

Application Number:	2025/0227	Application Type:	S.73
Proposal:	Variation of Condition Number(s): 2, (Approved documents), 5 (site access), 7 (surface water drainage and a foul water drainage scheme), 8 (final surface water sustainable drainage strategy), 9 (Verification Report), 10 (sustainable drainage management and maintenance plan), 12 (detailed landscaping scheme) pursuant to planning approval 2023/0108.	Location:	Land on the north east side of York Avenue Haslingden Rossendale
Report of:	Head of Planning	Status:	For Publication
Report to:	Development Control Committee	Date:	20.01.2026
Applicant:	Pete Spence	Determination Expiry Date:	23.01.2026
Agent:	ML Planning Consultancy Ltd		

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

REASON FOR REPORTING	
Outside Officer Scheme of Delegation	Yes (Major Application)
Member Call-In Name of Member: Reason for Call-In:	No
3 or more objections received	No
Other (please state):	

HUMAN RIGHTS

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

Article 8

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

Article 1 of Protocol 1

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

1. RECOMMENDATION

That the application be approved subject to the conditions specified below.

APPLICATION DETAILS

2. SITE

The application relates to what was an area of overgrown grassland between Setco Automotive and UKSGP on Knowsley Park Way.

Whilst the site lies to the north east of York Avenue, it is accessed directly via Broadway onto Knowsley Road and then Knowsley Park Way.

The site is 0.328 Ha in size. The site is allocated employment land (EE18) and is entirely surrounded by other industrial units.

Planning permission has previously been granted for the erection of 11 units on the site

The site is located within the urban boundary.

3. RELEVANT PLANNING APPLICATION HISTORY

2023/0108: Full: Erection of new building to provide 11 no. Industrial starter units and new access. (Approved).

2024/0388: Discharge of conditions 5 (site access), 7 (surface water drainage and a foul water drainage scheme), 8 (final surface water sustainable drainage strategy), 10 (sustainable drainage management and maintenance plan), 12 (detailed landscaping scheme) pursuant to planning approval 2023/0108. (Conditions not discharged)

4. PROPOSAL

The development is to provide 11 B2/B8 starter units of 108 sq. metres each totalling 1188 sq. metres. The building measures 79 metres x 15 metres with an eaves height of 5 metres and a ridge height of 7 metres.

The building is constructed from a combination of profiled cladding to the elevations and roof with the lower walls being red facing brick to the east and south and block to the north and west with various areas of glazing.

The development proposes rooflights but no window openings. The front elevation will contain a roller shutter door and a personnel door for each unit.

The application also includes car parking, and servicing yard. Access to the site is shown from Knowsley Park Way.

The proposed development was already approved under application 2023/0108, and a discharge of conditions application submitted. However, development was started prior to any pre-commencement conditions being discharged. This application seeks to regularise the situation.

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 15	Conserving and Enhancing the Natural Environment

Development Plan

Local Plan Policies

SS: Spatial Strategy
SD1: Presumption in Favour of Sustainable Development
SD2: Urban Boundary and Green Belt
EMP1: Provision for Employment
EMP2: Employment/mixed-use allocations and existing employment sites
EMP4: Development Criteria for Employment Generating Development
ENV1: High Quality Development in the Borough
ENV4: Biodiversity, Geodiversity and Ecological Networks
ENV6: Environmental Protection
TR4: Parking

Other material considerations

National Planning Practice Guidance

5. CONSULTATION RESPONSES

Consultee	Response
LCC Highways	No objection, condition 5 can be discharged
Local Lead Flood Authority	No objections to variation of condition 9
United Utilities	No objection
Ecology (GMEU)	No objection
Fire Brigade	No objection

6. REPRESENTATIONS

To accord with the General Development Procedure Order a site notice was posted on 09.07.2025 and letters were posted out to neighbouring units on 03.07.2025.

No comments have been received.

