

| | | | |
|----------------------------|--|--------------------------|---|
| Application Number: | 2025/0378 | Application Type: | Full |
| Proposal: | Erection of waste transfer station and workshop, including overnight parking for refuse collection vehicles, installation of vehicle weighbridge, vehicle washdown area, external storage area, parking and internal circulation space | Location: | Unit 4 Futures Park Bacup Lancashire OL13 0BB |
| Report of: | Head of Planning and Building Control | Status: | For publication |
| Report to: | Development Control Committee | Date: | 08.12.2025 |
| Applicant: | Rossendale Borough Council | Expiry Date: | 23.12.2025 |

| | | | |
|-------------------------|------------------------------|-------------------|--------------|
| Contact Officer: | Claire Bradley | Telephone: | 01706 238636 |
| Email: | planning@rossendalebc.gov.uk | | |

| | |
|---|--|
| REASON FOR REPORTING | |
| Outside Officer Scheme of Delegation | Major Application |
| Member Call-In Name of Member: Reason for Call-In: | |
| 3 or more objections received | 3 + objections |
| Other (please state): | Yes – Council application on Council Owned Land |

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

Delegate authority to the Head of Planning to grant planning permission (including the conditions in Section 10 of this report, with any conditions added, removed, amended or varied as necessary), subject to satisfactory comments being received from United Utilities and Lancashire County Council LLFA removing their objections.

2. APPLICATION SITE

The Site currently comprises an undeveloped plot of land which is irregular in plan area covering an area of approximately 0.6ha. The Site is located approximately 1.1km south west of Bacup town centre.

The Site is bound by the River Irwell to the north, to the east is a wooded area with Stubbylee Park beyond. To the south is the Orthoplastics manufacturing facility and to the west an existing access road.

Rossendale Borough Council offices are located 80m to the north of the site, a children's day nursery is located 50m to the northwest of the site, with the nearest residential property located on Flagg Street some 75m to the southwest.

The site is located in the Urban boundary and is designated as a mixed use allocation (M3) in the Rossendale Local Plan

3. RELEVANT PLANNING APPLICATION HISTORY

2021/0305: S.73 Application: variation of condition 2 (approved plans) pursuant to planning approval 2020/0137, to permit alterations to the external appearance of the building, amendments to raised decking structure, raised roof height, reductions to external retaining structures and an increase to the external canopy size.

2021/0298: Application for discharge of planning condition 6 (site investigation) pursuant to planning application 2020/0137.

2021/0117: Provision of timber cabin for use as outdoor clothing store and changing room (associated with the approved nursery development) - Approved (relates to plot 1).

2021/0077: Approval of details reserved by condition 9 (Construction Environmental Method Statement), 12 (Reasonable Avoidance Measures Method Statement) and 24 (Construction Method Statement) - pursuant to planning approval 2020/0137 - Approved (relates to plot 1).

2020/0137: Construction of nursery building, with associated works, parking and access - Approved (relates to plot 1)

2020/0062: Approval of details reserved by Condition 4 (detailed scheme of landscaping, planting and boundary treatments) pursuant to Planning Approval 2019/0102 – Approved (relates to plot 5)

2020/0036: Approval of details reserved by conditions 8 (surface water drainage scheme) and 9 (management and maintenance plan for the sustainable drainage system) pursuant to Planning Approval 2019/0102 – Approved (relates to plot 5)

2019/0511: Approval of Details Reserved by conditions 5 (remediation strategy), 6 (verification report), 7 (piling), 14 (site access) and 16 (construction method statement) pursuant to Planning Approval 2019/0102 - Split Decision (relates to plot 5)

2019/0102: Full: Erection of industrial / manufacturing building (Use Class B2) incorporating ancillary office and storage space. Development also includes creation of service yards (with associated gates / fencing, sprinkler tank and cooling towers), parking facilities, hard and soft landscaping, access and associated works – Approved (relates to plot 5)

2013/0450: Construction of Trail Centre Building Associated with Lee Quarry Bike Trails, Comprising Shop, Cafe, Showers, Workshop, Classroom/Function Space and Associated Parking – Approved

2006/0256: Erection of a Building for Class B1/B2 Business/General Industrial Use – Approved (relates to plot 3)

4. PROPOSAL

The application seeks approval for the erection of building for use as a Waste Transfer Station (WTS), and workshop, including overnight parking for refuse collection vehicles, installation of vehicle weighbridge, vehicle washdown area, external storage area, parking and internal circulation space.

RBC currently uses another waste facility at Whinney Hill in Accrington. This processes 15,000 tonnes of RBC waste annually. The Whinney Hill facility is due to close in March 2026 and all of the RBC waste is to be transferred to the proposed new WTS at Futures Park.

The proposals will comprise a steel portal framed WTS building of an adequate scale to allow tipping and bulking within the building, with the waste input limited to inputs below 75,000 tonnes per annum. The proposed workshop will be used to maintain and repair the vehicle fleet.

Plant required at new waste transfer station to facilitate effective waste management comprises a range of mobile plant including:

- Tractor loading shovel;
- Road and footpath sweepers;
- RCV's; and
- Various vans and trailers.

The workshop operations will be 6:00 to 17:00 Monday to Friday, and the WTS operation will be 6:45 to 17:00 Monday to Friday.

The first waste vehicles to arrive at the facility will be at 07:00. The last departure vehicle is anticipated to be at 17:00. Almost all waste vehicle movements occur between Monday and Friday. There is negligible waste traffic on Saturday and Sunday

It is anticipated that the proposal will process up to 50,000 tonnes of waste per annum comprising of the following:

- General waste;
- Paper & Card;

- Glass, Cans & Plastics;
- Food waste
- Street Sweepings;
- Waste Electrical and Electronic Equipment (WEEE);
- White Goods;
- Scrap Metal; and
- Tyres.

In regard to site operations, it is proposed that refuse vehicles usually arrive in groups to deliver loads over circa 1 hour period, up to 3 times per day.

All loads will be unloaded within the confines of the proposed new building and waste transferred to the respective internal bays by a Waste master telehandler. The likely maximum residence time of wastes in bays is 4 days.

Limited external storage will take place, these mainly being tyres and scrap metal, mattresses, WEEE and POP, which will be stored in a cage.

The likely waste deliveries per day will be as follows:

- 4 general waste;
- 2 glass / plastics;
- 2 paper / card;
- 2 garden waste vehicles; and
- 4 food waste vehicles.

The above loads will be delivered by 7.5T lorries (Food waste) and 26T lorries (all others).

In respect of the proposed building this will be a steel frame portal building with a gross internal floor area of 2,064m² (including mezzanine).

Internally there will be approximately 10 flexible bays for individual waste streams, along with a workshop, store, and welfare facilities.

Externally the proposed building is 74m in length and have a maximum width of 30m and height of 11.6m. The proposed building will be clad in insulated built-up profiled cladding panels on the elevations and roof.

5. POLICY CONTEXT

National Planning Policy Framework

- Section 2 Achieving sustainable development
- Section 4 Decision-making
- 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 14 Climate change, flooding and coastal change
- Section 15 Conserving and enhancing the natural environment
- Section 16 Conserving and enhancing the historic environment

National Planning Policy for Waste

The National Planning Policy for Waste (NPPW) was published in 2014. The document sets out the Government's ambition to work towards a more sustainable and efficient approach to resource use and management, and states that positive planning plays a pivotal role in delivering this country's waste ambitions through the delivery of sustainable development and resource efficiency, including provision of modern infrastructure, local employment opportunities and wider climate change benefits, by driving waste management up the waste hierarchy.

Appendix B of the NPPW sets out the criteria against which the likely impact on the local environment and on amenity of new waste management facilities should be considered, these are:

- a. protection of water quality and resources and flood risk management;
- b. land instability;
- c. landscape and visual impacts;
- d. nature conservation;
- e. conserving the historic environment;
- f. traffic and access; and
- g. air emissions, including dust.

Development Plan

In the case of this application, the development plan comprises the Rossendale Local Plan 2019 to 2036, the Joint Lancashire Minerals and Waste Development Framework Core Strategy DPD (Core Strategy), Adopted February 2009 and the Joint Lancashire Minerals and Waste Local Plan Site Allocation and Development Management Policies (SADMP), adopted September 2013.

Rossendale Local Plan Policies

Policy SD1: Presumption in Favour of Sustainable Development

Policy SD2: Urban Boundary and Green Belt

Policy EMP4: Development Criteria for Employment Generating Development

Policy M3: Futures Park

ENV1: High Quality Development in the Borough

Policy ENV2: Historic Environment

Policy ENV6: Environmental Protection

Policy ENV9: Surface Water Run-Off, Flood Risk, Sustainable Drainage and Water Quality

Policy ENV10: Trees and Hedgerows

Policy TR4: Parking

Joint Lancashire Minerals and Waste Development Framework Core Strategy DPD

The Joint Lancashire Minerals and Waste Development Framework Core Strategy DPD (Core Strategy) was adopted in February 2009.

Core Strategy Policy CS8 states that "*Provision will be made for sufficient new waste management facilities to meet predicted waste capacity requirements for the Plan area to 2020*".

Joint Lancashire Minerals and Waste Local Plan Site Allocation and Development Management Policies – Part One

The Joint Lancashire Minerals and Waste Local Plan Site Allocation and Development Management Policies – Part One (SADMP) was adopted in September 2013.

The SADMP provides site specific policies and allocations, and detailed development management policies for minerals and waste planning in the areas covered by the Councils of Lancashire, Blackpool and Blackburn with Darwen and should be read together with the Core Strategy and the individual local plans of the two unitary authorities and the twelve districts which make up the Plan area, including Rossendale.

