

Application Number:	2025/0289	Application Type:	Full Planning Permission
Proposal:	Full: Conversion of existing stable block to holiday let	Location:	Land Off Coal Pit Lane Bacup Lancashire
Report of:	Head of Planning and Building Control	Status:	For publication
Report to:	Development Control Committee	Date:	01.09.2026
Applicant:	Mr Gordon Lawrie	Determination Expiry Date:	04.09.2026 (Time extension agreed)
Agent	Mr Alan Chorlton – Chorlton Planning Ltd		

Contact Officer:	Chris Dobson	Telephone:	01706 238639
Email:	planning@rossendalebc.gov.uk		

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

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

implications arising from the following rights:

Article 8

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

Article 1 of Protocol 1

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

1. RECOMMENDATION

Approve subject to conditions within this report.

2. APPLICATION SITE

The application site contains an existing disused stable building constructed from stone and partially finished with render. The building contains two distinct sections at differing heights. Both contain pitched roofs. The roof of the lower section contains stone flags with the higher section containing concrete tiles. The building is positioned directly to the south of Ash Tree Farm within a field with access gained from the A681 Todmorden Road via Greave Road and Coal Pit Lane. Loose chippings have been placed on the land from the junction with Coal Pit Lane however these do not extend all the way to the stable building.

The site is located within land designated as countryside. The urban boundary line runs along the west boundary to the rear of dwellings located on Hazel Grove.

A Public Right of Way (FP1401662) runs inside the west boundary of the site leading from Coal Pit Lane.

The land is located within a high-risk area development area owing to historic coal mining activities.

3. RELEVANT PLANNING APPLICATION HISTORY

76/229 – Erection of 11 Bungalows and 32 houses. Land off Oakenclough Road, Bacup – **Approved**

4. PROPOSAL

The applicant proposes to convert the existing disused stable building for use as a single holiday let. The submitted drawings show the side and rear elevations of the building are proposed to be retained as render with the front elevation being stone. The roof of the building is proposed to retain the existing tiled roof with repair work being undertaken where necessary. New uPVC door and window openings are proposed for the south facing elevation with two new roof lights proposed to be installed.

A tarmac access track is proposed to be created to provide vehicular access from Coal Pit Lane to the holiday let with a grassed lawn and two parking spaces provided. A 1m high post and wire fence is proposed to all boundaries however following discussions with the applicant's agent it has been confirmed that free access will continue to be available along the PROW running along with the west side boundary.

Internally, the holiday let comprises of an open plan kitchen and lounge, one bedroom and a bathroom.

A sewage treatment tank is proposed to be installed to the south of the building.

5. POLICY CONTEXT

National Planning Policy Framework

- 3. Decision making policies
- 4. Achieving sustainable development
- 5. Meeting the challenge of climate change
- 7. Building a strong, effective economy
- 12. Making effective use of land
- 14. Achieving well designed places
- 14. Promoting sustainable places
- 17. Pollution, public protection and security
- 19. Conserving and enhancing the natural environment

Development Plan

Local Plan Policies

Policy SS: Spatial Strategy

Policy SD1: Presumption in Favour of Sustainable Development

Policy SD2: Urban Boundary and Green Belt

Policy HS12: Conversion and Re-Use of Rural Buildings in the Countryside

Policy ENV1: High Quality Development in the Borough

Policy ENV3: Landscape Character and Quality

Policy ENV4: Biodiversity, Geodiversity and Ecological Networks

Policy ENV6: Environmental Protection

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

Policy LT3: Tourism

Policy LT4: Overnight Visitor Accommodation

Policy TR4: Parking

6. CONSULTATION RESPONSES

Consultee	Summary of response
The Coal Authority	No objection
Lancashire Badger Group	No objection
RBC Building Control	No objection
LCC Highways	No objection
LCC Rights of Way	Objection raised owing to concern that access to footpath FP1401662 would be restricted. An amended plan has been received which confirm open access to the PROW as per existing arrangements.
Environmental Protection (Land Contamination)	No objection subject to condition
RBC Environmental Health	No comments to make

7. REPRESENTATIONS

To accord with the General Development Procedure Order a site notice was posted and neighbouring properties were notified by letter.

