

Application Number:	2025/0318	Application Type:	Full Planning Permission
Proposal:	Erection of 11 dwellings with associated parking, landscaping and infrastructure, including the creation of a new vehicular access from Booth Road.	Location:	Heath Hill Booth Road Stacksteads Bacup Lancashire OL13 0SF
Report of:	Head of Planning and Building Control	Status:	For publication
Report to:	Development Control Committee	Date:	06.10.2026
Applicant:	Brother Developments Ltd	Determination Expiry Date:	09.10.2026 (Time extension agreed)
Agent	Mr Daniel Connolly – Connollys		

Contact Officer:	Chris Dobson	Telephone:	01706 238639
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REASON FOR REPORTING	
Outside Officer Scheme of Delegation	Yes – Major Application
Member Call-In Name of Member: Reason for Call-In:	
3 or more objections received	Yes
Other (please state):	

HUMAN RIGHTS

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

Article 8

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

Article 1 of Protocol 1

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

1. RECOMMENDATION

Approval subject to the conditions contained within this report.

2. APPLICATION SITE

The application site is approximately 0.43ha in extent and relates mostly to an enclosed and inaccessible area of maintained grassland with low/medium vegetation. The topography of this part of the site is undulating and slopes to the north.

A large portion of the site previously formed part of the residential curtilage of Heath Hill, a former detached bungalow which is currently in use as a family residential assessment home. Heath Hill is located outside of the application site.

The site is bordered by dwellings on Glenborough Avenue to the west, Green Belt land to the north, Lord Avenue to the east and Booth Road to the south. The surrounding built environment is predominantly residential and features a mix of house types and styles.

The site includes an access taken from Booth Road to the south, which serves Heath Hill, a garage colony and the rear of both 1 and 2 Woodland Mount. Public footpath FP1401055, taken from Lord Avenue to the east, runs along the northern boundary of the site and continues west.

The site is located approximately 90m northwest of the junction of Booth Road and Tunstead within the defined urban boundary of Stacksteads and forms part of housing site allocation H29 in the adopted Local Plan.

3. RELEVANT PLANNING APPLICATION HISTORY

2022/0490 - Full: Erection of 9 dwellings with associated infrastructure, including the creation of a new vehicular access from Booth Road – **Refused**

2022/0192 – Full: Erection of an outbuilding in the front yard of the care home. **Approved**

2021/0215 – Major: Demolition of existing buildings and structures and the erection of 14no. residential dwellings with associated car parking and hard and soft landscaping and including diversion of existing Public Right of Way. **Application withdrawn**

2019/0034/PREAPP – **Advice Issued.**

2019/0198 – Full: Change of use from dwelling (C3) to family residential assessment home (C2). **Approved**

X/2006/009 – Erection of 3 no detached dwellinghouses (Renewal of planning permission 2001/123) **Application withdrawn**

X/2001/123 – Erection of 3 no detached dwellinghouses. **Approved**

X/1998/291 – Reserved Matters – Erection of 3 No detached dwellings. **Approved**

X/1995/278 – Renewal of outline planning permission ref no. 92/257 for 3 no detached dwellings. **Approved**

X/1992/257 – OUTLINE - ERECTION OF 3 No DETACHED DWELLINGS (RESUBMISSION). **Approved**

X/1991/296 – RENEWAL OF EXISTING OUTLINE PLANNING PERMISSION FOR 3 NO DWELLINGS. **Application withdrawn**

The application site has also been subject to further historic planning applications.

4. PROPOSAL

The applicant seeks planning permission for the erection of 11 no. new dwellings on the site. The development would utilise the existing access taken from Booth Road and would create a new internal estate road which the dwellings would be arranged around. The proposed development would comprise the following mix of dwellings:

- 2no. two-bedroom two-storey semi-detached dwellings (Housetype 'Ta')
- 6no. two-bedroom one and a half storey semi-detached dwellings (Housetype 'Tb')
- 2no. three bedroom two-storey detached dwellings (Housetypes 'Tc' and Td)
- 1 no. four bedroom two-storey detached dwelling (Housetype 'Te')

The dwellings identified as being one and a half storey contain rooms within the roof space.

Each plot would have outdoor amenity space, off-street parking and areas of soft landscaping. Plot 3 is proposed to contain an elevated decked area to the north. Areas of soft landscaping / informal green space would also feature across the site with this being most prominent to the west side providing a buffer between the dwellings and the rear elevations of the dwelling located on Glenborough Avenue

During the course of the application the design of the dwellings has changed to address concerns raised by the Council in relation to matters such as residential amenity, the privacy of surrounding residents and the proposed material palette. Further details relating to these changes are contained within the relevant sections of the report below.

A pedestrian access to the Public Right of Way running to the north of the site is proposed to be included.

An existing garage located to the rear of No.1 & No.2 Woodland Mount is proposed to be retained.

5. POLICY CONTEXT

National Planning Policy Framework

3. Decision making policies
4. Achieving sustainable development
5. Meeting the challenge of climate change
6. Delivering a sufficient supply of homes
12. Making effective use of land

14. Achieving well designed places
15. Promoting sustainable transport
16. Promoting Healthy Communities
17. Pollution, public protection and security

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 SD3: Planning Obligations
 Policy HS1: Meeting Rossendale's Housing Requirement
 Policy HS2: Housing Site Allocations
 Policy HS3: Affordable Housing
 Policy HS4: Housing Density
 Policy HS5: Housing Standards
 Policy HS6: Open Space Requirements in New Housing Developments
 Policy HS7: Playing Pitch Requirements in New Housing Developments
 Policy HS8: Private Outdoor Amenity Space
 Policy ENV1: High Quality Development in the Borough
 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 ENV10: Trees and Hedgerows
 Policy TR2: Footpaths, Cycleways and Bridleways
 Policy TR4: Parking

6. CONSULTATION RESPONSES

Consultee	Summary of response
LCC School Planning Team	LCC will not be seeking a contribution for primary or secondary school places.
LCC PROW	Not supportive of the scheme. Request a contribution towards improvements to the PROW and recommend a pre-commencement condition is included to detail improvements to the PROW. The condition cannot however be included as the PROW is located outside the red edge of the site.
LCC Archaeology	No objection
Police Architectural Liaison	No objection – scheme is below the threshold for when a Crime Impact Statement can be produced.
RBC Strategic Housing	No comments received
RBC Building Control	No comments received
Continuum (Viability Assessment)	Agree that no scope is available for contributions to be made.
Lead Lancashire Flood Authority	No objection subject to condition

LCC Highways	No objection subject to condition
ECUS (Arborists)	No objection subject to condition
Environment Agency	No comments received
Environmental Protection (Land Contamination)	No objection subject to condition
RBC Forward Planning	Policy comments received
RBC Environmental Health	No objection subject to condition
Cadent Gas	No comments received
Lancashire Badger Group	No objections
United Utilities	No objection subject to condition
RBC Operations	No objection
Lancashire Fire and Rescue	No objection

7. REPRESENTATIONS

To accord with the General Development Procedure Order a site notice was posted on 17.10.2025 and neighbouring properties were notified by letter sent out on 10.10.2025.

53 objections have been received to the development. These raise the following material planning concerns which have been split into the relevant areas:

Visual Amenity

- Materials proposed to be used are out of keeping and not supported within the Rossendale Local Plan 2019-2036.
- The addition of the dwellings will result in the overdevelopment of the area.

Neighbour Amenity

- Inadequate separation distances to rear elevation of dwellings located on Glenborough Avenue from Plots 1 & 2 with dwellings overshadowing and appearing overbearing to the occupiers of No.1 and No.3 Glenborough
- Separation distances measured incorrectly on the submitted plans.
- No separation distance detailed between Plot 3 and Plots 5 & 6 opposite
- No separation distance detailed between Plot 3 and No.7 Glenborough Avenue and Plot 3 would encroach upon the 45-degree line resulting in a loss of privacy for occupiers of No.5 & No.7 Glenborough Avenue due to views being available into the rear elevation windows.
- No separation distance has been detailed between the front elevation of Plot 1 and the side elevation of Heath Hill.
- Loss of privacy through overlooking of rear gardens of dwelling located on Lord Avenue and Glenborough Avenue owing to positioning of roof windows within plots 1, 2 & 5-10. Concerns raised that the Illustrative Section drawings (Drawing ref 2341BEB/BRSEB-SEC01 & 2341BEB/BRSEB-SEC02) do not accurately portray the likely uses of the room.
- A lack of community consultation has been undertaken.

Access, Parking and Highway Safety

- The width of the pavement adjacent to Plots 1 & 2 is substandard.
- A concern over the proposed parking arrangements
- A concern over highway safety in particular when exiting onto Booth Road and the increase in traffic to Booth Road.

Ecology and Biodiversity

- Concerns relating to the presence of Japanese Knotweed.
- Concerns relating to the impact of the development upon badgers which are a protected species.

Foul and Surface Water Drainage

- Concerns raised over the proposed surface water drainage scheme.

Viability

- The development does not propose any contributions
- Pressure on local infrastructure e.g. school places, doctors etc.
- The development has no benefits to the local community

The concerns raised have been considered and referenced within the below assessment.

8. ASSESSMENT

Principle

The site is located within the defined urban boundary and is allocated for housing development within the adopted Local Plan (site reference H29). The Local Plan does not contain a site-specific policy for this allocation.

Policy S3 within the recently updated NPPF relates to the presumption in favour of sustainable development and states:

“Policy S4 in this Framework should be applied when considering development proposals within settlements;”

Policy S4 relates to the principle of development within settlement areas and states:

“1 Development proposals within settlements 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.”

The principle for the development of the land for housing within a sustainable location and for the use it has been allocated for within the local plan is therefore acceptable. Policy S4 continues to state:

2. In applying policy S4, the circumstances in which the benefits of approving development are likely to be substantially outweighed by adverse effects include (but are not restricted to) situations where the development proposal would:

a. Have a substantial adverse impact in relation to:

- The allocation or safeguarding of land or buildings for particular uses in the development plan, unless there is no reasonable prospect of an application coming forward for the allocated use,*

*or there is evidence that the safeguarding is no longer appropriate;
or*

- ii. The application of the policies in this Framework for existing recreational land and facilities (HC7), Local Green Space (HC8), areas of particular importance for biodiversity and geodiversity (N6), Protected Landscapes (N4) and development within residential curtilages (L2(1)(d)).*

b. Involve the whole or partial loss of undeveloped land which is used for a cemetery or burial ground; or for water storage and/or flood risk management (unless suitable compensatory provision is made that does not increase the risk of flooding either on or off-site); or

c. Fail to comply with one of the national decision-making policies which state that development proposals should be refused in specific circumstances.”

The assessment below will consider whether the proposed development is likely to result in adverse impacts which substantially outweigh any benefits of the scheme.

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

Policy DP3 within the NPPF relates to Achieving Well-designed Place and states as follows:

“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, and the restoration, reuse and integration of heritage assets.”

At local level, Policy ENV1 relates to High Quality Development within the Borough and broadly reflects the national policy with development expected to take account of the character and appearance of the local area.

The application in this instance is a Full application therefore all matters are for approval. As such, the scheme has been accompanied by detailed drawings to show the design of each dwelling and the layout of the scheme as a whole.

It is noted that the proposed development has attracted a number of objections during the neighbour consultation phase of the application. The material planning concerns raised in relation to visual appearance of the site are summarised below:

- The materials proposed to be used are out of keeping and not supported within the Rossendale Local Plan 2019-2036.
- The addition of the dwellings will result in the overdevelopment of the area.

The following assessment has been undertaken and specifically addresses the above concerns.

The application as originally submitted proposed the dwellings to be constructed using a palette consisting of artificial stone, red brick and slate effect roof tiles. The use of

artificial stone in particular was not considered acceptable and failed to respond to local context owing to the surrounding residential development consisting mainly of natural stone dwellings. The use of artificial stone formed part of the reason for the refusal of a previous scheme at the site (2022/0490). In addition to the materials, the case officer had concerns over the proposed roof styles for plots 1, 2, 5,6,7,8,9 & 10. An example of the originally proposed roof style proposed for these plots is shown below:



Figure 1: Example of originally proposed roof lines (Plot 5 & 6 shown)

It is understood that the roof line had been designed in order to address the constraints of the site in relation to the proximity of neighbouring dwellings. These roof styles were however considered to appear odd and detracted from the design of the dwellings. The applicant was asked to provide examples of development where similar roof styles had been used within the Borough however no examples were submitted.

Following discussions between the case officer, the applicant and the applicant's agent amended plans have been submitted. These now show that visually prominent elevations of the dwellings will now contain natural stone with the dwellings positioned centrally within the site being constructed from red brick. It is noted that red brick is a material used within the vicinity of the site including to the side and rear elevations of dwellings located on Booth Road and on Glenborough Avenue. The visually prominent elevations are considered to be those which are visible from both Booth Road and also from the PROW located to the rear of the site. The use of artificial stone has been removed from the proposal in its entirety. The roofing material for Plot 11 has also been updated with this now proposed to contain a natural slate roof. This dwelling is proposed to be positioned directly adjacent to Booth Road. An updated Materials Plan (drawing 2341BEB/BRSB-MA01 Rev C) shows the elevations to be constructed from natural stone and those from red brick. In addition to the above, amended house type drawings have been submitted to remove the extended roof pitches for all house types with conventional pitched roofs now proposed. An example of the amended roof style is shown below:



Figure 2: Example of amended roof lines (Plots 5 & 6 shown)

It is noted that the rear elevations of Plots 1 & 2 do not contain any window openings other than two roof lights positioned within the roof slope. It is accepted that these blank elevations do not represent a high standard of design. It is however noted that these elevations are not visually prominent elevations and the addition of windows within these elevations would be detrimental to the amenity of the occupants of No.1 & No.3 Glenborough Avenue positioned to the west through the overlooking of private amenity space. It is not considered that the Council could substantiate a reason for the refusal of the application based on the appearance of these two elevations when considering the scheme as a whole.