7. ASSESSMENT

The main considerations in this case are as follows:

- 1) Principle;
- 2) Visual Amenity;
- 3) Neighbour Amenity;
- 4) Access, Parking and Highway Safety
- 5) Ecology

Principle

The proposed development was approved under application 2023/0108, and a discharge of conditions application submitted. However, development was started prior to any pre-commencement conditions being discharged. This application seeks to rectify this.

The site is reasonably sustainably located, within an area designated as existing employment, and directly adjacent to other employment uses.

Visual Amenity

Paragraph 130 of the Framework states decisions “*should ensure that developments:*

- a) *will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- b) *are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c) *are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities).”*

Policy ENV1 of the Local Plan advises that all proposals will be expected to take account of the character and appearance of the local area, in terms of layout massing, scale and materials etc.

There are no changes to the design and materials for the building from the original approval. The building measures 79 metres x 15 metres with an eaves height of 5 metres and a ridge height of 7 metres, and will be subdivided into 11 individual units. The building is constructed from a combination of profiled cladding to the elevations and roof with the lower walls being red facing brick to the east and south and block to the north and west with various areas of glazing.

The materials are sympathetic to the surrounding buildings and are considered acceptable and in keeping with the surrounding area. The massing and design of the development is also in keeping with the character and context of the surrounding area.

In view of the above it is considered that the proposals are acceptable in terms of visual amenity. It is therefore considered that it is in accordance with the requirements of Policies ENV1, of the Rossendale Local Plan and Section 12 of the NPPF.

Neighbour Amenity

Policy ENV1 (c) requires development to be *sympathetic to surrounding land uses, avoiding demonstrable harm to the amenities of a local area*; and (d) states that the *scheme will not have an unacceptable adverse impact on neighbouring development by virtue of it being over-bearing or oppressive, overlooking, or resulting in an unacceptable loss of light;-nor should it be adversely affected by neighbouring uses and vice versa*;

The location of the site is within an employment allocation surrounded by other industrial units. There are no dwellings in the immediate surrounding area.

The proposed development is not considered likely to impact on the amenity of any neighbouring property. It is therefore considered that the proposal satisfies the requirements of Policies ENV1, and ENV6 of the Rossendale Local Plan in neighbour amenity terms.

Highway Safety

Knowsley Park Way is an adopted highway, unclassified and subject to a 20mph speed limit.

The Highway Authority have commented as follows:

Condition 5 - No development shall take place until a scheme for the site access has been submitted to and approved in writing by the Local Planning Authority. The site access shall then be constructed in accordance with the approved details to at least base course level prior to commencement of any further development works on site. The access shall subsequently be fully completed and surfaced prior to first use of any of the units hereby approved.

The new site access has technical approval issued by Lancashire County Council for the S278 agreement. There is no objection to the discharge of this condition.

The parking provided on the site is adequate for the proposed use, and the Highway Authority have no objections to the proposal subject to conditions being attached to any approval.

The development will give not rise to any highway safety concerns and are in accordance with the Rossendale Local Plan in respect of access, parking and highway safety.

Ecology

The Framework contains a requirement that all new developments demonstrate a net gain in biodiversity potential, and that any adverse impacts on habitats are avoided, mitigated or adequately compensated.

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”.

A landscaping scheme is included with this application alongside a management and maintenance plan. The proposed landscaping is acceptable.

In terms of ecology and biodiversity, the development will result in a net gain of biodiversity on the site. The proposal is in accordance with Policies ENV1 and ENV3 of the Local Plan and Section 15 of the NPPF.

8. CONCLUSION

This application is to provide 11 industrial units within an existing employment area. The proposed development is considered to be acceptable in all respects or could be rendered so through the imposition of suitable conditions. The proposed development is in accordance with the NPPF and the Rossendale Local Plan

9. RECOMMENDATION

That planning permission be approved subject to the following conditions.

