

Application Number:	2024/0302	Application Type:	Full
Proposal:	Full: refurbishment works including engineering works to create hardstanding areas, erection of boundary walls, and construction of a new link extension to the existing buildings, with associated works (part retrospective).	Location:	Land At Kippax Mill Goodshawfold Road Loveclough Rossendale BB4 8QW
Report of:	Head of Planning and Building Control	Status:	For Publication
Report to:	Development Control Committee	Date:	02-09-2025
Applicant:	Executors of Peter George Cordwell	Determination Expiry Date:	18-09-2025
Agent:	Emery Planning		

Contact Officer:	James Dalglish
Email:	planning@rossendalebc.gov.uk

REASON FOR REPORTING	
Outside Officer Scheme of Delegation	N/A
Member Call-In Name of Member: Reason for Call-In:	N/A
3 or more objections received	Yes
Other (please state):	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

Approve planning permission subject to the conditions set out in this report.

APPLICATION DETAILS

2. SITE

The site relates to an existing large industrial complex known as Kippax Mill, located off Goodshawfold Road in Loveclough. The development on site comprises buildings of brick and metal construction, accessed via a bridge over the river at the south end of the site. Surrounding the buildings, an area of hard standing has been created, and a concrete block wall has been erected around much of the site perimeter, and bordering the river bank.

The Limy Water is a main river which lies within the valley to the west of the main road through Loveclough. The site is located on the western banks of the Limy Water. On the opposite (eastern) side of the river is a complex of industrial buildings.

The majority of the site is designated as an employment site allocation in the Local Plan (EE51) and part is designated as green infrastructure.

The site is within the countryside, and public footpath FP1404102 crosses the site (with FP1404104 also crossing the southern part of the access to the site).

Part of the site is within Flood Zones 2 and 3.

3. RELEVANT PLANNING HISTORY

2021/0210 - Full: Engineering works to alter levels, extension of building for storage facilities, boundary treatments and the construction of a bridge with associated works (part retrospective) – Refused.

4. PROPOSAL

Planning permission (part retrospective) is sought for the following:

- Changes to the topography of the site to create a level hardstanding area to facilitate vehicular access, and associated surfacing.
- Change of use of some land to form a service yard / turning area / parking area.
- Erection of a perimeter wall to the site boundaries.
- Erection of a single storey building to link the two main buildings (with a new unit contained within). The new unit contained within the extension link is proposed to be used for Classes E (light industrial), B2 (general industrial), and B8 (storage / distribution), similar to the use of the existing buildings on site.
- Implementation of a scheme of landscaping and native tree planting.

Since the application was first received, the proposals have undergone significant amendments following negotiations between the case officer and the applicant's planning agent. These include:

- The cladding of the existing concrete wall along the riverside elevation in natural stone.
- The cladding of the existing concrete wall along the majority of the rear embankment in timber.
- The removal of the southernmost portion of the existing concrete wall where it adjoins the site entrance, and its replacement with 1.8m high palisade fencing.
- The planting of two new native woodland areas to the north and south-west of the site.
- The planting of native trees and shrubs along the embankment to the west of the site.
- The planting of two areas of native trees and wildflowers to either side of the main entrance, within the site.

5. POLICY CONTEXT

National Planning Policy Framework

Section 2	Achieving Sustainable Development
Section 4	Decision Making
Section 6	Building a strong, competitive economy
Section 9	Promoting Sustainable Transport
Section 11	Making Effective Use of Land
Section 12	Achieving Well Designed Places
Section 14	Meeting the challenge of climate change, flooding and coastal change
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)

Strategic Policy SS: Spatial Strategy
SD1: Presumption in Favour of Sustainable Development
SD2: Urban Boundary and Green Belt
EMP1: Provision for Employment
EMP2: Employment allocations and existing employment sites
EMP3: Employment Site and Premises
EMP4: Development Criteria for Employment Generating Development
ENV1: High Quality Development
ENV3: Landscape Character and Quality
ENV4: Biodiversity
ENV5: Green Infrastructure Networks
ENV6: Environmental Protection
ENV9: Surface Water Run-Off, Flood Risk, Sustainable Drainage and Water Quality
ENV10: Trees and Hedgerows
TR1: Strategic Transport
TR2: Footpaths, Cycleways and Bridleways
TR4: Parking

Other Material Considerations

National Planning Practice Guidance
National Design Guide
Climate Change SPD

6. CONSULTATION RESPONSES

Consultee	Comments	Conditions
Cadent	No comments	No
Coal Authority	No comments	No
Ecology (GMEU)	No comments	No
Environment Agency	Advice provided	Yes
Land Contamination Consultant	No objection	Yes
LCC Lead Local Flood Authority (LLFA)	No comments	No
LCC Highways	No objection	Yes
Landscape Consultant (Penny Bennett)	No objection	Yes
RBC Building Control	No comments	No
RBC Environmental Health	No comments	No
RBC Planning Enforcement	No comments	No
United Utilities	Advice provided for applicant	No
LCC Public Rights of Way	No objection	No
Fire Brigade	Advice provided for applicant	No

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.