The amended materials palette and alterations to the roof design of the dwellings are considered to result in significant improvements to the scheme. The proposed materials will now appear in keeping with those in place within the surrounding area with particular emphasis on visually prominent viewpoints. A condition has been added requiring samples of the proposed external materials to be used to be submitted and approved by the Council prior to commencement of development.

In relation to the density of the site, the Council's Forward Planning team have been consulted and provided the following comments:

"This scheme has a density much lower than that set out in the adopted Local Plan (which at 14 dwellings equated to 40 dpha). It is an infill site and contextually would be suited to higher densities, however, given the particular constraints of this site, 11 dwellings is considered acceptable."

The proposals for 11 dwellings on the site is not therefore considered to result in the overdevelopment of the site.

A Boundary Treatments plan has been submitted (Drawing 2341BEB/BRSE-BT01 Rev C). The boundary treatments proposed within this plan are generally acceptable however it is noted that only limited details have been provided with some elements marked as 'to be confirmed'. A condition has therefore been added requiring the full details to be submitted to and approved by the council prior to commencement of development.

Overall, following the amendments made to the design and appearance of the scheme and subject to the inclusion of relevant conditions, the scheme is considered acceptable in relation to the impact upon the character and appearance of the application site and the surrounding streetscene.

Neighbour and Residential Amenity

Policy DP3 (Chapter 14) of the Framework expects development to respond to the context of its site and setting, so that they integrate with and enhance their surroundings. To create well-designed places, the Framework expects development proposals to reflect aspects of the design principles set out under Paragraph 2 of Policy DP3. Of particular note is design principle a. 'liveability'. The principle, with reference to the wording of the Framework, aims to support healthy and integrated communities, which will function well over the lifetime of the development, but a relevant aspect of 'liveability' can also be understood as the degree to which a place is suitable or good for living in.

Furthermore, Paragraph 3 of Policy DP3 states that development proposals should be refused, if, without clear justification, they conflict with paragraph 1 of Policy DP3 or relevant aspects of the principles in Paragraph 2, or with any explicit design standards set out in the development plan (including those in locally-specific policies, guides, codes or masterplans).

Policy P3, (Chapter 17) of the Framework is also relevant, in that Paragraph 2(b) states development proposals should not give rise to, or contribute to, an unacceptable level of access to daylight and sunlight for neighbouring residents and occupiers, with adverse impacts of this nature to be avoided where possible or else mitigated to an acceptable degree.

Policy ENV1 (High Quality Development in the Borough) of the Rossendale Local Plan echoes the above national policy, with criterion (d) specifically requiring that development will not have an unacceptable adverse impact on neighbouring development by virtue of it being overbearing or oppressive, overlooking, or resulting in an unacceptable loss of light.

A number of the objections received during the public consultation phase raise concerns regarding the impact of the development upon surrounding residents. The material planning considerations raised are summarised below in *italics* with comments relating to each matter provided below each area of concern:

Inadequate separation distances to rear elevation of dwellings located on Glenborough Avenue from Plots 1 & 2 with dwellings overshadowing and appearing overbearing to the occupiers of No.1 and No.3 Glenborough Avenue

The separation distance between the rear elevation wall of Plot 2 (the closest dwelling) and the ground floor rear elevation wall within No.3 Glenborough Avenue sits at approximately 12.5m. The separation distance guidance advises that a distance of 13m should be maintained between a habitable room window and a two-storey blank elevation wall. The guidance advises that further distance is required in cases where 'significant changes in levels' occurs. It is noted that the distance at the closest point is slightly below the minimum guidance. It is not however considered that additional separation distance should be applied in this instance as whilst No.3 Glenborough Avenue is positioned at a slightly lower elevation, the rear elevation wall of Plot 2 is only 1.5 storeys high with the first-floor space located within the pitch of the roof. The separation distance from the rear elevations of Plots 1 & 2 to the first-floor rear elevations of No.1 & No.3 Glenborough Avenue and the separation distance between the rear elevation of Plot 1 and the rear wall of the ground floor extension within No.1 Glenborough Avenue accord with the separation distance guidance. It is not considered

the Council could substantiate the refusal of the application based on a single separation distance measurement being 0.5m below the guidance levels.

The objecting comments also refer to Plots 1 and Plot 2 appearing overbearing for the occupants of No.1 & No.3 Glenborough Avenue. Whilst it is accepted that the outlook from the rear elevations of the dwellings located on Glenborough Avenue will alter significantly, it is not considered that Plots 1 & 2 would appear overbearing. It is also noted that a gap in development of approximately 30m is maintained between the gable elevation of Plot 2 and Plot 3 along with a gap of approximately 24m between the gable elevation of Plot 1 and the rear elevation of No.1 and No.2 Woodland Mount to the south. These significant gaps in development, the separation distance between the dwellings and the one and a half storey height of the Plots 1 & 2 is sufficient to ensure the development will not appear overbearing. It is also not considered that the siting of Plots 1 & 2 would result in overshadowing of No.1 or No.3 Glenborough Avenue. The dwellings are proposed to be sited to the east of Glenborough Avenue therefore any shadowing cast towards Glenborough Avenue would be experienced around sunrise with this dissipating shortly after.

Separation distances measured incorrectly on the submitted plans.

It is understood that this relates to the separation distance between Plots 1 & 2 and No.1 and No.3 Glenborough Avenue with it being considered that a ground floor extension to the rear of No.1 and No.3 Glenborough Avenue has not being taken into consideration. For confirmation, the case officer has reviewed the separation distance from the rear wall of the ground floor extensions within No.1 and No.3 Glenborough Avenue.

No separation distance detailed between Plot 3 and Plots 5 & 6 opposite

The minimum distance maintained between these plots is approximately 14.5m expanding to approximately 18m between Plot 3 and Plot 6. These distances fall below the 20m guidance however, these are both new plots and would not therefore harm the amenities of existing residents. Prospective buyers would be aware of the layout prior to deciding whether to proceed with purchasing these dwellings. This is also applicable to the separation distance between Plots 2 & 10. These Plots are also positioned at an angle and not directly facing each other.

No separation distance detailed between Plot 3 and No.7 Glenborough Avenue and Plot 3 would encroach upon the 45-degree line resulting in a loss of privacy for occupiers of No.5 & No.7 Glenborough Avenue due to views being available into the rear elevation windows.

The side elevation of Plot 3 does not contain any habitable room windows and is offset from No.5 or No.7 Glenborough Avenue. The front elevation of Plot 3 does not directly face towards No.5 or No.7 Glenborough Avenue. Whilst it is accepted that some views would be available from the front elevation of Plot 3 towards the rear elevations of the dwellings located on Glenborough Avenue, these views will be experienced at roughly a 90-degree angle. It should also be noted that the habitable room windows within the front elevation of Plot 3 are positioned to the east side and further away from Glenborough Avenue. Whilst a degree of overlooking and loss of privacy will result, the angle of the view and the separation distances involved are sufficient to ensure this would not result in a significant degree of harm to the occupants of either No.5 or No.7 Glenborough Avenue.

No separation distance has been detailed between the front elevation of Plot 1 and the side elevation of Heath Hill.

The separation distance between Plot 1 and Heath Hill sits at approximately 15.5m. This is below the 20m guidance at set out within the Council's SPD. It is however understood that Heath Hill is under the same ownership as the applicant site. The applicant has proposed the siting of Plot 1 within the location shown and it is taken that they are therefore satisfied with the separation distance between the buildings.

Loss of privacy through overlooking of rear gardens of dwelling located on Lord Avenue and Glenborough Avenue owing to positioning of roof windows within plots 1, 2 & 5-10. Concerns raised that the Illustrative Section drawings (Drawing ref 2341BEB/BRSEB-SEC01 & 2341BEB/BRSEB-SEC02) do not accurately portray the likely uses of the room.

It is accepted that the site is tightly constrained owing to the presence of existing surrounding residential dwellings. The case officer initially raised a concern with the applicant's agent as 'bedroom 2' within Plots 5-10 do not contain an outlook as only a rooflight was proposed. It is accepted that a traditional window would not be permitted within the rear elevation of these plots as it is considered that the windows would directly overlook the rear amenity space associated with the dwellings located on Lord Avenue. Following discussions with the applicant's agent the rooflights have been lowered on the roof. This provides a degree of outlook for the occupier of the room whilst ensuring that views are not readily available into the rear gardens of the dwellings located on Lord Avenue. The illustrative Section drawings submitted show the minimum height of the window above the floor level. The objecting comments refer to the potential for views into the rear garden of the dwelling located on Lord Avenue to be experienced if for example the windows were being cleaned, if a bed was placed in front of the window or if a tall person was to occupy the room. It should be noted however the windows will still be located within the roof slope therefore the angle of the window within the room will be positioned to make it difficult to view downwards. In the instances quoted within the objecting comments, the length of time views would likely be available from the windows would be minimal with an occupant for example not likely to spend a considerable amount of time stood on a bed looking through the window. The case officer does not agree that the windows will lead to a perception of being overlooked as from the rear gardens of the dwellings located on Lord Avenue, the windows will appear as traditional roof lights as widely seen on dwellings within the Borough. The lowest part of the roof light window within Plots 5-10 is 1.62m. This is considered a sufficient height above floor level to prevent significant overlooking of the rear gardens of the dwellings on Lord Avenue.

In relation to the Plots 1 & 2, following receipt of the concerns regarding the height of the rooflights within these plots, the roof lights have been raised higher upon the roof so the lowest part of the roof light sits 1.92m above ground level. This is considered a sufficient height to ensure views towards the rear elevation of Glenborough Avenue are not readily available. It should be noted that the rooflights are not the sole source of natural daylight available within bedroom 2 of these two plots as traditional windows are also included within the side elevations.

A lack of community consultation has been undertaken.

While the applicant acknowledges that no community consultation has been undertaken prior to the submission of the application they point out that the site is allocated for housing within the local plan and recent applications have previously been submitted

for the land. The Council have also undertaken the statutory publications for the application including sending letters to neighbouring residents, the posting of a site notice and the advertisement of the application within the local press. It is therefore considered that sufficient advertisement of the application has been undertaken to allow residents to provide comments on the application.

Owing to the constrained nature of the site, it is considered necessary to impose a condition restricting permitted development rights relating specifically to Classes A to E of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015. This is considered necessary as future additions or alterations to the dwellings may result in significant harm to the amenity of the surrounding residents.

In terms of residential amenity, Policy HS8 within the Rossendale Local Plan relates to private outdoor amenity space and states as follows:

“All new residential development should provide adequate private outdoor amenity space. This should be in the form of gardens unless the applicant can demonstrate why this is not achievable and proposes a suitable alternative.”

Each dwelling is considered to comply with the nationally described space standards with associated private amenity space being useable and of a sufficient size. As detailed within the neighbour amenity section above, it is noted that some separation distances between the new residential dwellings are below the Council's guidance levels however prospective buyers would be aware of the layout prior to deciding whether to proceed with purchasing these dwellings.

Overall, whilst it is acknowledged that the site is tightly constrained owing to the presence of residential dwellings positioned to the east side on Lord Avenue and to the west side on Glenborough Avenue, it is unavoidable that the development of the site will not impact, to a degree, upon the amenity of surrounding residents. It is however considered that the separation distances between the existing dwellings and the proposed dwellings is broadly in line with council guidance and that amendments made to the positioning of windows within dwellings is sufficient to ensure that the amenity of surrounding neighbours is not impacted to a significant degree.

The proposal is therefore considered acceptable in terms of neighbour and residential amenity and accords with Policies DP3 (Chapter 14) and P3 (Chapter 17) of the Framework and Policy ENV1 & HS8 of the Local Plan.

Access, Parking and Highway Safety

The access to the site is proposed to utilise and expand upon the existing access from Booth Road adjacent to No.1 Woodland Mount which currently provides access to Heath Hill House.

A Parking Plan (Drawing 2341BEB/BRSE-PP01 Rev C) has been submitted which shows that two off-street parking spaces will be available for each dwelling with the exception of the larger four-bedroom dwelling (Plot 11) which will have access to three off-street parking spaces. One of these will be located within a detached garage.

A number of the objections received raised concerns regarding matter relating to access, parking and highway safety. The material planning considerations raised have been summarised below:

- The width of the pavement adjacent to Plots 1 & 2 is substandard
- A concern over the proposed parking arrangements
- A concern over highway safety in particular when exiting onto Booth Road and the increase in traffic to Booth Road.

These concerns have been considered and addressed within the below assessment.

The local Highway Authority have been consulted to provide comments on the proposed scheme. The initial comments raised a concern regarding the proposed width of the footpath within the site. The comments stated as follows:

“The internal layout as shown within the submitted site plan (drawing number 2341BEB/BRSE-AH01 Rev A) is acceptable for the most part. However, the proposed footway fronting plots 1,2 and 3 is only 1m in width and therefore not acceptable to support pedestrian movements.

For the internal roads to be considered for adoption a 2m wide footway needs to be provided on both sides of the road to the front of all dwellings. A 0.5m surfaced verge can be provided where properties do not front the carriageway.”

The response continues to comment on the proposed access stating:

“The proposed development would be accessed from an amended access point on Booth Road, this is acceptable to Lancashire County Council Highways”

The applicant has submitted an updated plan to address the concerns relating to the footway. This has been sent to the Highway Authority to review and they have provided further comments which state as follows:

“The now submitted Site Layout drawing (DWG No. 2341BEB/BRSE-SL01 Rev E) overcomes these concerns. The layout is now therefore acceptable to the Local Highway Authority

When taking the above in to consideration and our comments from our previous response, the Highway Development Control Section of Lancashire County Council has no objections to the application subject to the conditions listed below.”

A further minor amendment to include a bin store has since been incorporated into the scheme. This has resulted in a further Site Layout drawing being submitted under Rev F. The Highway Authority have confirmed that the latest version, Rev F, remains acceptable.

It is therefore considered that 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. It is understood that whilst some biodiversity gain will be made onsite, off-

site units/credits will be required to be purchased to achieve the 10% increase. The statutory biodiversity condition is automatically applied to this approval and is required to be discharged prior to commencement of development.

