

Application Number:	2025/0011	Application Type:	Full
Proposal:	Full Planning Application for the demolition of buildings and structures, and remodelling, refurbishment and extension of existing industrial buildings (Use Classes B2, B8 and E(g)(iii)) with ancillary office space (Use Class E(g)(i)), remodelling of car park, service, vehicular circulation areas, landscaping and infrastructure works.	Location:	Interfloor Broadway Haslingden Rossendale Lancashire BB4 4LS
Report of:	Head of Planning and Building Control	Status:	For publication
Report to:	Development Control Committee	Date:	06/10/2026.
Applicant:	Interfloor Ltd	Determination Expiry Date:	06/05/2025. Extension of Time agreed until 09/10/2026
Agent:	Mr Gavin Winter (Spawforths)		

Case Officer:	Mike Atherton
Email:	planning@rossendalebc.gov.uk
REASON FOR REPORTING	
Outside Officer Scheme of Delegation	Yes
Member Call-In Name of Member: Reason for Call-In:	No
3 or more objections received	Yes
Other (please state):	Major Application

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

The recommendation is to grant planning permission subject to conditions.

2. APPLICATION SITE

The application site sits to the north of Broadway in Haslingden, to the east of Knowsley Road and directly west of the A56 Haslingden by-pass.

Opposite the site on Broadway, is a long row of residential properties, and further along Broadway to the south west are situated Broadway Primary School and Haslingden High School.

The site measures 4.72 hectares in area and is in active use by the Applicant as a production and storage facility for carpet underlay. The site comprises a variety of buildings of different heights, in use for office, manufacturing and storage purposes.

The main site entrance is from Broadway, with staff and visitor car parking, sited adjacent to the Broadway frontage. At the rear (northern end) of the site, is a Heavy Good Vehicle entrance point, situated off Knowsley Road.

Public Footpath Numbers 361 and 363 border the site.

Within the Adopted Rossendale Local Plan, the site is allocated as an existing employment site (ref: EE18). Policy EMP2 therefore applies, which protects the land for business, general industrial or storage and distribution uses (e.g. B2 or B8 uses).

The site is located within Flood Risk Zone 1.

3. RELEVANT PLANNING APPLICATION HISTORY

2012/0124 - Widening Vehicular Access Point to Knowsley Road including New Gate. Approved with conditions. 02/05/2012

2012/0188 - Installation of elevated roof section to goods-in building (Retrospective). Approved with conditions. 18/05/2012

4. PROPOSAL

Design

The scheme proposes demolition of the existing administration and welfare block and the production area, as well as the partial demolition of the existing foam storage building.

The existing mix and mould building, and part of the foam storage building, as well as the finished goods warehouse are to be retained, with the external fabric to be made good where necessary.

A replacement production area, accessories area, finished goods warehouse extension and a new granulation area with an office and welfare block are all proposed

within new buildings. The objective is that the granulation and office extension will create visual interest from Broadway and provide a more attractive street frontage.

Existing build fabric will be retained where possible and made good where necessary.

The proposed building materials include vertically laid, light grey metal profile cladding, with the entrance and office core utilizing dark grey composite cladding panels, which provides a contrast, reflecting their location on site.

The proposed clear internal height for the production area is 8.0 metres.

Dark grey aluminium framed windows and full height curtain walls around the office core will match the surrounding cladding. Fire escape personnel doors, throughout the site will match to the surrounding cladding. The larger level access and dock leveller doors will be a dark blue colour, this is to match the colour scheme of the user, as well as provide a contrast to the surrounding cladding.

Internally, the objective is that the proposal will increase efficiency within the workspace and create a more suitable working environment. A proposed raised access walkway will span from the refurbished existing mix and mould core to the proposed engineering core to the north of the production area. This will serve as a safer route of access for visitors and staff.

The proposed fabric to both walls and roof will provide a more thermally efficient building, thus reducing carbon emissions when compared to the existing fabric.

The aim of the scheme has been to re-design the site to enhance it, both visually and practically. Maintenance paths are provided around the units in instances where the building is not accessible from either car parking or a yard.

Layout

Access to the site will be split between HGV's and general car access. HGV's will utilise the existing entrance to the North West site of the site, from Knowsley Road. This will connect to the existing circulation road within the site, enabling vehicles to exit onto Broadway.

Entrance to the site will be restricted by a replacement barrier and security hub to the north west of the site and vehicles will exit through an additional security gate, prior to joining Broadway.

The proposed alterations will utilise the positions and orientations of the existing buildings. The new granulation building will match the height of the existing mix and mould building and will incorporate a new office block which is parallel to Broadway. The finished goods warehouse extension will be situated on the site of currently unused external space.

5. POLICY CONTEXT

National

National Planning Policy Framework ('The Framework')

3 – Decision Making

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- 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
- 15 – Promoting Sustainable Transport
- 17 – Pollution, Public Protection and Security
- 18 – Managing Flood Risk and Coastal Change

Development Plan Policies

Rossendale Local Plan

SS: Spatial Strategy

SD1: Presumption in Favour of Sustainable Development

SD2: Urban Boundary and Green Belt

SD3: Planning Obligations

EMP1: Provision for Employment

EMP2: Employment/mixed-use allocations and existing employment sites

EMP3: Employment Site and Premises

EMP4: Development Criteria for Employment Generating Development

ENV1: High Quality Development in the Borough

ENV3: Landscape Character and Quality

ENV4: Biodiversity, Geodiversity and Ecological Networks

ENV6: Environmental Protection

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

ENV10: Trees and Hedgerows

TR2: Footpaths, Cycleways and Bridleways

TR3: Road Schemes and Development Access

TR4: Parking

Other Material Considerations

National Planning Practice Guidance

Climate Change SPD

6. CONSULTATION RESPONSES

Consultee	Response
Coal Authority	No comments
Ecology (Growth Lancashire)	No objection subject to conditions
Tree Consultant (Ecus)	No concerns
Environment Agency	No objection subject to conditions
Land Contamination Consultant	No objection subject to conditions
Fire Brigade	Advice provided
National Highways	No objection subject to conditions

Consultee	Response
LCC Lead Local Flood Authority	No objection subject to conditions
LCC Highways	No objection subject to conditions
RBC Environmental Health	No comments
United Utilities	Request conditions to be imposed on any grant of planning permission

7. REPRESENTATIONS

To accord with the General Development Procedure Order site notices were posted and the application was advertised in the local press. Surrounding properties were notified by letter.

3 objections have been received raising the following issues in summary:

- The proposed expansion brings the manufacturing unit closer to homes, resulting in increased noise pollution and disruption.
- May cause increased air pollution with health implications for residents.
- Increased odour problems.
- Increased traffic congestion in an already congested area which suffers from heavily parked roads. Blockages are frequent. Altercations and prangs have been witnessed.
- Vehicular access issues are exacerbated by the congestion in the area, blocked roads are forcing vehicles to wait in the road.
- Contrary to the Applicant's statement, it is believed that there will be a substantial increase in traffic using local roads which are heavily congested.
- Inadequate on site parking provision, leads to parking problems on neighbouring roads.
- The access/egress arrangements, in close proximity to a crossing island are a hazard to pedestrians.
- If the bus stop needs to be relocated, the new location should be identified, prior to any grant of planning permission.
- Construction traffic and traffic control during construction will lead to the area being blocked. (*n.b. construction traffic is not a material planning consideration*)
- Increased vehicle light spillage from headlights.
- Lack of landscaping.
- The large gas tank is a fire/explosion risk close to properties.
- All industrial activities and the vehicle access/exit should be closer to Knowsley Road and away from the nearest houses.
- Potentially may have to move the 2 bus stops further up the road, closer to the schools but away from residential properties may disadvantage elderly residents.
- May negatively impact property values and the desirability of the area as a residential neighbourhood (*n.b. impact on property values are not a material planning consideration*).
- The following measures should be considered to mitigate these concerns:
- Implementation of strict noise control measures and adherence to environmental regulations.
- Implementation of effective soundproofing and barriers to minimise noise disruption.

- Ensuring that emissions from chimneys and industrial processes comply with environmental standards to protect air quality.
- Consultation with local residents to discuss potential mitigations and address concerns effectively.

8. ASSESSMENT

Principle

The site lies within the Urban Boundary, where the Local Plan seeks to locate the majority of new development, via Policy SD2. The site is also within an Employment Allocation (EE18).

Policy EMP1 of the Local Plan states that:

“The Council, together with developers and other partners, will seek to provide sufficient employment land to meet the Borough’s gross requirement of 27 hectares for business, general industrial or storage and distribution (Use Classes E(g), B2 and B8) for the Plan period of 2019 - 2036.”

Policy EMP2 goes on to set out sites that are specifically allocated for existing and new employment land (such as EE18 which encompasses the site in question).

It is considered that the development concept proposed is in broad accordance with the aims of the Local Plan in terms of principle, as it retains an employment use on an existing allocated site.