10. Conditions

1. The development hereby permitted shall be carried out in accordance with the application form received 11.06.2025 and the following documents and drawings, unless otherwise required by the conditions below:

Location Plan received 09.03.2023

Drawing No: ML/PS/6213 Layout and elevations received 09.03.2023

Design and Access Statement received 09.03.2023

Planning Statement received 22.08.2023

Preliminary Ecological Appraisal received 29.08.2023

Waste Management Strategy received 29.08.2023

Planting Scheme and Management Plan received 11.06.2025

Appendix A - Tree Planting Explanatory Notes

Appendix B - Planting Root Ball or Containerised Trees and Mulching

Appendix C - Tree Planting Scheme

Drawing No: dwg-tjba-holmtree-knowsley park way-180823 - Entrance details

Drawing No: dwg-tjba-holmtree-knowsley park way-prop drainage-rev4-As Built received 18.11.2025

Report-tjba-holmtree-knowsley park way-drainage validation-rev0 received 18.11.2025

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

Reason: To protect the amenity of the adjoining land users/occupiers

2. No materials shall be used on the elevations of the proposed development other than those referred to on the approved plans.

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

3. Prior to first occupation of any of the units hereby approved, secure covered cycle storage suitable for 4 bicycles shall be provided within the boundaries of the site. The facility shall be retained thereafter.

Reason: To promote sustainable transport as a travel option, encourage healthy communities and reduce carbon emissions.

4. Prior to first use of any of the units, the car parking shall be laid out in accordance with the approved plans and kept free for the parking of vehicles for the lifetime of the development.

Reason: For highway safety to prevent overspill parking onto the highway.

5. Prior to first 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.

6. The sustainable drainage strategy shall be implemented in full prior to first use of any of the approved units, and thereafter retained, managed, and maintained in accordance with the approved details.

Reason: To ensure satisfactory sustainable drainage facilities are provided to serve the site in accordance with the Paragraphs 167 and 169 of the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems.

7. The approved surface water sustainable drainage system, shall hereafter be maintained in perpetuity.

Reason: To ensure that surface water flood risks from development to the future users of the land and neighbouring land are minimised, together with those risks to controlled waters, property, and ecological systems, and to ensure that the development as constructed is compliant with the requirements of Paragraphs 167 and 169 of the National Planning Policy Framework.

8. The development shall be maintained and managed in accordance with the approved sustainable drainage management and maintenance plan.

Reason: To ensure that management arrangements are in place for the sustainable drainage system in order to manage the risk of flooding and pollution during the lifetime of the development.

9. The approved scheme of hard and soft landscaping, planting and boundary treatment shall be completed in full prior to first occupation of any of the approved units.

Any trees or plants which within a period of 15 years of first occupation of the units 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.