7 objections have been received. These raise the following material planning concerns:

- Concern over the access via Coal Pit Lane
- Concern over the siting of the sewage tank
- Impact upon local wildlife
- Concern that access to existing Public Right of Way will be affected.
- Concerns relating to the stability of the land
- The development is located outside the Urban Boundary

8. ASSESSMENT

Principle

An updated version of the NPPF (National Planning policy Framework) has been published in August 2026. Policy S5 relating to 'Principle of development outside settlements' is relevant in this instance as the application site is located outside the urban boundary. The relevant sections of Policy S5 are detailed below:

"Only certain forms of development should be approved outside settlements, as set out in the following list. These should be approved, unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework:

b. Development for rural businesses and services, including tourism, where a location outside settlements is shown to be necessary;"

The proposal in this instance is to re-use an existing building within the countryside as a holiday let within the tourism industry. The development is therefore considered to comply with policy S5 within the updated NPPF.

At a local level, Policy SD2 of the Rossendale Local Plan 2019 -2036 states:

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

The application site is located within the countryside and therefore outside the defined Urban Boundary. In this instance however the applicant proposes the redevelopment of an existing building into a holiday let which has a degree of affiliation with a countryside location. Policies LT4 (Overnight Visitor Accommodation) and HS12 (Conversion and Re-Use of Rural Buildings in the Countryside) are considered relevant when assessing the principle for development within this location. An assessment against these policies has been undertaken below.

Policy LT4 within the Rossendale Local Plan relates to Overnight Visitor Accommodation and states:

"The Council will take a positive approach to new high quality visitor accommodation. This includes hotels, bed and breakfast establishments, self-catering facilities, bed and tack, camping barns, and sites used for camping, caravanning and camper vans. Proposals will be supported particularly where use is made of existing buildings.

Proposals will be supported at locations both within and outside the urban boundary where:

- They are appropriate to the locality;*
- They are complementary to existing tourism facilities;*
- There is suitable access by a variety of modes;*
- The capacity of the existing infrastructure is adequate;*
- There are no adverse impacts on visual amenity, landscape or nature conservation; and*
- The development will not reduce the amount of land for the purposes of open space and recreation.*

All ancillary facilities should be designed (in terms of style and materials) to take into account their functions and blend into their settings, with appropriate landscaping and boundary treatments.”

The proposal is considered to comply with the requirement of Policy LT4. The development will utilise an existing building with no extensions proposed. The redevelopment of this building will improve the visual appearance of the site and bring the building back into use. Given the development is proposed to utilise an existing building, it is not considered the scheme would result in harm to the landscape or impact upon protected species nor will it reduce the amount of land available for open space or recreation. The access to the site has also been deemed acceptable by the local Highway Authority.

Policy HS12 within the Rossendale Local Plan relates to the Conversion and Re-Use of Rural Buildings in the Countryside. This policy advises that development to convert a rural building will be permitted subject to the following:

- The proposal does not have a materially greater impact on the openness of the area and the proposal will not harm the character of the countryside;*
- The building is of a permanent and substantial construction, structurally sound and capable of conversion without the need for more than 30% reconstruction;*
- The conversion works and facing materials to be introduced would be in keeping with the original building, and important architectural and historical features would be retained. Particular attention will be given to curtilage formation, including appropriate boundary treatments and landscaping, which should be drawn tightly around the building footprint and the requirement for outbuildings, which should be minimal;*
- The building and site has a satisfactory access to the highway network and the proposal would not have a severe impact on the local highway network;*
- Satisfactory off-street parking, bin storage and bin collection points can be provided without adversely impacting on rural character and mains services are available for connection into the scheme;*
- The development does not require the removal of, or damage to, significant or prominent trees, hedges, watercourses, ponds or any other natural landscape features;*
- The development would not have an unacceptable impact on nature conservation interests or any protected species present;*
- Drainage and sewerage requirements are met to the satisfaction of the relevant agencies;*

- *If an agricultural building, it is not one substantially completed within ten years of the date of the application;*
- *The proposal would not harm the agricultural or other enterprise occupying the land or buildings in the vicinity; and*
- *The re-use of the building must not be likely to result in additional farm buildings which would have a harmful effect on the openness of the area.*

The development is considered to be in compliance with the details of this policy. In summary, the development will not have a materially greater impact upon the openness of the countryside given that no extensions are proposed to be added. A structural report has been submitted which details the existing condition of the building. It is considered that the redevelopment would be unlikely to involve more than 30% reconstruction of the building. The Council's Building Control team confirmed they have no concerns in relation to the redevelopment of the building and advised that building regulations will be required to be obtained separate to the planning legislation. The visual appearance of the building is considered to be improved from its current appearance and the building is not an agricultural building. It has also been established that the development has satisfactory access to the highway network. The development is considered to comply with the remaining elements within Policy HS12 relating to services, waste collection, trees/hedges etc.