25 letters of objection have been received to the planning application raising the following issues in summary:

Planning Process & Compliance

- *Development commenced without planning permission.*
- *Repeated retrospective applications seen as undermining the planning system.*
- *Previous refusals and enforcement actions ignored.*
- *Inaccurate application documents.*

Traffic & Highway Safety

- *Goodshawfold Road is narrow, steep, and lacks adequate footpaths.*
- *Existing traffic already causes congestion, gridlock, and damage to vehicles and property.*
- *Proposed increase to vehicle movements per day (including HGVs) is unsustainable.*
- *Frequent speeding, reckless driving, and vehicles mounting pavements.*
- *Junction with A682 is dangerous and visibility is poor.*
- *No proposed mitigation for increased traffic or safety improvements.*

Environmental & Visual Impact

- *Legato walls visually intrusive and out of character.*
- *Encroachment into the river has narrowed the channel, increasing flood risk.*
- *Excavation of hillside has destabilised land and caused erosion.*
- *Destruction of trees (some with TPOs), habitats, and grazing land.*

Ecology & Biodiversity

- *Loss of habitats for protected species (e.g. bats, otters, badgers, herons).*
- *Ecology reports considered inadequate or misleading.*
- *Harm to biodiversity.*

Flood Risk & Drainage

- *Site lies within a flood risk area.*
- *No clear drainage strategy for surface water or foul sewage.*
- *Environment Agency raised concerns about flood defences previously.*
- *Potential downstream flooding.*

Contamination

- *Concerns that asbestos may have been buried on site.*
- *Site previously used by a coatings company—possible chemical contamination.*

Hours of Operation & Noise

- *No restrictions on operating hours.*
- *Reports of 24/7 activity, including late-night noise, sirens, and engine revving.*
- *Requests for conditions to control activity.*

Residential Amenity & Wellbeing

- *Loss of peace and quiet in a rural, residential, and conservation area.*
- *Increased anxiety, sleep disturbance, and reduced quality of life.*
- *Reports of antisocial behaviour.*

Use & Economic Justification

- *Lack of clarity on intended use of the site and types of businesses.*
- *No evidence of job creation or support for local start-ups.*
- *Storage units unlikely to generate significant employment.*
- *Belief that the site may be intended for other future development.*

8. ASSESSMENT

Principle

The Kippax Mill site is allocated within the Local Plan for employment use, and is located within the countryside (owing to the historic location of the mill). Whilst a large majority of the site is

designated for employment purposes, a portion of it (mainly to the immediate north of the buildings), which includes some hard standing, is not. Additionally, the western edge of the site is allocated as green infrastructure.

The development within the employment land allocation is appropriate in principle and would serve to enhance the use of the existing employment site. However, the section of hard standing to the north, and certain other parts of the site, are outside of the employment allocation.

The submitted planning statement sets out the applicant's case and reasoning for the development in relation to the boundaries of the employment allocation:

“Part of the longstanding yard to the existing buildings on the application site, and the culvert providing vehicular access over the river, is excluded from the boundaries of the Allocated Employment Site (Ref: EE51) and is within the designated Open Countryside. A degree of flexibility must be applied to areas beyond the tightly drawn employment area boundaries. For instance, it would be irrational to strictly and rigidly apply Open Countryside policies to the land forming the only means of vehicular access to the allocated employment site and which is clearly previously developed land in its own right.”

It is considered that there is merit in the above reasoning – a degree of flexibility is required on a case-by-case basis taking into account the factors on the ground and the needs of a particular employment site. In this case, the parts of the development which are located outside the employment allocation include the only vehicular access to the site, the existing service yard, several parking spaces and the proposed turning area to the north of the buildings.

Paragraph 182 of the Local Plan states: *“The Council will encourage and support the upgrading, refurbishment and redevelopment of existing employment areas so that they can be used more efficiently and remain attractive and viable to the market.”*

Whilst the development would result in a limited degree of encroachment out of the allocated employment area, it is considered that overall there is compliance with Policy EMP4 of the Local Plan in principle (subject to adequate mitigation of visual impacts and further detailed assessment in the following sections of the report).

Policy SD2 of the Local Plan provides that:

“All new development in the Borough will take place within the Urban Boundaries, defined on the Policies Map, except where development specifically needs to be located within a countryside location and the development enhances the rural character of the area.”

In this instance, owing to the historical location of the employment site within the countryside and the need to modernise the existing facilities, it is considered that a satisfactory case has been made for part of the development needing to be specifically located within the countryside – in line with Policy SD2.

Visual Amenity and Landscape Impact

The Framework states that *“good design is a key aspect of sustainable development”* and 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...”*

Policy ENV1 of the Local Plan states:

“All proposals for new development in the Borough will be expected to take account of the character and appearance of the local area, including, as appropriate, each of the following criteria:

- a) Siting, layout, massing, scale, design, materials, lighting, building to plot ratio and landscaping;*
- b) Safeguarding and enhancing the built and historic environment;*
- c) Being sympathetic to surrounding land uses and occupiers, and avoiding demonstrable harm to the amenities of the local area;*
- i) Providing landscaping as an integral part of the development, protecting existing landscape features and natural assets, habitat creation, providing open space, appropriate boundary treatments and enhancing the public realm;*
- k) There is no adverse impact to the natural environment, biodiversity and green infrastructure unless suitable mitigation measures are proposed and the Council will seek biodiversity net gain consistent with the current national policy;*
- l) That proposals do not increase the risk of flooding on the site or elsewhere, where possible reducing the risk of flooding overall, having regard to the surface water drainage hierarchy.”*

Policy ENV3 of the Local Plan states:

“The Council will expect development proposals to conserve and, where possible, enhance the natural and built environment, its immediate and wider environment, and take opportunities for improving the distinctive qualities of the area and the way it functions.”

