

Application Number:	2026/0142	Application Type:	S.73 (Variation of Conditions)
Proposal:	S.73 Application: variation of Condition 2 (approved plans) pursuant to planning appeal decision APP/B2355/W/24/3356090, to enable house type alterations to plots 39, 41, 46, 48, 49, 50, 51, 52 and 55.	Location:	Land Off Fieldfare Way Bacup
Report of:	Head of Planning and Building Control	Status:	For Publication
Report to:	Development Control Committee	Date:	23/06/2026
Applicant:	Mr Ben Llewellyn Mcdermott Developments Ltd	Determination Expiry Date:	06/08/2026
Agent:	N/A		

Contact Officer:	James Dalglish
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REASON FOR REPORTING	
Outside Officer Scheme of Delegation	Yes – major residential application (S.73).
Member Call-In Name of Member: Reason for Call-In:	
3 or more objections received	Yes
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

Grant planning permission, subject to the conditions set out in this report and subject to the terms of the existing S.106 Agreement (under APP/B2355/W/24/3356090 / 2022/0543).

APPLICATION DETAILS

2. SITE

The application site relates to a residential development which has been recently implemented following approval at appeal for the erection of 71 dwellings with associated access, landscaping and infrastructure.

The site lies within the urban boundary and is allocated for housing development in the Local Plan. The surrounding area is characterised by a mix of modern residential development and areas of open land.

Planning permission has already been granted for the full development, and the principle of residential use, along with the broader layout, access arrangements and infrastructure, has already been established.

3. RELEVANT PLANNING HISTORY

2022/0543 - Full: erection of 71 no. dwellings with associated works including car parking, landscaping, open space and pumping station – Approved on appeal APP/B2355/W/24/3356090

2025/0193 - Approval of details reserved by conditions 4 (Construction Surface Water Management Plan), 5 (Construction Management Plan), 9 (Street Maintenance/Management Plan), 11 (Land Contamination), 15 (Operation and Maintenance Manual) and 21 (Verification Report) pursuant to planning application 2022/0543 (Approved on appeal Ref:- APP/B2355/W/24/3356090) – Approved

2025/0248 - Approval of details reserved by conditions 3 (drainage strategy) and 10 (S.278 construction details) pursuant to planning appeal decision APP/B2355/W/24/3356090 (planning application ref: 2022/0543) – Approved

2025/0273 - Approval of details reserved by conditions 6 (Phasing Plan), 7 (Full Details of Proposed Estate Roads Construction), 12 (CEMP - biodiversity), 13 (Materials Samples), 18 (Highway Works), 20 (Travel Plan), 22 (Lighting Design Strategy) pursuant to planning appeal decision APP/B2355/W/24/3356090 (planning application ref: 2022/0543) – Approved

2026/0153 - Application for a non-material amendment in respect of the approved Arboricultural Impact Assessment with Arboricultural Method Statement (AIA.13601.01 A) pursuant to planning appeal decision reference APP/B2355/W/24/3356090, to enable connection to existing manhole within the tree belt - Approved

2026/0156 - Application for approval of new details pursuant to Condition 12 (Construction Environment Management Plan - CEMP) of planning appeal decision reference

APP/B2355/W/24/3356090, to enable connection to existing manhole within the tree belt – Approved

4. PROPOSAL

This application seeks planning permission under Section 73 of the Town and Country Planning Act 1990 to vary condition 2 (list of approved plans) attached to the extant permission (2022/0543 / APP/B2355/W/24/3356090) to allow amendments to the approved plans.

The proposed changes relate to existing plots within the development (Plots 39, 41, 46, 48–52 and 55) and comprise substitutions between different house types within the developer’s range.

Specifically:

- Plot 39: Moulton (M4(2) compliant) → Oakhurst
- Plot 41: Welland → Oakhurst
- Plot 46: Moulton (M4(2) compliant) → Grasmoor
- Plot 48: Moulton (M4(2) compliant) → Grasmoor
- Plot 49: Moulton (M4(2) compliant) → Applebury
- Plot 50: Applebury → Moulton (M4(2) compliant)
- Plot 51: Grasmoor → Moulton (M4(2) compliant)
- Plot 52: Oakhurst → Moulton (M4(2) compliant)
- Plot 55: Ashdown → Chipping (M4(2) compliant)

The overall number of dwellings remains unchanged at 71 units. As amended, the new scheme would retain the same overall number of M4(2) compliant (accessible) house types, as shown above. The Chipping house type proposed on Plot 55 would be of a similar design, finish and appearance to the rest of the development.

There are no significant changes to the site layout in terms of road alignment, access, or general plot arrangement, and the amendments are limited to alternative house types within the developer’s range.

No other amendments to the approved scheme are proposed.