Overall, it is considered that the redevelopment of an existing building within a countryside location for the purposes of providing a single holiday let would accord with national Policy S5 and local Policies LT4 (Overnight Visitor Accommodation) and Policy HS12 (Conversion and Re-Use of Rural Buildings in the Countryside) within the Rossendale Local Plan 2019-2036. The development is therefore considered acceptable in principle.

Impact upon the character and appearance of the application site and the surrounding countryside

Policy ENV1 of the Local Plan seeks to promote high quality design in the Borough, and includes a varied set of criteria with which development proposals need to comply.

Section DP3 within the updated NPPF states the following:

“Development proposals should respond to their context (the history, character and features of their site and its setting), so that they integrate with and enhance their surroundings; such as through the arrangement of development plots and buildings, the use of materials and architectural features...”

The submitted plans show that the footprint of the building is not proposed to be altered with no extensions proposed. The roof shape and form will also remain as existing with the existing roof materials proposed to be retained where possible. Some works are proposed to improve the visual appearance of the building with the side and rear elevations proposed to be finished with render and the front elevation with stone. Sliding doors and a window are proposed to be incorporated into the front elevation of the building with two rooflights installed. These works are considered to result in an improvement to the visual appearance of the building.

The site boundaries are proposed to be finished with 1m high post and wire fencing. This is considered in keeping with the countryside location. It is noted that some works are required to lay tarmac to provide vehicular access to the proposed holiday let, a

pre-commencement condition has been included requiring a sample of the proposed hardstanding to be submitted for approval, however on balance it is considered that the visual appearance of the site will be improved by the scheme.

Overall, the development is considered acceptable in terms of the impact upon the character and appearance of the application site and surrounding countryside.

Neighbour Amenity

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

The development proposes the creation of one holiday let. The building is existing and is located approximately 10m to the south of the gable elevation wall of Ash Tree Farm. It is noted that no openings are positioned on the buildings elevation facing towards Ash Tree Farm with the holiday let facing to the south away from the Farm. It is accepted that a holiday let has the potential to generate additional noise than the existing use as a stable. The proposal in this instance is however limited to a single one-bedroom holiday let with the aspect facing away from Ash Tree Farm. The rear of the dwellings located on Hazel Grove are located approximately 35m at the closest point which is considered sufficient to ensure no significant impact to the amenity of the residents of these dwelling. The Council's Environmental Health team have been consulted to review the application and have advised that they have no comment to make. It is therefore considered that the development is acceptable in relation to neighbour amenity.

Access, Parking and Highway Safety

A number of the objections received raise a concern regarding the access route to the application site and in particular for larger vehicles e.g. during the renovation stage or to service the sewage treatment plant. The access is via Coal Pit Lane with this being accessed from the A671 Todmorden Road via Greave Road. The local Highway Authority have been consulted to provide comments on the proposed scheme. They have confirmed that a site visit has been undertaken and commented as follows:

“The Highway Development Control Section of Lancashire County Council has no objections to the planning application. The National Planning Policy Framework (NPPF) states that "Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios." (Paragraph 116). My detailed examination of this application concludes there are no highway grounds to support an objection as set out by NPPF.

We request that a construction management plan is added to the decision notice, to protect the neighbouring properties and also the surrounding landscape.”

Whilst it is acknowledged that the access route is narrow in parts it should also be noted that the building has previously been used as a stable building with no planning approval likely to be required to re-use the building for this purpose. This use would also result in a degree of vehicular movement along Coal Pit Lane. The proposed use is limited to a single one-bedroom holiday let. Following the comments from the Highways team it is not considered the proposed development would intensify the use of Coal Pit Lane to an extent which would warrant the refusal of the application.

The comments from the Highway Authority advised that a pre-commencement condition should be included requiring a Construction Management Plan to be submitted and approved by the Council prior to commencement of development. The applicant has however submitted this at this stage prior to the determination of the application. This has been submitted to the Highway Authority who have provided the following further comments:

“The submitted CMP has been reviewed and the Highway Authority is of the opinion that the CMP adequately addresses the highway impacts associated with the development.