Policy DM2 states that *“Development for ... waste management operations will be supported where it can be demonstrated to the satisfaction of the mineral and waste planning authority, by the provision of appropriate information, that all material, social, economic or environmental impacts that would cause demonstrable harm can be eliminated or reduced to acceptable levels. In assessing proposals account will be taken of the proposal's setting, baseline environmental conditions and neighbouring land uses, together with the extent to which its impacts can be controlled in accordance with current best practice and recognised standards”*.

Other material considerations

National Planning Practice Guidance

National Design Guide

RBC Climate Change SPD

6. CONSULTATION RESPONSES

Environment Agency

We have no objection to the proposed development, subject to conditions and informatives relating to land contamination and flood risk. The application is subject to statutory BNG and requires completion of the Watercourse Unit Module by a competent person because the watercourse bank top is within 10 metres of the redline boundary (i.e. the red line boundary intersects the riparian zone).

Environmental Protection

No objection subject to conditions.

Growth Lancashire

I consider that proposed alterations will cause no harm to the identified heritage asset given the separation distance and the intervening mature vegetation and Orthoplastics building, which I consider will likely obscure the proposed building from any incidental views. Therefore, the proposal is unlikely to impact on the settings of these heritage assets.

As such the proposal meets the objectives in the Act to preserve and complies with the objectives contained in Chapter 16 of the NPPF and the Local Plan policy ENV2, and I raise no objections from a heritage perspective.

Lancashire Fire and Rescue Service

No objections.

LCC Archaeology

No further archaeology investigation required.

LCC Highways

No objections.

LCC Local Lead Flood Authority

In the absence of an acceptable surface water sustainable drainage strategy to assess the principle of surface water sustainable drainage associated with the proposed development, we object to this application and recommend refusal of planning permission until further information has been submitted to the Local Planning Authority.

Further information has been submitted and the revised LLFA comments are to be received around 01.12.2025 and will be reported to Committee on the update report.

LCC Minerals and Waste

No comments.

RBC Environmental Health

No comments.

RBC Property Services

No comments.

United Utilities

Following our review of the submitted drainage documents; Drainage Strategy Ref: 6663-CAUXX-XX-SK-C-0102, Rev P01, Dated 03.09.2025, the drainage proposals are not acceptable to United Utilities. This is because we would expect the submitted drainage plan to show the finished floor levels. Additionally, please ensure that the ultimate discharge points for both foul and surface water are clearly indicated. Should planning permission be granted we request a condition is attached to any subsequent Decision Notice.

Further information has been submitted and the revised United Utilities comments are to be received around 01.12.2025 and will be reported to Committee on the update report.

7. REPRESENTATIONS

To accord with the General Development Procedure Order a site notice was posted on Futures Park on 08.10.2025, neighbouring properties were notified by letter sent out on 23.09.2025 and an advert was included in the Rossendale Free Press on 17.10.2025.

6 representations have been received all objecting to the development for the following reasons in summary:

- There will be an adverse impact from smell, flies, rodents, noise and extra traffic.
- The extra traffic with vehicles waiting in line will increase pollution and the smell before transfer.
- The likelihood of pollution into the river damaging wild life and smell from any discharge.

- The negative impact on the value of our property and making it hard to sell our property hasn't been taken into account.
- Futures park was supposed to attract high value jobs like orthoplastics which the waste transfer won't be and it will put off potential businesses from siting their businesses.
- This is a residential area adjacent to an industrial park which planning was given to be low volume vehicles, minimum noise and impact on the houses nearby. This proposed facility fails on all accounts. I can't imagine any councillor wanting to live next to this facility and can't understand why they would expect their voters to accept this.
- Surely there must be a better location where it is not close to housing and social facilities
- It has been publicised that the site is 'central' in the borough, which is blatantly untrue. The increase in traffic through the valley will impact on residents much more widely than just those of us who neighbour the site.
- I have young children, who thrive when playing outside, in the garden and at Stubbylee Park - I imagine this will be impossible if this application is approved, and access to safe, clean, outside space was the main reason we moved to the area.
- Very heavy goods trucks on one main road. Causing excessive damage to roads that are ALREADY of SIGNIFICANTLY poor quality and condition.
- Very bad junction to leave Futures Park, main road has fast traffic and difficult to get out at school times or commuter times.
- Futures Park is busy with businesses already, causing disruptive traffic congestion and impact on residents' ability to access their own private land.
- Parents park and block the view of the crossing with family's trying to see to cross. This is dangerous and increases the risk of an accident even currently. This is NOT a safe option to have such heavy and large volume of waste trucks coming and going all day long over this entry way to a nursery!
- I have lived in a county that sorted its unused food into caddy's and into outdoor bins and they were disgusting. The smell was wretched even for one household. This smell of stinking rotten food decaying 24 hours a day, 7 days a week is totally UNACCEPTABLE in OUR residential area. There is a lot of housing with many residents who will be affected in all directions of Futures Park. We will ALL be affected. This will be forever not just an odd occasion.
- There is an outstanding free public park area, Stubbylee Park, which directly joins onto the planned development. It is a true asset to Bacup for all residents and is very well used by young and old residents. It is a beautiful green space which is easily accessible. The pleasure of going there will be severely curtailed by the STENCH of waste being transferred every day of the year and at weekends even when it is unattended.
- I note on the application it clearly states there will be LOUVERED windows in the building to provide VENTILATION! Therefore, the odours will be allowed into the atmosphere and the air we breathe will be filled with fumes.

All material planning considerations from the comments received have been taken into account in the assessment and determination of this application.

8. ASSESSMENT

The main considerations in this case are as follows:

| | | | |
|-----------------|---|-------|---------|
| Version Number: | 1 | Page: | 8 of 26 |
|-----------------|---|-------|---------|

- 1) Principle;
- 2) Visual Amenity;
- 3) Neighbour Amenity;
- 4) Access, Parking and Highway Safety;
- 5) Land Contamination;
- 6) Flooding and Drainage;
- 7) Ecology;
- 7) Trees;
- 8) Climate Change.

Principle

The proposed development is located within the urban boundary, in a sustainable location where the Local Plan seeks to locate the majority of new development.

Futures Park is a designated mixed employment use allocation (M32) identified as being suitable for a number of uses.

Policy EMP4 of the Rossendale Local Plan states that: *Proposals for new employment generating development from Class E (Commercial, Businesses and Services), Class B2 (General Industrial) or Class B8 (Storage and Distribution), including extensions to existing premises, which provides for or assists with the creation of new employment opportunities, inward investment and/or secures the retention of existing employment within the Borough will be supported provided that they satisfy a number of criteria*

Policy DM2 of the Joint Lancashire Minerals and Waste Local Plan Site Allocation and Development Management Policies states that *“Development for ... waste management operations will be supported where it can be demonstrated to the satisfaction of the mineral and waste planning authority, by the provision of appropriate information, that all material, social, economic or environmental impacts that would cause demonstrable harm can be eliminated or reduced to acceptable levels. In assessing proposals account will be taken of the proposal's setting, baseline environmental conditions and neighbouring land uses, together with the extent to which its impacts can be controlled in accordance with current best practice and recognised standards”*.

Subject to appropriate assessment against the relevant criteria within the policies in the sections below, the principle of the development in this location, within a designated employment allocation, is acceptable.

Visual Amenity/Heritage Impact

Section 12 of the Framework refers to the importance which Government attaches to the design of the built environment:

- *“The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.” (Para 131)*
- *“Planning policies and decisions should ensure that developments...will function well and add to the overall quality of the area...are sympathetic to local character and*

history, including the surrounding built environment and landscape setting.” (Para 135).

The red line boundary of the site abuts the Bacup Town Centre Conservation Area.

Section 16 of the Framework states *local planning authorities should take account the desirability of new development making a positive contribution to local character and distinctiveness and the desirability of sustaining and enhancing the significance of heritage assets.*

Paragraph 210 of the National Planning Policy Framework requires that *when determining applications affecting heritage assets local planning authorities should take account of:-*

- a) *the desirability of sustaining and enhancing the significance of those assets and putting them to viable uses consistent with their conservation;*
- b) *the positive contribution that the conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c) *the desirability of new development making a positive contribution to local character and distinctiveness.*

Policies ENV1 and ENV2 of the Rossendale Local Plan state that all proposals for new development in the Borough will be expected to take into account safeguarding and enhancing the built and historic environment. Policy ENV2 states:

“The Council will support proposals which conserve or, where appropriate, enhance the historic environment of Rossendale.

There are a number of Grade II listed buildings and structures around the site. Growth Lancashire have commented as follows:

I consider that proposed alterations will cause no harm to the identified heritage asset *given the separation distance and the intervening mature vegetation and Orthoplastics building, which I consider will likely obscure the proposed building from any incidental views. Therefore, the proposal is unlikely to impact on the settings of these heritage assets.*

As such the proposal meets the objectives in the Act to preserve and complies with the objectives contained in Chapter 16 of the NPPF and the Local Plan policy ENV2, and I raise no objections from a heritage perspective.

In respect of the proposed building this will be a steel frame portal building with a gross internal floor area of 2,064m² (including mezzanine).

Internally there will be approximately 10 flexible bays for individual waste streams, along with a workshop, store, and welfare facilities.

Externally the proposed building is 74m in length and have a maximum width of 30m and height of 11.6m. The proposed building will be clad in insulated built-up profiled cladding panels on the elevations and roof.

The wall cladding will be dark grey, light grey and green, with the roof cladding being grey. The roller shutter doors will be green, with the personnel doors being yellow.

The building is located in the context of an employment site, adjacent to other buildings of a commercial nature and of differing heights and design. It is considered the scale, massing and design of the proposed buildings is acceptable within the context of the site and will not have a detrimental impact on the visual amenities of this urban setting.

As such, the scheme is in accordance with Section 12 and 16 of the Framework and Policies ENV1 and ENV2 of the Rossendale Local Plan.