The refurbished building on site (and the proposed attached link building) would have an acceptable visual impact, and would be sympathetic to the overall appearance of the buildings on site. The use of matching materials and complementary design would ensure visual compatibility and a high-quality appearance.

The application proposes the retention of the concrete block perimeter wall on site. Initially, it was proposed by the applicant to leave the perimeter wall in its present state. However, following advice received from the Council’s landscape and visual impact consultant, and extensive negotiations between the case officer and the applicant’s planning agent, a revised scheme has been received which includes the following:

- Proposed cladding of the riverside elevation of the concrete perimeter wall with natural stone.
- Proposed cladding of the most visible parts of the perimeter wall alongside the western embankment with vertical timber cladding.
- Removal of the section of perimeter wall close to the main site entrance and its replacement with 1.8m high palisade fencing.
- The introduction of two new native woodland areas to the north and south-west of the site.
- The planting of native trees and shrubs along the embankment to the west of the site.
- The planting of two areas of native trees and wildflowers to either side of the main entrance, within the site.

The implementation of the above would be secured by planning conditions.

It is acknowledged that the development has led to the encroachment of hard standing outside of the historic footprint of development on the employment site. It is considered that such hard standing is not particularly attractive in isolation and does lead to an erosion of the countryside around the northern end of the site.

However, two factors must be considered in this respect. Firstly, the hard standing must be read in conjunction with the historic areas of hard standing on the site – and whilst it increases the footprint of this, it does not introduce a fundamentally new standalone area of development.

Secondly, the planning application proposes to implement a substantial scheme of landscaping and native planting to mitigate the recognised visual harm caused by the new hard standing.

To this end, a new stand of native woodland planting is proposed at the northern end of the site adjacent to the main area of hard standing. Furthermore, a more widespread scheme of native tree planting is proposed on land within the applicant's ownership to the west and north of the application site – to provide visual screening and increased tree cover.

This links to the consideration of the impact of the scheme on the Green Infrastructure designation which affects parts of the site.

Policy ENV5 of the Local Plan states:

“Development proposals will be expected to support the protection, management, enhancement and connection of the green infrastructure network, as identified on the Policies Map. Proposals which enhance the integrity and connectivity of the green infrastructure network will be supported.”

It is considered that the widespread planting of native trees and wildflower areas as now proposed will ensure that the development adds value to the green infrastructure network, expanding the existing tree cover in and around the site. It will be necessary to ensure that a planning condition is attached in this respect, to secure the planting of the new trees within an acceptable timeframe.

Subject to the above, the scheme is considered acceptable in terms of visual and landscape impact.

Neighbour Amenity

Objectors' comments concerning material planning considerations are noted.

The Council's Environmental Health team has been consulted and has raised no objection to the proposals.

Having regard to the location and siting of the proposed development it is not considered that it would cause undue harm to the privacy, outlook or daylight enjoyed by any residential properties.

There is no evidence before officers of any current planning-related control or restrictions over operating hours or hours of delivery to the site itself. The hours / timings of large vehicle movements past the houses on the way to the lane leading to site are a source of complaints from residents, particularly relating to movements early in the morning.

The proposed development (owing to an expansion in the area of service yards, parking spaces and provision of an additional unit) has the potential to increase the number of HGV (heavy goods vehicle) deliveries to the site. As such, it is necessary in the interests of protecting residents (living

along the route to the site) from increased noise disturbance to include a condition limiting the hours at which deliveries to the site can take place.

It is considered that it would be appropriate to restrict HGV deliveries before 7.00am in the morning, and after 7.00pm at night, and a condition is proposed accordingly.

Access, Parking and Highway Safety

The Local Highway Authority has raised no objection to the scheme, subject to the inclusion of a condition regarding the turning area on site – which is considered appropriate.

The Public Rights of Way authority has raised no objection to the scheme, but has pointed out that the applicant will need to apply separately to divert Public Footpath FP1404102, which is obstructed by buildings on site.

An informative is included to this end, directing the applicant to the appropriate procedure for applying to divert the footpath.

Ecology and Biodiversity

The Council's ecology consultant (Greater Manchester Ecology Unit) has not provided comments directly on the current proposals. However, they did provide advice on the previous planning application (2021/0210) in which their only remaining concern was with the new bridge over the Limy Water that was proposed as part of that previous application (which is not proposed in the current application).

The Environment Agency has provided comments relating to the protection of the ecological status of the Limy Water, and has raised no objection subject to conditions.

The proposed scheme now includes a significant amount of new native tree, shrub and wildflower planting; the implementation of which would be secured by condition.

The scheme is considered acceptable in terms of ecology and biodiversity.

Flood Risk and Drainage

The Environment Agency has been consulted on the application, and has raised no objection subject to the inclusion of conditions relating to the restoration of the floodplain adjacent to the Limy Water, the provision of ecological enhancement details and the provision of a construction ecological management plan.