5. POLICY CONTEXT

National Planning Policy Framework

(Should be read as a whole)

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

Development Plan

(Should be read as a whole)

- SS: Spatial Strategy
- SD1: Presumption in Favour of Sustainable Development
- SD2: Urban Boundary and Green Belt
- SD3: Planning Obligations
- H26: Land off Pennine Road, Bacup
- HS1: Meeting Rossendale’s Housing Requirement
- HS2: Housing Site Allocations
- HS3: Affordable Housing
- HS4: Housing Density
- HS5: Housing Standards
- HS6: Open Space Requirements in New Housing Developments
- HS7: Playing Pitch Requirements in New Housing Developments
- HS8: Private Outdoor amenity space
- ENV1: High Quality Development in the Borough
- ENV2: Historic Environment
- ENV3: Landscape Character and Quality
- ENV4: Biodiversity, Geodiversity and Ecological Networks
- ENV5: Green Infrastructure networks
- ENV6: Environmental Protection
- ENV8: Other forms of energy generation
- ENV9: Surface Water Run-Off, Flood Risk, Sustainable Drainage and Water Quality
- ENV10: Trees and Hedgerows
- TR1: Strategic Transport
- TR2: Footpaths, Cycleways and Bridleways
- TR3: Road Schemes and Development Access
- TR4: Parking

Other Material Considerations

- National Planning Practice Guidance
- National Design Guide
- Alterations and Extensions to Residential Properties SPD
- Open Space and Play Equipment Contributions SPD
- Climate Change SPD
- LCC Planning Obligations in Lancashire

6. CONSULTATION RESPONSES

Consultee	Objection	Additional Conditions
RBC Strategic Housing	No	No
RBC Forward Planning	No	No
LCC Highways	No	No

7. REPRESENTATIONS

To accord with the General Development Procedure Order, site notices were posted and neighbour letters were sent out. A notice was also published in the Rossendale Free Press. Seven objections have been received, raising the following points in summary:

- Developer should be made to stick to the originally-approved plans.
- Impact on wildlife / habitat.
- Impact on rights of way.
- Reduction in M4(2) compliant accessible plots.
- Development will cause nuisance.
- Impact on flooding.
- Queries relating to the sale of the land by the Council.
- Lack of infrastructure.
- Loss of green spaces.

In relation to those points above which concern material planning considerations, these are assessed in the relevant sections below.

8. ASSESSMENT

Planning permission has already been granted on the site for the development of 71 dwellings, on appeal. That permission remains live. As such, the acceptability in principle of this development is already established.

The only point for consideration is whether the proposed amendments to the house types on plots 39, 41, 46, 48–52 and 55 are acceptable.

Paragraph 11 of the Framework contains a presumption in favour of sustainable development. For decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

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

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

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

The Council cannot currently demonstrate a five-year supply of deliverable housing land within the Borough. Therefore, the weight to be afforded to the Council's Local Plan policies important to the determination of any planning application is a matter for the decision maker. The need for an assessment / balancing exercise in the context of paragraph 11(d) of the Framework is therefore triggered at the time of writing.

Assessment of this application must relate only to consideration of the aspects which the applicant seeks to vary from the scheme previously approved.

Visual Amenity and Landscape Impact

The Framework states that planning decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

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

The dwellings themselves now proposed on the plots in question, whilst each differing in dimensions than those previously approved, would retain a very similar appearance, faced in the same materials as previously approved on the development.

It is not considered that the proposed amendments to the house types would cause any significantly increased level of harm to visual amenity or landscape impact over and above the scheme which was granted permission on appeal.

The layout of the development would remain largely similar to that previously approved. It is not considered that the changes to the scheme would cause significant visual or landscape harm in this respect.

Residential Amenity and Open Space

Owing to the siting, design and orientation of the proposed dwellings and their associated curtilages, along with proposed boundary treatments, it is not considered that the revisions to the approved scheme would cause any unacceptable impact on the daylight, privacy or outlook

enjoyed by the occupants of any existing residential properties, over and above the impact of the already-approved appeal scheme. The scheme would not result in a reduction in the overall number of M4(2) accessible house types on the development as a whole.

Access, Parking and Highway Safety

The Local Highway Authority has no objection to the proposed variations, stating:

After reviewing all of the submitted documentation the Local Highway Authority is of the opinion that the proposals do not include any changes that would have a detrimental impact on highway safety and highway capacity within the immediate vicinity of the site.

As such, the amendments are considered acceptable in this regard.

Developer Contributions and Affordable Housing

Planning contributions and on-site affordable housing are already secured for the development (and would be unchanged), via the S.106 Agreement attached to the previous appeal approval. These would be attached to the revised proposals if they are approved, as the S.106 Agreement contained adequate flexibility for the contributions to apply to any future variations of the development. Ecological mitigation and enhancement measures secured previously, remain unaffected by the proposed amendments.