On this basis, the previously requested CMP has now been satisfactorily provided and the condition is no longer considered necessary.

Lancashire County Council Highways therefore raises no objection on highway grounds, subject to the development being carried out in accordance with the submitted CMP.”

Overall, the development is acceptable in relation to access, parking and highway safety matters.

Ecology and Biodiversity

The development is required to provide a 10% increase in biodiversity in order to comply with government legislation. An exemption to this requirement has not been sought. A completed Biodiversity Metric and Biodiversity Net Gain Assessment report have been submitted. The assessment and metric advise that a 10% increase in biodiversity can be achieved onsite. The statutory biodiversity condition is automatically applied to this approval and is required to be discharged prior to commencement of development.

A concern has been raised during the neighbour consultation period regarding the presence of a badger sett on land located outside the red edge of the development site. The Council have received comments from the Lancashire Badger Group in relation to this matter which state as follows:

“We had previously been contacted by one of the local residents, presumably the same person. They were concerned regarding the fencing of the area which they were worried would stop the badgers reaching their gardens.

We pointed out that badgers are very determined animals, especially where food is concerned and that the fencing would only cause a minor disruption. They would either navigate around it or tunnel under it.

We have no concerns about this development going ahead.”

It is not considered that the development would therefore result in significant harm to the badger population within the vicinity of the site.

In terms of ecology, a Preliminary Ecological Appraisal has been submitted. The recommendations section of the report advises the following in relation to bats:

“No evidence of a bat roost was encountered and a sufficiently thorough inspection of the property was carried out. The buildings were categorised as negligible in their suitability to support bats.

Therefore, in consideration of the findings and development proposals and given the fact that a thorough examination was completed, it is the professional judgement of Knight Sky Ecology that no further detailed assessment is required (i.e., dusk emergence survey).”

In relation to nesting birds, the recommendations advise that any works which are likely to impact upon nesting birds should be undertaken outside the nesting season of March – September. Prior to commencing any works that may affect nesting birds within this period a nesting bird check shall be undertaken by a suitability qualified ecologist. A condition has been added to secure this recommendation.

Subject to the addition of conditions including the statutory biodiversity condition, the development is considered acceptable in relation to ecological matters and biodiversity.

Historic Coal Mining

The site is located within a high-risk area for development owing to historical coal mining activities. The Coal Authority have therefore been consulted to provide comments on the proposed development. Extracts from the comments received are detailed below:

“As you will be aware, the Coal Authority’s general approach in cases where development is proposed within the Development High Risk Area is to recommend that the applicant obtains coal mining information for the application site and submits a Coal Mining Risk Assessment to support their planning application.

However, in this instance we note that the application is proposing the conversion of an existing stable block to a holiday let and whilst external alterations are proposed, these would not appear to require significant groundworks and earthworks. The Coal Authority’s Planning & Development Team therefore does not consider that a Coal Mining Risk Assessment is required to support the proposal and we DO NOT OBJECT to this planning application.”

The case officer was unclear as to whether the comments had taken into account the proposed siting of a package treatment tank to the south of the buildings. Clarification on this matter was sought from the Coal Authority who have maintained that they have no objection to the proposed development.

The proposed development is therefore considered acceptable in relation to the risk from historic coal mining activities.

Foul and Surface Water Drainage

The proposals include the addition of a sewage treatment tank to be positioned to the south of the building. This will be positioned underground and the appearance of the land will not be altered following its installation and once vegetation has regrown.

In relation to surface water, no changes to the footprint of the building are proposed and whilst it is acknowledged that additional hardstanding will be laid it is considered the existing arrangements for surface water drainage continue to be acceptable and the development will not significantly increase drainage concerns for the site.

The foul and surface water drainage proposals for the site are therefore considered acceptable.

Environmental Protection (Land Contamination)

The applicant has completed and submitted the Council's Contaminated Land Questionnaire. This has been reviewed by the Council's Environmental Protection consultant who has not raised an objection to the scheme subject to the inclusion of a pre-commencement condition requiring a Phase 1 Preliminary Risk Assessment reports and Mine Gas Risk Assessment report with a further Phase 2 report and remediation strategy being required if necessary. An informative note has also been recommended which has been included within the relevant section below.

Public Right of Way

Footpath FP1401662 runs along the west boundary of the site. The plans as originally submitted showed the addition of a 1m high post and wire fence to all boundaries which would have restricted access to the public right of way (PROW). An objection was therefore received from the Lancashire County Council PROW team.