Two of the above conditions are considered appropriate for inclusion. However, the suggested condition requiring an 18m wide buffer zone alongside the river (free from development) is not considered to be appropriate as it would be impossible to implement, given the proximity not only of the perimeter wall to the river, but of the existing buildings. As such, it would be unreasonable to impose such a condition.

The Lead Local Flood Authority (Lancashire County Council) was also consulted on the application, and responded to state that it had no comments.

United Utilities were consulted, and have raised no objection to the scheme.

Subject to the inclusion of two of the Environment Agency's suggested conditions, the proposed scheme is considered acceptable in terms of flood risk and drainage.

9. SUMMARY REASON FOR APPROVAL

The proposed development would facilitate the enhancement of existing facilities on this allocated employment site. Whilst parts of the development would encroach outside of the employment allocation, it is considered that a satisfactory case has been made for them being essential to enable the enhancement of the employment site. It is also considered that adequate measures are proposed to mitigate the impacts of the development, which can be secured by planning conditions. As such, it is considered that the proposals accord with the National Planning Policy Framework and the Council's adopted Local Plan.

10. CONDITIONS

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

- Application form
- Location Plan (1:2500)
- Proposed Site Plan Design Intent (KPX 005 Rev. N)
- Typical Section Through Kippax Mill (KPX 006C)
- Sections A-A and B-B As Built (KPX-004B)
- Existing and Proposed Elevations for Unit 6 (KPX-008A)
- Landscape Layout (M3755-PA-01-V5)
- Flood Risk Assessment (QA 21/038C)
- Transport Statement (J000492-TS02)

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

2. The approved scheme of cladding relating to the concrete block perimeter wall on site, and the replacement of the appropriate section of wall with palisade fencing, shall be carried out and completed in full in strict accordance with the details shown on the following documents:

- Drawing number KPX005N
- Details of stained vertical timber cladding shown on the photograph submitted as part of email received 29th April 2025 from Gareth Salthouse (Emery Planning).

The part of the wall (adjacent to the river) to be clad in natural stone (as shown on drawing number KPX005N) shall be clad in buff-coloured natural coursed sandstone cladding (with a cladding thickness not exceeding 200mm).

All cladding shall be completed in full within six months of the date of this planning permission, and shall be retained and maintained as such thereafter.

Reason: To mitigate the visual impact of the concrete block wall and to ensure an acceptable appearance to the development.

3. The approved scheme of landscaping and woodland / tree planting shall be carried out in full and in accordance with the specification shown on Drawing Number M3755-PA-01-V5 and

Drawing Number KPX005N in the first planting season following the date of this planning permission.

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.

4. The new unit hereby approved within the link extension shall only be used for purposes contained within Use Classes E (light industrial), B2 (general industrial), and B8 (storage / distribution), and not for any other purpose.

Reason: To define the development and ensure that only uses appropriate to the nature of the site are carried out within the unit.

5. No further development (except for the cladding of the concrete wall as referred to in condition 2) shall take place until a scheme for the removal of material stored within the floodplain within the site boundary and reinstatement of natural fluvial flood storage has been submitted to and approved in writing by the local planning authority.

The submitted details shall include pre-development and post-development design plans, sectional and elevational drawings detailing the works and confirming the reinstated volume of flood plain storage (100-year), plus any additional allowance required for the impacts of climate change.

The scheme shall be fully implemented in accordance with the approved details prior to first use of the new vehicular turning and parking area at the northern end of the site, and shall be subsequently maintained thereafter.

Reason: Whilst the submitted 'Document A: Proposed flood compensation at Kippax Mill' outlines and summarises the proposed removal of the mound from Flood Zone 3 and relocation to Flood Zone 1, only general information is included and further details are required to ensure that there are no detrimental impacts to flood storage or flood flow routes.

6. No further development (except for the cladding of the concrete wall as referred to in condition 2) shall take place until a construction environmental management plan (CEMP) for the reinstatement of the Limy Water floodplain has been submitted to and approved in writing by the local planning authority.

Thereafter the development shall be carried out in accordance with the approved scheme.

The scheme shall include details demonstrating how the Limy Water ecological receptor and adjoining wildlife corridor will be protected and or appropriately reinstated during development based on the following:

1. Timing and sequence of the works.
2. Environmental best practice measures used during floodplain re-instatement works in order to minimise environmental and ecological impacts of the works (considering both disturbance of existing nearby sensitive features and potential pollution risk)
3. Pre and post development cross sections; approximately every 25m; showing removal of existing tipped spoil areas and the reinstatement of floodplain and linking riparian greenspace adjoining Limy Water.

4. Clear and detailed soft landscape reinstatement plan including appropriately suited ground flora for those within and exterior to riparian floodplain and a landscape schedule largely based on native species.
5. Detailed location and reinstatement/stabilisation proposals for the relocated spoil area
6. Pollution protection measures
7. Site supervision
8. A 2-year post construction monitoring plan of reinstated floodplain corridor to assess new bank stability and vegetation re-establishment.

Reason: to protect and enhance the Limy Water waterbody.