M4(2) Compliant Plots

As initially submitted, this application would have reduced the number of M4(2) compliant accessible plots by one.

However, upon reviewing the submitted plans the case officer requested amended plans from the applicant to incorporate an additional M4(2) compliant plot – to bring the total back to 14 to match the scheme originally granted planning permission on appeal. This issue was also identified in comments received from local residents.

The requested amended plans have been received, and the scheme now includes an equal number of compliant plots to the original approval.

As such, there is no reduction in M4(2) compliant plots now proposed.

Conclusion

The overall acceptability of the residential development on this allocated housing site has already been established at appeal, and the associated planning permission is live. The Inspector previously concluded that the development would not give rise to unacceptable impacts in respect of matters including highway safety, flood risk, residential amenity, biodiversity and infrastructure provision, and the current application does not alter those conclusions.

The proposed amendments to the scheme (and consequential variations of the wording of conditions) are considered acceptable, and would not significantly alter the impacts of the development as a whole.

As such, it is recommended that planning permission is granted subject to the conditions set out below and the continued application of the extant Section 106 Agreement.

A number of conditions attached to the appeal permission have since been discharged or partly-discharged through subsequent approvals. Where appropriate, these conditions have been updated below to require compliance with the approved details.

9. SUMMARY REASON FOR APPROVAL

The acceptability of the wider residential development has already been established at appeal. The proposed amendments would not significantly alter the impacts of the development, which remains acceptable in the context of the Local Plan and the National Planning Policy Framework.

10. CONDITIONS

1. The development hereby permitted shall be begun before the expiration of three years from the 6th May 2025 (the date of appeal decision APP/B2355/W/24/3356090).

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

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

- Application Form
- Location Plan (WA-LP-01)
- Site Layout (WA-SL.01 REV M)
- The Ashdown (Ash 1.7)
- The Oakhurst (Oak 1.7)
- The Moulton Detached (Stone) Part M4(2) Compliant (Mou M4(2) 1.7)
- The Maidstone (Mai 1.7)
- The Welland (Wel 1.7)
- The Grasmoor Stone (Gra 1.7)
- The Applebury (App 1.7)
- The Chipping Stone (CHI 1.7)
- Landscape Proposals Sheet 1 (5944.01 REV G)
- Landscape Proposals Sheet 2 (5944.02 REV G)
- Landscape Proposals Sheet 3 (5944.03 REV B)
- Boundary Treatments (WA-BT-01E)
- Drainage Strategy Drawing 1 of 2 (19037/01/1)
- Drainage Strategy Drawing 2 of 2 (19037/01/2)
- 1.8m Featheredged Boarded Fence F1 (SD-F1 A)
- 1.8m Stone Screen Wall with Featheredged Panels (SW2) (SD-SW2 D)
- Refuse / Fire Vehicle Tracking Plan (VT-01B)
- External Works Sheet 1 (WA-EW-01H)
- External Works Sheet 2 (WA-EW-02F)
- Construction Management and Phasing Plan (CMP-01 B)
- Management Plan (MP-01 C)
- Street Scenes and Sections (SS01 B)
- Materials Layout (WA-ML-01C)

- Preliminary Assessment of Biodiversity Net Gain (May 2023) (ERAP Ref: 2022-326)
- Sustainable Drainage Statement (5th April 2023) (HYD827-FIELDFARE.WAY_SUDS.STATEMENT-KW-MW-02)
- Landscape Management Plan (JW/5944/LMP rev E)
- Adoption Statement (McDermott Homes)
- Energy Reduction Statement (FES Group)
- Transport Statement (J1061/TS)
- Bat and Bird Box Strategy (2022-326)
- Arboricultural Impact Assessment with Arboricultural Method Statement (AIA.13601.01A)
- Management Proposal (TRINITY (ESTATES) 16/12/2022)
- Updated Ecological Survey and Assessment (ERAP Ref: 2022-326)
- Flood Risk Assessment and Drainage Management Strategy (HYD407_WOODLAND.GRANGE.PHASE.2_FRA&DMS)
- Surface Water Drainage Design Statement (19037 - REV. A)
- Longitudinal Section 1 of 5 (19037/02/3 REV. B)
- Longitudinal Section 2 of 5 (19037/02/4 REV. C)
- Longitudinal Section 3 of 5 (19037/02/5 REV. D)
- Longitudinal Section 4 of 5 (19037/02/6 REV. B)
- Longitudinal Section 5 of 5 (19037/02/7 REV. A)
- Drawing 8 Surface Water Hydrobrake 1 (19037/06-8 REV. B)
- Drawing 9 Surface Water Hydrobrake 2 (19037/06-9 REV. B)
- Typical Details (19037/02/8)
- SW Area Plan Network 1 (South) (19037/03/1 REV. C)
- SW Area Plan Network 2 (North) (19037/03/2 REV. C)
- Road and Main Drainage Layout 1 of 2 (19037/02/1 REV. H)
- Road and Main Drainage Layout 2 of 2 (19037/02/2 REV. I)
- Plot Solar Panel Layout (PSP-01)