Following discussions with the applicant's agent, an amended plan has been received which now shows open access to the PROW is to be maintained as per the existing arrangements. The amended plan is considered sufficient to ensure the development will not significantly impact upon access to the PROW. An informative note has also been included to advise the applicant that "the granting of planning permission does not entitle a developer to obstruct a right of way".

The proposed development is now therefore considered acceptable in relation to the impact upon a public right of way.

9. CONDITIONS

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: Required by Section 51 of the Planning and Compulsory Purchase 2004 Act.

- 2) The development shall be carried out in accordance with the details submitted within the application form and the following drawings and documentation unless otherwise required by the conditions below:

Title	Drawing No.	Received Date
Location Plan	-	23.07.2025
Proposed Plan	2B B	17.08.2026

Reason: For the avoidance of doubt.

- 3) No materials shall be used on the external elevations or roof of the proposed building other than those referred to on the approved plans.

Reason: To ensure that the materials used are visually appropriate to the countryside location.

- 4) Notwithstanding the details provided on the approved plans, details to show the material and colour of the proposed hardstanding to be laid shall be submitted to and approved by the local planning authority prior to commencement of development. The development shall then be undertaken in accordance with the approved details.

Reason: To ensure that the materials used are visually appropriate to the countryside location.

- 5) 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 Preliminary Risk Assessment / Mine Gas 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 ensure the safe development of the site for future occupants

- 6) Pursuant to condition 5; 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 ensure the safe development of the site for future occupants

- 7) The Construction Management Plan dated December 2025 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 demolition and construction phases.

- 8) No development work hereby approved which affects potential nesting bird habitats shall take place during the bird nesting season between March – September (inclusive) unless a nesting bird check by a suitably qualified ecologist has first been undertaken.

Reason: In the interest of protecting nesting birds

10. 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 requirements of Policy DM3 within the National Planning Policy Framework.
2. The proposed development lies within an area that has been defined by the Mining Remediation Authority as containing coal mining features at surface or shallow depth. These features may include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such features are seldom readily visible, they can often be present and problems can occur, particularly as a result of new development taking place.

Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant land stability and public safety risks. As a general precautionary principle, the Mining Remediation Authority considers that the building over or within the influencing distance of a mine entry should be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure a suitable engineering design which takes account of all relevant safety and environmental risk factors, including mine gas and mine-water. Your attention is drawn to the Mining Remediation Authority Policy in relation to new development and mine entries available at:

<https://www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries>

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Mining Remediation Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Application forms for Mining Remediation Authority permission and further guidance can be obtained from The Mining Remediation Authority's website at: www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property

What is a permit and how to get one? –

<https://www.gov.uk/government/publications/permit-process/permit-process>

In areas where shallow coal seams are present caution should be taken when carrying out any on site burning or heat focused activities.

If any future development has the potential to encounter coal seams which require excavating, for example excavation of building foundations, service trenches, development platforms, earthworks, non-coal mineral operations, an Incidental Coal Agreement will be required. Further information regarding Incidental Coal Agreements can be found here -

<https://www.gov.uk/government/publications/incidental-coal-agreement/guidance-notes-for-applicants-for-incidental-coal-agreements>

If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Mining Remediation Authority on 0800 288 4242. Further information is available on the Mining Remediation Authority website at: <https://www.gov.uk/government/organisations/mining-remediation-authority>.