7. Notwithstanding any information submitted with the application, no further development (except for the cladding of the concrete wall as referred to in condition 2) 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) A Preliminary Risk Assessment report (phase 1), including a conceptual model and a site walk over survey;
- ii) 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
- iii) 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: in the interests of mitigating hazards connected with land contamination and preventing pollution.

8. Pursuant to condition 7 and prior to first use of the new parts 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: in the interests of mitigating hazards connected with land contamination and preventing pollution.

9. The 25m diameter turning area shown on the approved plan shall be kept free of obstruction and kept available for the purpose of manoeuvring large vehicles whilst the site is operational.

Reason: to ensure that adequate manoeuvring space for large vehicles is maintained on site, in the interests of vehicular and highway safety.

10. No Heavy Goods Vehicle (HGV) deliveries to or from the application site shall take place to the site outside of the hours of 07:00 – 19:00 on any day.

Reason: in the interests of protecting nearby residents from additional noise nuisance caused by heavy vehicles travelling to and from the site.

11. 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 risks associated with land contamination and to ensure the site is suitable for the proposed end use.

11. INFORMATIVES

1. The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.

2. Additional to any planning requirements, any proposed works in close proximity to Limy Water are likely to require a Flood Risk Activity Permit from the Environment Agency:

The Environmental Permitting (England and Wales) Regulations 2016 require a permit to be obtained for any activities which will take place:

- on or within 8 metres of a main river
- on or within 8 metres of a flood defence structure or culverted main river
- involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- in the floodplain of a main river if the activity could affect flood flow or storage and potential impacts are not controlled by a planning permission

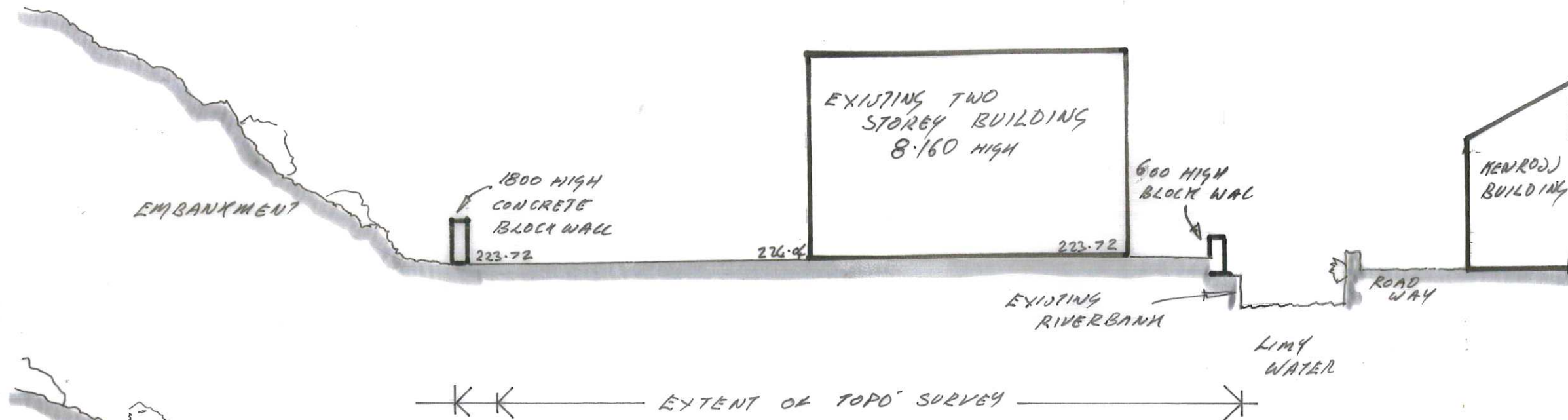
For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> or contact the National Customer Contact Centre on 03708 506 506. The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and should consult with the Environment Agency at the earliest opportunity.

3. 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 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.

4. Footpath FP1404102 is recorded through the application site connecting to FP1404104 and FP1404101, which is potentially obstructed by an existing building erected over the right of way. The infringement or obstruction of a right of way is a criminal offence. This being so, the proprietors obstructing the right of way should pursue a Public Path Order under the provisions of Highways Act 1980 Section 119, administered by Lancashire County Council. An application to divert a public right of way under Section 119 of the Highways Act 1980 can be made by

contacting Lancashire County Council's Public Path Orders Officer
(ProwReports@lancashire.gov.uk).

SECTION A-A



SECTION B-B

EXISTING SECTIONS "A" BUILT



SCHEMATIC SECTIONS OF
KIPPAX MILL BB4 8QN

NOTES:
AS BUILT.