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

3. The development shall be undertaken in accordance with the drainage details approved under application 2025/0248. Specifically:

- 19037/02/1N - ROAD AND MAIN DRAINAGE DESIGN-LAYOUT (1 of 2)
- 19037/02/2O - ROAD AND MAIN DRAINAGE DESIGN-LAYOUT (2 of 2)
- 19037/03/1D - SW AREA PLAN NETWORK 1 (SOUTH)
- 19037/03/2D - SW AREA PLAN NETWORK 2 (NORTH)
- 19037/03/3 - SW AREA PLAN (GARDEN) NETWORK 1 (SOUTH)
- 19037/03/4 - SW AREA PLAN (GARDEN) NETWORK 2 (NORTH)
- Net_1S_1 - Drainage Calculations South
- Net_2N-1 - Drainage Calculations North
- HB1 - SHE-0113-7500-2000-7500
- HB2 - SHE-0159-1090-0425-1090
- HB3 - SHE-0185-1560-0455-1560
- Surface Water Management Technical Note TN01 (16th February 2026)
- SuDS Owners Maintenance Manual Rev. B (February 2026)
- Email from John Moxham dated 25/02/2026 setting out measures / covenant details to ensure appropriate maintenance of SuDS system for the lifetime of the development.

No surface water shall be allowed to discharge to the public foul sewer(s), directly or indirectly.

Reason: to ensure that the development has appropriate drainage infrastructure in place.

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4. The development shall be undertaken in accordance with the construction surface water drainage details approved under application 2025/0193. Specifically:

- Construction Surface Water Management Plan (Fieldfare Way, Bacup, Phase 4), and accompanying documentation / plans.
- CCTV survey reports of existing drainage features

Reason: to ensure that the development has appropriate drainage infrastructure in place during construction.

5. The development shall be undertaken in accordance with the construction management plan details approved under application 2025/0193. Specifically:

- Construction Management and Phasing Plan (CMP-01c)
- Construction Management Plan

Reason: to ensure that the construction phase is appropriately managed.

6. The phasing of the development shall be undertaken in accordance with the details approved under application 2025/0273. Specifically:

- Construction Management and Phasing Plan (CMP-01c)

Reason: to ensure that the development is appropriately phased.

7. The development shall be undertaken in accordance with the details of engineering, drainage, street lighting and constructional details of the streets proposed for adoption approved under application 2025/0273. Specifically:

- S.38 Agreement Plan (19037-11-1-G)
- Typical Road Construction Details (19037-12-1-E)
- S.278 Agreement Plan (19037-18-1-G)
- S.278 Agreement Advertisements (19037-18-5-A)
- S.278 Agreement Plan DRG 2 (19037-18-2)
- S.278 Agreement Plan DRG 3 (19037-18-3-D)
- S.278 Works Junction Table (19037-18-6)
- S.278 Agreement Tong Lane Sections (19037-18-4)

Reason: to ensure that the streets within the development are constructed to an acceptable standard.

8. The new estate road / access between the site and Fieldfare Way shall be constructed in accordance with Lancashire County Council's Specification for Construction of Estate Roads to at least base course level before any development takes place within the site.

Reason: to ensure that the site access is constructed to an acceptable standard.

9. The development shall be implemented in accordance with the details of proposed arrangements for future management and maintenance of the streets within the development approved under application 2025/0193, specifically shown on the following:

- S.38 Agreement Plan

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

Reason: to ensure that the streets within the development are appropriately constructed and maintained for the lifetime of the development.

10. The development shall be implemented in accordance with the following details of the site access and off-site works of highway mitigation (as approved under application 2025/0248):

- Removal of the speed hump located adjacent to the site access on Fieldfare Way.
- Bus stop titled "BACUP, Sandfield Road Top" (opp.) with the Stop ID reference 2500DCL701 and Bus stop titled "BACUP, Sandfield Road (by)" with the STOP ID reference 25001336, upgraded to the LCC quality bus stop specification.
- Footpath improvements to Public Footpath FP141445. The works should include removing the disused pedestrian gates along the track; maintaining the vegetation at the side of the track; providing a dropped kerb and removing the bollards adjacent to number 168 Pennine Road; and making surfacing improvements to the track.
- A pedestrian enhancement scheme from Public Footpath 14-1-FP660, when it meets Tong Lane, to St Mary's RC Primary School.
- S.38 Agreement Plan (19037-11-1-G)
- Typical Road Construction Details (19037-12-1-E)
- S.278 Agreement Plan (19037-18-1-G)
- S.278 Agreement Advertisements (19037-18-5-A)
- S.278 Agreement Plan DRG 2 (19037-18-2)
- S.278 Agreement Plan DRG 3 (19037-18-3-D)
- S.278 Works Junction Table (19037-18-6)
- S.278 Agreement Tong Lane Sections (19037-18-4)

The approved details shall be completed in full prior to first occupation of the site.