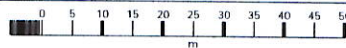
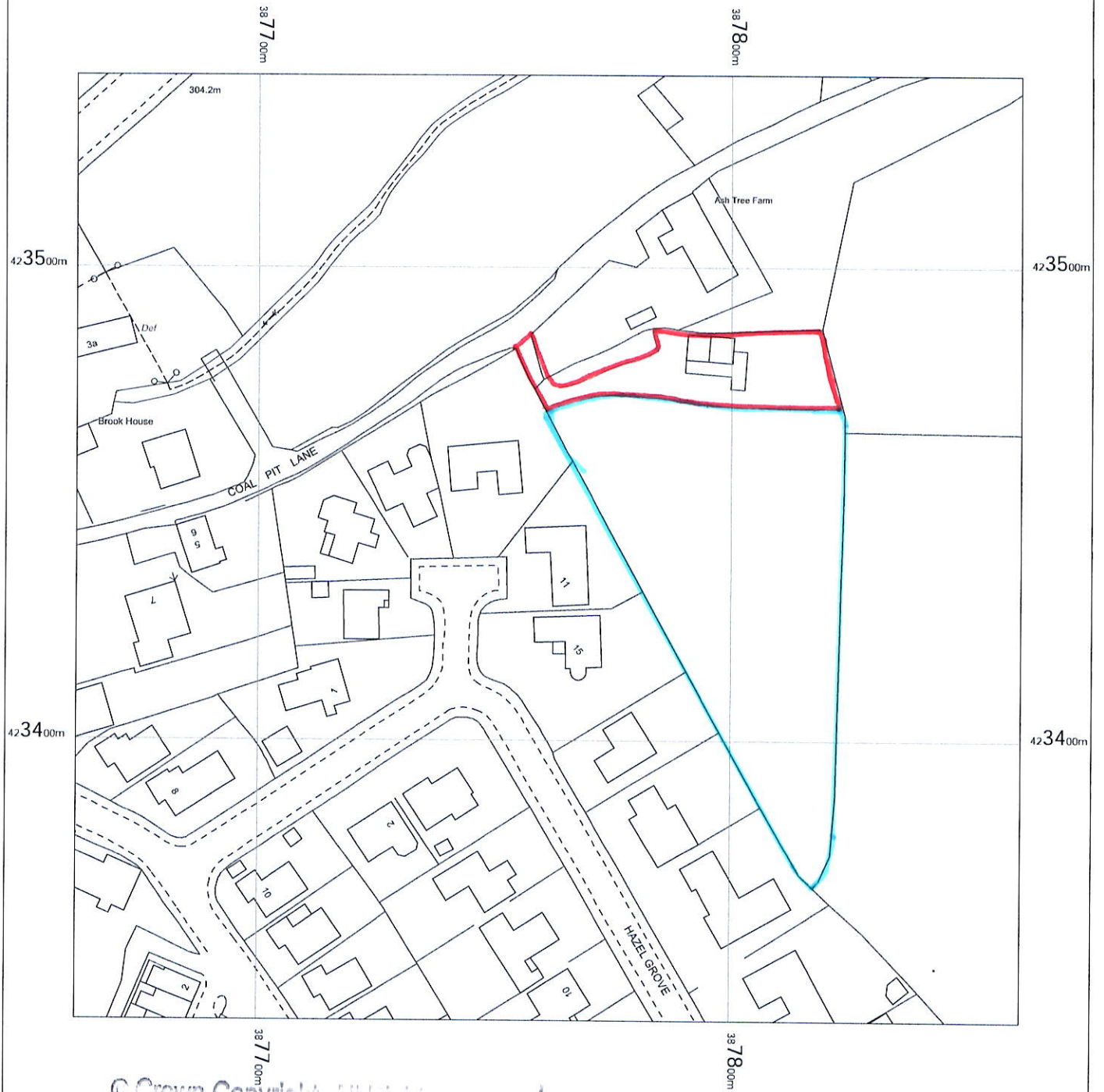
3. The applicant is advised that badgers setts are positioned within the vicinity of the application site. A sensible approach should be taken to ensure the site is left in a safe condition overnight to prevent harm to badgers.
4. The grant of planning permission does not entitle a developer to obstruct a right of way and any proposed stopping-up or diversion of a right of way should be the subject of an Order under the appropriate Act. The applicant should be advised to contact Lancashire County Council's Public Rights of Way section by email on PROW@lancashire.gov.uk, quoting the location, district and planning application number, to discuss their proposal before any development works begin.
5. 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.
6. 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.

1



Ash Tree Farm
Coal Pit Lane
Bacup
OL13 9HA

OS MasterMap 1250/2500/10000 scale
Monday, July 21, 2025, ID: MDP-01233384
www.malcolmhughes.co.uk

1:1250 scale print at A4, Centre: 387761 E, 423441 N

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LAND SURVEYORS

CLIENT MARK COONEY

PROJECT DETACHED HOUSE

LOCATION COAL PIT LANE
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S. INGRAM & ASSOCIATES
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CIVIC TRUST AWARD 2002 - COMMENDATION FOR GOOD DESIGN

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DRAWN BY: S. INGRAM

DATE: REVISED ADG' 2026

DRAWING No. 2. 'B' R