Neighbour Amenity

The Framework advises that Planning policies and decisions should ensure that developments:

“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”

Policy ENV1 of the Local Plan states that all proposals should take account of the following:

- “c) *Being sympathetic to surrounding land uses and occupiers and avoiding demonstrable harm to the amenities of the area*
- “d) *The scheme will not have an unacceptable adverse impact on neighbouring development by virtue of it being overbearing or oppressive, overlooking or resulting in an unacceptable loss of light:- nor should it be adversely affected by neighbouring uses and vice versa.”*

There are residential properties directly to the east of the site on Rochdale Road, which are at a much higher level than the application site.

The proposed building is 11 metres in height and will be positioned over 80 metres from the closest dwelling on Flag Street metres

Concerns have been raised by a number of residents in relation to the noise and smell from the site and vehicles accessing and existing the site.

The proposed unloading operations will all be undertaken inside the building as follows:

HGV's drive towards the building, the door opens, and once they have driven in the door closes. Once unloaded the doors open and the HGV exits the building.

A Noise Assessment has been submitted alongside this application, and the executive summary states as follows:

It is assumed that potential vibration impacts from operation of the new plant items will be negligible at the nearest receptors, due to the separation distances, and this element would therefore be scoped out of the detailed assessment.

An assessment of the operational noise impact has been carried out in accordance with the relevant British Standard to consider the potential noise impact on the nearest noise sensitive receptors.

To establish the current levels of ambient and background sound level at the nearest residential receptors, and measurement surveys was undertaken in July 2025. Existing ambient noise levels at the nearest residential receptors are dominated by the A681 road traffic noise.

A computational noise model of the proposed development was assembled and populated with noise emission data of the new sound sources. Standard noise propagation calculations were used to predict the plant operation noise levels at the nearest noise sensitive receptors.

The assessment concludes that the noise impacts of the proposed site operation would be below the Lowest Observed Adverse Effect Level.

It is proposed the first waste vehicles to arrive at the facility will be at 0700 hours. However, in case the first waste vehicles arrive before 0700 hours, the night-time assessment was also conducted.

The report states as follows:

Based on Bureau Veritas library data, the LAFmax of an HGV movement is 82 dB LAFmax at a distance of 1 m. The nearest NSR to the HGV movement is NSR3 (14 m from Futures Park). A reduction of approximately 23 dB is expected ($20 \times \log [14/1]$) and therefore the noise level is likely to be 59 dB LAmax on the nearest facades of the receptors and therefore the internal level would be 46 dB LAmax, assuming 13 dB attenuation through an open window. Noise levels would be significantly lower with closed windows.

The WHO guidelines state that for a reasonable standard in bedrooms to be achieved individual sound events should not normally exceed 45 dB LAmax 10 to 15 times during the night-time period.

As shown in Table 5.1, the LAmax at NSR3 during night-time is 65 - 67 dB, of which the highest LAmax is much higher than 59 dB LAmax caused by the HGV movements.

Therefore, the site operation will not result in significant adverse impacts on the NSRs during night-time.

The assessment concludes that the noise impact of the site operation would be below the Lowest Observed Adverse Effect Level at the nearest residential receptors.

The report then concludes:

7.3 *The assessment concludes that the noise of the site operation would have no impact at the nearest residential and non-residential noise sensitive receptors, and that operational traffic generated by the development would have negligible noise impacts on off-site receptors.*

7.4. *Therefore, the noise impact of the site operation would be below the Lowest Observed Adverse Effect Level at the nearest noise sensitive receptors*

It is considered that in amenity terms the noise levels that will emanate from the site are acceptable.

There have also been many comments in relation to air quality, dust and odour from the site, an *Air Quality Assessment* has been submitted alongside the application.

The proposed new building will incorporate an odour suppression system that sucks air into carbon filters when the doors are opened to prevent odours escaping.

The Executive Summary of the above report states as follows:

The risk of dust is classified as a "Negligible Effect." This low level of risk is largely due to the relative infrequency of dry weather with strong winds blowing in the direction of the receptors, which minimises the likelihood of dust being transported offsite. Since dust pathway effectiveness is consistently rated as "Ineffective" for all receptors, the potential for dust dispersion remains minimal. The absence of significant dust impact, coupled with the low probability of adverse weather conditions for dust generation, confirms that additional dust mitigation measures further to best practice measures already in place are unnecessary under the proposed operating conditions, making the effects Not Significant.

The assessment of odour effects in relation to the operation of the development has been undertaken in accordance with the IAQM Guidance "Assessment of Odour for Planning 2018 v1.1". A review of the proposed site operations concluded that whilst there are potential dust and odour emissions from the site, the covered nature of the waste transfer station will be sufficient mitigation to prevent significant impacts of local receptors. The odour emission magnitude has therefore been determined to be Not Significant.

Traffic emissions associated with the development have been considered. The estimated vehicle movements is below the IAQM/EPUK criteria for requiring a detailed air quality assessment. The site is located outside any declared Air Quality Management Areas (AQMA), and the proposed development is not expected to cause significant changes in road conditions or introduce combustion processes. Therefore, the operational traffic emissions are not anticipated to have significant impacts on air quality, and the effects are considered Not Significant

A covered waste transfer station significantly reduces odour pathways by containing odorous materials within an enclosed environment, which prevents odour-laden air from readily escaping into the surrounding atmosphere. This physical barrier limits the spread of odours, as the roof and walls prevent wind and other atmospheric conditions from carrying odours toward nearby receptors.

In amenity terms it is considered that the levels of odour and dust that will emanate from the site are predicted to be acceptable. The Council's Environmental Health team have not objected to the proposals, commenting as follows:

"There are no comments from Environmental Health in relation to noise and dust and we're satisfied the site will be well managed and well run. Also, we're glad to see the existing boundary trees will be retained which will provide visual screening to the site."

The proposed development is acceptable in terms of residential amenity and in accordance with Policies ENV1 and ENV6 of the Rossendale Local Plan

Access, Parking and Highway Safety

The submitted Transport Statement (TS) indicates that almost all waste vehicle movements occur between Monday and Friday. There is negligible waste traffic on Saturday and Sunday. The site access will be from Futures Park.

The following waste vehicles type will use the facility:

- (i) 12-Tonne Refuse Collective Vehicle (RCV),
- (ii) 23-26 Tonne RCV,
- (iii) 3.5-5 Tonne Caged Tipper (Cleansing),
- (iv) Food Waste,
- (v) 5-Tonne Footpath Sweeper,
- (vi) 16-Tonne Road Sweeper,
- (vii) Luton Van (3.5 Tonne),
- (viii) Pickup (2 Tonnes)/Connect Van,
- (ix) Transit Van/Caged Tipper (Parks),
- (x) Tractor,
- (xi) Lancashire County Council (LCC) Arctics/Hookloader

The Transport Statement states:

On a daily basis (average of Monday to Friday data), the proposed waste facility is expected to generate: 56 vehicle arrivals and 56 vehicle departures. This is over a 10-hour period, representing about 6 entry and 6 exit movements per hour on average. This very low level of traffic would not impact on the operation of the local highway network.

Table 5.2 shows that a total 279 vehicle entry movements and 279 vehicle departure movements are expected between Monday and Friday.

The most common vehicle movement is the 23 - 26 Tonne Refuse Collection Vehicle (RCV) which accounts for about 22% of all vehicle movements. The next most popular vehicle type is the Transit Van/Caged Tipper, which accounts for 16% of all the recorded vehicles.

The Transport Statement indicates that the majority of new HGV movements will take place outside of AM and PM peak hours.

Parking for the site will be provided at the former gritting depot when transferred back to the Council, and at Futures Park.

LCC Highways have no objections to the proposed development.

It is considered that the proposed development, would not have a detrimental effect on access, parking and highway safety and would be in accordance with the Rossendale Local Plan and the Framework.

Land Contamination

Policy ENV6 of the Rossendale Local Plan states:

Development which has the potential, either individually or cumulatively, to result in pollution that has an unacceptable impact on health, amenity, biodiversity (including designated sites), air or water quality, will only be permitted if the risk of pollution is effectively prevented or reduced and mitigated to an acceptable level.

One document has been submitted as part of the planning application which is a Phase 1 Desk Study.

The document has been assessed by the Council's Environmental Protection Consultant and the Environment Agency who have no objections to the development and have both suggested conditions in relation to land contamination and remediation.

Based on the above, and subject to the inclusion of recommended conditions, the proposed development would be acceptable and would be in accordance with Policy ENV6 of the Rossendale Local Plan and the NPPF

Flooding and Drainage

Policy ENV9: Surface Water Run-Off, Flood Risk, Sustainable Drainage and Water Quality states:

All development proposals will be required to consider and address flood risk from all sources. A sequential approach will be taken and planning permission will only be granted for proposals which would not be subject to unacceptable flood risk, or materially increase the risks elsewhere, and where it is a type of development that is acceptable in a Flood Risk location. Assessment should be informed by consideration of the most up to date information on Flood Risk available from the Environment Agency, the Strategic Flood Risk Assessment (SFRA), the Lead Local Flood Risk Authority and the sewage undertaker. Developers will be expected to provide appropriate supporting information to the satisfaction of the Local Planning Authority, such as Flood Risk Assessments for all developments in Flood Zones 2 and 3 and as required by national policy and any local validation requirements. Site specific mitigation measures should be clearly identified.

The Environment Agency have no objections to the development in terms of flood risk and drainage. However, both the LLFA and United Utilities have concerns in relation to the currently submitted drainage strategy.

However, further information has now been received and a revised response from both consultees is due by 01.12.2025.