Reason: to ensure that the required works are completed to an acceptable standard prior to occupation of the development.

11. The development shall be implemented in accordance with the remediation measures approved under application 2025/0193, specifically in the following:

2025_0193-REMEDIATION_SPECIFICATION-512432 (version 1.3)

Reason: to ensure that the site is properly remediated and to mitigate risks of land contamination.

12. The development shall be undertaken in strict accordance with the approved Construction Environment Management Plan (CEMP), specifically:

- Construction Environment Management Plan (April 2025 – ERAP Reference: 2025-145)

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

Reason: to ensure that the environmental effects of the construction phase are appropriately managed and mitigated.

13. The development shall be implemented in accordance with the details of facing and roofing materials approved under application 2025/0273, specifically:

- Sample of Forticrete Anstone Premier Regency Buff Walling Stone
- Sample of Forticrete Anstone Premier Olde Heather Black Walling Stone
- Sample of Russell Grampian Slate Grey Roof Tile
- Materials Layout WA-ML-01C

Reason: to ensure that the development has an appropriate visual appearance and quality finish.

14. All the retained trees within the site as shown on the approved Tree Protection Plan, shall be protected during the course of development works. Such protection shall be installed in accordance with the specification described in the AIA and AMS document, in the positions as shown on the Tree Protection Plan and shall remain in place until all development is completed. No work, including any form of drainage or storage of materials, earth or topsoil shall take place within the perimeter of such fencing.

Reason: to protect trees being retained on site.

15. For the lifetime of the development, the drainage system for the development shall be operated, retained, managed, and maintained in accordance with the details approved under application 2025/0193, specifically:

- McDermott Homes (SuDS) Owners Manual

Reason: to ensure that the development is properly drained for its lifetime.

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

The verification report must, as a minimum, demonstrate that the surface water sustainable drainage system has been constructed in accordance with the approved drawing(s) (or detail any minor variations) and is fit for purpose.

The report shall contain information and evidence, including photographs, of details and locations (including national grid references) of critical drainage infrastructure (including inlets, outlets, and control structures) and full as-built drawings.

The scheme shall thereafter be maintained in perpetuity.

Reason: to ensure that the development is properly drained for its lifetime.

17. No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on McDermott Homes drawing number WA-SL-01 Rev M have been implemented in full.

Reason: to ensure that the access arrangements are appropriately constructed.

18. No part of the development hereby approved shall be occupied until all of the highway works as approved under application 2025/0273 have been constructed and completed, specifically shown on the following:

- S.38 Agreement Plan (19037-11-1-G)
- Typical Road Construction Details (19037-12-1-E)
- S.278 Agreement Plan (19037-18-1-G)
- S.278 Agreement Advertisements (19037-18-5-A)
- S.278 Agreement Plan DRG 2 (19037-18-2)
- S.278 Agreement Plan DRG 3 (19037-18-3-D)
- S.278 Works Junction Table (19037-18-6)
- S.278 Agreement Tong Lane Sections (19037-18-4)

Reason: to ensure that the highway works are appropriately constructed.

19. The development hereby permitted shall not be occupied until such time as the off-road internal pedestrian links providing access to Pennine Road and Public Footpath 14-1-FP660 have been built to an adoptable standard.

Reason: to ensure that the pedestrian links are appropriately constructed.

20. The Residential Travel Plan (Eddisons – Ref. 4008), as approved under application 2025/0273 shall be implemented, monitored and reviewed in accordance with the wording contained within it, as part of the development.

Reason: to ensure that the Travel Plan measures are implemented, in the interests of highway safety and sustainable travel.

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

Reason: to ensure that the site is properly remediated and to mitigate risks of land contamination.

22. The development shall be implemented in accordance with the Proposed Lighting and Installation Design Layout (20860-D-01A), as approved under application 2025/0273.

All external lighting shall be installed in accordance with the specifications and locations set out in the above, and these shall be maintained thereafter. Under no circumstances shall any other external lighting be installed without prior consent from the Local Planning Authority.

Reason: to ensure that the lighting does not adversely affect biodiversity.

23. No removal of or works to any hedgerows, trees, shrubs or other vegetation which may be used by breeding birds shall take place during the main bird breeding season (between 1st March and 31st August inclusive), unless a competent ecologist has first undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation shall be

submitted to and approved in writing by the Local Planning Authority prior to any such works taking place.