Visual Amenity and Landscape Impact

Design: The Framework states:

“Planning policies and 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)”

Local Plan policy ENV1 sets out how new development will be expected to take account of the character and appearance of the local area.

The proposals are for the expansion, redevelopment and re-modelling of the existing site to make operational processes more efficient. This has presented an opportunity to enhance the overall design and appearance of the site.

The production building will be demolished and redeveloped into a more uniform and rectangular shaped building that ensures the optimal internal layout for operational processes, including greener technologies.

The proposed alterations accord with the character of the local area, as the proposals seek to utilise the position and orientation of existing buildings. The new granulation building will match the height of the existing mix and mould building, therefore it will be no greater in terms of scale and massing, than the existing buildings on the site.

Where possible, the scheme has been designed to enhance the existing site, visually as well as practically. The proposed granulation building and office extension will create visual interest from Broadway and will provide an enhanced street frontage.

The proposed building elements incorporate vertically laid, light grey, metal profiled cladding, with the entrance and office core utilizing dark grey composite cladding panels which provides a contrast, reflecting their location on site. Existing building fabric will be retained and where necessary made good.

Landscape: The landscaping plan demonstrates existing trees and vegetation will be retained and enhanced with further hedgerow planting which assists in delivering in excess of the mandatory 10% biodiversity net gain. Existing landscaping in front of the mix and mould building facing Broadway will be retained and enhanced with further hedgerow planting to help screen buildings in this location

Arboriculture: An Arboricultural Impact Assessment (AIA) has been submitted in support of the application. It shows the requirement to remove 1 no. category 'C' tree to facilitate the proposed development and 1 no. category 'U' tree, irrespective of the development. The Landscape Proposals drawing (4215-02 Rev A) shows that the site will have an increase in native hedge and shrub planting, new tree planting and groundcover planting, including wildflower grassland planting. This will only increase the visual amenity of the area and benefit habitat potential. The retained trees across the site have been well considered within the context of the report. There will be a necessity to work within the Root Protection Area (RPA) of trees to facilitate the development and as per the AIA (section 3.5 - table 6) there has been a good level of thought into how to best mitigate the work practices in order to minimise any RPA impact.

There will be a requirement to submit an Arboricultural Method Statement (AMS) should the development be granted permission as a planning condition. This should detail the correct level of protection for all retained trees across the site during and construction activities.

Overall, it is considered that the design and landscaping will provide an enhanced appearance of the site, which will conform with the character of the area. Also, the scale and massing of the new buildings, will be in keeping with their surrounding context. Therefore, the proposal will not have a detrimental impact on the character and appearance of the area and the scheme, is in accordance with the NPPF and policy ENV1 of the Adopted Local Plan.

Ecology and Biodiversity Net Gain (BNG)

BNG

A metric and supporting BNG report have been provided. The report shows that the development can achieve a greater than 10% gain in biodiversity on-site.

The Council's consultant Ecologist (Growth Lancashire) has no objection to the above proposals, which will be dealt with when the applicant applies to discharge the statutory BNG condition.

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

Ecology

An Ecological Impact Assessment was completed including a phase 1 habitat survey and specific protected species surveys. The Council's Ecological Advisor considers that on the whole, the proposal is expected to have little negative impact on the surrounding environment with appropriate mitigation measures in place as well as the detailed habitat creation, enhancing areas where possible.

Additional surveys are required prior to demolition of buildings and the removal of the two identified trees to check for nesting birds. Checks should also be completed for roosting bats due to the date of the last emergence survey to provide updated results. Both surveys are to be completed by a suitably qualified ecologist as per the requirements of planning conditions. A Construction Environment Management Plan (CEMP) is to be issued to mitigate the disturbance on the wildlife and wider environment, per condition.

Residential / Neighbour Amenity

Local Plan Policy ENV1 provides a detailed set of criteria with which new development must comply, including in relation to neighbour amenity.

Given the location and orientation of the proposed development, it is not considered that it would result in undue harm to the light, outlook or daylight enjoyed by residents of any nearby residential properties.

A Noise Impact Assessment has been submitted by the Applicant which sets out the baseline noise conditions established by means of a detailed noise survey. The findings of the noise survey have subsequently been used to assess the continued suitability of the site for industrial use and the measures required to mitigate noise impacts for the proposed development. Within the Assessment, noise generation activities on site have been identified as industrial noise emissions, delivery vehicle noise assessment, forklift trucks noise assessment, plant noise impact assessment and noise break out.

An Air Quality Assessment has been submitted in support of the application. No objections have been raised by Environmental Health and there is no evidence before the Local Planning Authority that the development would give rise to unacceptable air quality impacts. Appropriate regulatory controls exist outside the planning process to manage operational emissions where necessary.

Objections have been received from nearby residents on the grounds of the noise impact from the proposed development. However, the nature of the use and the industrial processes that already lawfully take place from within the site have not given rise to any statutory noise nuisance. It is considered that the design of the new

buildings that are proposed as part of the re-development of the site, will also help to contain noise and therefore, mitigate the impact of noise from the site. Consequently, the proposed scheme is considered to comply with policy ENV1 of the Adopted Local Plan.

Climate Change

The Council has adopted a Climate Change Supplementary Planning Document (SPD). The SPD is a material consideration in the determination of this planning application.

The SPD focuses on four themes: Reducing the dominance of fossil-fuelled vehicles via encouraging sustainable and more active transport; Improving energy efficiency and promoting renewables in the Borough; Water interventions; and Biodiversity and Green Infrastructure.

The submitted application demonstrates satisfactorily that the development has been designed with consideration of the need to be adaptable to climate change as per the requirements of Local Plan Policy ENV1(q). Sustainable transport infrastructure (cycle storage) within the development has been incorporated and the development seeks to maximise the number of internal pedestrian routes through the site and avoid cul-de-sacs. Six Electric Vehicle Charging Points will be provided and the ducting and infrastructure installed for a further ten charging points. The Travel Plan submitted with the application signposts active travel routes and local facilities and prioritises walking, cycling and public transport.

The site offers easy access to a range of transport modes and an easy transition from walking and cycling to Public Transport.

The development meets the reduction of carbon emissions required by the Building Research Establishment Environmental Assessment Method (BREEAM) 'very good,' standards. Also, the proposed heating systems and controls and the heat recovery systems will assist in reducing carbon emissions.

Existing buildings shall be retained and re-used where possible, in order to manage waste and ensure the sustainable use of materials.

The proposal directs development to the lowest flood risk area, it does not increase the risk of flooding elsewhere and it utilises the latest climate change allowance for the time period in its Flood Risk Assessment. It incorporates flood resilience and resistance measures within new buildings.

The proposal seeks to integrate existing and new natural features, green infrastructure in private outdoor space and includes tree planting to provide shade to buildings in the summer and overall, provides a net gain to biodiversity.

All new south facing roof slopes will host solar PV panels to generate on-site renewable electricity.

Flood Risk and Sustainable Drainage

The Lead Local Flood Authority's original concerns regarding flood risk and the adequacy of the site specific Flood Risk Assessment have been overcome following the submission of an amended Flood Risk Assessment by the Applicant. Therefore, there are no objections from statutory consultees in relation to flood risk / drainage, subject to the inclusion of appropriate conditions

Access, Highway Safety and Public Rights of Way

The consolidated site access strategy, proposes the removal of the existing large access junction on Broadway, offering highway safety and operational benefits. The development proposals would result in reduced parking supply on-site, however staff and visitors to the site will be encouraged to travel by sustainable modes where possible, as part of the Travel Plan that has been submitted with the application. The site is accessible by sustainable modes of transport. The surrounding area exhibits good levels of pedestrian & cycling infrastructure and there is a bus stop outside the site.

The existing vehicle movements to and from the site across the highway network would remain largely the same as there are no changes proposed to the way the site would operate. However, the proposed alterations to the site access strategy will redistribute movements with all large vehicles entering the site via Knowsley Road and exiting via Broadway.

It is the intention of the operators to maintain current staff levels but return shift operations from 6 day/24 hours (Sunday to Friday) to 5 day/24 hours (Monday to Friday). Therefore, assuming all vehicles access and egress on weekdays only, the resultant vehicle movements would be up to 36 arrivals and departures per day. It is important to note, this change to working patterns could be implemented currently, without planning permission and is not dependent on the planning application. Consequently, the proposed access strategy, is not considered to result in a severe cumulative residual impact on highway safety.

The proposed development is compliant with the Council's Local Plan in terms of vehicle parking provision.

Due to the location of the new access, the existing bus stop on the northern side of Broadway will need to be relocated. The relocated and existing Bus stop opposite will also need to be upgraded in line with LCC's Quality Bus Stop Standards.

The Travel Plan sets out the initiatives that could be implemented to reduce staff dependency on the private car and encourage sustainable modes of travel. This includes distribution of information to the workforce with details of sustainable travel options; measures to encourage walking and cycling to work; as well as the provision of on site electric vehicle charging points.