Subject to the LLFA and United Utilities removing their objection and being satisfied with the proposed development, and the inclusion of the conditions recommended by the Environment Agency, LLFA and any United Utilities, the development would be acceptable and in accordance with Policy ENV6 of the Rossendale Local Plan and the NPPF

Ecology, Biodiversity Net Gain and Trees

Biodiversity Net Gain

The Environment Agency has advised that an amended Biodiversity metric is required as follows:

The application is subject to statutory BNG and requires completion of the Watercourse Unit Module by a competent person because the watercourse bank top is within 10 metres of the redline boundary (i.e. the red line boundary intersects the riparian zone).

The BNG report as submitted states as follows:

The landscape proposals submitted have been designed to maximise on-site mitigation. The proposal within the development site includes retention of the broadleaved woodland, and creation of species-rich lawn, native shrubs, tree planting, and native hedgerow planting are proposed.

The contributions and extent of retained, and created habitats is described in detail below

Baseline

4.4.5 The baseline habitat value within the redline development is 2.52 area units. To achieve a 10% net gain a total of 2.772 area units will be required.

Retained & Created Habitats

4.4.6 Most habitats within the development site will be lost to the development except for:

- The broadleaved woodland habitat will be retained and enhanced from poor to moderate condition within 10 years, retaining 0.29 habitat units.*

4.4.7 Proposed habitats on site include:

- Developed land; sealed surface, including newly created buildings and vehicular access will account for 0.499ha. These habitats are of very low significance and low strategic significance. Target condition does not apply. These habitats will not deliver any habitat units.*
- Modified grassland, including two small parcels of species rich lawn to the east and west of the site will account for 0.044ha. This habitat is of low distinctiveness and low strategic significance. This will provide 0.21 habitat units.*
- Mixed scrub, including a native shrub mix to the west of the site will account for 0.0275ha. This habitat is of medium distinctiveness and low strategic significance. This will provide 0.18 habitat units.*
- Urban tree, including the planting of 17 new trees around the site edges. This habitat is of medium distinctiveness and low strategic significance. This will provide 0.20 habitat units.*
- Native hedgerow, including the planting of 0.1442km of hedgerow. Native hedgerow within the metric and is of low distinctiveness and low strategic significance. This will provide 0.28 hedgerow units.*

Predicted Change

4.4.8 Post-intervention, the site scores 0.89 habitat units and 0.28 hedgerow units.

4.4.9 The Statutory Biodiversity Metric shows a net loss of 1.63 (-64.81%) habitat units, and a net gain of 0.28 hedgerow units.

4.4.10 The site proposals do not satisfy the trading rules with a deficit of habitat units, related to the loss of neutral grassland, tall forbs, and bramble scrub.

Recommendations

4.4.11 The proposals will result in a net gain of hedgerow units which is over the 10% net gain target. Therefore, no further recommendations are provided regarding linear habitats.

4.4.12 For the proposed development to achieve the mandatory 10% biodiversity net gain on habitat units

and satisfy the trading rules, further mitigation via purchase of biodiversity units will be sought.

4.4.13 The mitigation hierarchy has been applied as follows:

- **On-site mitigation:** Additional on-site mitigation which would require an adjustment of the current landscape masterplan. This is considered unfeasible since the area committed to the waste transfer station and sealed surface will have to be significantly reduced to achieve biodiversity net gain on-site.
- **Off-site mitigation:** Additional off-site mitigation which will entail the enhancement and creation of new habitats within land owned by the client. A blue line boundary was not provided suggesting there is no additional area available to provide mitigation.
- **Compensatory payment:** To compensate for the remaining 1.89 units deficit, biodiversity units will be acquired through the biodiversity unit offsetting market.

The shows that the 10% Biodiversity Net Gain from the current metric can be achieved through on-site measures in addition to the purchase of off-site units.

When the amended metric is received, if it is considered that watercourse units are required, these would also have to be provided off-site

Should approval for the development be granted, the statutory BNG condition will be applied to the approval and will require discharging by the Council prior to development work commencing.

Policy ENV3 of the Local Plan advises that:

“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.”

Policy ENV4 Biodiversity, Geodiversity and Ecological Networks states:

“Development proposals that have potential to affect a national or locally-designated site, as shown on the Policies Map and its immediate environs, or on protected habitats or species, will be expected to be accompanied by relevant surveys and assessments detailing likely impacts. A sequential approach should be followed to avoid harm and where possible enhance biodiversity, and where not possible, provide appropriate mitigation and, as a last resort, on and off-site compensatory measures to offset the impact of development.

All development proposals should seek to protect and enhance biodiversity, and will be requested to quantify any net gains”.

Himalayan Balsam and Japanese Knotweed was noted within the boundaries of the site. This risk can be minimised through the use of adequate biosecurity measures.

Trees

Policy ENV10: Trees and Hedgerows states as follows:

Development proposals must seek to avoid the loss of, and minimise the risk of harm to, existing trees, woodland, and/or hedgerows of visual or nature conservation value. Any harm to ancient and veteran trees should be avoided unless wholly exceptional circumstances can be demonstrated. Where trees and/or woodlands are to be lost as a part of development this loss must be justified as a part of an Arboricultural Implications Assessment (AIA) submitted with the application.

An Arboricultural Statement has been submitted in support of the application.

The following trees were surveyed

- One tree (T1) - 'low quality' C category with 'low visual prominence',
- One woodland (W1) - 'moderate quality' B category with 'high visual prominence',
- One group of trees (G1) - 'low quality' C category with 'low visual prominence',
- One area of trees (A1) - 'low quality' C category with 'low visual prominence',

In terms of tree removal, A1 and several trees from W1 will be removed to accommodate the development. The trees to be removed from W1 are mostly young trees growing in thickets that, if assessed individually, would be categorised as 'low quality' C category.

A Planting Plan has been provided, detailing areas of native shrubs and trees to replace the trees lost to accommodate the development.

Subject to appropriate condition in relation to the planting plan, invasive species, protected species, and existing tree protection, the proposed development would be acceptable and in accordance with the Rossendale Local Plan and the NPPF.

Climate Change

The Climate Change SPD states as follows:

The Government has introduced changes to the Building Regulations, which set standards for the design, construction and alteration of buildings, as of June 2022, to help deliver net zero, with new homes built after June 2023 to produce 30% less CO2.

This is in readiness ahead of the Future Homes and Buildings Standard expected in 2025. Rossendale Borough Council declared a Climate Change Emergency in September 2019 and published a Climate Change Strategy in 2020. The Council is committed to:

- *Reaching a carbon-zero position for the Council's activities by 2030;*
- *Reducing the Council's overall energy consumption by 50 percent by 2030;*
- *Obtaining our energy needs from renewable sources;*
- *Increasing the number of businesses and households who source their utilities from renewable sources*

In term of on-site renewables at paragraph 4.9 the SPD states as follows:

4.9 New developments will be required to generate a minimum of 10% of energy needs from onsite renewables. This will apply to all developments of 10 homes or more and to non-residential developments in excess of 1000 square metres

In addition, Policy ENV1: High Quality Development in the Borough states that

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.....

(q) *Designs that will be adaptable to climate change, incorporate energy efficiency principles and adopting principles of sustainable construction including Sustainable Drainage Systems (SuDS);*

This application includes an array of solar panels on the roof of the development to harness solar energy on-site, reducing reliance on fossil fuels.

The development is in accordance with Policy ENV1 of the Rossendale Local Plan and the Climate Change SPD.

9. CONCLUSION

Subject to conditions, the development is acceptable in terms of visual amenity, neighbour amenity, access, parking and highway safety, land contamination, ecology biodiversity and trees.

Issues that require resolving prior to determination relate to flooding and drainage with final comments due from United Utilities and the LLFA. Subject to both consultees supporting the proposed development, it will be acceptable in terms of flooding and drainage.

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 Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the application form received 09.09.2025 and the following drawings and documents, unless otherwise required by the conditions below:

Drawing No: 5812.01A - Planting Plan received 09.09.2025

Drawing No: 6663-CAU-XX-XX-SK-C-0103_S2-P01 - Preliminary Drainage Strategy Areas received 09.09.2025

Drawing No: RBC-CAU-XX-XX-DR-S-3000 - Steelwork received 09.09.2025

Drawing No: RBC-HOH-XX-XX-DR-A-1001_P01 - Location Plan received 09.09.2025

Drawing No: RBC-HOH-XX-XX-DR-A-1101_P01 - Existing Site Plan received 09.09.2025

Drawing No: RBC-HOH-XX-XX-DR-A-1201_P10 - Proposed Site Plan received 09.09.2025

Drawing No: RBC-HOH-XX-XX-DR-A-4101_P06 - Proposed Floor Plans received 09.09.2025

Drawing No: RBC-HOH-XX-XX-DR-A-4103_P01 - Proposed Roof Plan received 09.09.2025
Drawing No: RBC-HOH-XX-XX-DR-A-4201_P08 - Proposed Elevations received 09.09.2025
Drawing No: RBC-HOH-XX-XX-DR-A-4202_P02 - Proposed Elevations received 09.09.2025
Drawing No: RBC-HOH-XX-XX-DR-A-4301_P07 - Proposed GA Sections received 09.09.2025
Drawing No: 6663-CAU-XX-XX-SK-C-0102_S2-P02 - Revised Preliminary Drainage Strategy received 07.11.2025
1993 1 A Transport Statement-(Full) received 09.09.2025
63815 Archaeology Desk Based Assessment & Heritage Statement received 09.09.2025
27288677 Air Quality Assessment received 09.09.2025
Landscape & Visual Appraisal received 09.09.2025
UK.27213558_01- Noise Impact Assessment received 09.09.2025
6663-CAU-XX-XX-RP-O-0301.S3.P1 Phase 1 Desk Study received 09.09.2025
6663-CAU-XX-XX-RP-T-0300.A0-C1 PDAS Planning Design and Access Statement received 09.09.2025
11794 Arboricultural Statement received 23.09.2025
Preliminary Ecological Appraisal and BNG Report received 23.09.2025
BNG Metric received 10.10.2025 Public
6663-CAU-XX-XX-SK-C-0102_S2-P02 Revised Flood Risk Assessment and Drainage Strategy received 07.11.2025

Reason: To define the permissions and in the interests of the proper development of the site.