11. INFORMATIVES

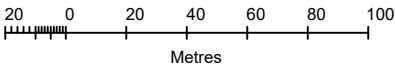
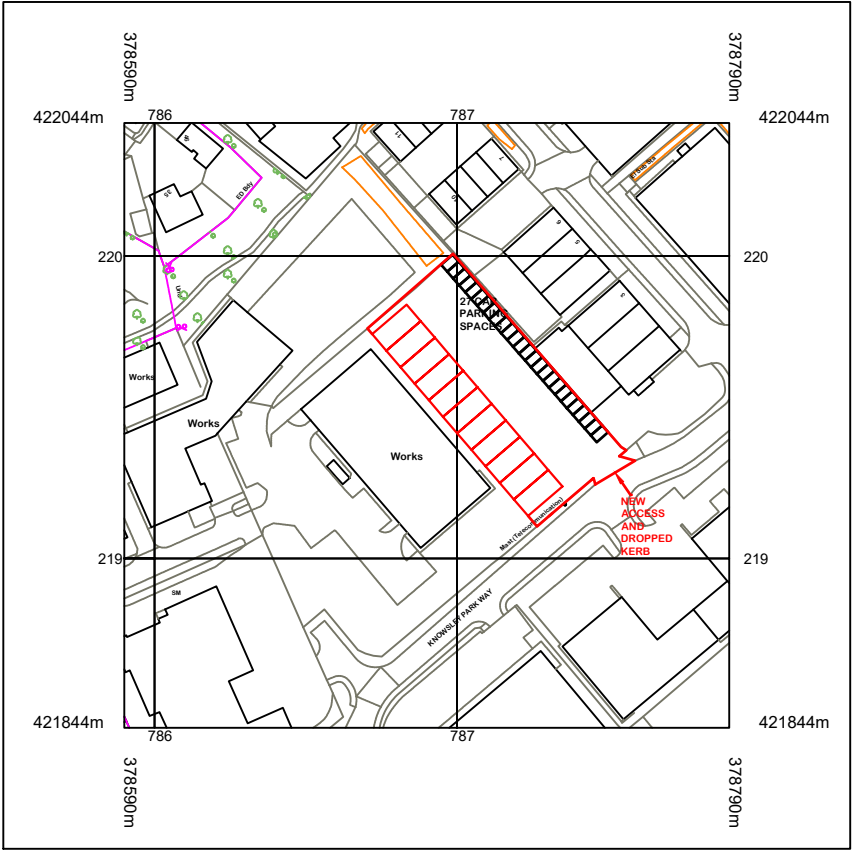
1. The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.
2. There must be no reversing into or from the live highway at any time – all vehicles entering the site must do so in a forward gear, and turn around in the site before exiting in a forward gear onto the operational public highway.
3. There must be no storage of materials in the public highway at any time.
4. Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist.

If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting cadentgas.com/diversions.

Prior to carrying out works, including the construction of access points, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

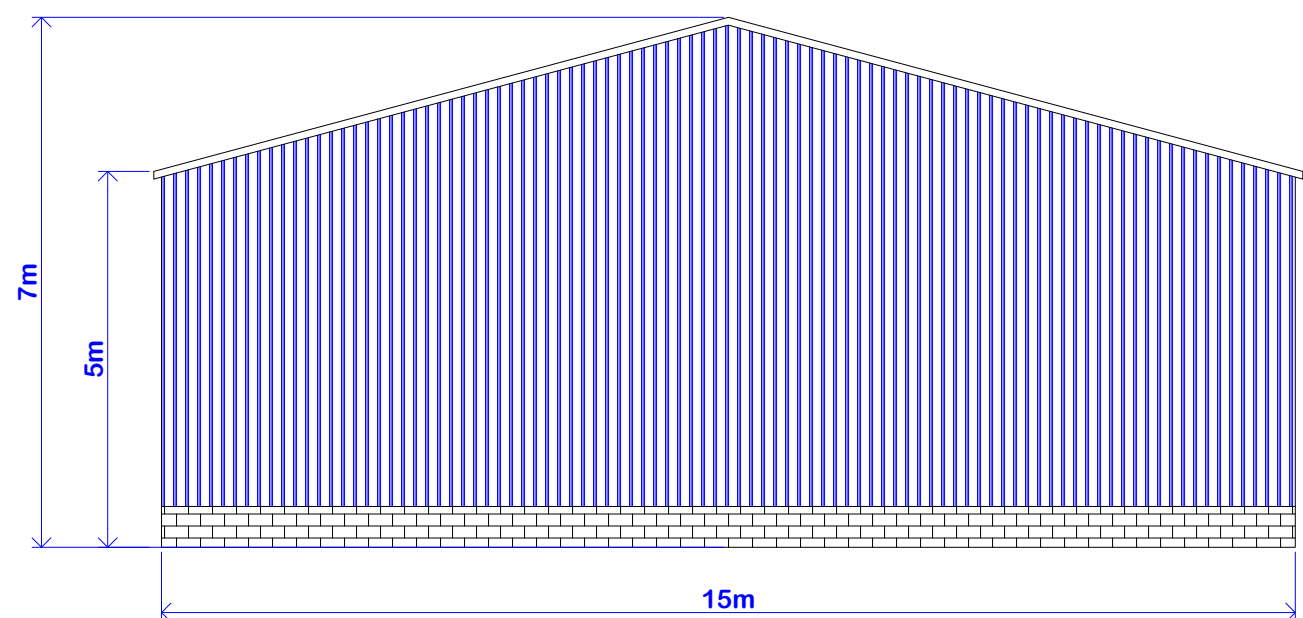
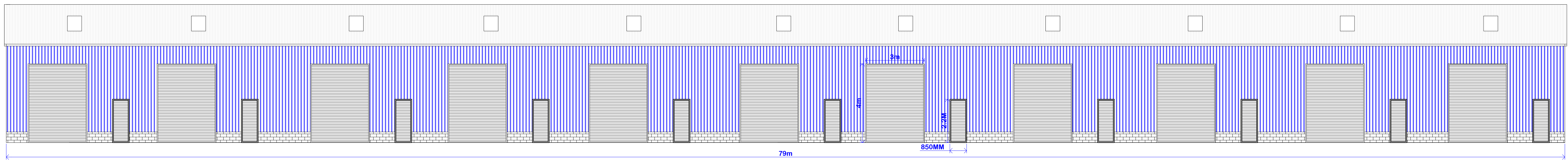
5. The applicant will require an agreement with the appropriate Water and Sewerage Undertaker to connect to the public sewerage system, alongside any Section 104 agreements for the adoption of the proposed surface water sustainable drainage system.
6. The proposed outfall may require a legal agreement with a third party to access and construct the outfall in addition to any permission(s) from flood risk management authorities. Evidence of an in-principle agreement(s) should be submitted to the Local Planning Authority.