The County Highway Authority has no objections to the proposals, subject to conditions and it is not considered that the proposed development would create a severe, residual cumulative impact on the highway network.

Land Contamination

Subject to the inclusion of appropriate conditions requiring further site investigation and mitigation, neither the Environment Agency nor the Council's Land Contamination Consultant have any objection to the proposed scheme.

9. CONCLUSION

S.38(6) of the Planning and Compensation Act 1991 requires applications to be determined in accordance with the development plan unless material considerations indicate otherwise. That remains the starting point for decision-making.

In principle, the development is acceptable on the site. The proposal would facilitate the re-development of an existing employment site, enabling the business to improve the efficiency of its operations, on a site allocated for such a use within the Council's Local Plan.

Therefore, the scheme would support economic growth in line with the aims of Section 7 of The Framework. Given the scale of the proposals, and the fact that the development would be in a location identified for such growth, substantial weight is afforded to this benefit.

Overall it is considered that the proposals are in accordance with the Development Plan for the Borough. As such, planning permission should be granted, subject to the conditions outlined below.

10. CONDITIONS

1. The development hereby approved 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 following drawings and documentation unless otherwise required by the conditions below:

Document Title	Document Reference
14018-AEW-SI-XX-DR-A-0501-S4-P02	Location Plan
14018-AEW-SI-XX-DR-A-0504-S4-P03	Proposed Site Plan
14018-AEW-SI-XX-DR-A-0505-S4-P03	Proposed External Works Plan
14018-AEW-B1-00-DR-A-0511-S4-PO4	Production-Proposed Ground Floor Plan
14018-AEW-B1-01-DR-A-0512-S4-PO4	Production - Proposed First Floor Plan
14018-AEW-B1-XX-DR-A-0513-S4-PO4	Production - Proposed Roof Plan
14018-AEW-B1-XX-DR-A-0514-S4-PO4	Production – Proposed Elevations
14018-AEW-B1-XX-DR-A-0515-S4-PO4	Production – Proposed Sections
14018-AEW-B2-ZZ-DR-A-0519-S4-PO3-FG	Finished Goods – Proposed Floor Plans
14018-AEW-B2-RF-DR-A-0520-S4-PO3-FG	Finished Goods – Proposed Roof Plan
14018-AEW-B2-XX-DR-A-0522-S4-PO3-FG	Finished Goods – Proposed Elevations
14018-AEW-B2-XX-DR-A-0523-S4-PO3-FG	Finished Goods – Proposed Sections

14018-AEW-B2-XX-DR-A-0524-S4-PO3	Gatehouse – Proposed Ground Floor Plan & Elevations
4215-02 Rev A	Proposed Landscape Plan
Supporting Documents	Design and Access Statement
	External Lighting Plan
	Ecological Impact Assessment
	BNG Report & Metric
	Bat Survey
	Flood Risk & Drainage Strategy
	Transport Statement
	Travel Plan
	Energy Statement
	Climate Change Statement
	Outline Demolition Method Statement
	Phase 1 Desktop Study Report
	Noise Impact Assessment
	Air Quality Assessment
	Arboricultural Impact Assessment

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

3. Prior to the commencement of any above-ground construction, full details (including physical samples and supporting trade literature) of the following shall be submitted to and approved in writing by the Local Planning Authority:

- Facing materials / cladding
- Roofing materials

The development shall thereafter be implemented in strict accordance with the approved details and they shall be retained as approved thereafter.

Reason: In the interests of securing a high quality finish to the development.

4. The development shall proceed in strict accordance with the approved landscaping scheme (Drawing ref: 4215-02 Rev A).

Hard landscaping forming part of the approved scheme shall be completed prior to first use / occupation of the development. All soft landscaping and planting forming part of the approved scheme shall be undertaken in the first planting season following substantial completion or first use of the development (whichever is the sooner).

Any shrubs/trees forming part of the approved scheme of landscaping which are removed, die or become seriously damaged / diseased within 10 years of planting shall be replaced in the next planting season by specimens of a similar size and species.

Reason: In the interests of visual amenity and biodiversity.

5. No construction deliveries, HGV movements, external running of machinery, or construction works shall take place on the site other than between the following hours:

- Monday to Friday 07:00 to 18:00
- Saturday 09.00 to 18.00

Construction-related HGV movements and deliveries shall not take place between 8:00am and 9:00am or between 2:30pm and 4:30pm on weekdays, during school term time.

Construction deliveries, external running of machinery, and construction works shall not take place on Sundays or Bank or Public Holidays.

Reason: In the interests of highway safety and to ensure that the development work does not cause undue noise nuisance and disturbance to nearby residential properties at unreasonable hours.

6. Development may not be begun unless:

- (a) a Biodiversity Gain Plan has been submitted to the Local Planning Authority, and
- (b) the Local Planning Authority has approved the plan.

Reason: Required under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).

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

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

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

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

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

8. No part of the development hereby approved shall be brought into use until:

- a) the habitat creation and enhancement works set out in the approved HMMP have been completed; and

b) a completion report, evidencing the completed habitat enhancements, has been submitted to, and approved in writing by the Local Planning Authority.

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

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

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

10. Prior to completion of the development, a landscape and ecological management plan, including long-term design objectives, management responsibilities and maintenance schedules for all landscaped areas, shall be submitted to and approved in writing by the Local Planning Authority.

The landscape and ecological management plan shall be carried out strictly as approved.

The plan shall include the following elements:

- details of maintenance regimes of retained and enhanced riparian woodland and grassland habitats.
- details of any new habitat created on site including new multifunctional SUDs features.
- details of treatment of site boundaries and/or buffers around water bodies
- details of management responsibilities over the longer term including adequate financial provision and the named body responsible for management plus a detailed management plan.

Reason: To ensure the protection of wildlife and supporting habitat and to secure opportunities for enhancing the site's nature conservation

11. Prior to any development taking place, a method statement (by a specialist invasive species contractor) detailing control and biosecurity measures for Wall Cotoneaster shall be supplied to and approved in writing by the Local Planning Authority. The approved method statement shall be adhered to and implemented in full as part of the development.

Reason: To control / prevent the spread of invasive species.

12. No works to trees or shrubs shall occur between the 1st March and 16th September (inclusive) in any year unless a nesting bird survey by a suitably experienced ecologist has first been carried out, and the results (along with any necessary proposed mitigation measures) have been supplied to and agreed in writing by the Local Planning Authority.

The development shall thereafter proceed in accordance with the approved details and mitigation measures.

Reason: In the interests of protecting biodiversity

13. Prior to the commencement of development, a site specific Arboricultural Method Statement, detailing tree protection measures for all retained trees, shall be submitted to and approved in writing by the Local Planning Authority. No development shall take place until all the retained trees within the site as shown in Table 6 and on Plan 2 (Tree Retention and Removal Plan) of the Arboricultural Impact Assessment, have been protected. Such protection shall be installed in accordance with the specification described in the submitted Arboricultural Impact Assessment and the Arboricultural Method Statement, in the positions as shown on the Tree Retention and Removal 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.

The development shall be carried out in accordance with all the measures included within the submitted Arboricultural Impact Assessment and the Arboricultural Method Statement.

Reason: To protect trees being retained on the site and ensure best practice.

14. Prior to the demolition of any buildings and the removal of any trees from the site, a bat survey and preliminary roost assessment, as well as a nesting birds survey shall be carried out. The results shall be submitted to and approved in writing by the Local Planning Authority. Future work shall be carried out in accordance with any recommendations, included in the approved assessment.

Reason: To ensure there is no impact on protected species through the demolition of buildings and the removal of trees, to facilitate development.

15. Prior to commencement of development, full details of bat and bird boxes to be incorporated into the construction of the development shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in accordance with the approved scheme, during construction and prior to completion.

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

16. No part of the development hereby approved shall commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall set out, as a minimum, site specific measures to control and monitor impact arising in relation to construction traffic, noise and vibration, dust and air pollutants, land contamination, ecology including protected species and ground water and reasonable avoidance measures for amphibians and hedgehogs.

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

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

17. No part of the development hereby approved shall commence until a scheme for the construction of the site access and the off-site works of highway mitigation has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall include details of the re-located bus stop and the upgrades to the bus stops.

Reason: In order to satisfy the Local Planning Authority that the final details of the highway scheme/works are acceptable before work commences on site.

18. No part of the development hereby approved shall be occupied or brought into use until all of the highway works have been constructed and completed in accordance with a scheme that has first been submitted to and approved in writing by the Local Planning Authority.

Reason: In order that the traffic generated by the development does not exacerbate unsatisfactory highway conditions in advance of the completion of the highway scheme/works.