In relation to ecological matters the following concerns have been raised during the neighbour consultation period:

- Concerns relating to the presence of Japanese Knotweed.
- Concerns relating to the impact of the development upon badgers which are a protected species

To address the above concerns specifically, the concerns regarding the presence of Japanese Knotweed are acknowledged. A pre-commencement condition has been included within the relevant section below requiring the submission of a working method statement in relation to invasive species. In relation to badgers, it is understood that a badger sett is located within the vicinity of the application site. The applicant has submitted a Badger Survey which details the works undertaken to identify the badger sett and to confirm whether it is an active sett and if so the extent of its use. The report continues to set out recommendations to mitigate the risks to badgers during the construction phase and following completion of the scheme. Section 6.1.6 of the report recommends a planning condition to be included to evidence that a Natural England Licence has been granted to temporarily close the outlier sett. This condition has been included within the relevant section below. In addition to this, comments have been received from the Lancashire Badger Group which state as follows:

"We have been involved with this particular application for a number of years, after concerns for the badgers were raised by local residents.

We have been impressed by the attitude of the developer (B&E Boys) regarding the badgers. We raised our concerns and were invited to site to discuss possible option with their Ecologists. We had a meeting on site whilst they were collecting data on the badger clans in the surrounding area. This is type of involvement is rare in an industry that has it's eye on profit margins and wildlife is demonised as being the problem. The mitigation looks good and we are pleased that the badgers can still have access to their sett after temporary closure.

We are happy for this development to proceed."

In relation to other protected species and habitats, the applicant has submitted a Preliminary Ecological Assessment. Section 7 of the report provides recommendations for mitigating harm to protected species. Further conditions and informative notes have been included within this report based on the recommendations made.

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

Foul and Surface Water Drainage

Concerns have been raised during the neighbour consultation phase regarding the proposed surface water drainage scheme for the application. The applicant has submitted a Drainage Strategy covering both foul and surface water drainage. The Drainage Strategy has been reviewed by both United Utilities and the Lead Local Flood

Authority (LLFA) with consultee comments provided to the Council. The LLFA initially raised an objection to the proposals as it was deemed the Surface Water Sustainable Drainage Strategy was inadequate. Following receipt of the objection, the applicant has sought to overcome the concerns raised by the LLFA. The case officers understanding is that this has included direct discussions between the applicant and the LLFA to understand and address the areas of concern. An updated drainage scheme has subsequently been submitted and a further consultation undertaken with the LLFA. The updated comments received state as follows:

“The Lead Local Flood Authority wishes to withdraw its objection to the above application as further information has been made available. The above application will be acceptable subject to the inclusion of the below condition(s), in consultation with the Lead Local Flood Authority.”

The conditions referred to are comprehensive and are required to be discharged prior to commencement of development. These have been included within the relevant section below.

In addition, the comments received from United Utilities advise that ‘*the drainage proposals are not acceptable to United Utilities*’. They have however not objected to the scheme and are satisfied that their concerns can be addressed via the addition of a further pre-commencement condition. This has again been included within the relevant section below.

Environmental Protection (Land Contamination)

The applicant has submitted a Phase 1 Preliminary Risk Assessment report in relation to land contamination. This has been reviewed by the Council’s Environmental Protection consultant who has advised as follows:

“The PRA identifies potential low risk contamination sources and recommends a site investigation across the site targeting made ground and to assess whether soils will be suitable for reuse. Ground gas isn’t thought to be an issue, but this matter will be kept under review if site investigations find unexpected conditions. A water supply risk assessment is also recommended.”

The comments continue to advise that the consultant has no objection to the proposals and the further site investigations required can be secured by the addition of a pre-commencement condition.

Viability and Planning Obligations/Contributions

A number of the objections received during the consultation phase of the application raised concerns relating to the lack of contributions proposed and the additional pressures the development would place on local infrastructure. It was also raised that the development would have no benefits to the local community.

Matters relating to viability, planning obligations and contributions have been assessed below.

Affordable Housing & Planning Obligations

Section 6 within the NPPF relates to delivering a sufficient supply of homes. Policy HO8 within this section deals specifically with providing affordable housing and states as follows:

“Development proposals should meet or exceed up-to-date development plan requirements for the proportion and mix of affordable housing tenures relevant to the location, including the minimum proportion of Social Rent. This should be provided on-site unless:

- a. Off-site delivery on an alternative nearby site would optimise the quality or quantity of affordable homes built; or*
- b. A cash payment in lieu of on or off-site provision can be justified robustly, and the agreed approach contributes towards the objective of creating mixed and balanced communities.”*

Policy HS3 within the Local Plan relates to Affordable Housing and states the following:

“New housing developments of 10 or more dwellings (0.50 hectares or part thereof) will be required to provide:

- a) a requirement of 30% on-site affordable housing from market housing schemes subject to site and development considerations (such as financial viability)”*

Policy SD3 relates to Planning Obligations and sets out additional contributions which may be sought by the Council. This policy states as follows:

“Where developments will create demands for additional services, facilities and infrastructure or exacerbate an existing deficiency, the Council may seek a contribution or legal agreement to address this issue where it cannot be suitably addressed through the use of planning conditions or other mechanisms. Where sought, such contributions will reflect the most up to date national guidance and may include, but not exclusively, the following issues:

- Affordable Housing*
- Public Open Space*
- Green infrastructure*
- Sustainable transport*
- Schools and Educational facilities*
- Health infrastructure*
- Sports and recreation facilities”*

Policy HS6 relates to Open Space Requirements and states as follows:

“Housing developments of 10 or more new dwellings (0.50 hectares or part thereof) will be required to make provision for open space, and should have regard to the most up to date evidence on the quantity, accessibility and quality of open space in the Borough, as identified in the 2021 Rossendale Open Space Report or its successors or more up to date robust evidence.

Where there is an identified local deficiency in quantity of open space, on-site provision will be required. Where there is no identified local deficiency in quantity or it is demonstrated to be inappropriate due to site specific circumstances

payment of a financial contribution towards off-site provision or improvements to existing open spaces will be required.”

In this instance, the Council’s Forward Planning team have advised of a shortfall in open spaces and/or poor quality of current greenspaces and have advised that a financial contribution should be made towards these.

Policy HS7 relates to Playing Pitch Requirements and states as follows:

“Housing developments of 10 or more new dwellings (0.50 hectares or part thereof) will be required to pay a financial contribution towards improvements to existing playing pitches and provision of an all-weather pitch (identified in the 2016 Play Pitch Strategy or its successor) in the Borough where there is an identified local need or Borough wide importance.”

The Forward Planning team have again advised that a financial contribution should be made towards improving existing facilities.

A further contribution has been requested by Lancashire County Council in relation to improvements to a Public Right of Way. No contribution has been requested from Lancashire County Council towards school places.

Developments should therefore provide a policy-compliant level of affordable housing (30%) and meet the requirements of additional contributions unless a viability case (to the satisfaction of the Council’s independent financial viability advisor) justifies a reduction.

Viability Case

In this case, the application is accompanied by a viability case commissioned by the applicant stating that the site cannot viably afford to deliver any financial contributions or affordable housing.

The Council has employed the services of an independent viability consultant (Continuum) in assessing the applicant’s viability case from the outset. Their initial comments stated as follows:

“Continuum have undertaken a sensitivity analysis assessment of the proposed development based on their assessment on certain inputs. Based on this analysis, Continuum would argue that the subject site can make a S106 contribution. Continuum require final input from a QS before they can conclude what the exact contribution amount should be.”

Since receipt of the initial comments, the scheme has been amended to address concerns relating to the design and the proposed materials for the dwellings. This has resulted in the introduction of natural stone to the scheme which is understood to have increased costs for the developer. An updated costs schedule has been submitted to account for the changes. The amended cost schedule has been reviewed again by Continuum who have provided the following further concluding comments:

“Continuum’s appraisal assessment has been undertaken in Argus Developer. The output from the appraisal is the RLV (Residual Land Value), with the profit margin fixed in the appraisal. Continuum have assessed the scheme on a 100%

market basis. The output RLV from Continuum's appraisal is -£16,112. This shows that when adopting Poole Dick's build costs, the scheme is unable to support any S106 contributions.

One of the main reasons why the scheme has a viability issue, is due to the very high abnormal costs. Continuum would recommend that RBC instruct a cost consultant to review the abnormal costs (and external and base build costs)."

The Council have acted upon the advice of Continuum and a quantity surveyor (Gosling Consulting) has been appointed to review the costs associated with the scheme. The response from the quantity surveyor has been reviewed by Continuum who have advised as follows:

"The conclusion is that the costs produced by the Applicant are within the tolerance expected and therefore based on my latest review, we now agree with the Applicant's position in relation to S106 contributions."

Conclusion

Based on the responses from Continuum and the quantity surveyor, it has been evidenced that no contributions can be made by the proposed scheme without resulting in the scheme being unviable.

The applicant has demonstrated that Affordable Housing contributions required by Policy HS3 within the local plan cannot viably be provided. The scheme is however contrary to the requirements of policies HS6 and HS7 within the local plan relating to Open Space and Playing Pitch requirements. The non-compliance with these policies has been taken into account with the planning balance section below.

As per guidance within the Planning Practice Guidance, the consultation fees relating to the viability of the scheme from both Continuum and Gosling Consulting have been recouped from the applicant and no expense has occurred to the Council for these consultations.

Planning Balance

As detailed within the Principle section above, Policy S4 within the NPPF advises that development within a settlements area should be approved unless the benefits of doing so would be substantially outweighed by the harms. The benefits and harm of the proposed development have been identified and weighed below:

Benefits

The development would provide 11 new dwellings towards the borough's housing need, in a sustainable location and upon land identified for housing within the local plan. This represents a substantial benefit. The new houses would assist in a substantial way in meeting the required housing delivery. Accordingly, **substantial weight** is afforded to the proposed delivery of new dwellings in this case.

In addition, there would be potential temporary economic benefits brought about during the construction process in relation to job creation, materials sourcing and increased trade to some local businesses. These benefits would be limited and temporary in nature, and accordingly only **limited weight** can be afforded to them.

Harm Caused by the Development

The development would not provide any affordable housing units or provide any additional contributions toward open space, playing pitches or to enhance public rights of way. The resulting harm is considered to be mitigated to a degree owing to the submission of a viability case which has been concluded to support the applicants claim that the scheme would be unviable should contributions be sought. **Moderate weight** is therefore attached to this harm.

All other matters are considered to be neutral in the planning balance.

On balance, it is not considered that the benefits of the scheme would be substantially outweighed by the harm and it is concluded that the application should be recommended for approval subject to the conditions as detailed within the following section.

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	2341BEB/BRSE-LP01	07.08.2025
Site Layout Plan	2341BEB/BRSE-SL01 F	10.03.2026
Housetype Plot 1 & 2 Plans and Elevations	2341BEB/BRSE-HT0102 D	04.03.2026
Housetype Plot 3 Plans and Elevations	2341BEB/BRSE-HT03 C	20.03.2026
Housetype Plot 4 Plans and Elevations	2341BEB/BRSE-HT04 C	20.03.2026
Housetype Plot 5 & 6 Plans and Elevations	2341BEB/BRSE-HT0506 C	20.03.2026
Housetype Plot 7 & 8 Plans and Elevations	2341BEB/BRSE-HT0708 C	20.03.2026
Housetype Plot 9 & 10 Plans and Elevations	2341BEB/BRSE-HT0910 C	20.03.2026
Housetype Plot 11 Plans and Elevations	2341BEB/BRSE-HT11 D	20.03.2026
Garage Plot 11 Plans and Elevations	2341BEB/BRSE-GAR01 B	03.09.2026

Adoptable Highway Plan	2341BEB/BRSB-AH01 C	10.03.2026
Electric Vehicles Charging Point Plan	2341BEB/BRSB-EV01 C	10.03.2026
Materials Plan	2341BEB/BRSB-MA01 C	10.03.2026
Manco Plan	2341BEB/BRSB-MC01 C	10.03.2026
Parking Plan	2341BEB/BRSB-PP01 C	10.03.2026
Waste Management	2341BEB/BRSB-WM01 C	10.03.2026
Planting Plan, Schedule and Specification	PP01.00 F	25.03.2026
Proposed External Works	24050-PWA-00-XX-DR-C-2000 P03	07.08.2025
Plot 3 Site Sections	24050-PWA-00-XX-DR-C-2001 P02	07.08.2025
Illustrative Sections 01 Plots 1 & 2, 5 & 6	2341BEB/BRSB-SEC01	04.03.2026
Illustrative Sections 02 Plots 7 & 8, 9 & 10	2341BEB/BRSB-SEC02	04.03.2026

Reason: For the avoidance of doubt.

- 3) Notwithstanding the details submitted on the approved plans, no development shall commence until full details including samples of the materials to be used on the external elevations of the dwellings including the walls (natural stone and red brick), roof (Synthetic slate and natural slate), windows, doors and guttering and rainwater goods have been submitted to and approved in writing by the Local Planning Authority.

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

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

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

- Details of a scheme for recycling/disposing of waste resulting from demolition and construction works.
- Construction vehicle routing.
- Delivery, 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.

- 5) The new estate road 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.

- 6) No part of the development hereby approved shall be occupied until all the highway works (new vehicle access including footways and drop crossings with tactile paving, the relocation of existing lighting column and upgrading of both bus stops located to the East of the site to full EA compliant status) have been constructed and completed in accordance with a scheme that shall be submitted to and approved by the Local Planning Authority in consultation with the Highway 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.

- 7) Prior to commencement of development details of the proposed arrangements for future management and maintenance of the proposed streets within the development shall be submitted to and approved by the local planning authority.
The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an agreement has been entered into under Section 38 of the Highways Act 1980 or a private management and maintenance company has been established.

Reason: In the interest of highway safety; to ensure a satisfactory appearance to the highway's infrastructure serving the approved development; and to safeguard the users of the highway and the visual amenities of the locality.