SCALE BAR 1:1000

Client

Job Title

CROSS SECTIONS

Scale

1:200

Drawn by

DCA

Date

12/1/21

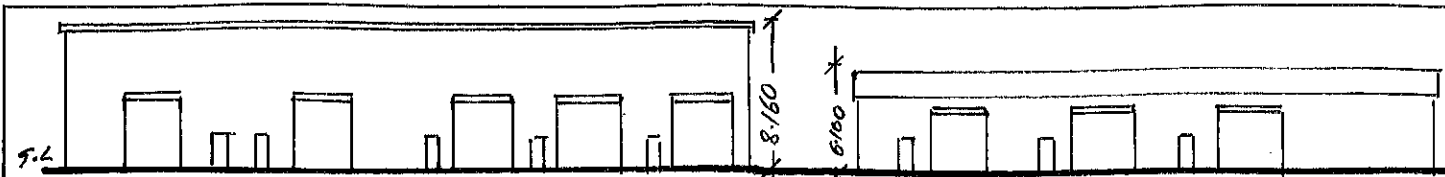
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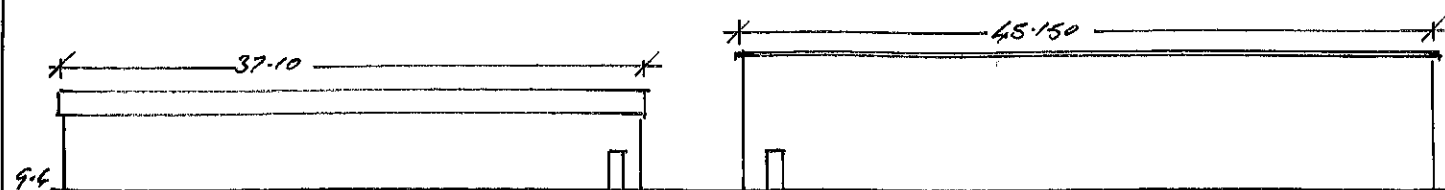
KMP/002

Rev

B



WEST ELEVATION

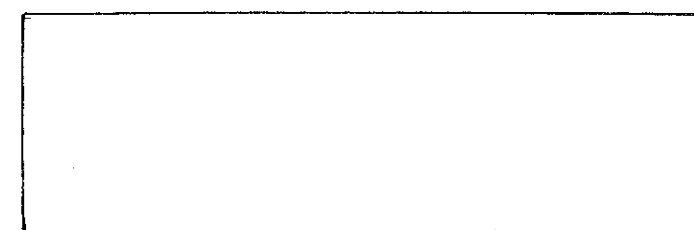


EAST ELEVATION

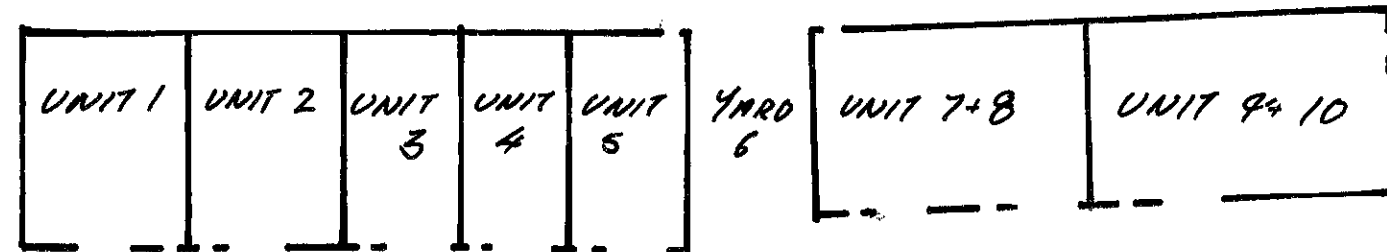


SOUTH ELEVATIONS

BUILDINGS AS EXISTING



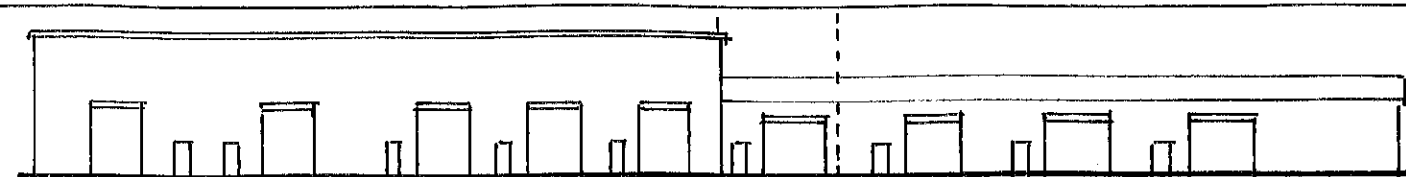
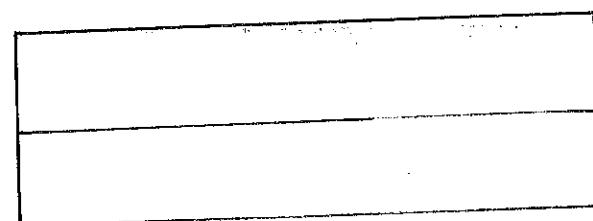
ROOF PLANS



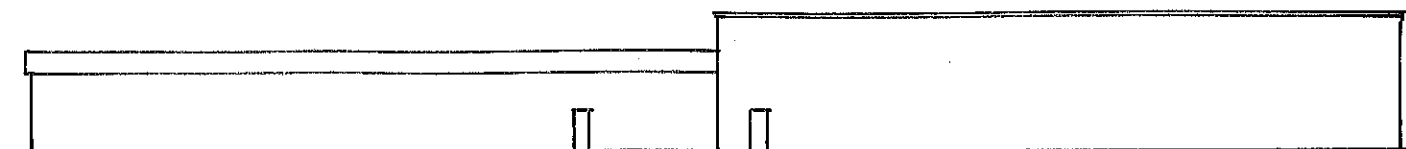
FLOOR PLANS

EXISTING FINISHES

WALLS: MIXED RED BRICK
 SHUTTERS: GALV. STEEL
 PED DOOR: STEEL-RED
 TRIMS: POPPY RED
 ROOF: PROFILE METAL
 GOOSEWING GREY
 FLAT ROOF TO TWO SIDING
 BUILDING
 BOLLARD, YELLOW, NOT SHOWN.