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

The plan / statement shall provide:

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

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

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

20. For the full period of construction, facilities shall be available on site for the cleaning of the wheels of vehicles leaving the site and such equipment shall be used as necessary to prevent mud, stones and debris being carried onto the highway.

Provision to sweep the surrounding highway network by mechanical means shall be made available and the roads adjacent to the site shall be mechanically swept as required during the full construction period.

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

21. The development shall not be occupied or brought into use until the car parking area has been surfaced or paved in accordance with a scheme which has first been submitted to and approved in writing by the Local Planning Authority, and the car parking spaces and manoeuvring areas have been marked out in accordance with the approved scheme.

The car parking area shall thereafter be kept free of obstruction and available for the parking cars at all times.

Reason: To allow for the effective use of the parking areas.

22. The development hereby permitted shall not commence unless and until all of the highway works to facilitate construction traffic access to the development site have been constructed in accordance with a scheme which shall first have been submitted to and approved in writing by the Local Planning Authority.

Reason: To enable all construction traffic to enter and leave the development site in a safe manner without causing a hazard to other road users

23. The new access between the site and Broadway 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 satisfactory access is provided to the site before the development hereby permitted becomes operative.

24. No building or use hereby permitted shall be occupied or use commenced until the Applicant has demonstrated that the measures outlined in the Travel Plan, comprising immediate, continuing, and long-term measures to promote and encourage alternatives to single-occupancy car use has been implemented. The evidence of implementation of those measures shall be submitted to, and approved in writing by the Local Planning Authority. The approved Travel Plan shall be implemented, monitored, and reviewed in accordance with the agreed Travel Plan Targets, to the satisfaction of the Local Planning Authority.

Reason: In order to deliver sustainable transport objectives including a reduction in single occupancy car journeys and the increased use of public transport, walking & cycling.

25. 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) 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
- ii) Should unacceptable risks be identified the applicant shall also submit and agree with the Local Planning Authority in writing a contaminated land remediation strategy (including verification plan) prior to commencement of development.

The development shall thereafter be carried out in full accordance with the duly approved remediation strategy or such varied remediation strategy as may be agreed in writing with the Local Planning Authority.

Reason: To mitigate hazards associated with land contamination, and to prevent pollution.

26. Pursuant to condition 26 and prior to completion 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 mitigate hazards associated with land contamination, and to prevent pollution

27. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the local planning authority. The remediation strategy shall be implemented as approved.

Reason: To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site.

28. No development shall commence in any phase until a detailed, final surface water sustainable drainage strategy for the site has been submitted to, and approved in writing by, the Local Planning Authority.

The detailed surface water sustainable drainage strategy shall be based upon the site specific flood risk assessment and indicative surface water sustainable drainage strategy (Flood Risk Assessment & Drainage Strategy, C1843-20240161 Version Revision A, dated 05/02/2026 - Shepherd Gilmore Consulting Engineers) submitted and sustainable drainage principles and requirements set out in the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems. No surface water shall be allowed to discharge to the public foul sewer(s), directly or indirectly.

The details of the drainage strategy to be submitted for approval shall include, as a minimum;

- a) Sustainable drainage calculations for peak flow control and volume control for the:
- i. 100% (1 in 1-year) annual exceedance probability event;
 - ii. 3.3% (1 in 30-year) annual exceedance probability event + 40% climate change allowance, with an allowance for urban creep;
 - iii. 1% (1 in 100-year) annual exceedance probability event + 45% climate change allowance, with an allowance for urban creep

Calculations must be provided for the whole site, including all existing and proposed surface water drainage systems.

- b) Final sustainable drainage plans appropriately labelled to include, as a minimum:
- i. Site plan showing all permeable and impermeable areas that contribute to the drainage network either directly or indirectly, including surface water flows from outside the curtilage as necessary;
 - ii. Sustainable drainage system layout showing all pipe and structure references, dimensions and design levels; to include all existing and proposed surface water drainage systems up to and including the final outfall;
 - iii. Details of all sustainable drainage components, including landscape drawings showing topography and slope gradient as appropriate;
 - iv. Drainage plan showing flood water exceedance routes in accordance with Defra Technical Standards for Sustainable Drainage Systems;
 - v. Finished Floor Levels (FFL) in AOD with adjacent ground levels for all sides of each building and connecting cover levels to confirm minimum 150 mm+ difference for FFL;
 - vi. Details of proposals to collect and mitigate surface water runoff from the development boundary;
 - vii. Measures taken to manage the quality of the surface water runoff to prevent pollution, protect groundwater and surface waters, and deliver suitably clean water to sustainable drainage components;

c) Evidence of an assessment of the existing on-site surface water drainage systems to be used, to confirm that these systems are in sufficient condition and have sufficient capacity to accept surface water runoff generated from the development.

d) Evidence that a free-flowing outfall can be achieved. If this is not possible, evidence of a surcharged outfall applied to the sustainable drainage calculations will be required.

e) Evidence that a free-flowing outfall can be achieved. If this is not possible, evidence of a surcharged outfall applied to the sustainable drainage calculations will be required.

The sustainable drainage strategy shall be implemented in accordance with the approved details.

Reason: To ensure satisfactory sustainable drainage facilities are provided to serve the site in accordance with Paragraphs 173 and 175 of the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems.

29. No development shall commence until a Construction Surface Water Management Plan, detailing how surface water and stormwater will be managed on the site during construction, including demolition and site clearance operations, has been submitted to and approved in writing by the Local Planning Authority.

The details of the plan to be submitted for approval shall include method statements, scaled and dimensioned plans and drawings detailing surface water management proposals to include for each phase, as a minimum:

a) Measures taken to ensure surface water flows are retained on-site during the construction phase(s), including temporary drainage systems, and, if surface water flows are to be discharged, they are done so at a restricted rate that must not exceed the equivalent greenfield runoff rate from the site.

b) Measures taken to prevent siltation and pollutants from the site entering any receiving groundwater and/or surface waters, including watercourses, with reference to published guidance.

The plan shall be implemented and thereafter managed and maintained in accordance with the approved plan for the duration of construction.

Reason: To ensure the development is served by satisfactory arrangements for the disposal of surface water during each construction phase(s) so it does not pose an undue surface water flood risk on-site or elsewhere during any construction phase in accordance with Paragraph 173 of the National Planning Policy Framework.

30. The commencement of use of the development shall not be permitted until a site-specific Operation and Maintenance Manual for the lifetime of the development, pertaining to the surface water drainage system and prepared by a suitably competent person, has been submitted to and approved in writing by the Local Planning Authority.

The details of the manual to be submitted for approval shall include, as a minimum:

a) A timetable for its implementation;

- b) Details of the maintenance, operational and access requirement for all SuDS components and connecting drainage structures, including all watercourses and their ownership;
- c) Pro-forma to allow the recording of each inspection and maintenance activity, as well as allowing any faults to be recorded and actions taken to rectify issues;
- d) The arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme in perpetuity;
- e) Details of financial management including arrangements for the replacement of major components at the end of the manufacturer's recommended design life;
- f) Details of whom to contact if pollution is seen in the system or if it is not working correctly; and
- g) Means of access for maintenance and easements.

Thereafter the drainage system shall be retained, managed, and maintained in accordance with the approved details.

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 sustainable drainage system is subsequently maintained pursuant to the requirements of Paragraph 175 of the National Planning Policy Framework.

31. The commencement of use of the development shall not be permitted 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 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 173 and 175 of the National Planning Policy Framework.

32. Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that

there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the proposed piling, does not harm groundwater resources in line with paragraph 180 of the National Planning Policy Framework and Position Statement J of the 'The Environment Agency's approach to groundwater protection'.

33. No construction shall commence until details of the means of ensuring the wastewater assets that are laid within the site boundary, are protected from damage as a result of the development, have been submitted to and approved by the Local Planning Authority in writing. The details shall outline the potential impacts from construction activities and the impacts post completion of the development on the wastewater assets that cross the site and identify mitigation measures to protect and prevent any damage to the pipeline both during construction and post completion of the development. Any mitigation measures shall be implemented in full in accordance with the approved details.

Reason: In the interest of public health and safety and to ensure protection of essential services.

34. No development pursuant to this application shall commence until a detailed Construction Design Plan and working Method Statement relating to site earthworks has been submitted to and approved by the Local Planning Authority (in consultation with the Highway Authority for the A56 Trunk Road). Construction of the development shall then be carried out in accordance with the agreed Construction Design Plan and working Method Statement.

Reason: To mitigate any adverse impact from the development on the A56 Trunk Road in accordance with DfT Circular 01/2022.

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 policy DM3 of the National Planning Policy Framework.
2. The applicant is reminded that it is an offence to disturb, harm or kill bats. If a bat is found during development all work should cease immediately and a suitably licensed bat worker employed to assess how best to safeguard the bat(s).
3. In the in the interest of public safety, the Applicant should read the Coal Authority's Standing Advice.
4. The applicant is advised that they have a duty to adhere to the regulations of Part 2A of the Environmental Protection Act 1990, the National Planning Policy Framework and the current Building Control Regulations with regards to contaminated land. The

responsibility to ensure the safe development of land affected by contamination rests primarily with the developer.