- 8) Prior to 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. The development shall then be carried out in accordance with the approved Method Statement.

Reason: In the interest of protecting the trees to be retained on the site.

- 9) 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 indicative surface water sustainable drainage strategy (Drainage Strategy - 24050-PWA-00-XX-RP-C-2000-P05 - PWA Group - 24/06/26) 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 watercourse to be used, to confirm that this system is in sufficient condition and has 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.

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 181 and 182 of the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems and Policy ENV9 of the adopted Rossendale Local Plan.

- 10) 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 181 of the National Planning Policy Framework.

- 11) The occupation 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 182 of the National Planning Policy Framework.

- 12) The occupation 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 181 and 182 of the National Planning Policy Framework.

13) Notwithstanding any information submitted with the application, no development shall take place until an investigation and risk assessment has been submitted to and approved in writing by the Local Planning Authority. The submitted report shall include:

- i) Where potential risks are identified by the Preliminary Risk Assessment, a Phase 2 Site Investigation report shall 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 ensure the safe development of the site for future occupants

14) Pursuant to condition 13; 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

15) Construction works shall not take place outside the following hours:

Monday to Friday 08:00 to 18:00
Saturday 08:00 to 13:00

Construction works shall not take place on Sundays, or Bank or Public Holidays.

Reason: to ensure that site working only takes place during normal working hours in order to restrict the times during which any disturbance and nuisance may arise.

16) Prior to the commencement of development, details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage schemes must include:

- (i) An investigation of the hierarchy of drainage options in the National Standards for Sustainable Drainage Systems (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water;

- (ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations);
- (iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;
- (iv) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and
- (v) Foul and surface water shall drain on separate systems.

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

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

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

- 17) Prior to any earthworks or vegetation clearance taking place on site, a working method statement for Japanese knotweed, Himalayan balsam and Rhododendron shall be submitted to and agreed in writing by the Local Planning Authority. The development shall thereafter proceed in accordance with the approved details.

Reason: In the interests of avoiding the spread of invasive species.

- 18) Prior to commencement of development or site clearance works evidence shall be submitted to the Council to show that a Natural England Licence has been granted to temporarily close the outlier badger sett.

Reason: To ensure that no offences are committed under The Protection of Badgers Act 1992.

- 19) No works including site clearance or works to trees 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

- 20) Prior to commencement of development details including the height, design and materials for all boundary treatments and retaining walls shall be submitted to and approved by the Local Planning Authority.

Reason: In the interests of the visual appearance of the site.

- 21) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order with or without modification), no development within Schedule 2, Part 1, Classes A to E shall be carried out on the dwellinghouse hereby permitted without the prior written consent of the Local Planning Authority

Reason: To enable the Local Planning Authority to retain control over future development in the interests of protecting the amenity of surrounding neighbours.

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 requirement in Paragraph 38 of the National Planning Policy Framework.
2. Note: Construction Management Plan (Condition 4):
 - There must be no reversing into or from the live highway at any time – all vehicles entering the site must do so in a forward gear and turn around in the site before exiting in a forward gear onto the operational public highway.
 - There must be no storage of materials in the public highway at any time.
 - There must be no standing or waiting of machinery or vehicles in the public highway at any time.
 - Vehicles must only access the site using a designated vehicular access point.
 - There must be no machinery operating over the highway at any time, this includes reference to loading/unloading operations – all of which must be managed within the confines of the site.
 - A licence to erect hoardings adjacent to the highway (should they be proposed) may be required. If necessary, this can be obtained via the County Council (as the Highway Authority) by contacting the Council by telephoning 01772 533433 or e-mailing lhsstreetworks@lancashire.gov.uk. All references to public highway include footway, carriageway and verge.
3. The granting 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 Highway Development Control 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.

Please be aware that the demand to enter into section 278 agreements with Lancashire County Council as the highway authority is extremely high. Enquiries are being dealt with on a first come first served basis. As such all developers are advised to seek to enter into Section 278 agreements at a very early stage.

4. This consent does not give approval to a connection being made to Lancashire County Council's highway drainage system.
5. Note in relation to the PROW:

Obstruction

The granting of planning consent does not entitle the developer to obstruct the Public Right of Way. Therefore, the infringement or obstruction of the footpath would be a criminal offence and one that would be subject to enforcement should it be impeded. To prevent this occurring the right of way should always remain

accessible and not used to park or store materials, vehicles or machinery during or preceding construction.

Ground level/drainage

Any changes in ground level or installation of drainage should ensure that surface water is not discharged onto the public right of way either within the proposed development site or in close proximity – this is to make sure public rights of way are not exposed to potential flooding or future maintenance issues.

Landscaping

Any trees or bushes should be at least 3 metres away from a public right of way to prevent any health and safety issues and potential maintenance issues e.g. Overhanging branches or roots coming through the surface of the footpath concerned either within the proposed development or in close proximity.

Temporary closure

If works relating to the proposed development are likely to cause a health and safety risk to users of a public right of way a Temporary Traffic Regulation Order (Temporary Closure Order) must be made and in effect prior to commencing those works. Applications should be made 8 weeks before commencement to avoid delay to the works. Further details on closures can be found at Request a temporary closure of a public right of way - Lancashire County Council. A Temporary Closure Order cannot be made unless the proposed works are lawful. To justify a temporary closure, evidence of a 'confirmed diversion Order' must accompany an application to permanently obstruct the right(s) of way.

6. Ordinary Watercourse Consent

Under Section 23 of the Land Drainage Act 1991, as amended by the Flood and Water Management Act 2010, there is a legal requirement to obtain consent from Lancashire County Council, as Lead Local Flood Authority, prior to undertaking certain works on ordinary watercourses. This includes permanent and/or temporary works and may also include repairs to certain existing structures and maintenance works. Consent is required irrespective of whether the watercourse is open or culverted (piped or otherwise enclosed) and notwithstanding of any planning permission.

- In line with Lancashire County Council's Ordinary Watercourse Regulation Policies, applicants should avoid crossing, diverting and/or culverting an ordinary watercourse.
- Written consent must be obtained before starting works on site. There is no legal means for Lancashire County Council to issue retrospective consent.
- It is an offence to carry out works under Section 23 of the Land Drainage Act 1991 (as amended) without the appropriate consent. Unconsented works may be subject to enforcement action under Section 24 of the Land Drainage Act 1991 amended).
- Consent applications take up to 2 months to process from the date on which the application is valid and payment of the correct fee has been received in full.
- Consent applications may be refused if there is insufficient evidence to

demonstrate compliance with Lancashire County Council's Ordinary Watercourse Regulation Policies.

- If the works include adoption of a new asset, such as a road or sewer, then applications for adoption may be refused by the adopting body without the appropriate consent for works to the ordinary watercourse.

- Sites may be inspected before, during and after the issuing of consent.

Once planning permission has been obtained it does not mean that Ordinary Watercourse Consent will be given. It is strongly advised that you obtain any required consent before or concurrently as you apply for planning permission to avoid delays.

Lancashire County Council's ordinary watercourse regulation policies, guidance, application validation checklist and pro-forma can be found at: <https://www.lancashire.gov.uk/flooding/ordinary-watercourse-regulation/>

7. Appropriate Legal Agreement

The proposed outfall may require a legal agreement with a third party to access and construct the outfall in addition to any permission(s) from flood risk management authorities. Evidence of an in-principle agreement(s) should be submitted to the Local Planning Authority.

8. 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.
9. 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.
10. It is the applicant's responsibility to investigate the existence of any pipelines that might cross or impact their proposed site and also to demonstrate the exact relationship between United Utilities' assets and the proposed development. The applicant should not rely solely on the detail contained within asset maps when considering a proposed layout.
11. In order to prevent harm from occurring to badgers, the applicant is advised to adopt the following preventative measures:
 - a. Should any trenches and excavations be required, an escape route for animals that enter the trench should be provided, especially if left open overnight. Ramps should be no greater than of 45 degrees in angle. Ideally, any holes should be securely covered. This will ensure badgers are not trapped during work.
 - b. All excavations left open overnight or longer should be checked for animals prior to the continuation of works or infilling. Back filling should be completed

immediately after any excavations, ideally back filling as an on-going process to the work in hand.

- c. Boundary fences/walls should incorporate gaps at their base to facilitate the passage of badgers across the site.

12. 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.

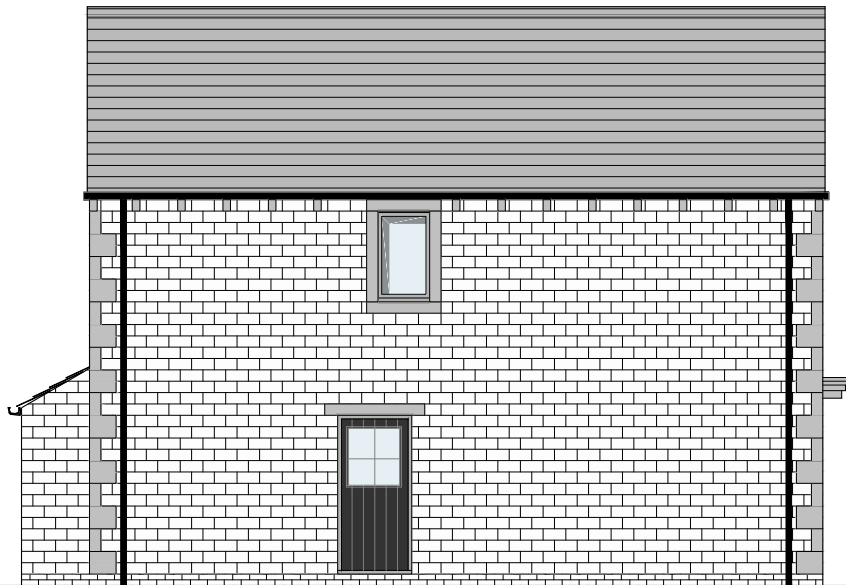
The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Rossendale Borough Council.

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.



Front Elevation



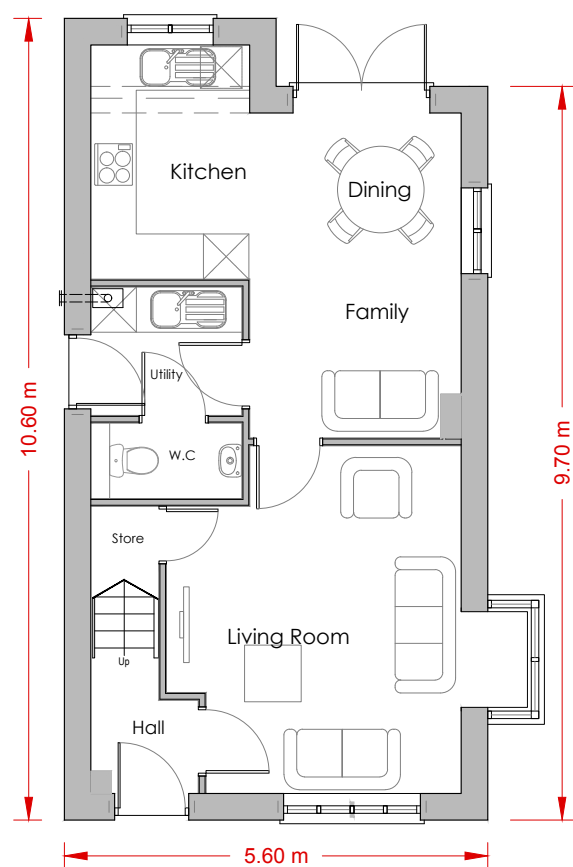
Side Elevation



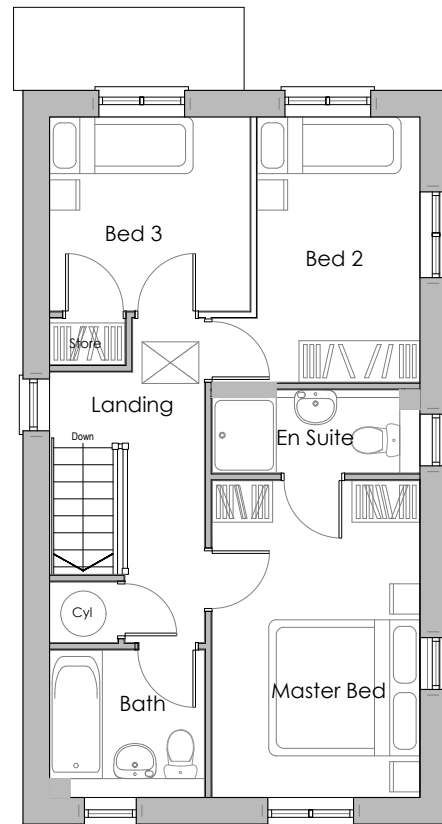
Rear Elevation



Side Elevation



Ground Floor



First Floor

PLOT 3

HEATH HILL HOUSE, BACUP

- MATERIALS:**
- Facing Brick - Accrington Red Smooth
 - Facing Stone - Natural Stone
 - Roof Tiles - Synthetic Slate
 - Artificial Stone Quoins, Heads & Cills (as illustrated)
 - Windows - Anthracite Grey (RAL 701 6)
 - Rainwater Gutters - uPVC Black Finish
 - Rainwater Downpipes - uPVC Black Finish
 - Entrance Door - Composite Black

ASSOCIATES
DGL
DGL Associates Limited

Barn Meadow House
Southfield Fold Farm
Southfield
Burnley
Lancashire
BB10 3RH
Tel : 01282 601157
Mbl : 07976 782876

Client
B & E BOYS

Project
HEATH HILL HOUSE, BACUP

Drawing Title
HouseType Plot 3
Plans & Elevations

Drawing No.
2341BEB/BRSE-HT03

Revision.	Drawn	Checked
C	D.G.Lever	Approved
03.03.26	Scale 1:100 @ A3	Drawn 19th Sep 2024
E-mail : darren.dgl@gmail.com		A3