WEST ELEVATION

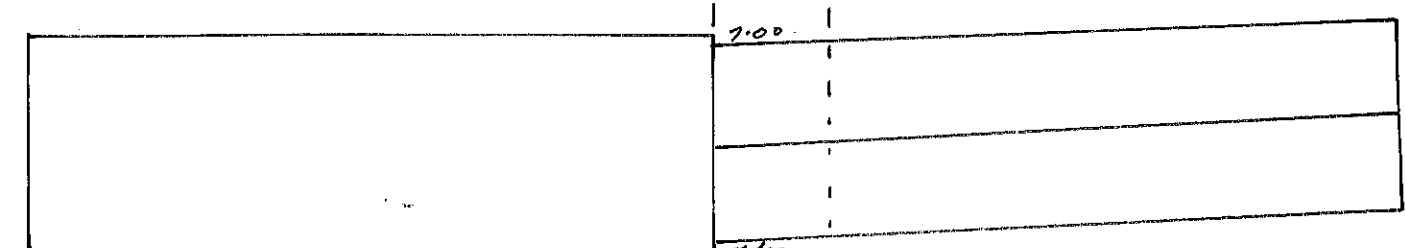


EAST ELEVATION

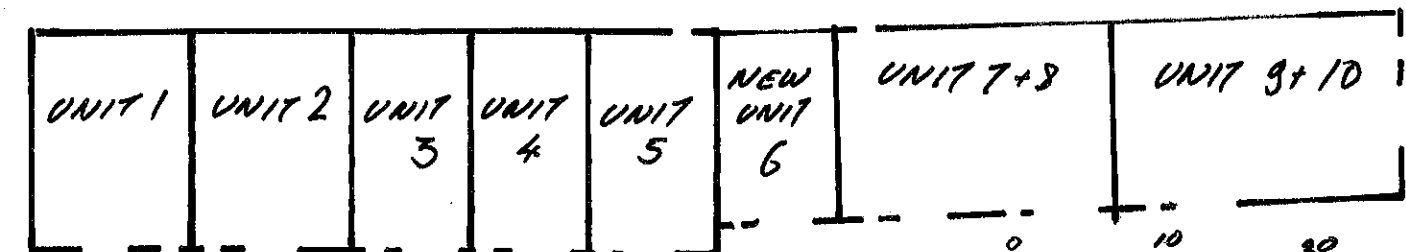


SOUTH ELEVATIONS

BUILDINGS AS PROPOSED



ROOF PLANS



FLOOR PLANS

PROPOSED FINISHES TO UNIT 6

WALLS: MIXED RED BRICK
 SHUTTERS: GALV. STEEL
 PED DOOR: STEEL-RED
 TRIMS: POPPY RED
 ROOF: PROFILE METAL
 GOOSEWING GREY
 BOLLARD, YELLOW NOT SHOWN

UNIT 6 54m² FLOOR AREA.

KIPPAX MILL
 OFF GOODSHANFOLD ROAD
 ROJENDALE
 BB4 8QN

NOTES:

SCALE BAR ADDED AUG 21

Client

Job Title EXISTING & PROPOSED
 ELEVATIONS FOR UNIT 6.

Scale

1:500

Drawn by DCO

Date 21/7/21

Drawing Title

Drg No.

