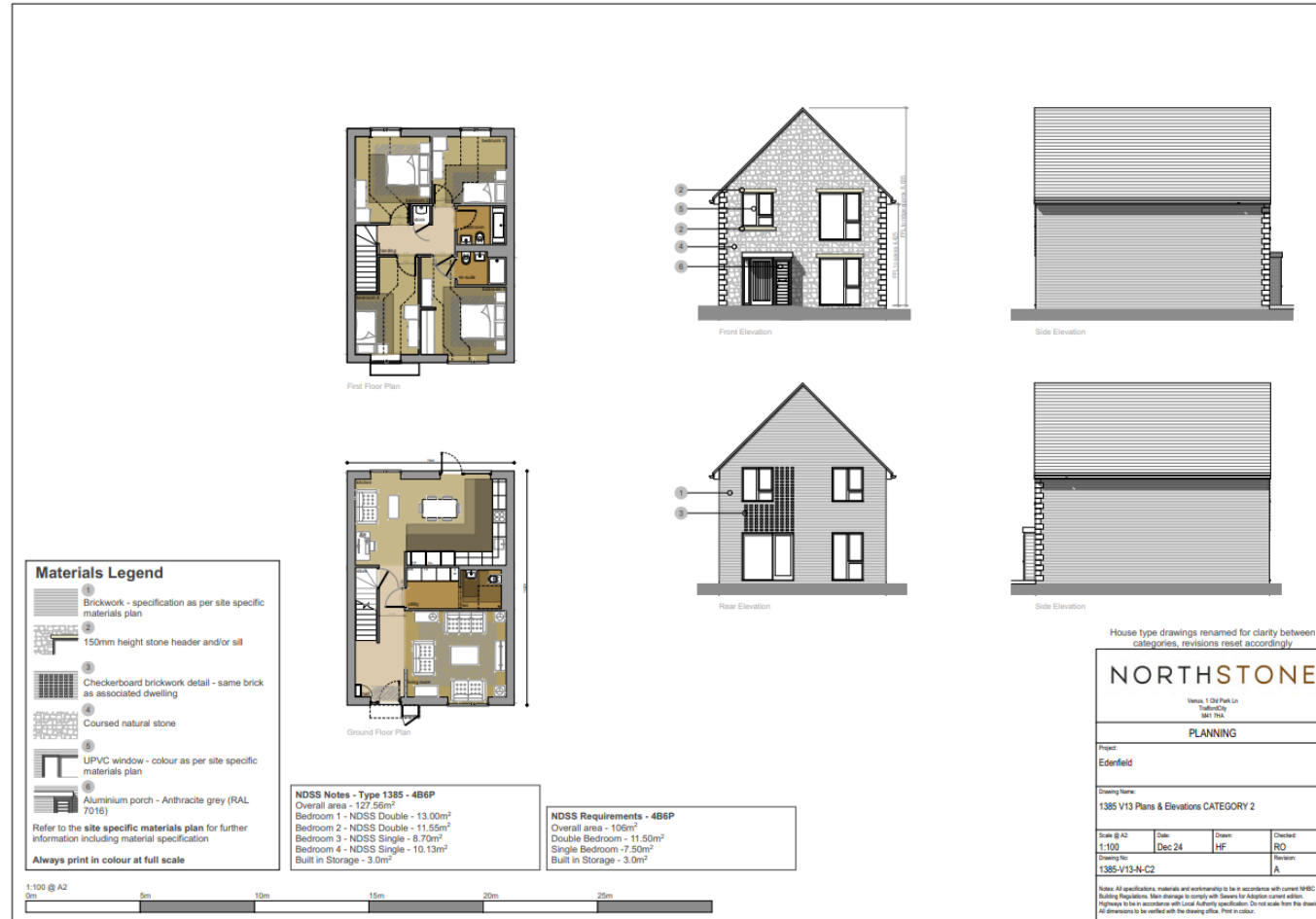
Plans & Elevations



Plans & Elevations



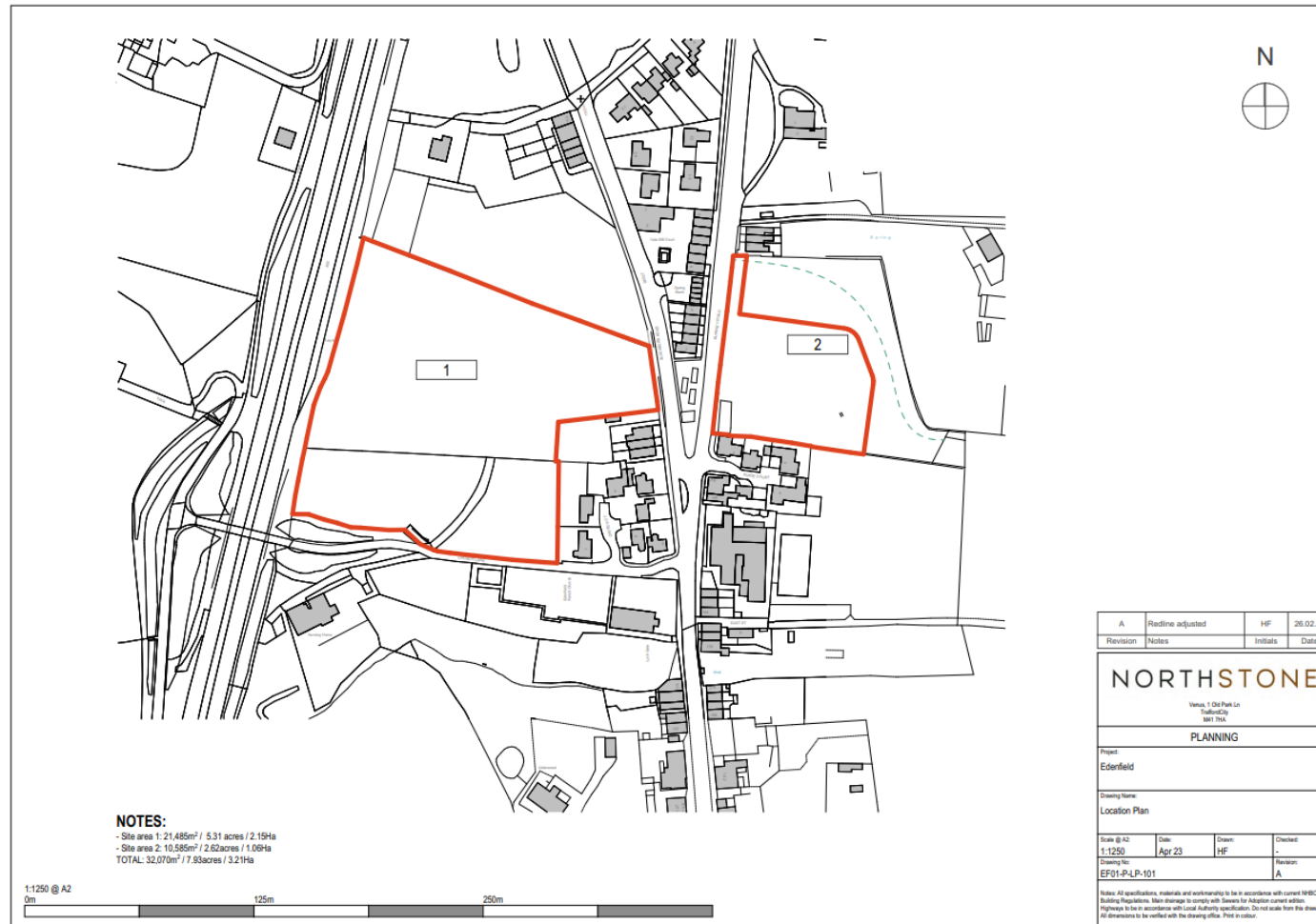
Plans & Elevations



Plans & Elevations



Location Plan



Proposed Materials Plan



Community garden focusing on food production and wildlife plants. Labeled to indicate use. Landscaper Architect drawings for more information

Space for potential future link through as per wider masterplan

Existing stone walling retained at existing, repaired where required

Proposed new 2m tall bund plus 3m tall acoustic fence buffer to the A16. Please refer to the acoustic drawing/report for more information