Reason: to ensure that the development does not adversely affect biodiversity.

24. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with McDermott Homes drawing number WA-SL-01 Rev M. Thereafter the onsite parking provision shall be so maintained in perpetuity.

Reason: to ensure that adequate parking and turning facilities are provided for the development.

25. Prior to first occupation of each phase of the development, all ecological measures pertaining to that phase shall be carried out in full in accordance with the details contained in the letter from ERAP Ltd dated 19th December 2022 (ref 2022-326).

Reason: to ensure that the development does not adversely affect biodiversity.

26. All works shall be carried out in accordance with the details contained in Appendix 2 of the Updated Ecological Survey And Assessment by ERAP (Consultant Ecologists) Ltd (reference no. 2022-326).

Reason: to ensure that the development does not adversely affect biodiversity.

27. No works which would be audible outside of the site boundaries shall be undertaken outside of the hours of 08:00 – 18:00 Monday to Friday and 08:00 – 13:00 Saturdays. No audible works outside of site boundaries shall be undertaken on Sundays or public holidays.

Reason: in the interests of protecting neighbour amenity.

28. No dwelling shall be occupied until all fences, walls, gates and other means of enclosure shown in the approved details to bound its plot have been erected in conformity with the approved details (as shown on drawing WA-BT-01E). Any other fences and walls shown in the approved details shall have been erected in conformity with the approved details prior to substantial completion of the development.

Reason: in the interests of visual and neighbour amenity.

29. The development hereby approved shall be carried out in accordance with the approved Arboricultural Impact Assessment and Arboricultural Method Statement.

Reason: to ensure that trees which are to be retained are adequately protected.

30. Foul and surface water shall be drained on separate systems.

Reason: to ensure that the development is appropriately drained.

31. The approved scheme of landscaping and planting for each phase of the development shall be carried out in full in the first planting and seeding season following the first occupation of any dwelling within that phase, in full accordance with the approved details. Any trees or plants which within a period of 15 years of being planted die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of the same size and species.

Reason: in the interests of visual amenity and biodiversity.

32. The development permitted by this planning permission shall be carried out in accordance with the principles set out within the site-specific flood risk assessment (Ref: HYD407_WOODLAND.GRANGE.2_FRA&DMS, Rev 1.0, 13th May 2019, Betts Hydro, as amended by the Sustainable Drainage Statement).

The measures shall be fully implemented prior to occupation of the development and in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority in consultation with the Lead Local Flood Authority.

Reason: to ensure that the development is appropriately drained and that flood risk is adequately mitigated.

33. Garage wall hanging cycle storage suitable for 2 bicycles shall be provided within each garage prior to their first use. A separate secure cycle storage facility, suitable for two bicycles shall be provided for units without a garage.

Reason: to ensure that there is adequate cycle storage, and to encourage sustainable modes of travel.

INFORMATIVES

1. In relation to Conditions 11 and 21, the following advice applies:

- Where the clean imported soil source is Greenfield then suitable evidence shall be provided to demonstrate that the source is actually Greenfield (e.g. grid reference or boundary location of original source together with information about the environmental check undertaken to show it is Greenfield). If soils are not Greenfield, then the applicant shall agree their sampling and analytical strategy with the LPA prior to undertaking the work. Testing and validation should as a minimum be undertaken fully in accordance with the YALPAG guidance and guidance listed within. Analysis must include asbestos. Movement and use of material must comply with waste management regulations and associated guidance.

- Section 6.3 of BS8601:2013 states the following for depths of subsoil and topsoil on a landscaped site: On a landscaped site, the combined minimum depth of subsoil and topsoil placed shall be 450 mm for grass, 600 mm for shrubs and 900 mm for trees. Note the depth of topsoil spread should not normally exceed 300 mm.

- Regulatory Position Statement 190 from the Environment Agency states that manufactured topsoil must not be used for commercial horticulture or home gardens to grow crops. In addition, the NCLOG Guidance to Cover Systems and their Verification 2024 states topsoil manufactured under PRS 190 should only be used in site landscaping and should not be used in domestic gardens, unless the manufactured topsoil in question has received a specific opinion from the Environment Agency confirming they are satisfied that end of waste status has been met.

- Where contamination is left beneath public open space, the applicant should liaise with the organisation responsible with future maintenance to ensure they are made aware of the situation and are satisfied with the proposals.

- All parties involved with waste and soil movement at the site should be aware that materials illegally deposited or deposited at inappropriate sites may be subject to relevant landfill taxes, payable by all parties. Only robust due diligence is a defence against joint liability. Illegal deposits can include moving waste soil material on sites, or between sites, without the appropriate permits, exemptions or duty of care.