3. All materials used in the development shall be as detailed on the approved plans.

Reason: In the interests of visual amenity of the area and ensuring that the appearance of the development is acceptable.

4. No demolition, or tree / shrub clearance 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 works taking place and provided written confirmation that no active bird nests are present, which has been agreed in writing by the Local Planning Authority.

Reason: In the interests of the ecology and biodiversity of the site

5. Prior to any earthworks, vegetation clearance or demolition taking place, a method statement detailing eradication or avoidance measures for Himalayan Balsam, Japanese Knotweed and any other invasive species 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 for the duration of development works and the lifetime of the development.

Reason: To prevent the spread of invasive species

6. 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 take place on Sundays, or Bank / Public Holidays. Access and egress for delivery vehicles shall be restricted to the working hours indicated above.

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.

7. The development shall not commence until a Habitat Management and Monitoring Plan (HMMP), prepared in accordance with the approved Biodiversity Gain Plan and including:

- a) a non-technical summary;
- b) the roles and responsibilities of the people or organisation(s) delivering the HMMP;
- c) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;
- d) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and
- e) the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority

has been submitted to, and approved in writing by, the local planning authority.

The created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP.

Reason: To ensure the approved Biodiversity Gain Plan is delivered and to ensure the habitat created in line with the approved HMMP is appropriately managed and monitored for 30 years from the completion of the development hereby approved.

8. No part of the development hereby approved shall be occupied until:

- a) the habitat creation and enhancement works set out in the approved HMMP have been completed; and
- b) a completion report, evidencing the completed habitat enhancements, has been submitted to, and approved in writing by the Local Planning Authority.

Reason: To ensure the habitat creation and enhancement works set out in the approved HMMP are completed to the satisfaction of the local planning authority.

9. Monitoring reports shall be submitted to and approved in writing by the local planning authority in accordance with the methodology and frequency specified in the approved HMMP.

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 and policy ENV4 of the Local Plan.

10. No part of the development hereby approved shall commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall set out, as a minimum, site specific measures to control and monitor impact arising in relation to construction

traffic, noise and vibration, dust and air pollutants, land contamination, ecology including protected species and ground water.

It shall also set out arrangements by which the developer shall monitor and document compliance with the measures set out in the CEMP. The development shall be carried out in full accordance with the approved CEMP at all times.

Reason: To safeguard the amenities of the biodiversity of the area and the area generally

11. The approved scheme of hard and soft landscaping, replacement tree planting and other planting and boundary treatment (Drawing No: 5812.01A - Planting Plan received 09.09.2025) shall be completed in full prior to first occupation of the approved building.

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

Reason: In the interests of ecology, biodiversity and visual amenity.

12. The Approved Tree Protection measures detailed within 11794 Arboricultural Statement received 23.09.2025 shall be implemented prior to development commencing and shall be retained at all times during construction

Reason: In the interests of ecology, biodiversity and visual amenity.

13. Notwithstanding any information submitted with the application, no development 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 revised 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: To mitigate risks associated with land contamination and to ensure the site is suitable for the proposed end use, and to ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution.

14. Pursuant to condition 14; and prior to first use or occupation 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 risks associated with land contamination and to ensure the site is suitable for the proposed end use, and to ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution.

15. No development shall take place, including any works of demolition or site clearance, until a Construction Management Plan (CMP) or Construction Method Statement (CMS) has been submitted to, and approved in writing by the local planning authority.

The approved plan / statement shall provide:

- 24 Hour emergency contact number.
- Details of the parking of vehicles of site operatives and visitors.
- Details of loading and unloading of plant and materials.
- Arrangements for turning of vehicles within the site.
- Swept path analysis showing access for the largest vehicles regularly accessing the site and measures to ensure adequate space is available and maintained, including any necessary temporary traffic management measures.
- Measures to protect vulnerable road users (pedestrians and cyclists).
- The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate.
- Wheel washing facilities.
- Measures to deal with dirt, debris, mud or loose material deposited on the highway as a result of construction.
- Measures to control the emission of dust and dirt during construction.
- Details of a scheme for recycling/disposing of waste resulting from demolition and construction works.
- Construction vehicle routing.
- Delivery hours.

The approved Construction Management Plan or Construction Method Statement shall be adhered to throughout the construction period for the development.

Reason: - In the interests of the safe operation of the adopted highway during the construction phases.

16. For the full period of construction facilities shall be available on site for the cleaning of the wheels of vehicles leaving the site and such equipment shall be used as necessary to prevent mud, stones and debris being carried onto the highway. Provision to sweep the surrounding highway network by mechanical means will be available and the roads adjacent to the site shall be mechanically swept as required during the full construction period.

Reason: To prevent stones, mud and debris being carried onto the public highway to the detriment of road safety.

17. Prior to the commencement of development, details of a sustainable surface water drainages scheme and a foul water drainage scheme shall be submitted to and

approved in writing by the Local Planning Authority. The drainage schemes must include:

- (i) An investigation of the hierarchy of drainage options in the National Standards for Sustainable Drainage Systems (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water;
- (ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations);
- (iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;
- (iv) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and
- (v) Foul and surface water shall drain on separate systems.

The approved schemes shall be in accordance with the National Standards for Sustainable Drainage Systems (2025) or any subsequent replacement national standards.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution

18. Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution

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. The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition") that development may not begin unless:
 - (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
 - (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Rossendale Borough Council.

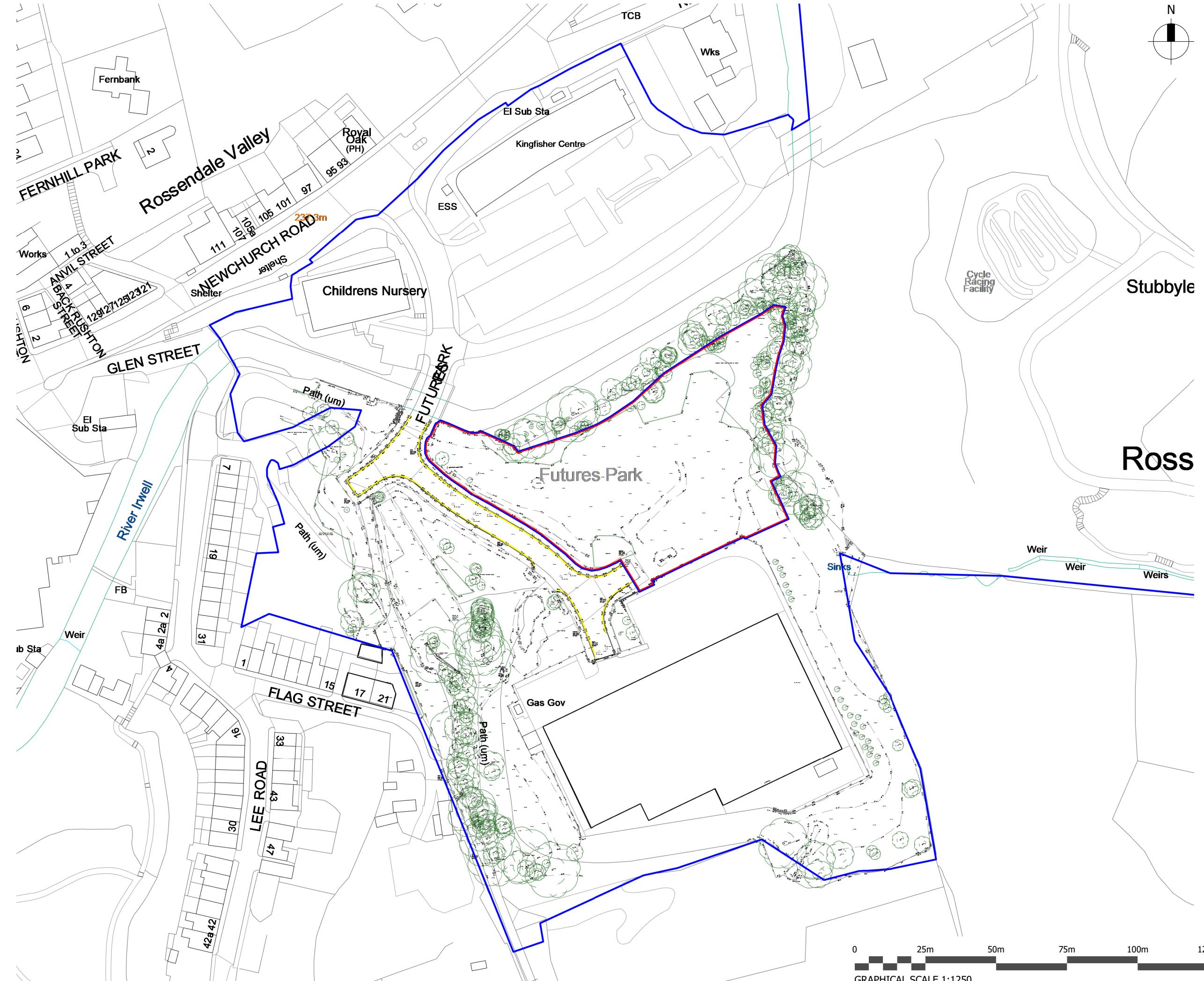
There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply.

Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements are considered to apply

3. 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.
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 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.
5. The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any of the following activities:
 - erecting any temporary or permanent structure in, over or under a main river, such as a culvert, outfall, weir, dam, pipe crossing, erosion protection, scaffolding or bridge
 - altering, repairing or maintaining any temporary or permanent structure in, over or under a main river, where the work could affect the flow of water in the river or affect any drainage work
 - building or altering any permanent or temporary structure designed to contain or divert flood waters from a main river
 - dredging, raising or removing any material from a main river, including when you are intending to improve flow in the river or use the materials removed
 - diverting or impounding the flow of water or changing the level of water in a main river
 - quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
 - any activity within 8 metres of the bank of a main river, or 16 metres if it is a tidal main river
 - any activity within 8 metres of any flood defence structure or culvert on a main river, or 16 metres on a tidal river
 - any activity within 16 metres of a sea defence structure
 - activities carried out on the floodplain of a main river, more than 8 metres from the river bank, culvert or flood defence structure (or 16 metres if it is a tidal main river), if you do not have planning permission (you do not need permission to build agricultural hay stacks, straw stacks or manure clamps in these places)

For further guidance please visit Flood risk activities: environmental permits - GOV.UK or contact our National Customer Contact Centre on 03708 506 506 (Monday to Friday, 8am to 6pm) or by emailing enquiries@environment-agency.gov.uk.

6. The applicant will require an environmental permit from the Environment Agency to discharge to the main river. Information on environmental permits is available at: <https://www.gov.uk/topic/environmental-management/environmental-permits>
7. Where a site is affected by contamination responsibility for securing a safe development rests with the developer and/or landowner. Developers should:
 - Follow the risk management framework provided in Land contamination risk management, when dealing with land affected by contamination
 - Consider using the National Quality Mark Scheme for Land Contamination Management which involves the use of competent persons to ensure that land contamination risks are appropriately managed
 - Refer to the Land contamination pages on gov.uk for more information
8. In respect of BNG, the application site requires the watercourse unit module to be applied. In line with Statutory Biodiversity Metric, if the red line boundary intersects with the riparian zone the watercourse module is required. The Watercourse Unit Module is applied to the following features: priority rivers; other rivers and streams; canals; ditches and culverted sections of these features. For rivers and streams, completion of the Watercourse Unit Module is required when a watercourse is on-site, or the watercourse bank top is within 10m of the red line boundary. For ditches, the Watercourse Unit Module is applied where the bank top is located within 5m of the red line boundary. Please note, the adjacent lengths of watercourse must also be included even if the channel itself is not within the site red line boundary. The Watercourse Unit Module should only be applied to culverts that lie within the red line boundary



NOTES

Do not scale from this drawing. Only figured dimensions are to be taken from this drawing. The contractor must verify all dimensions on site before commencing any work or shop drawings. The contractor must report any discrepancies to Hughes O'Hanlon before commencing work. If this drawing exceeds the quantities taken in any way, Hughes O'Hanlon is to be informed before the work is initiated. COPYRIGHT © Hughes O'Hanlon Limited. This drawing is Copyright and must not be reproduced in any format or media without written/verbal consent of Hughes O'Hanlon Limited. Details shown represent the minimum indicative requirement. The installer is responsible for all detailed design. The designer shall be responsible for developing the principles indicated to a complete design and for coordinating with the latest building arrangements. The installer shall be deemed to have included within their tender offer all necessary provision over and above the minimum requirements indicated on the drawings and within the specification to provide a complete and functional installation.

SITE BOUNDARY (6025.646M²)

ADJACENT LAND IN SAME OWNERSHIP (ROSSENDALE BOROUGH COUNCIL)

P01 INITIAL ISSUE | TB | KOH
REV DESCRIPTION | DRAWN BY | CHECKED BY | APPROVED BY
05/09/25
PROJECT TITLE
WASTE TRANSFER STATION, FUTURES PARK

CLIENT
ROSSENDALE BOROUGH COUNCIL

DRAWING TITLE
LOCATION PLAN

SCALE @ A3
1 : 1250

DO NOT SCALE
Any discrepancy or query concerning this drawing should be referred to the Architect.

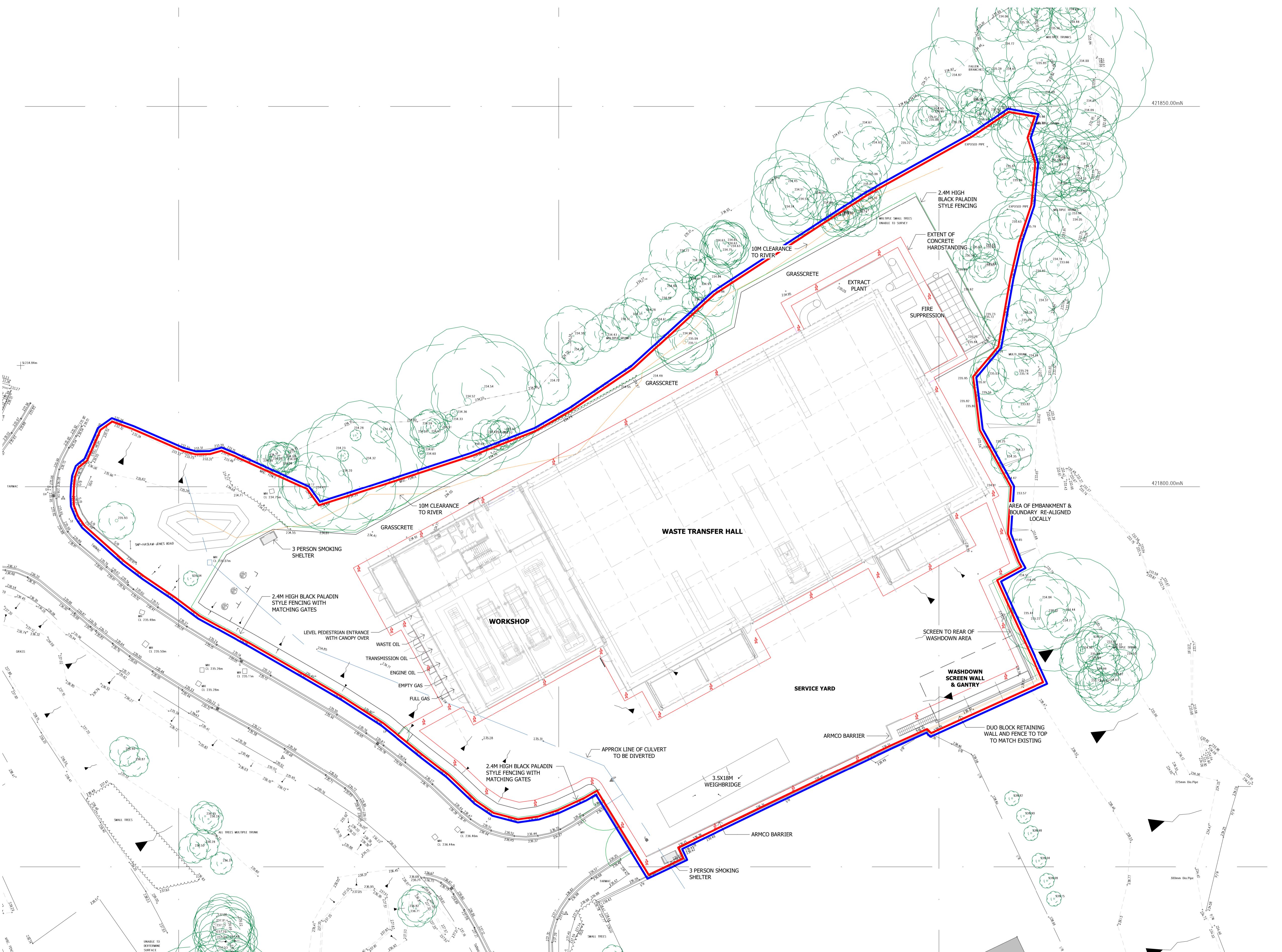
PROJECT No DRAWING No
PROJECT - ORIGINATOR - FUNC - LVL - FORM - DISCIPLINE - NUMBER

REVISION
23750 RBC-HOH-XX-XX-DR-A-1001- P01



HUGHES O'HANLON
architects

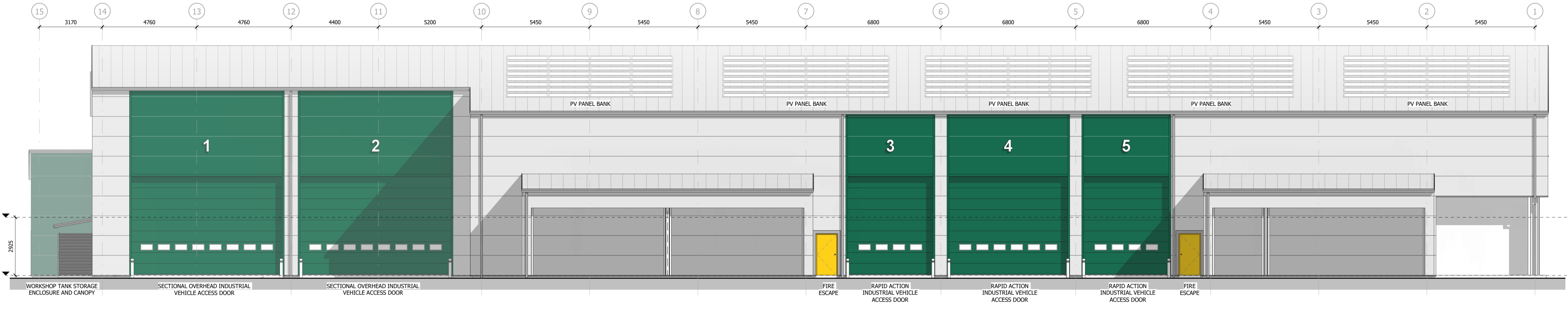
www.hughesohanlon.co.uk
Tel: 01978 510178
Copyright © Hughes O'Hanlon Limited
Registered Office: MGP, High Street, Gresford, LL12 8RF Reg. Co. No. 14943386