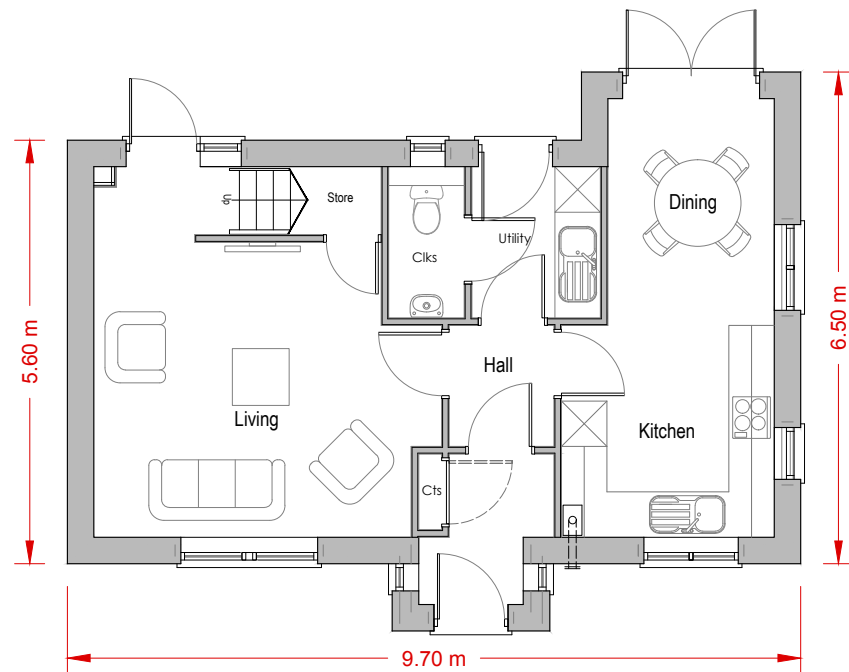
Front Elevation



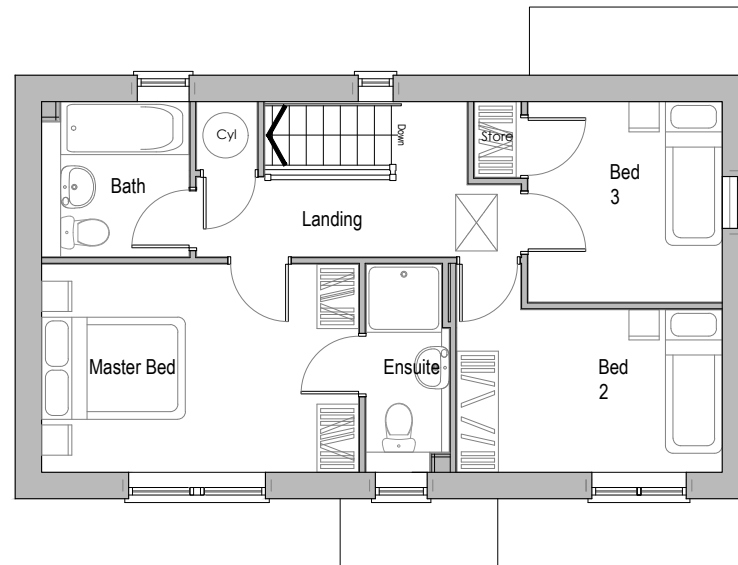
Side Elevation



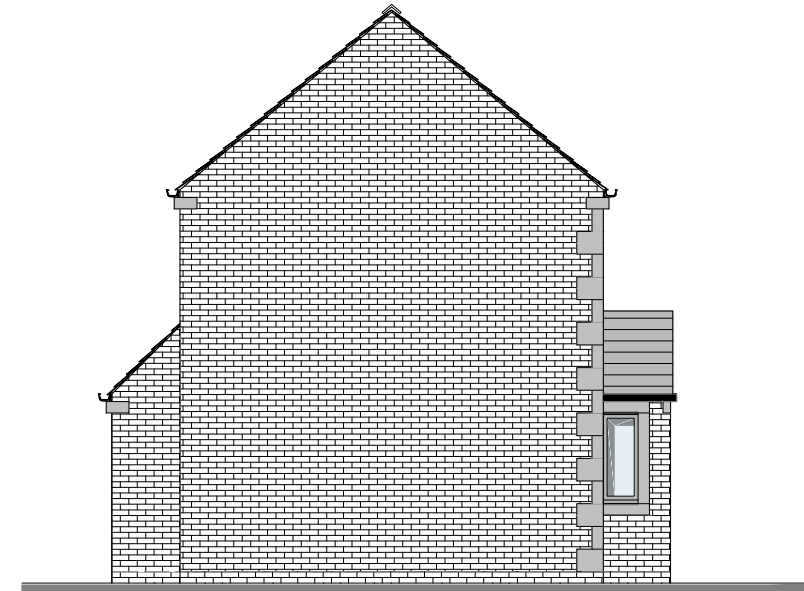
Rear Elevation



Ground Floor



First Floor



Side Elevation

- MATERIALS:**
- Facing Brick - Accrington Red Smooth
 - Facing Stone - Natural Stone
 - Roof Tiles - Synthetic Slate
 - Artificial Stone Quoins, Heads & Cills (as illustrated)
 - Windows - Anthracite Grey (RAL 7016)
 - Rainwater Gutters - uPVC Black Finish
 - Rainwater Downpipes - uPVC Black Finish
 - Entrance Door - Composite Black

PLOT 4

HEATH HILL HOUSE, BACUP



Barn Meadow House
Southfield Fold Farm
Southfield
Burnley
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BB10 3RH
Tel : 01282 601157
Mbl : 07976 782876

Client	B & E BOYS		
Project	HEATH HILL HOUSE, BACUP		
Drawing Title	Housetype Plot 4 Plans & Elevations		
Drawing No.	2341BEB/BRSE-HT04		

Revision.	Drawn	Checked
C	D.G.Lever	
03.03.26	Scale 1:100 @ A3	Approved
	Drawn 19th Sep 2024	
E-mail : darren.dgl@gmail.com		A3

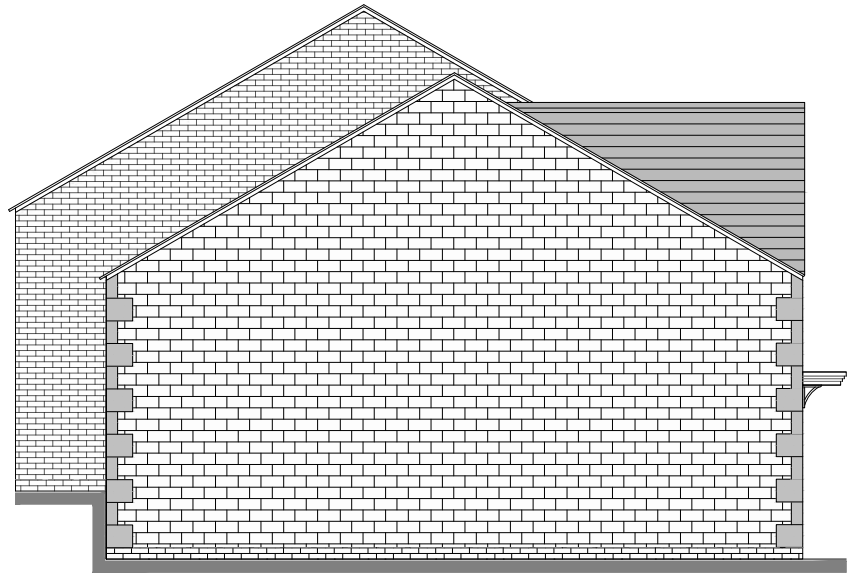


Front Elevation
Plot 5

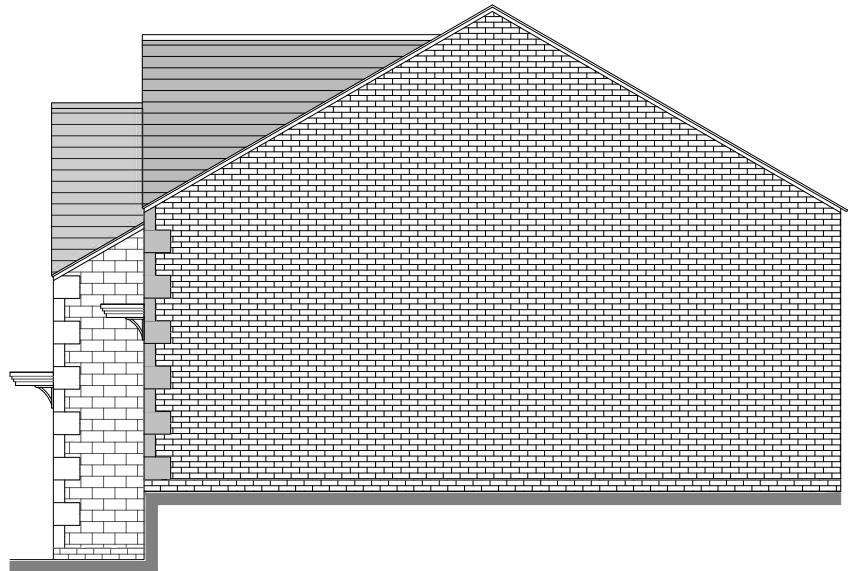


Rear Elevation
Plot 6

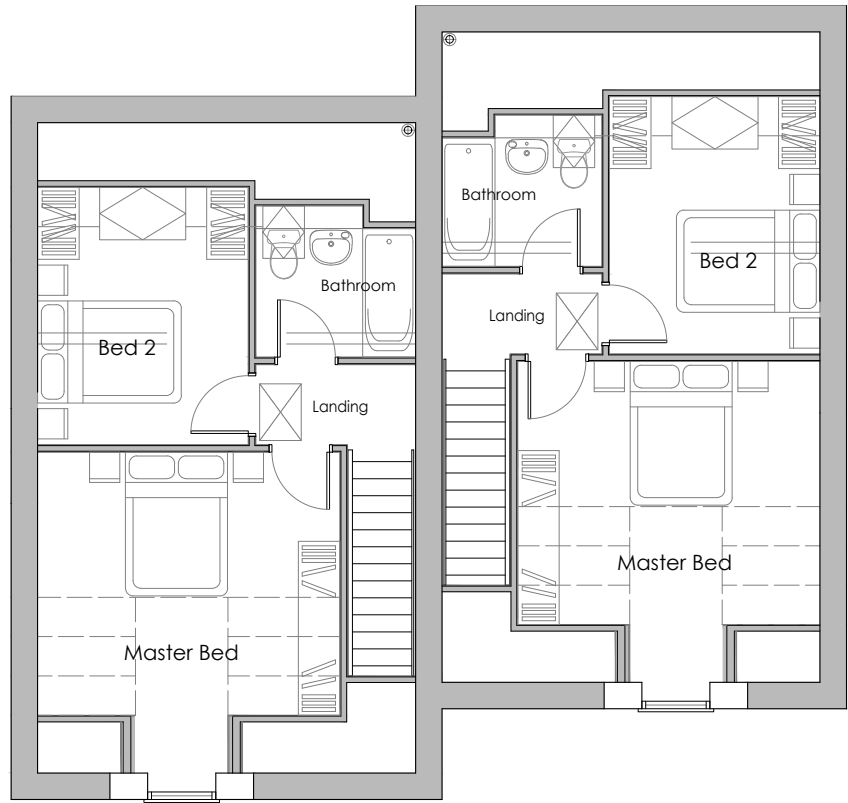
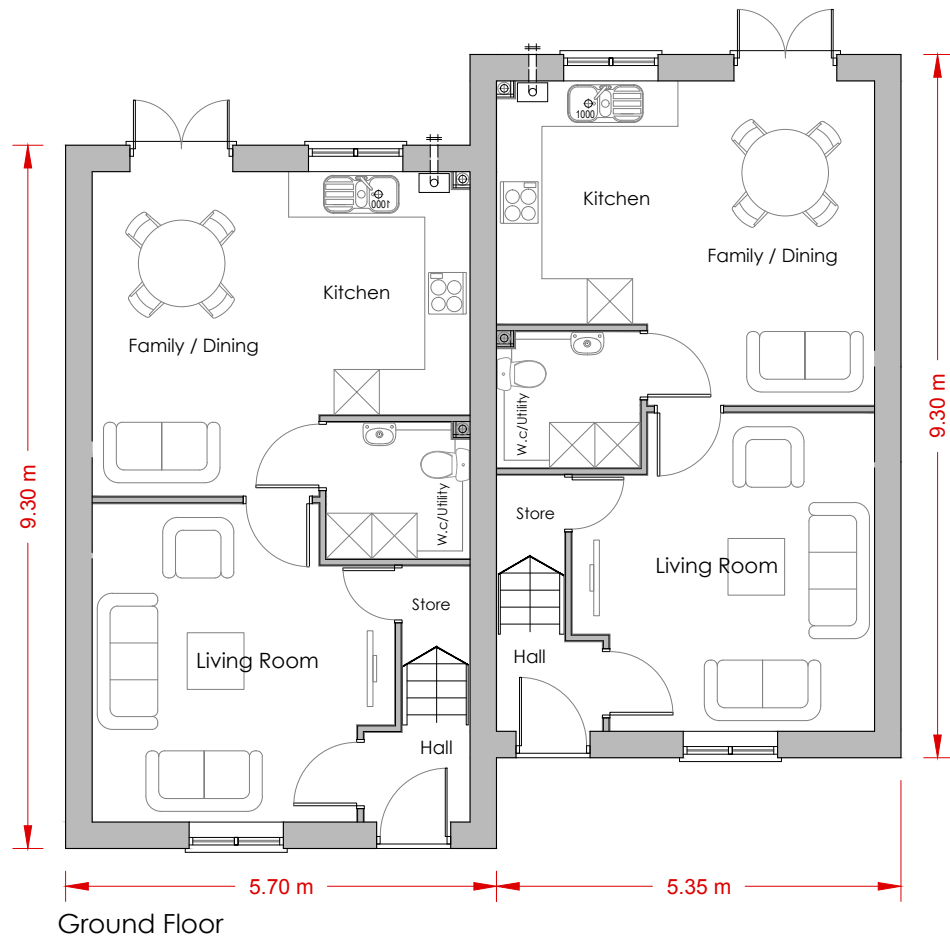
Plot 5