Stanfords VectorMap

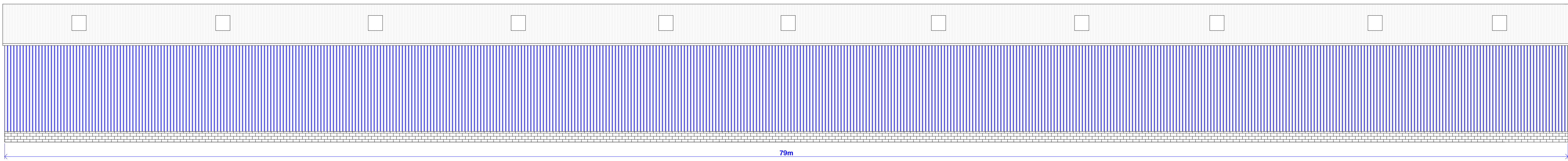
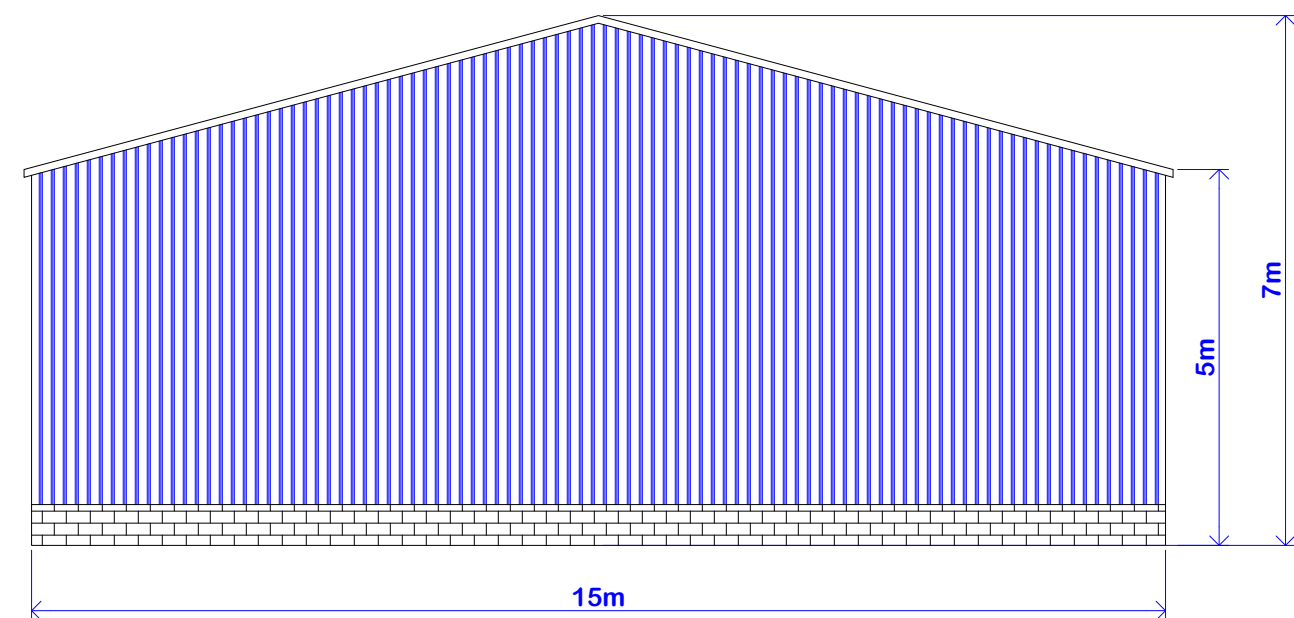