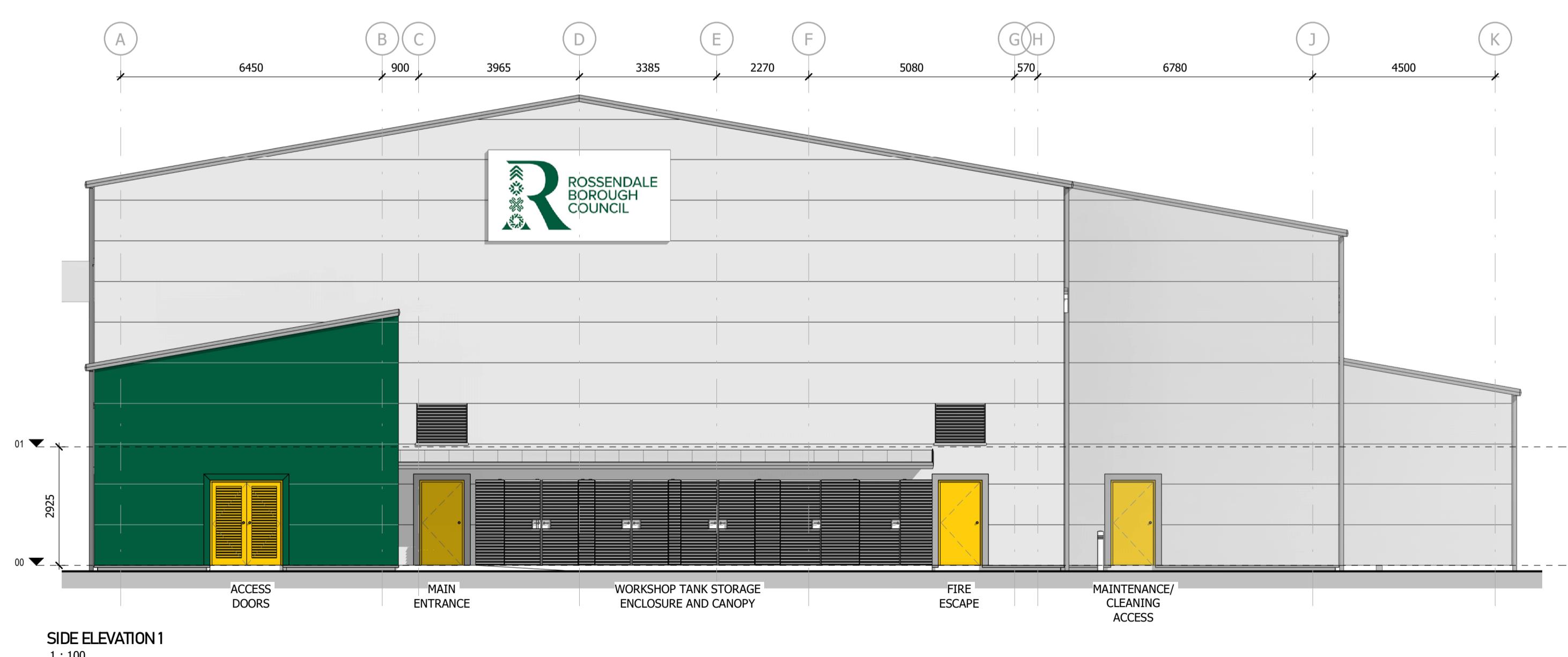
GENERAL NOTES
Drawings to be read in conjunction with all other consultant/ specialist drawings and reports submitted to support the planning application.

ROOF MOUNTED PV SYSTEM
It is intended to include a PV system installation on the roof of the new waste transfer station. This is subject to further detail design and coordination.

NOTES
Do not scale from this drawing. Only figured dimensions are to be taken from this drawing. The contractor shall be responsible for any discrepancies in any work or shop drawings. The contractor must report any discrepancies to Hughes O'Hanlon before commencing work. If this drawing exceeds the quantities taken in any way, Hughes O'Hanlon is to be informed before the work is initiated.
Copyright © Hughes O'Hanlon Limited. This drawing is Copyright and must not be reproduced in any format or media without written/verbal consent of Hughes O'Hanlon Limited.
Details shown relate to minimum legislative requirement. The installer is responsible for all detailed design. The designer shall be responsible for developing the principles indicated to a complete design and for coordinating with the latest building arrangements. The installer shall be deemed to have included within their tender offer all necessary provision over and above the minimum legislative requirements in the drawings and within the specification to provide a complete and functional installation.



FRONT ELEVATION
1 : 100



SIDE ELEVATION 1
1 : 100

P01 LOUVRES ADDED | TB | KOH 05/09/25
P01 STAGE 3 ISSUE | TB | KOH 29/08/25
P02 EXTERNAL PLANT INDICATED | KOH 21/08/25
P03 UPDATED AS LAYOUTS | KOH 22/07/25
P04 ALTERNATIVE ELEVATIONAL TREATMENT | KOH 22/07/25
P05 SIGNAGE ADDED | KOH 17/07/25
P02 GRID REFS ADDED, FURTHER DETAIL INCL | KOH 23/06/25
P01 INITIAL ISSUE | KOH 16/06/25
REV DESCRIPTION | DRAWN BY | CHECKED BY | APPROVED BY | DATE

PROJECT TITLE: WASTE TRANSFER STATION, FUTURES PARK
CLIENT: ROSSENDALE BOROUGH COUNCIL

DRAWING TITLE: PROPOSED ELEVATIONS

SCALE @ A1
1 : 100

DO NOT SCALE Any discrepancy or query concerning this drawing should be referred to the Architect
PROJECT No: DRAWING No: REVISION

23750 RBC-HOH-XX-XX-DR-A-4201- P08



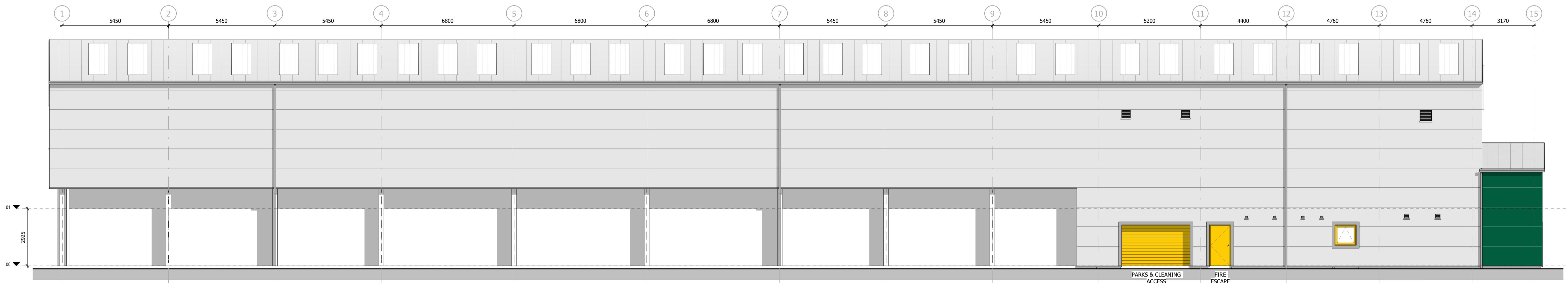
HUGHES:O'HANLON
architects

GRAPHICAL SCALE 1:100
www.hughesohanlon.co.uk
Copyright © Hughes O'Hanlon Limited
Registered Office: 112 High Street, Greatford, LL12 8PF Reg. Co. No. 1494298

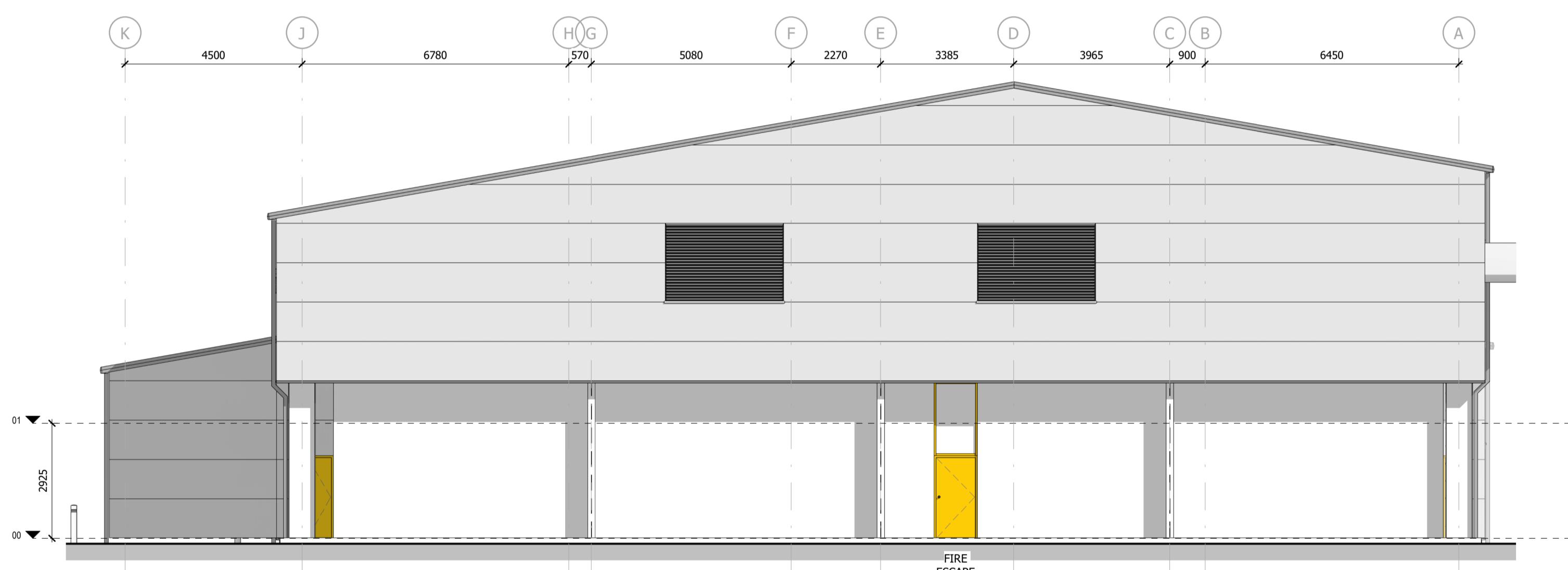
GENERAL NOTES
Drawings to be read in conjunction with all other consultant/ specialist drawings and reports submitted to support the planning application.