Side Elevation



Side Elevation



- MATERIALS:**
- Facing Brick - Accrington Red Smooth
 - Facing Stone - Natural Stone
 - Roof Tiles - Synthetic Slate
 - Artificial Stone Quoins, Heads & Cills (as illustrated)
 - Windows - Anthracite Grey (RAL 701 6)
 - Rainwater Gutters - uPVC Black Finish
 - Rainwater Downpipes - uPVC Black Finish
 - Entrance Door - Composite Black



Barn Meadow House
Southfield Fold Farm
Southfield
Burnley
Lancashire
BB10 3RH
Tel : 01282 601157
Mbl : 07976 782876

Client	B & E BOYS		
Project	HEATH HILL HOUSE, BACUP		
Drawing Title	Housetype Plot 05 & 06 Plans & Elevations		
Drawing No.	2341BEB/BRSE-HT0506		

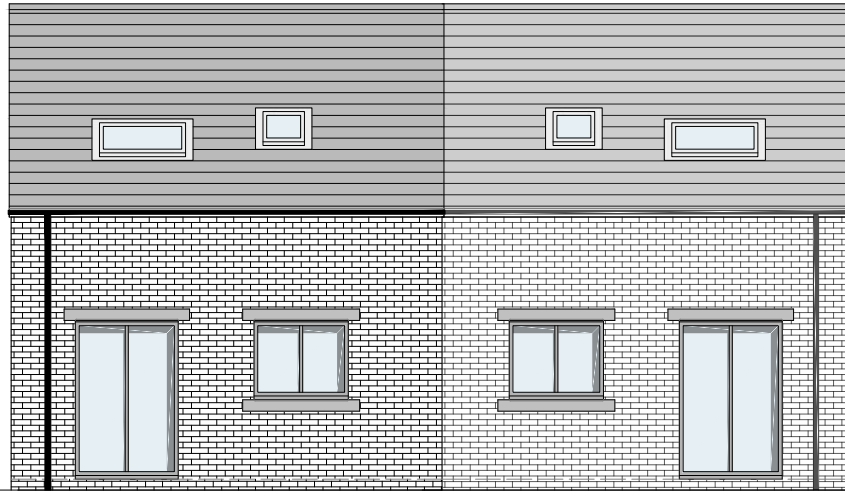
Revision.		Checked
C	Drawn D.G.Lever	Approved
03.03.26	Scale 1:100 @ A3	Drawn 19th Sep 2024
E-mail : darren.dgl@gmail.com		A3

PLOT 05 & 06

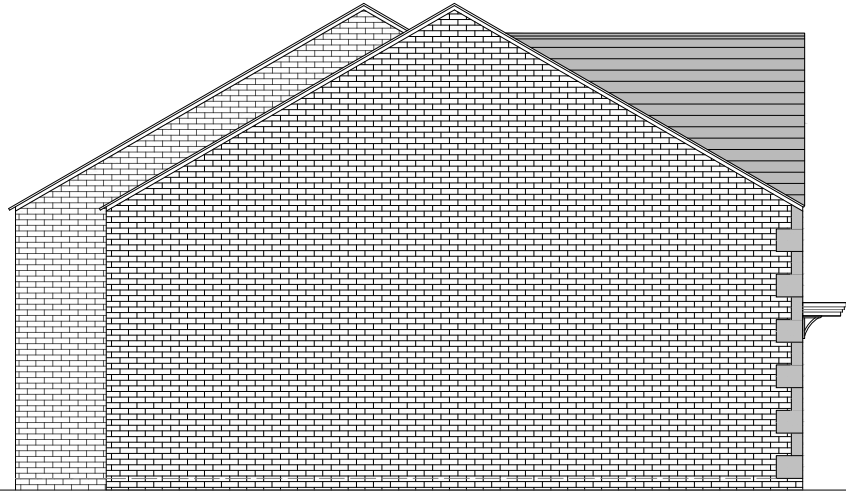
HEATH HILL HOUSE, BACUP



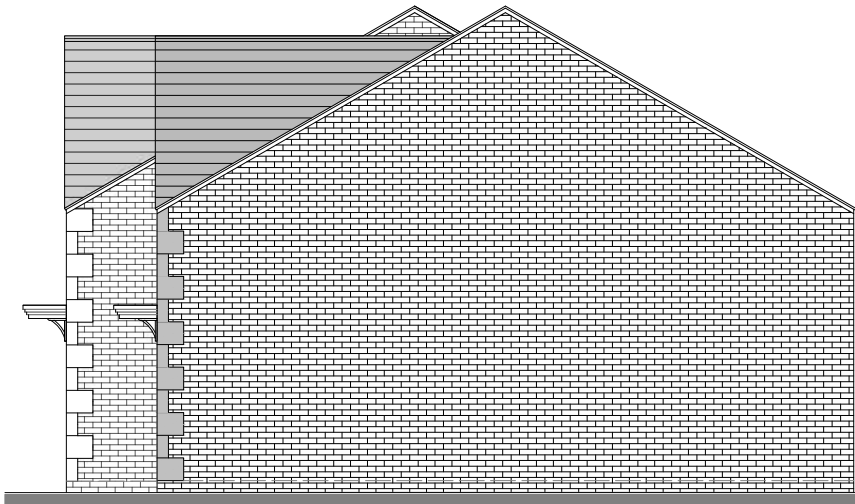
Front Elevation
Plot 7 Plot 8



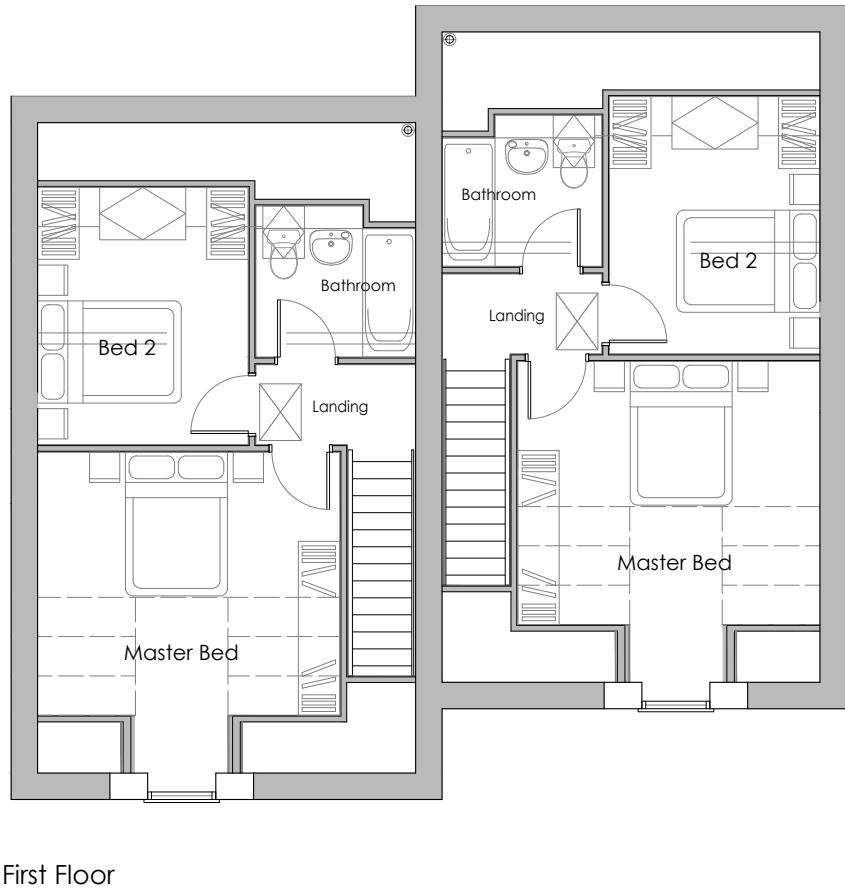
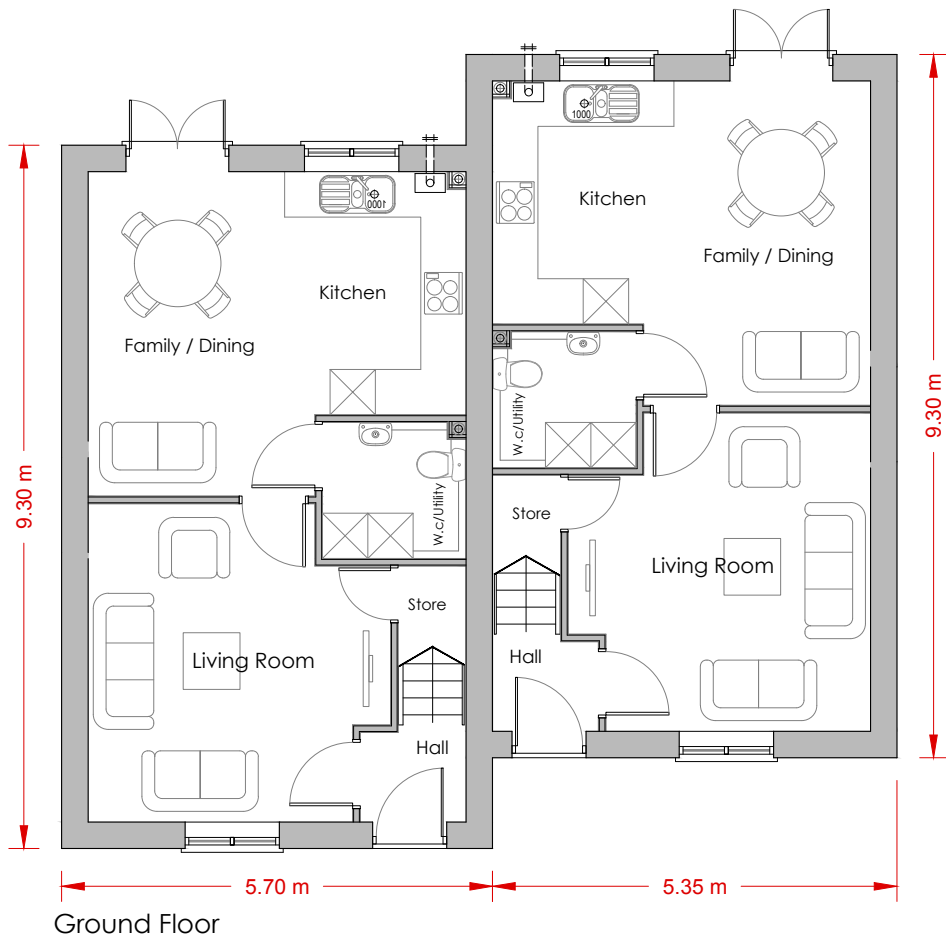
Rear Elevation
Plot 8 Plot 7



Side Elevation



Side Elevation



- MATERIALS:**
- Facing Brick - Accrington Red Smooth
 - Roof Tiles - Synthetic Slate
 - Artificial Stone Quoins, Heads & Cills (as illustrated)
 - Windows - Anthracite Grey (RAL 7016)
 - Rainwater Gutters - uPVC Black Finish
 - Rainwater Downpipes - uPVC Black Finish
 - Entrance Door - Composite Black

ASSOCIATES

DGL

DGL Associates Limited

Barn Meadow House

Southfield Fold Farm
Southfield
Burnley
Lancashire
BB10 3RH

Tel : 01282 601157
Mbl : 07976 782876

Revision.		Checked
C	Drawn D.G.Lever	Approved
19.03.26	Scale 1:100 @ A3	
	Drawn 19th Sep 2024	
E-mail : darren.dgla@gmail.com		A3