Road narrowed for traffic calming with change in surface to articulate, subject to highway authority confirmation

3m wide pedestrian/cyclist route

Substation with maintenance vehicle parking and soft landscaping for visual screening

Portion of trees retained (as shown)

Existing clearing within the woodland to be utilized for a nature based play area. Please refer to the Landscape Architects drawing for more information, informal or "LAP" designation with S16 minimum stand off from nearest plot

Views through the site from Backdon Road (orange dashed line)

Hatched land is reserved for potential future road and/or footpath widening

Accommodation Schedule

Tenure	Unit Type	Description	Quantity
Affordable	0563	1 Bed Apt	1
	0633	1 Bed Apt	1
	0694	2 Bed Bungalow	1
	0705	2 Bed Apt	4
	0765	2 Bed House	3
	0778	2 Bed Apt	4
	1275	4 Bed House (Jacobs Place)	1
			15

General Market

0700	2 Bed Bungalow	2
1047	3 Bed House	6
1159	3 Bed Townhouse	5
1300	4 Bed House	2
1354	4 Bed House	2
1385	4 Bed House	6
1620	4 Bed House	8
1940	5 Bed House	4
		35
		50

NOTES:

- Total Units - 50Hr
- Affordable units - 30% = 15 No. units exactly
- Please refer to the separate tenures also plan DT's Pt. 008 for the further breakdown of tenures types within the affordable housing program.
- The location and volume of affordable homes or any other plot tenures identified on this site plan are indicative only and subject to change at any time. Subject to any required statutory approvals.
- Total floor area - 22,480sq / 22,094sq
- Dwellings per hectare - 23.3 dwls/Ha
- Site area excluding woodland and buffer areas - 16,200sq / 16,294sq
- Dwellings per hectare excluding woodland and buffer areas - 30.8 dwls/Ha
- The EV charging point at each dwelling will include parking space, one separate EV charge bay for residents and visitors
- EV charging points are suggested for 20% units, most areas is subject to detailed design e.g. north orientation. This is to be distributed between houses, bungalows and ground floor apartments to be prioritised for this accessibility standard where viable.
- Household bins are to be located where possible but not too close to all units due to required drop-off/pick-up zone, see separate "bin plan" for locations and locations.
- All soft landscaping is shown illustratively, please refer to the Landscape Architects drawings for more information.

Parking

- 1 parking space for all 1 bedroom properties
- 2 parking spaces for all 2-3 bedroom properties
- 3 parking spaces for all 4 bedroom properties
- 3 parking spaces for all 5 bedroom properties, one of which is covered

POB Required by planning policy. See POB

Community Food Garden: 100sq'

Woodland play: 100sq'

100% for the best parcel; 1,180sq' 231sq' over policy

See separate site plan for POB provision on the other land parcel

KEY

- Common landscaping (centrally managed)
- Designated amenity space (centrally managed)
- Private amenity space
- Existing tree or hedge/row
- Tarmac Road and Footpath (adopted)
- Shared Surface Road (unadopted) or alternative parking material
- Gravel Footpath (unadopted)
- Contribution (unadopted) road (adopted when along an adopted highway)
- Proposed Hedge / Edge Planting
- Raised plaster
- Proposed Trees (general)
- Proposed Fruit Trees
- Private path / gate
- Shed (double)
- Shed (single)
- Courtyard path (shut and parking)
- Bin area (private)
- BIN collection area (for collection day only)
- Number of affordable units (per block)