5. The applicant must clear any geotechnical matters with Building Control.
6. 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
7. The grant of planning permission will require the developer to obtain the appropriate permits to work on, or immediately adjacent to, the adopted highway network. The applicant should be advised to contact the county council for further information by telephoning the Development Support Section on 0300 123 6780 or email developeras@lancashire.gov.uk, in the first instance to ascertain the details of such an agreement and the information to be provided, quoting the location, district and relevant planning application reference number.
8. The alterations to the existing highway as part of the new works may require changes to the existing street lighting at the expense of the developer.
9. The grant of planning permission will require the applicant to enter into an appropriate legal agreement (Section 278), with Lancashire County Council as Highway Authority prior to the start of any development. The applicant should be advised to contact the county council for further information by telephoning the Development Support Section on 0300 123 6780 or email developeras@lancashire.gov.uk, in the first instance to ascertain the details of such an agreement and the information to be provided, quoting the location, district and relevant planning application reference number.
10. 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 is 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.
11. This consent does not give approval to a connection being made to Lancashire County Council's highway drainage system.
12. Where permeable paving is included in the hydrological calculations of a development proposal the Local Planning Authority is advised to consider the removal of permitted development rights for permeable paving. Should the Local Planning Authority not remove the permitted development rights for permeable paving on privately owned land, the Lead Local Flood Authority will consider the need to designate such areas under Schedule 1 of the Flood and Water Management Act 2010. The District Council, as a flood risk management authority in its own right, also has these powers to designate.

13. The development site appears to have been the subject of past industrial activity which may pose a risk of pollution to controlled waters. The Environment Agency (EA) recommends that you should:

- Follow the risk management framework provided in Guidance on Land contamination risk management (LCRM) Land contamination risk management (LCRM) - GOV.UK (www.gov.uk), when dealing with land affected by contamination

- Refer to the contaminated land pages on gov.uk for more information

- Refer to 'The Environment Agency's approach to groundwater protection'

All investigations of land potentially affected by contamination should be carried out by or under the direction of a suitably qualified competent person and in accordance with BS 10175 (2001) Code of practice for the investigation of potentially contaminated sites.

Where the remediation / redevelopment of the site will involve waste management issues the EA offer the following advice:

The CL:AIRE Definition of Waste: Development Industry Code of Practice (version 2) provides operators with a framework for determining whether or not excavated material arising from site during remediation and/or land development works is waste or has ceased to be waste. Under the Code of Practice:

- excavated materials that are recovered via a treatment operation can be reused on-site providing they are treated to a standard such that they are fit for purpose and unlikely to cause pollution

- treated materials can be transferred between sites as part of a hub and cluster project

- some naturally occurring clean material can be transferred directly between sites

Developers should ensure that all contaminated materials are adequately characterised both chemically and physically, and that the permitting status of any proposed on-site operations are clear. If in doubt, the Environment Agency should be contacted for advice at an early stage to avoid any delays. The EA recommend that developers should refer to:

- the position statement on the Definition of Waste: Development Industry Code of Practice

- The waste management page on GOV.UK

Contaminated soil that is (or must be) disposed of is waste. Therefore, its handling, transport, treatment and disposal are subject to waste management legislation, which includes:

- Duty of Care Regulations 1991

- Hazardous Waste (England and Wales) Regulations 2005

- Environmental Permitting (England and Wales) Regulations 2016
- The Waste (England and Wales) Regulations 2011

Developers should ensure that all contaminated materials are adequately characterised both chemically and physically in line with British Standard BS EN 14899:2005 'Characterization of Waste - Sampling of Waste Materials - Framework for the Preparation and Application of a Sampling Plan' and that the permitting status of any proposed treatment or disposal activity is clear. If in doubt, the Environment Agency should be contacted for advice at an early stage to avoid any delays.

If the total quantity of hazardous waste material produced or taken off-site is 500kg or greater in any 12 month period, the developer will need to register with us as a hazardous waste producer. Refer to the hazardous waste pages on GOV.UK for more information.

14. Piling or any other foundation designs using penetrative methods can result in risks to potable supplies from, for example, pollution / turbidity, risk of mobilising contamination, drilling through different aquifers and creating preferential pathways. Thus it should be demonstrated that any proposed piling will not result in contamination of groundwater.

Dewatering

Dewatering is the removal/abstraction of water (predominantly, but not confined to, groundwater) in order to locally lower water levels near the excavation. This can allow operations to take place, such as mining, quarrying, building, engineering works or other operations, whether underground or on the surface. Any dewatering activities on-site could have an impact upon local wells, water supplies and/or nearby watercourses and environmental interests. This activity was previously exempt from requiring an abstraction licence. Since 1 January 2018, most cases of new planned dewatering operations above 20 cubic metres a day will require a water abstraction licence from us prior to the commencement of dewatering activities at the site. More information is available on gov.uk: <https://www.gov.uk/guidance/water-management-apply-for-a-water-abstraction-or-impoundment-licence#apply-for-a-licence-for-a-previously-exempt-abstraction>.

Regulatory position statements

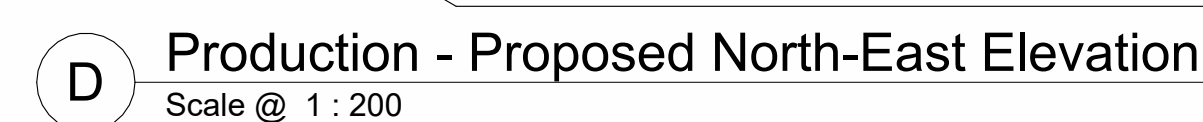
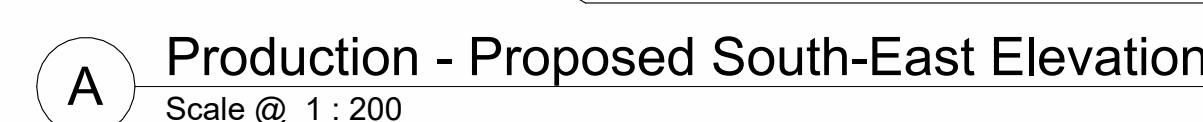
Discharges from dewatering to surface water or groundwater will require an Environmental Permit unless you can meet the conditions of the RPS or exemptions or exclusions for groundwater activities. The following Regulatory Position Statement will apply: 'Temporary dewatering from excavations to surface water.'
<https://www.gov.uk/government/publications/temporary-dewatering-from-excavations-to-surface-water>

NOTES

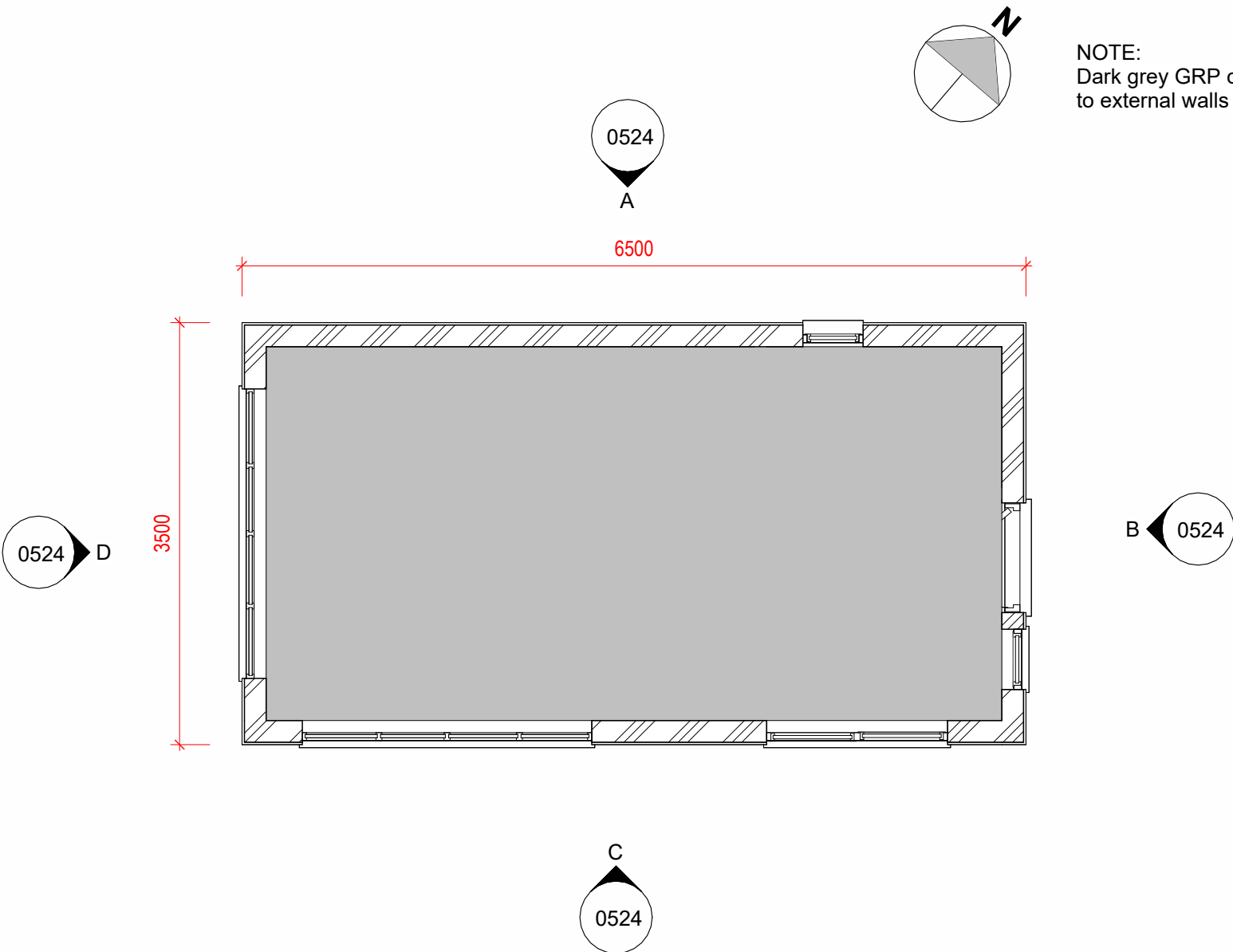
- This drawing contains the following model files: -
14018-AEW-B1-XX-M3-A-0002