Client
B & E BOYS

Project
HEATH HILL HOUSE, BACUP

Drawing Title
Housetype Plot 07 & 08
Plans & Elevations

Drawing No.
2341BEB/BRSE-HT0708

PLOT 07 & 08

HEATH HILL HOUSE, BACUP



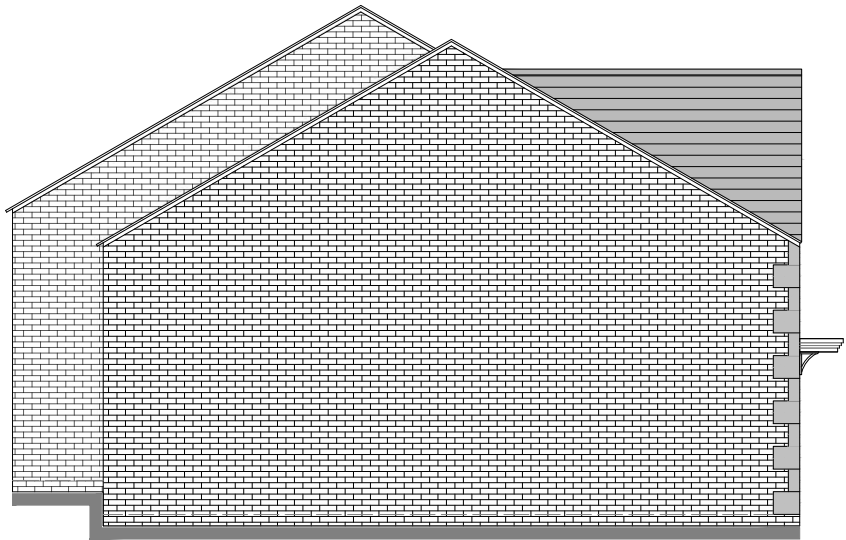
Front Elevation
Plot 9

Plot 10

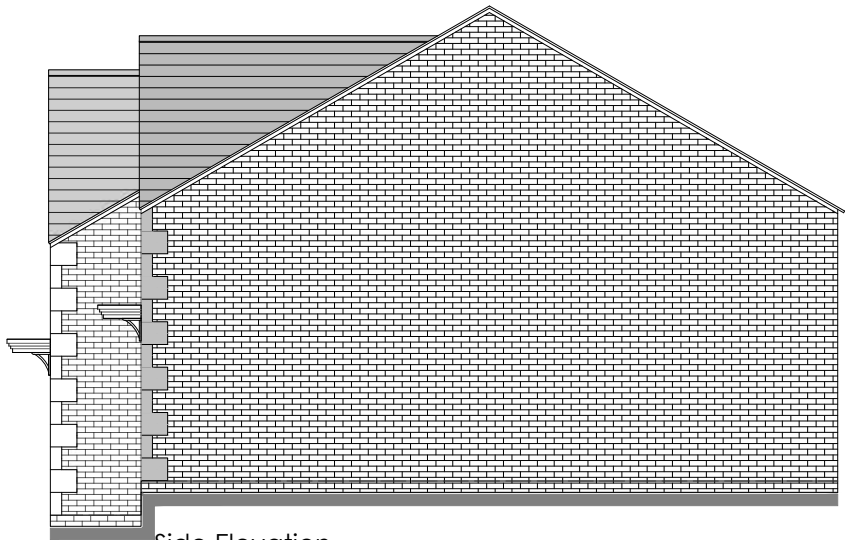


Rear Elevation
Plot 10

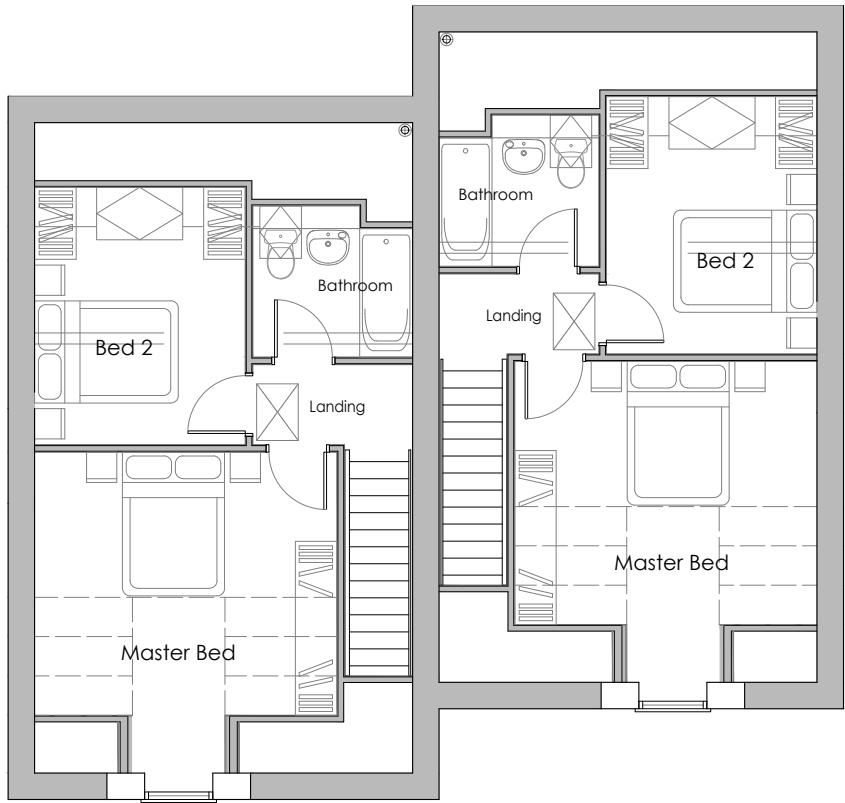
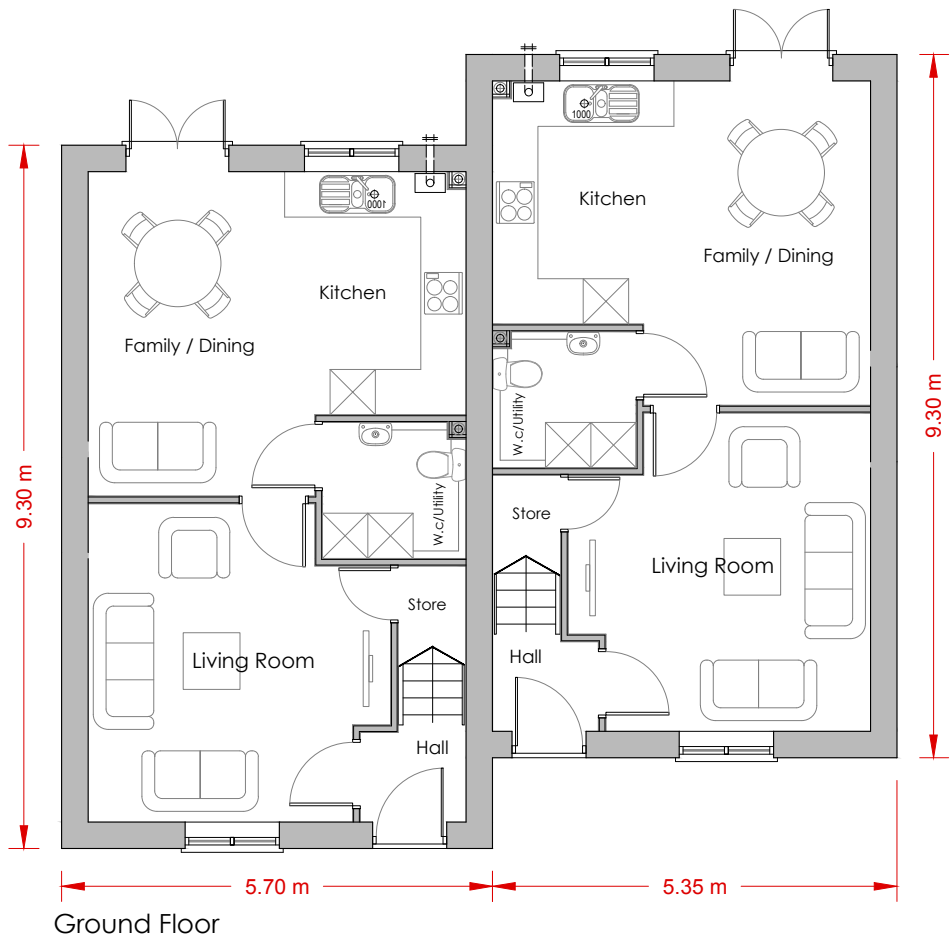
Plot 9



Side Elevation



Side Elevation



- MATERIALS:**
- Facing Brick - Accrington Red Smooth
 - Roof Tiles - Synthetic Slate
 - Artificial Stone Quoins, Heads & Cills (as illustrated)
 - Windows - Anthracite Grey (RAL 7016)
 - Rainwater Gutters - uPVC Black Finish
 - Rainwater Downpipes - uPVC Black Finish
 - Entrance Door - Composite Black



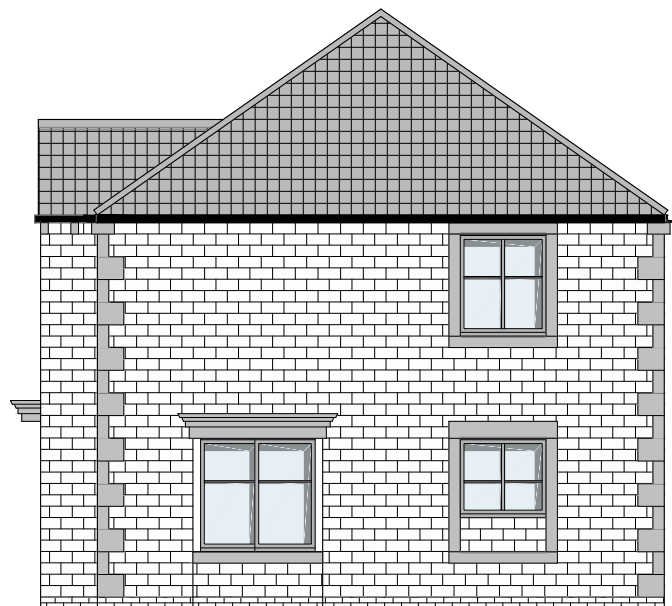
Barn Meadow House
Southfield Fold Farm
Southfield
Burnley
Lancashire
BB10 3RH
Tel : 01282 601157
Mbl : 07976 782876

Client	B & E BOYS		
Project	HEATH HILL HOUSE, BACUP		
Drawing Title	Housetype Plot 09 & 10 Plans & Elevations		
Drawing No.	2341BEB/BRSE-HT0910		

Revision.	Drawn	Checked
C	D.G.Lever	
03.03.26	Scale	Approved
	1:100 @ A3	
	Drawn	
	19th Sep 2024	
E-mail : darren.dgla@gmail.com		A3

PLOT 09 & 10

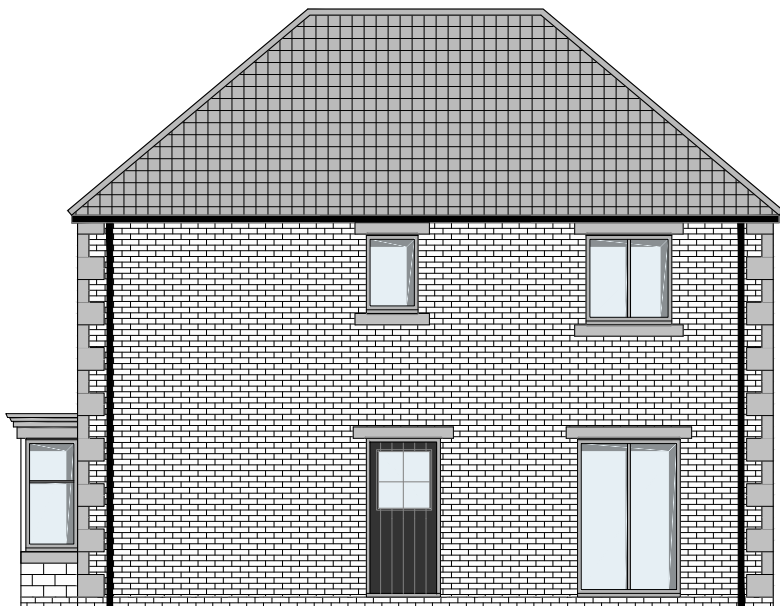
HEATH HILL HOUSE, BACUP



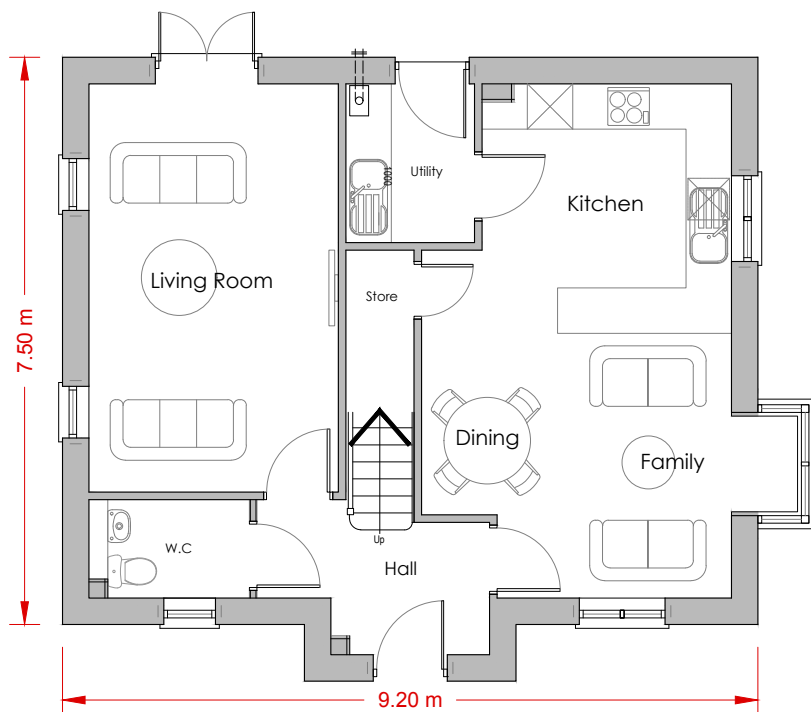
Side Elevation



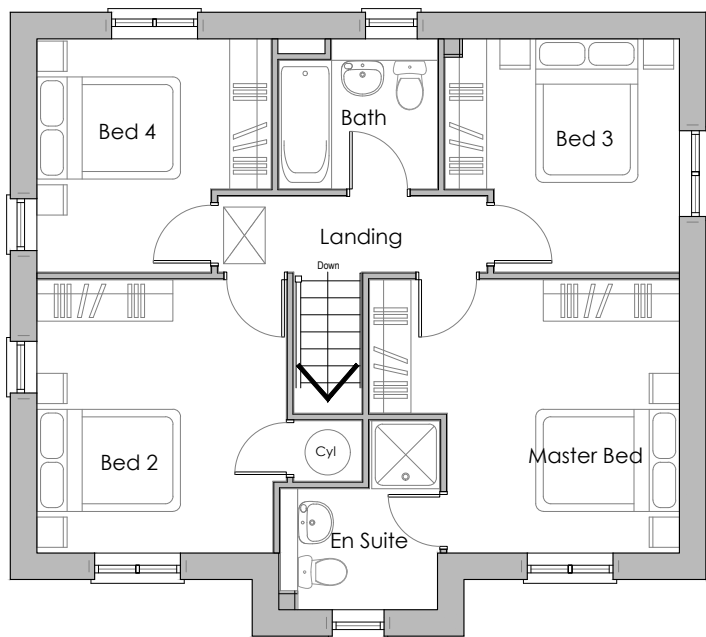
Front Elevation



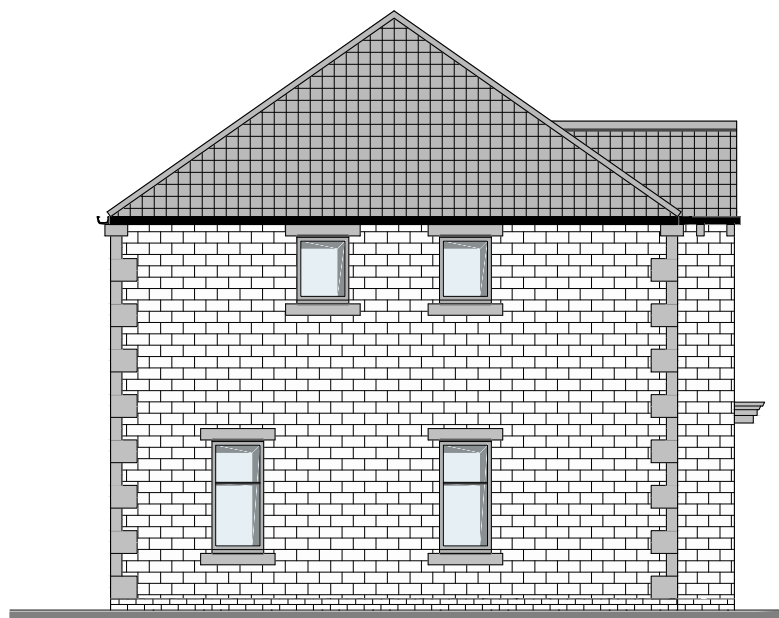
Rear Elevation



Ground Floor



First Floor



Side Elevation

- MATERIALS:**
- Facing Brick - Accrington Red Smooth
 - Facing Stone - Natural Stone
 - Roof Tiles - Natural Slate
 - Artificial Stone Quoins, Heads & Cills (as illustrated)
 - Windows - Anthracite Grey (RAL 7016)
 - Rainwater Gutters - uPVC Black Finish
 - Rainwater Downpipes - uPVC Black Finish
 - Entrance Door - Composite Black