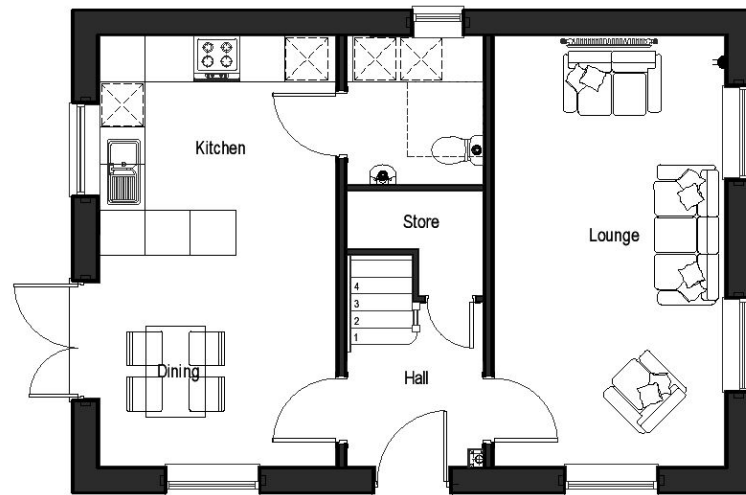
- Copies of waste documentation should be included within the verification report. The applicant is reminded that in the event unexpected contamination is found during site work, the LPA must be contacted to agree the necessary works. Other conditions require a contaminated land verification report prior to first use or occupation.



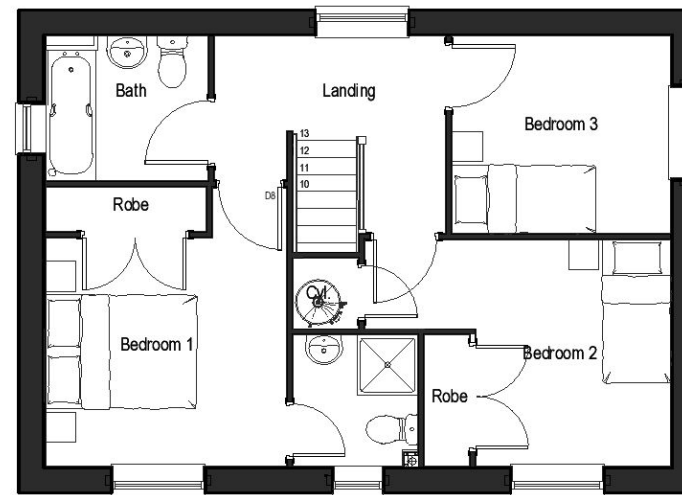
Front Elevation

Side Elevation

Side Elevation



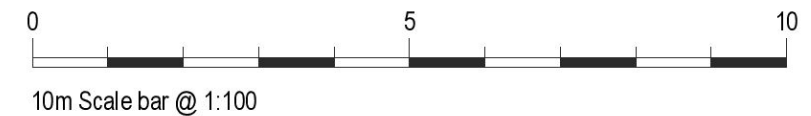
Ground Floor Plan



First Floor Plan



Rear Elevation



The Chipping (Stone)

(1031ft² / 95.8m²)

(M4(2) & NDSS COMPLIANT)