1	Roof Cladding - Trapezoidal Profile (MW5RS) Twin Skinned, insulated over purlin system Colocast HPS200 Ultra,RAL 7038	A	Glazing - Type 1, Curtain Wall Sift System Aluminium framed, double glazed infill units PCAL 7016
2	Rooflights GRP, in-panels, non fragile, triple skinned Translucent	B	Glazing - Type 2, Window Section Aluminium Framed, double glazed infill units Glass 'look-a-like' spandrel panels where indicated PCAL 7016
3	Rainwater Goods & Gutters (Square) Outboard, proprietary plastisol coated pressed metal PCAL 7016	C	Office Entrance - Canopy Cantervered glazing, matched to curtain walling Steel arm supports, PCAL 7016
4	Insulated Valley Gutter Proprietary plastisol coated pressed metal PCAL 7016	D	Office Entrance - Personnel Access Doorset Double glazed infill unit, PCAL 7016 Aluminium framed (To match curtain wall)
5	Verge Flashing Profiled plastisol coated pressed metal PCAL 7016	E	Personnel Access / Escape Doorset Thermally insulated, single store Galvanised Steel, PCAL, colour to match cladding
6	Wall Cladding - Type 1, Micro-Rib Profile Insulated composite panel Colocast Prima, RAL 7016	F	Operational Door - Level Access Sectional Insulated Shutters Plastisol coated finish, RAL 5010 Dark Blue
7	Wall Cladding - Type 2, Trapezoidal Profile (1000/32R) Twin skinned, insulated (mineral wool system) Colocast Prima, RAL 9006	G	Operational Door - Dock Level Sectional Insulated Shutters Plastisol coated finish, RAL 5010 Dark Blue
8	Feature Wall Cladding, Micro-Rib Profile Colocast Prima, dark blue	H	Building Signage Zone (Detail subject to separate application)
9	Cladding Dip Base Flashings Profiled plastisol coated pressed metal PCAL finish to match above cladding	J	Louvered panels for ventilation. Sizing & positions approximate. Colour to match surrounding cladding
10	Parapet Capping Profiled plastisol coated PCAL 7016		