NORTHSTONE

PLANNING

PROPOSED SITE PLAN 1

1:500

DATE: 2023

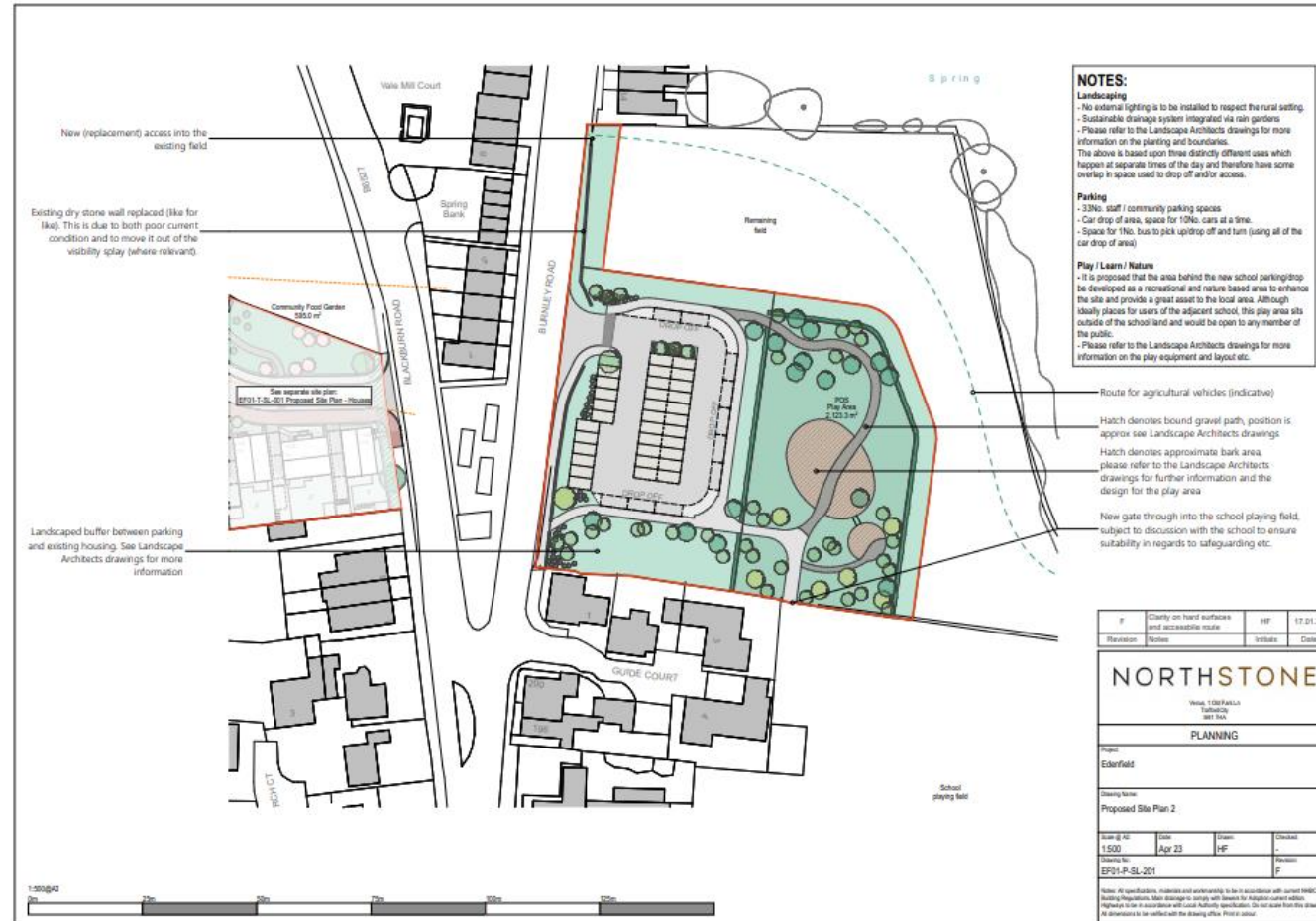
SCALE: 1:500

PROJECT NO: 1000

1:500 @ A1

25m 50m 75m 100m 125m

Proposed Site Plan 2



Visual



This visual is illustrative and aims to communicate general design intent only. Please refer to the Landscape Architect drawings for more information on the planting and general landscape design. Please refer to the engineers drawings for more information regarding the roads and any existing roads within the site. Please refer to the materials plan and specifications for more information regarding the materials.



NORTHSTONE

Edenfield

EF01-P-V-002 Visual 2 - View Through RevF

Visual



Visual



Visual



Visual



Photograph



Photograph



Photograph



Photograph



Photograph



Photograph