ROOF MOUNTED PV SYSTEM
It is intended to include a PV system installation on the roof of the new waste transfer station. This is subject to further detail design and coordination.

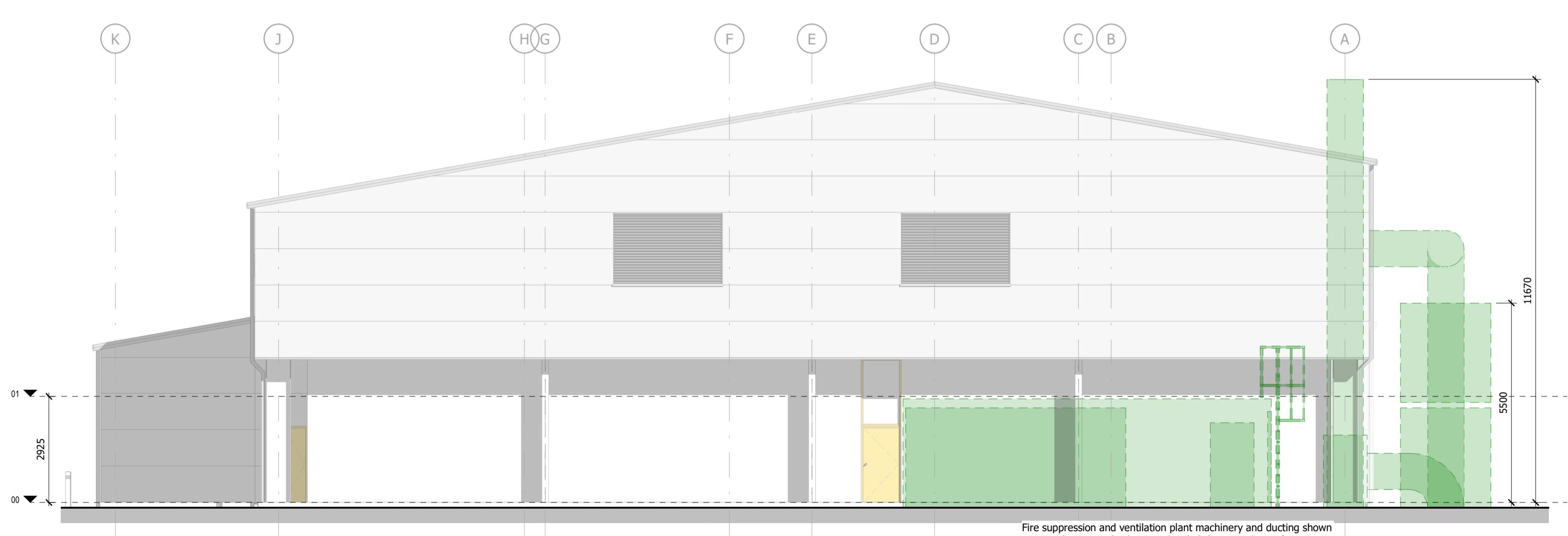
NOTES
Do not scale from this drawing. Only figured dimensions are to be taken from this drawing. The contractor shall be responsible for any discrepancies in any work or shop drawings. The contractor must report any discrepancies to Hughes O'Hanlon before commencing work. If this drawing exceeds the quantities taken in any way, Hughes O'Hanlon is to be informed before the work is initiated.
Copyright © Hughes O'Hanlon Limited. This drawing is Copyright and must not be reproduced in any format or media without written/verbal consent of Hughes O'Hanlon Limited.
Details shown are to minimum indicative requirement. The installer is responsible for all detailed design. The designer shall be responsible for developing the principles indicated to a complete design and for coordinating with the latest building arrangements. The installer shall be deemed to have included within their bid offer all necessary provision over and above the minimum requirements indicated in these drawings and within the specification to provide a complete and functional installation.



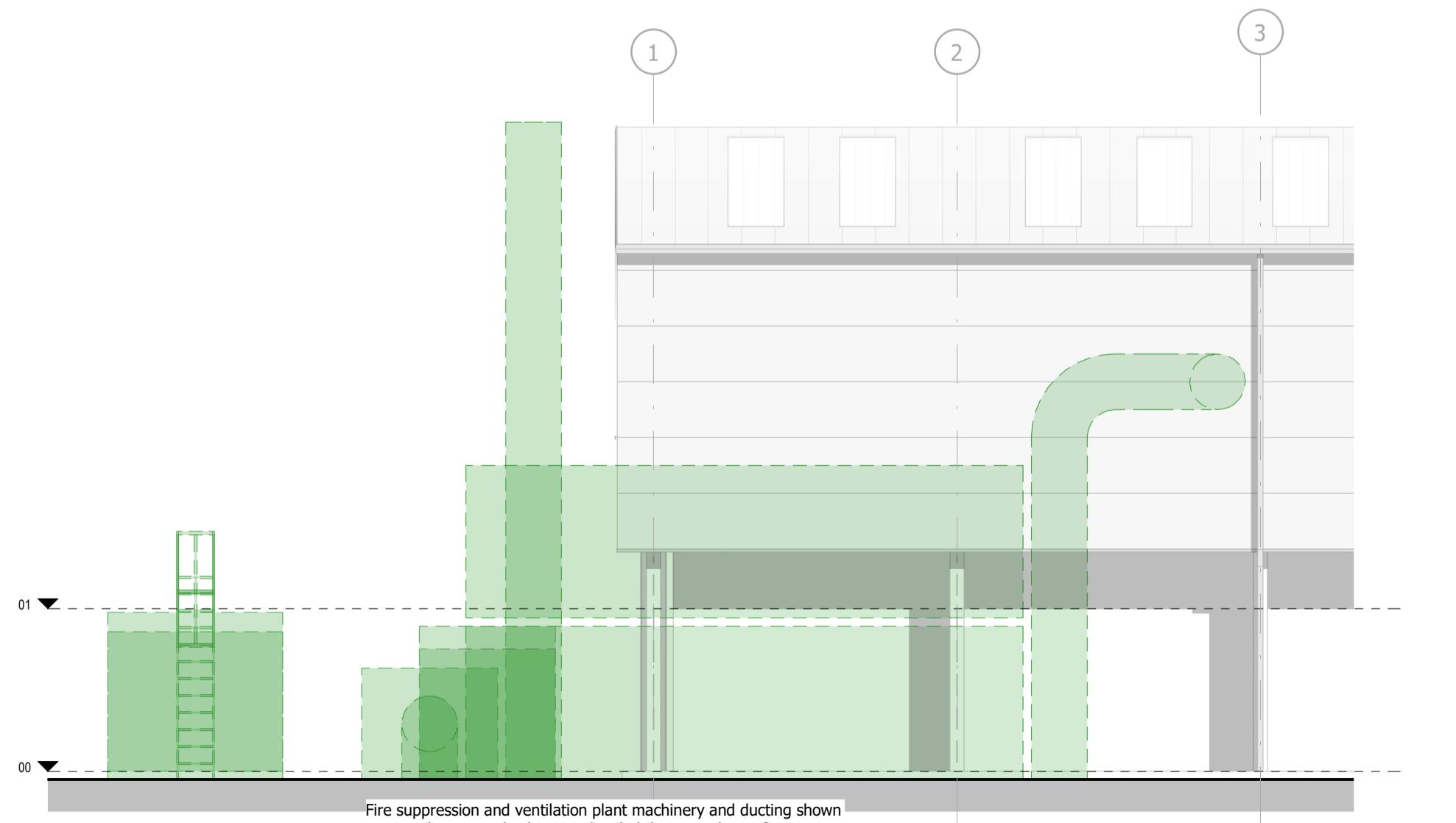
REAR ELEVATION
1 : 100



SIDE ELEVATION 2
1 : 100



SIDE ELEVATION 2 - FIRE SUPPRESSION & VENTILATION PLANT
1 : 100



REAR ELEVATION - FIRE SUPPRESSION & VENTILATION PLANT
1 : 100

P02 LOUVRES ADDED | TB | KOH 05/09/25
P01 STAGE 3 ISSUE | TB | KOH 29/08/25
REV DESCRIPTION | DRAWN BY | CHECKED BY | APPROVED BY | DATE
PROJECT TITLE
WASTE TRANSFER STATION, FUTURES PARK
CLIENT
ROSSENDALE BOROUGH COUNCIL
DRAWING TITLE
PROPOSED ELEVATIONS
SCALE @ A1
1 : 100
DO NOT SCALE Any discrepancy or query concerning this drawing should be referred to the Architect
PROJECT No DRAWING No
23750 RBC-HOH-XX-XX-DR-A-4202- P02
REVISION
HUGHES:O'HANLON architects
www.hughesonlan.co.uk
Copyright © Hughes O'Hanlon Limited
Registered Office: M27, High Street, Greatost, LL12 8SF Reg. Co. No. 1484286

0 2m 4m 6m 8m 10m
GRAPHICAL SCALE 1:100

HASLAM-JONES
ROAD