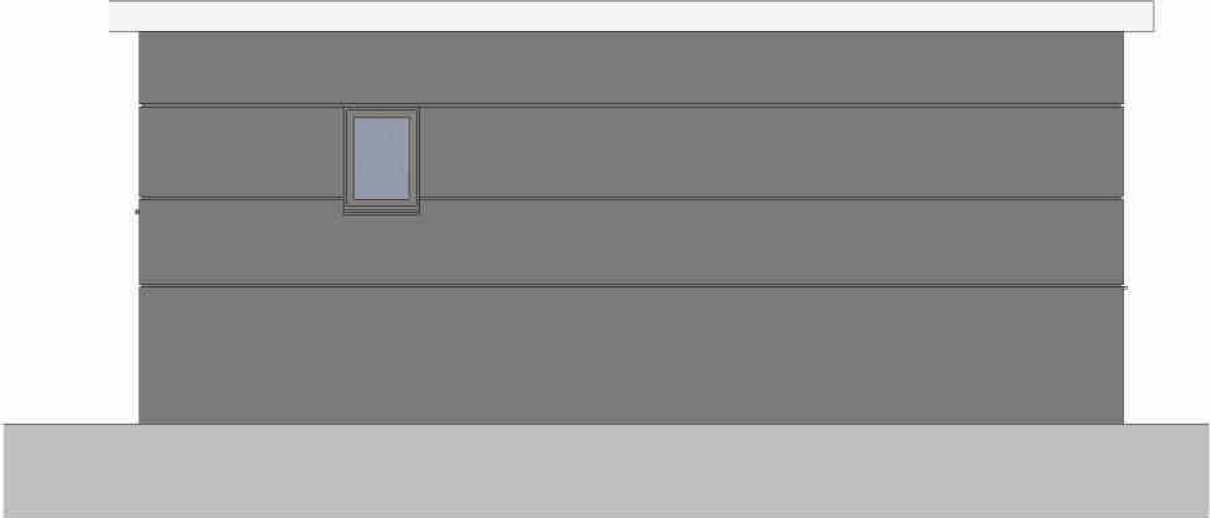


scale @ A0 As indicated checked AL



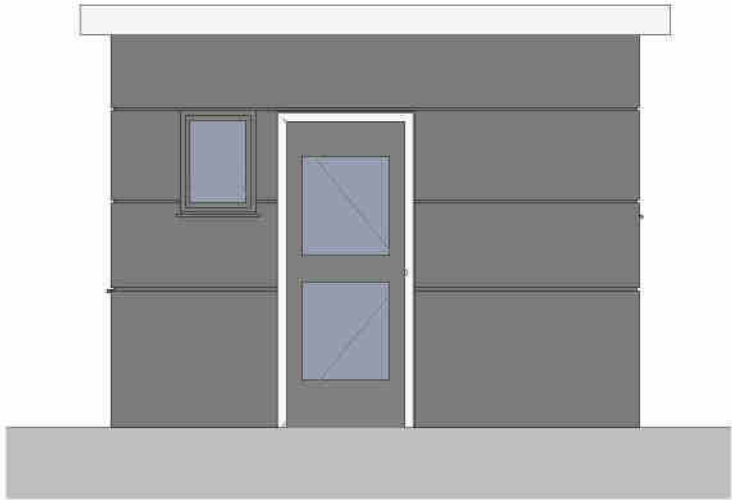
Proposed Gatehouse - Ground Floor Plan

Scale @ 1 : 50



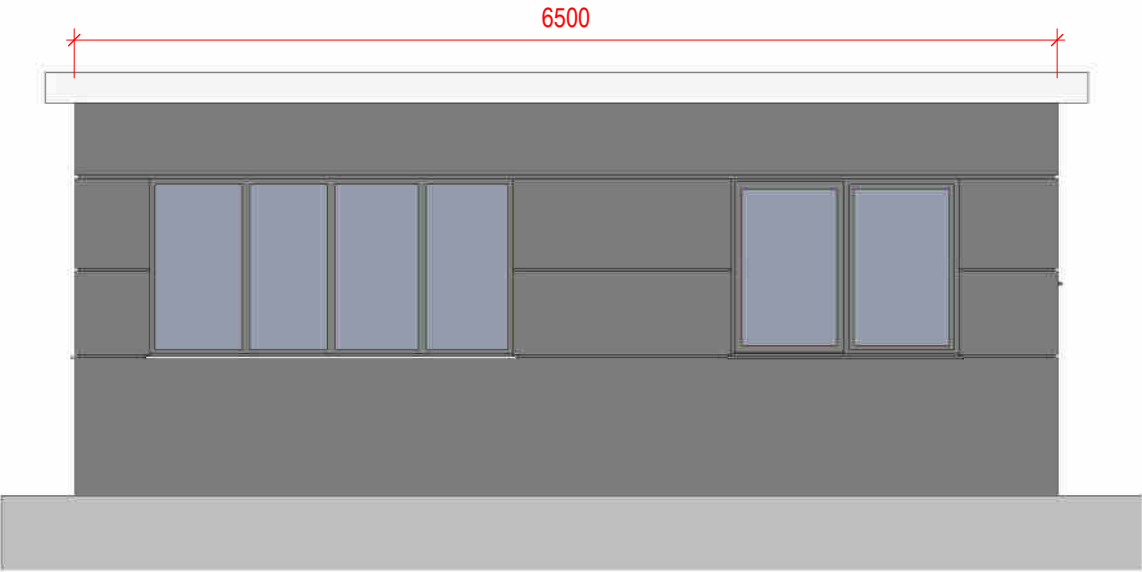
A Gatehouse - Elevation A

Scale @ 1 : 50



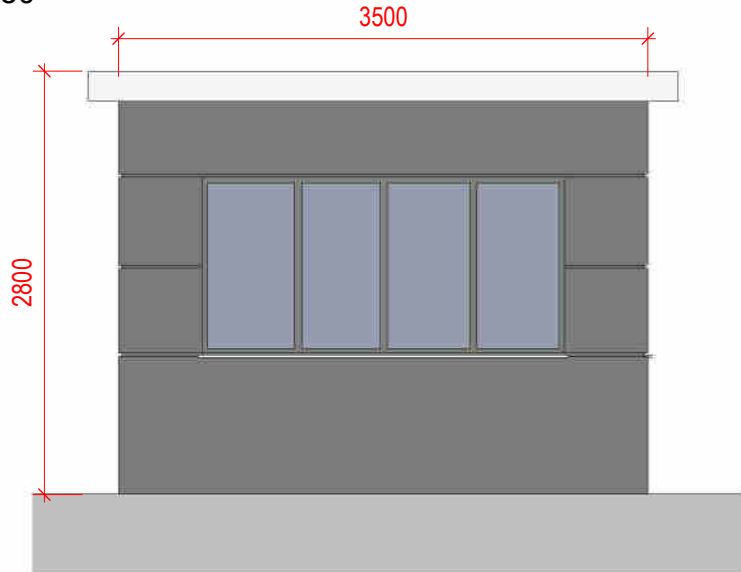
B Gatehouse - Elevation B

Scale @ 1 : 50



C Gatehouse - Elevation C

Scale @ 1 : 50



D Gatehouse - Elevation D

Scale @ 1 : 50

Scale Bars		TO BE USED ONLY AS GUIDANCE					
1:100	mm	0	1000	2000	3000	4000	5000
1:200	mm	0	500	1000	1500	2000	2500
1:500	M	0	5	10	15	20	25
1:1250	M	0	10	20	30	40	50

NOTES

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- All proprietary materials and products are to be used strictly in accordance with the manufacturers recommendations.

This drawing contains the following model files: -

14018-AEW-B2-XX-M3-A-0003

P03	11/12/24	Full Planning Issue	DJS	DRS
P02	28/11/24	Amendments following updated client brief	DJS	DRS
P01	07/10/24	Initial Issue	DJS	DRS
Rev	Date	Description	Drawn by	Checked By

Status	Purpose of Issue
S4	For Stage Approval

drawing stage **Stage 3 - Planning**

client

Interfloor

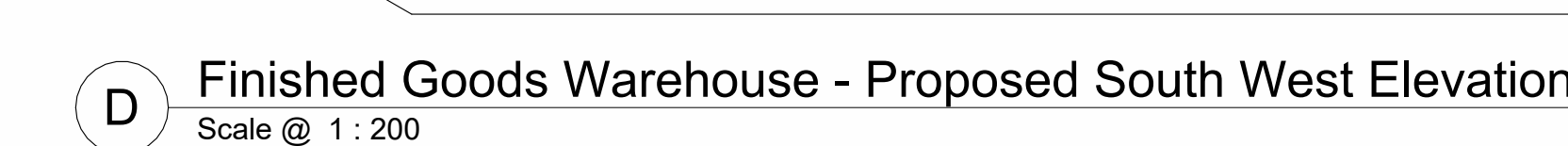
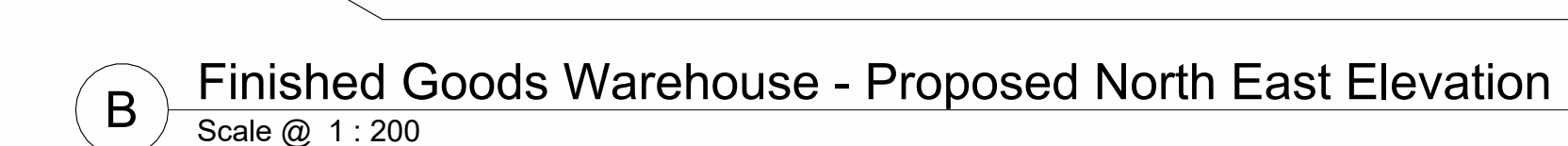
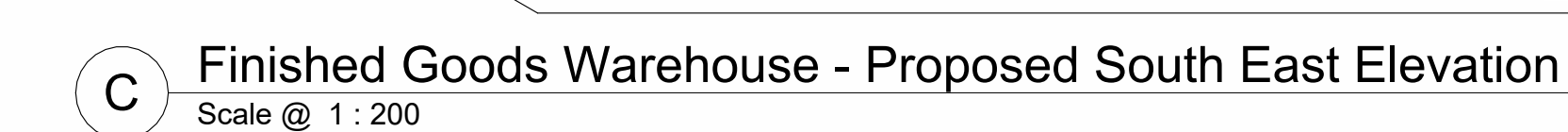
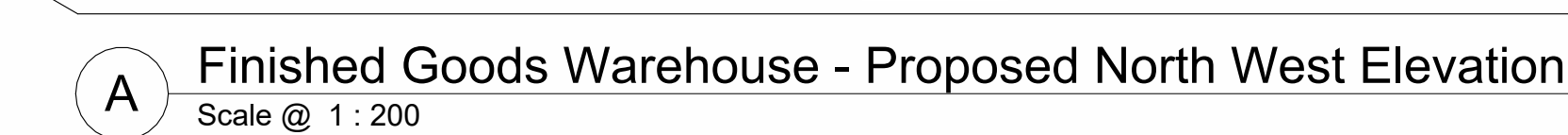
project

Interfloor, Haslingden

drawing title

Gatehouse - Proposed Ground Floor Plan & Elevations

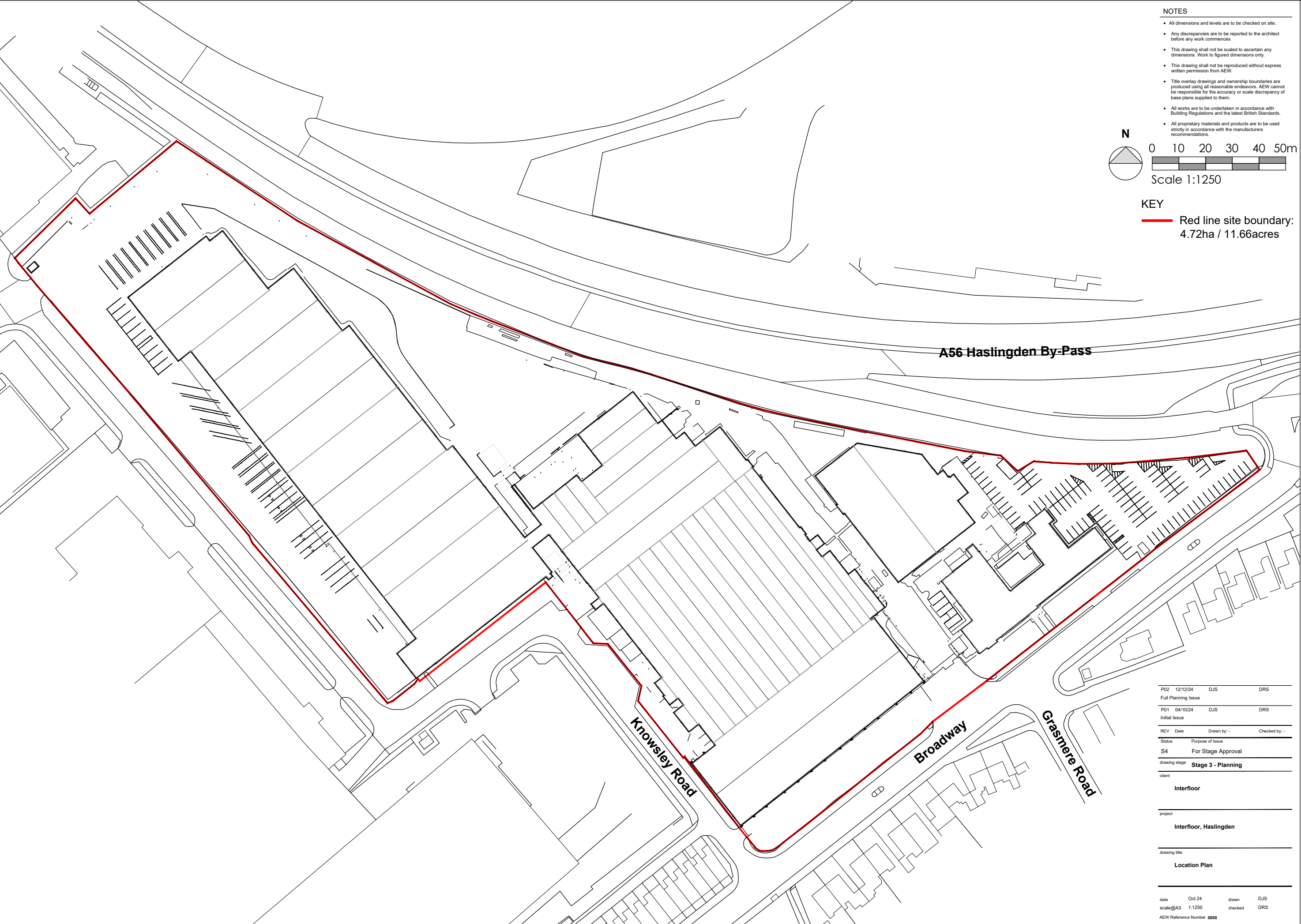
date	Oct 24	drawn	DJS
scale @ A2	1 : 50	checked	DRS