Land on the East Side of York Avenue, Haslingden BB44HG

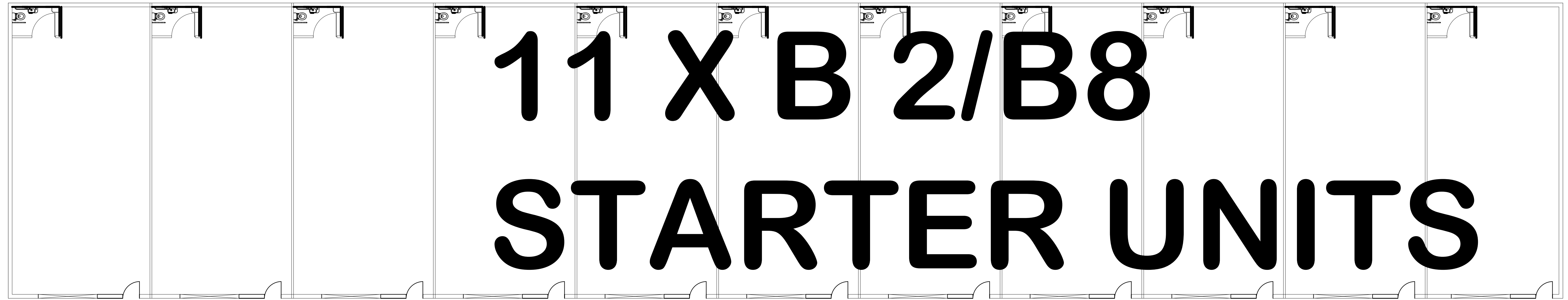
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MATERIALS:- ROOF IN WILLOW (12 B 27) COMPOSITE BOX
PROFILE TIN SHEETS WITH GRP ROOFLIGHTS
WALLS IN SARGASSO BLUE (RAL 5002) BOX PROFILE TIN
SHEETS
LOWER WALLS IN RED FACE BRICK TO EAST AND SOUTH
ELEVATIONS, AND IN BLOCK TO NORTH AND WEST ELEVATIONS
ROLLER SHUTTER AND PERSONEL DOORS IN GALVANIZED
STEEL



PROPOSED PLAN VIEW



DRAWN BY:  Planning Consultancy Ltd	CLIENT: PETE SPENCE	DATE: 13 February 2023	
	PROJECT : 1 No NEW BUILDING TO FORM 11 No INDUSTRIAL UNITS	DWG NO: MUP5162113	SCALE: 1:100 & 1:500
	LOCATION: Land to the East Side of York Avenue, Haslingden BB444HG	AO	
Office A, Bradley Hill Farm Cloughton-on-Brook, Preston PR3 0GA Telephone 01995 640135 Mobile 07813 296 287 e-mail: mel@mplanning.co.uk			