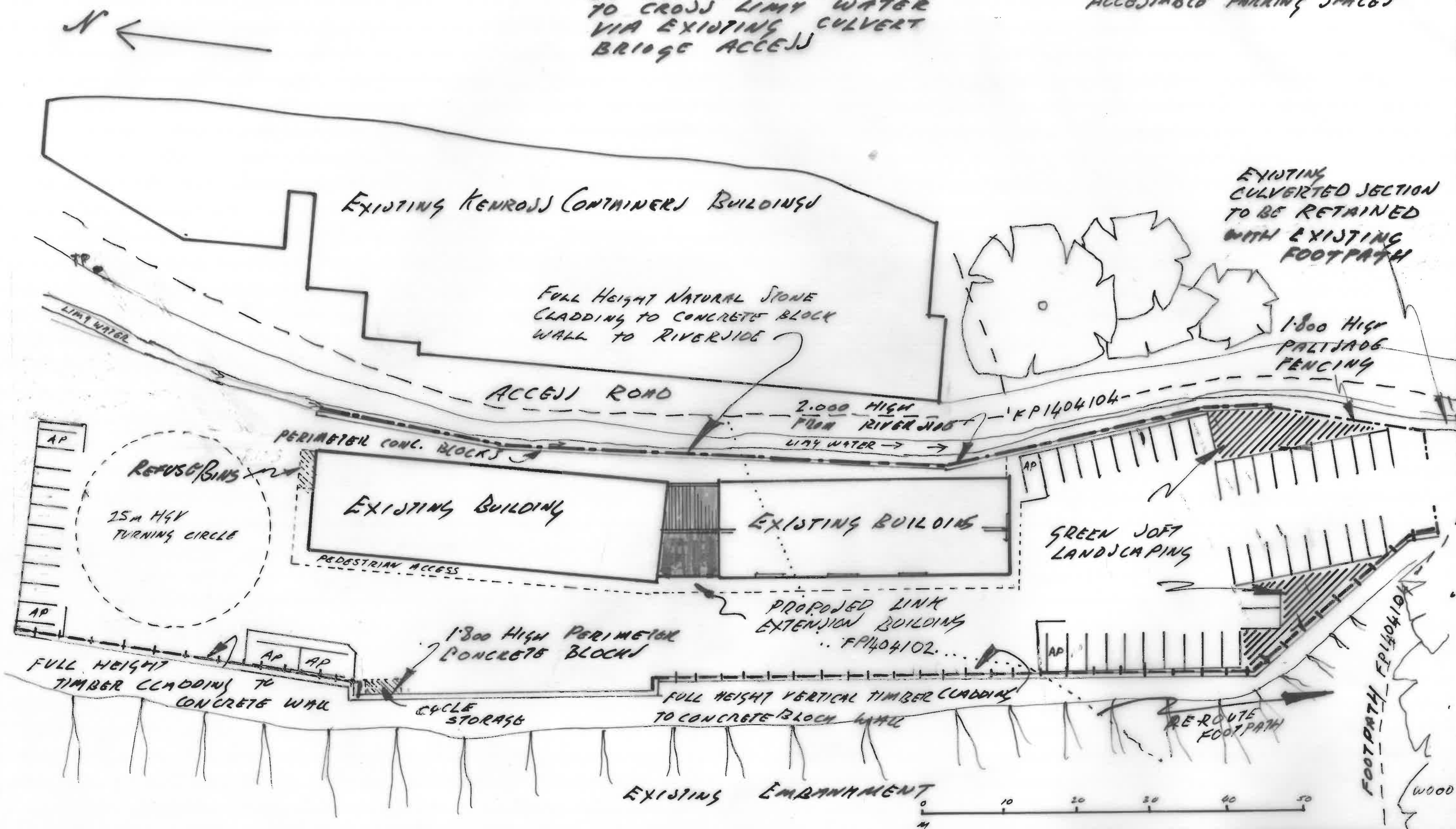
HPX/008

Rev

A

NOTE FOOTPATH FPI404102 TO
BE RE-ROUTED TO FPI404104
TO CROSS LIMY WATER
VIA EXISTING CULVERT
BRIDGE ACCESS

PROVISION OF 51 CAR PARKING
SPACES. INCLUDING 6 NO
ACCESSIBLE PARKING SPACES



HIPPAAX MILL
OFF GOODHAMFOLD ROAD
ROJBNDALE
BB4 8PW

NOTES:
PROPOSED SITE PLAN
DESIGN INTENT

All dimensions must be checked on site and
not scaled from this drawing.

Client
PSC ESTATES LTD

Job Title
HIPPAAX MILL SITE PLAN

Scale
1:500

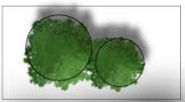
Drawn by DED
Date 21/2/24

Drawing Title

Drg No.
HPX003

Rev
N

KEY & NOTES



Existing Trees to be Retained



Existing Conifer Plantation/Woodland



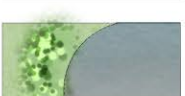
Existing Buildings



Existing Concrete Legato Wall



Existing Hardstanding



Existing Pond



Limy Water



Alignment of Public Footpaths



Proposed Parking Arrangement

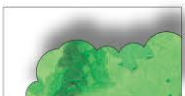


Proposed Native Species Trees
A variety of appropriate native trees to be planted at 125-150cm, feathered - 65no. plants

Species to include:

Acer campestre
Alnus glutinosa
Betula pendula
Carpinus betulus
Malus sylvestris
Prunus avium
Prunus padus
Quercus robur
Salix alba
Salix caprea
Salix viminalis
Sorbus aucuparia

- Alnus glutinosa and Salix species to be planted around existing pond
- Groups of native trees to be supplemented with Crataegus monogyna 60-90cm BR transplants - 100 no. plants.



Proposed Native Species Woodland Planting (WP1 & WP2)
WP1 to be planted at 1.5m spacings (ie 0.44 plants per sq m) and WP2 is to be planted at 1m spacings with native species in the following size and ratio:

Alnus glutinosa, 10% of mix (90% 60-90cm, BR Transplants and 10% 125-150cm feathered)
Betula pendula, 10% of mix (90% 60-90cm, BR Transplants and 10% 125-150cm feathered)
Corylus avellana, 15% of mix (100% 60-90cm BR Transplants)
Crataegus monogyna, 40% of mix (100% 60-90cm BR Transplants)
Malus sylvestris, 5% of mix (100% 60-90cm BR Transplants)
Prunus padus, 5% of mix (100% 60-90cm BR Transplants)
Prunus spinosa, 10% of mix (100% 60-90cm BR Transplants)
Quercus robur, 5% of mix (90% 60-90cm, BR Transplants and 10% 125-150cm feathered)



Proposed Wildflower Mix
To be seeded below tree planting within car park
Seed mix to be Emorsgate EM1 or similar