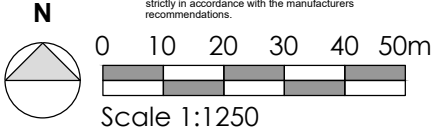
1	Roof Cladding - Trapezoidal Profile (MW56S) Twin Skinned, Insulated over purlin system Colorbond® Polystyrene UTR, R108, R308 Rooflights GRC, in-place, non fragile, triple skinned Trapezoidal Profile Remediate Gables & Eaves (Square) OCBRC, proprietary plasterboard covered pressed metal PCC, RAL 7016 Insulated Valley Cavity Proprietary plasterboard covered pressed metal PCC, RAL 7016
5	Verge Flashing Profiled plasterboard covered pressed metal PCC, RAL 7016 Wall Cladding - Type 1, Micro-Ro Profile Insulated composite panel Colorbond Plasma, RAL 7012 Wall Cladding - Type 2, Micro-Ro Profile Insulated (non composite system) Colorbond Plasma, RAL 9006 Feature Wall Cladding, Micro-Rib Profile Colorbond Plasma, dark blue Cladding Drip Base Flashings Profiled plasterboard covered pressed metal PCC, RAL 7016 to match above cladding
10	Pan/peap Capping Profiled plasterboard covered PCC, RAL 7016

- | | |
|----------|---|
| A | Aluminum - Type 1 Curtain Wall Stick System
Aluminum Framed, double glazed infill units
PPC, RAL 7016 |
| B | Glazing - Type 2, Window Section
Aluminum Framed, double glazed infill units
Glazed, Soda-Lime, spigot panels which indicate
PPC, RAL 7016 |
| C | Office Entrance - Canopy
Canister entrance, painted, matched to curtain walling
Steel support, spigots |
| D | Office Entrance - Personal Access Doorset
Stainless glazed infill unit, PPC, RAL 7016
Aluminum framed (To match curtain wall) |
| E | Personnel Access / Escape Doorset
Thermally insulated core
Glazed, Soda-Lime, spigot, colour to match cladding |
| F | Operational Door - Level Access
Section Insulated Shutter
Prestressed coated finish, dark blue |
| G | Operational Door - Dock Leveler
Section Insulated Shutter
Prestressed coated finish, dark blue |
| H | Building Signage Zone
(Detail subject to separate application) |

date	Oct 2024	drawn	MW
by	As indicated	by	DDG



- NOTES
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 - All proprietary materials and products are to be used strictly in accordance with the manufacturers recommendations.



KEY

— Red line site boundary:
4.72ha / 11.66acres

P02	12/12/24	DJS	DRS
Full Planning Issue			
P01	04/10/24	DJS	DRS
Initial Issue			
REV	Date	Drawn by: -	Checked by: -
Status	Purpose of Issue		
S4	For Stage Approval		
drawing stage	Stage 3 - Planning		
client			
Interfloor			
project			
Interfloor, Haslingden			
drawing title			
Location Plan			
date	Oct 24	drawn	DJS
scale@A3	1:1250	checked	DRS
AEW Reference Number 0000			



- NOTES
- AEWTP033B

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 - All works are to be undertaken in accordance with Building Regulations and the latest British Standards.
 - All proprietary materials and products are to be used strictly in accordance with the manufacturers recommendations.

CDM 2015

Client notified of duties: 17/05/24

Principal Designer: AEW Architects

Unless noted below, all known hazards have been highlighted on the drawing.

0525m

Scale 1:500

N

NOTE:
GIA's areas are subject to internal surveys
Layout of site based on promap, all dimensions TBC

KEY

Red line site boundary:
4.72ha / 11.66acres

Outline of existing units to be demolished

Existing landscaping

Existing landscaping to be improved

Existing landscaping to be removed

Proposed landscaping

Proposed weight station & exit gate

Proposed gas & electric sub-stations and external plant

Proposed 2no. dock levellers

Proposed site entrance & Car Park entrance

Existing bus stop to be relocated

Proposed future plant & sprinkler tank expansion zone

Proposed external plant

Proposed clockwise one-way system around North of the site

Existing production office mezzanine

Existing site entrance to be altered to suit car park

P04	11/12/24	DJS	DRS
Full Planning Issue			
P03	08/12/24	DJS	DRS
Updated GIA's following consultant correspondence			
P02	28/11/24	DJS	DRS
Updated soft landscape areas, and GIA's			
P01	04/10/24	DJS	DRS
Initial Issue			
REV	Date	Drawn by -	Checked by -
Status	Purpose of Issue		
S4	For Stage Approval		
drawing stage	Stage 3 - Planning		
client			

Interfloor			
project			
Interfloor			
Haslingden			
drawing title			
Proposed Site Plan			

P05	17/12/24	DJS	DRS
Updated to show additional external plant to side of foam storage			
date	Oct 24	drawn	DJS
scale(s)	1:500	checked	DRS

PROPOSED SCHEDULE OF APPROXIMATE AREAS		
UNIT / ROOM TYPE	TOTAL GIA M²	TOTAL GIA SF²
FINISHED GOODS WAREHOUSE	10000	107639.0
FINISHED GOODS WAREHOUSE CORE	335	3605.9
ENGINEERING CORE	540	5812.5
PRODUCTION	9175	98758.8
ACCESSORIES	1290	13885.4
SECURITY LODGE	18	193.8
LINK AREA	48	516.7
FOAM STORAGE	885	9526.1
GRANULATION	2220	23895.9
MIX/MOULD	2420	26048.6
TWO STOREY OFFICE	855	9203.1
MIX & MOULD CORE	284	3056.9
TOTAL	28070	302142.7

Rev: P05

14018-AEW-SI-XX-DR-A-0504

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AEW Reference Number 00000



- NOTES
- AEWTP033B

 - All dimensions and levels are to be checked on site
 - Any discrepancies are to be reported to the architect before any work commences
 - This drawing shall not be relied on to ascertain any dimensions. Work to figured dimensions only
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CDM 2015

Client notified of duties: 17/05/24

Principal Designer: AEW Architects

Unless noted below, all known hazards have been highlighted on the drawing.

0525m

0510152025m

Scale 1:500

N

NOTE:
GIA's areas are subject to internal surveys
Layout of site based on promap, all dimensions TBC

KEY

Red line site boundary:
4.72ha / 11.66acres

Existing landscaping

- Car Park entrance
- Existing bus stop
- Site entrance
- Existing production office mezzanine

SCHEDULE OF APPROXIMATE AREAS

UNIT / ROOM TYPE	TOTAL GIA
FINISHED GOODS WAREHOUSE	8,984m² / 96,703ft²
FINISHED GOODS WAREHOUSE CORE	339m² / 3,649ft²
PRODUCTION	7,969m² / 85,778ft²
MIX & MOULD	2,565m² / 27,609ft²
MIX & MOULD CORE	138m² / 1,485ft²
FOAM STORAGE & GRANULATION	1,682m² / 18,105ft²
ADMIN BUILDING	1,137m² / 12,239ft²
SECURITY	21m² / 226ft²
LINK	34m² / 366ft²
ENGINEERING	355m² / 3,821ft²
TOTAL	23,224 m² / 249,981 ft²

P03	11/12/24	DJS	DRS
Full Planning Issue			
P02	28/11/24	DJS	DRS
Updated existing GIA			
P01	04/10/24	DJS	DRS
Initial Issue			
REV	Date	Drawn by -	Checked by -
Status	Purpose of Issue		
S4	For Stage Approval		
drawing stage	Stage 3 - Planning		
client			

Interfloor			
project			
Interfloor			
Haslingden			
drawing title			
Existing Site Plan			
date	Oct 24	drawn	DJS
scale(s)	1:500	checked	DRS