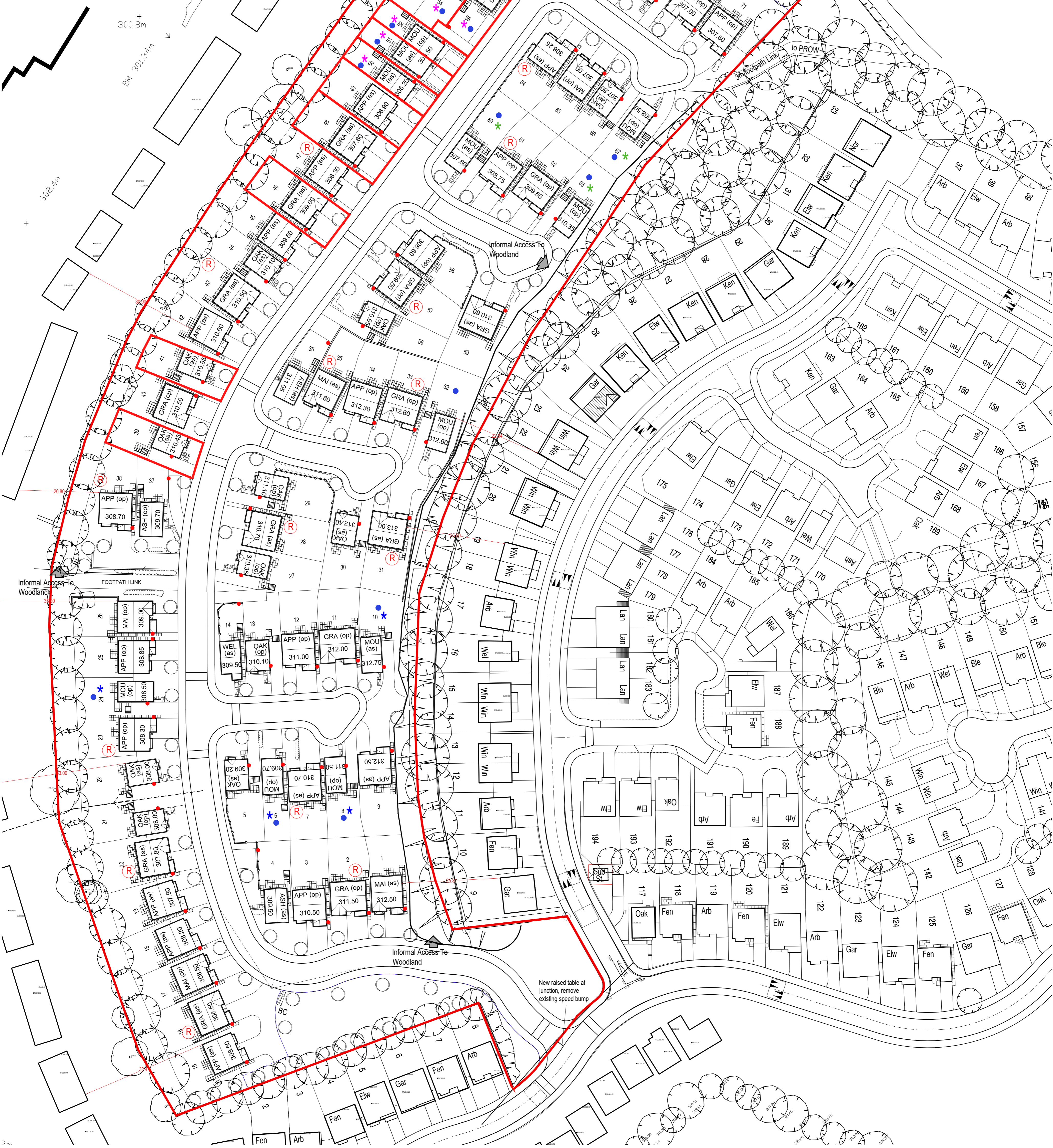
Scale	1:100
Date	MAY 2024
Dwg. No.	CHI 1.7



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DOUGLAS ROAD BACUP (FULL SITE)					
	SQFT	no. beds	NUMBER	ACT.MIX	SQFT
MAIDSTONE	1232	4	5	7.04%	6160
APPLEBURY	1141	4	20	28.17%	22820
GRASMOOR	1265	4	15	21.13%	18975
OAKHURST	900	3	13	18.31%	11700
WELLAND	855	3	1	1.41%	855
ASHDOWN	966	3	3	4.23%	2898
MOULTON	915	3	13	18.31%	11895
CHIPPING	1031	3	1	1.41%	1031
			71	100.00%	76334
GROSS SITE AREA	8.08 ACRES				
POS / LANDSCAPE BUFFER	0.976 ACRES				
UNDEVELOPABLE	0.417 ACRES				
NETT SITE AREA	6.687 ACRES				

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- Car charging point positions
- M4(2) Compliant Plots
- R Rain Garden feature
- BC Bin Collection point
- ★ SHARED OWNERSHIP
- ★ SOCIAL RENT
- ★ FIRST HOME

Rev	Date	Revision	Rev	Date	Revision
M	18.05.26	Plot 55 amended to Chipping. Car charging and M4(2) highlighted.	G	15.11.19	Woodland access notes added
L	09.04.26	Replan to plots 39-55.	F	18.10.19	House type substitution - Garth replaced with Grasmoor
K	14.07.25	Bin runs amended to 750x600mm flagging.	E	09.10.19	House type substitution - Chatham replaced with Applebury
J	30.03.23	Footpath to PROW moved, minor changes as per LCC requests. Rain Garden features added.	D	13.09.19	Blue edge added
I	01.12.22	House type mix changed, Moultons added. EVCP positions & bin stores shown on plan.	C	02.08.19	Footpath increased to 2m. Plots 3-5, 9-12, 18, 19, 32, 42, 44, 56 & 69-71 moved to accommodate.
H	06.08.20	Plot 24 amended to Welland	B	21.07.19	Revised to highway comments.
Rev	Date	Revision	A	02.04.19	Additional SW outfall shown between plots 7&8

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G	15.11.19	Woodland access notes added
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B	21.07.19	Revised to highway comments.
A	02.04.19	Additional SW outfall shown between plots 7&8

Scale 1:500 @ A1
 Date Dec 18
 Dwg No WA-SL.01 M

SITE LAYOUT

Project
FIELDFARE WAY BACUP

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