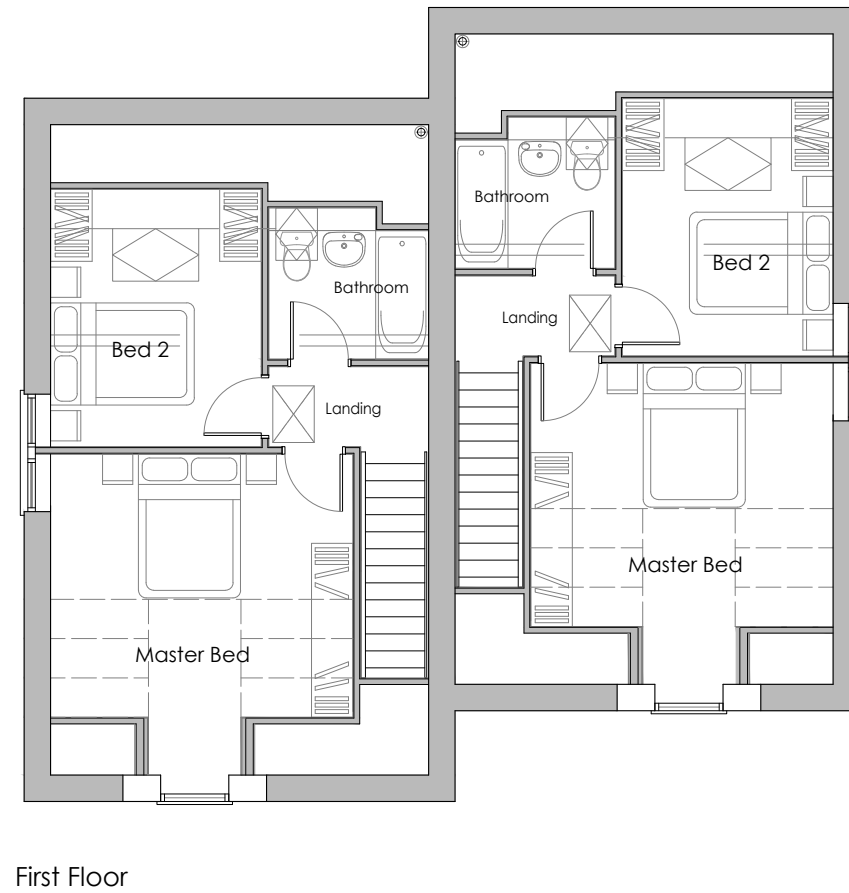
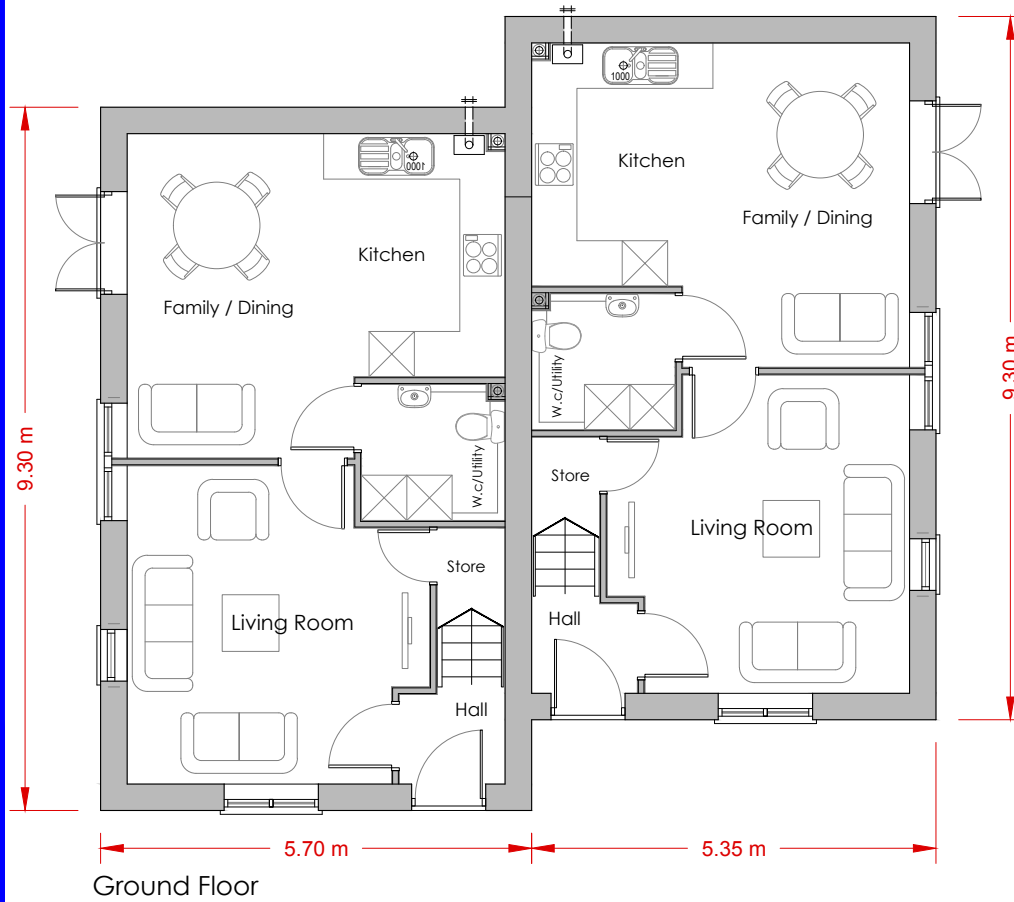
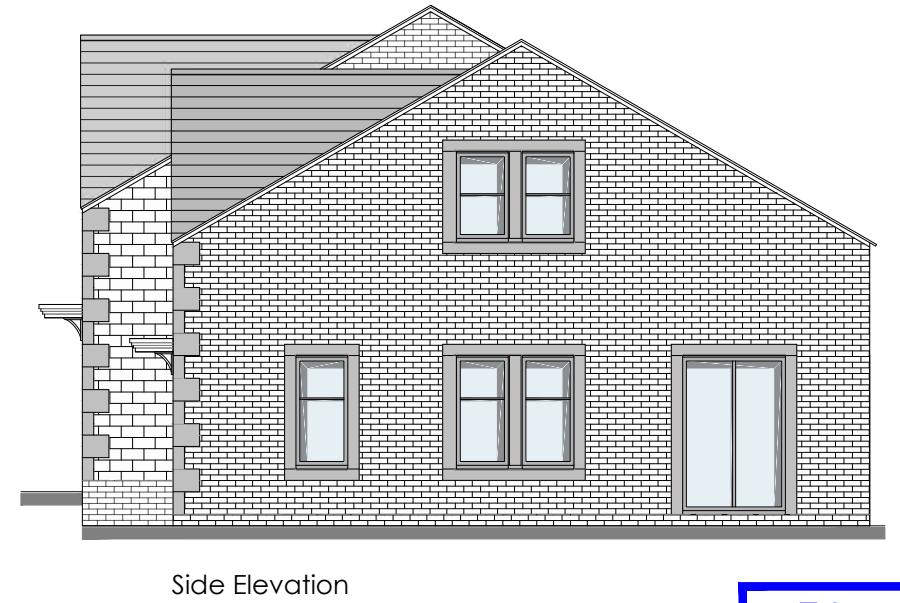
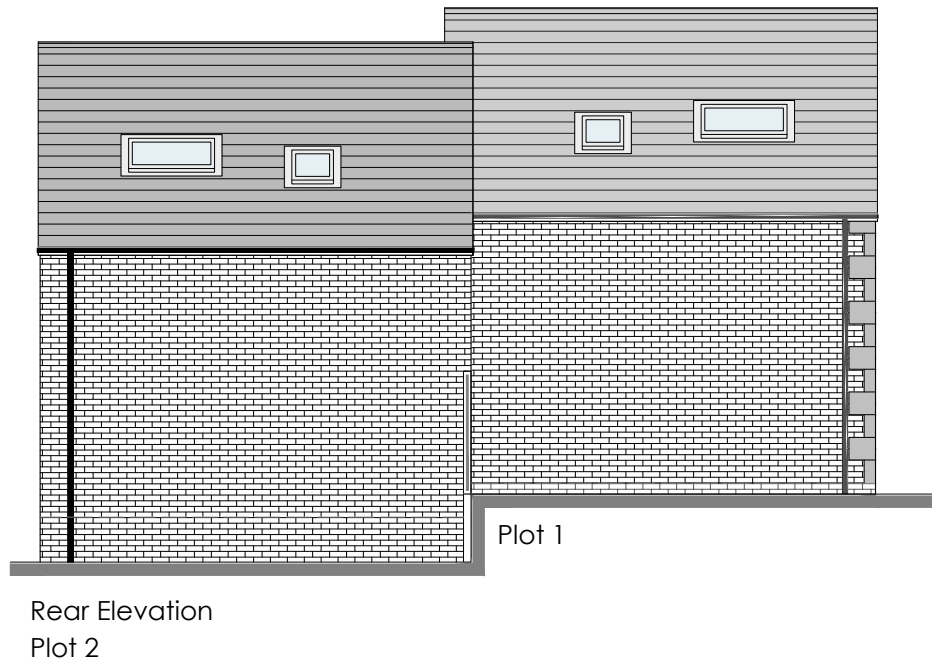
Barn Meadow House
Southfield Fold Farm
Southfield
Burnley
Lancashire
BB10 3RH
Tel : 01282 601157
Mbl : 07976 782876

Client		B & E BOYS	
Project		HEATH HILL HOUSE, BACUP	
Drawing Title		Housetype Plot 11 Plans & Elevations	
Drawing No.		2341BEB/BRSE-HT11	

Revision.	Drawn	Checked
D	D.G.Lever	
03.03.26	Scale	Approved
	1:100 @ A3	
	Drawn	
	19th Sep 2024	
E-mail : darren.dgl@gmail.com		A3

PLOT 11

HEATH HILL HOUSE, BACUP



- MATERIALS:**
- Facing Brick - Accrington Red Smooth
 - Facing Stone - Natural Stone
 - Roof Tiles - Synthetic Slate
 - Artificial Stone Quoins, Heads & Cills (as illustrated)
 - Windows - Anthracite Grey (RAL 7016)
 - Rainwater Gutters - uPVC Black Finish
 - Rainwater Downpipes - uPVC Black Finish
 - Entrance Door - Composite Black

Client	B & E BOYS		
Project	HEATH HILL HOUSE, BACUP		
Drawing Title	House type Plot 01 & 02 Plans & Elevations		
Drawing No.	2341BEB/BRBS-HT0102		

Associates DGL DGL Associates Limited		Barn Meadow House Southfield Fold Farm Southfield Burnley Lancashire BB10 3RH Tel : 01282 601157 Mbl : 07976 782876	
Revision	D	Drawn	Checked
03.03.26		D.G.Lever	
		Scale	Approved
		1:100 @ A3	
		Drawn	
		19th Sep 2024	
E-mail : darren.dgla@gmail.com		A3	

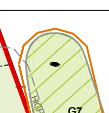
PLOT 01 & 02

HEATH HILL HOUSE, BACUP

LEGEND



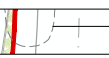
RED EDGE APPLICATION SITE



EXISTING TREES AND HEDGEROWS RETAINED



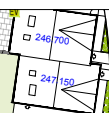
EXISTING TREES TO BE REMOVED



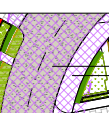
EXISTING TREES TO BE REMOVED



PROPOSED NEW TREE AND HEDGEROW PLANTING
SEE LANDSCAPE PLAN
DRAWING NO. 7



INDIVIDUAL DWELLINGS
ARROWS IN DENOTE DOOR POSITIONS



SHARED 'PRIVATE' DRIVE ACCESS'
MATERIAL T.B.C



PINK CROSS-HATCHING DENOTES
EASEMENT



PRIVATE DRIVEWAYS
MATERIAL T.B.C



BOUNDARY TREATMENT



1.8m HIGH SOLID STONE WALL
1.8m HIGH STONE GATE POSTS
TO THE SITE ENTRANCE



1.8m HIGH SOLID BRICK WALL



1.8m HIGH CLOSE BOARDED TIMBER
FENCING WITH TRELLIS ATOP



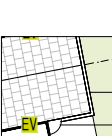
0.75m HIGH TIMBER KNEE RAIL



26m
Approximate separation distance from
habitable room windows of new and closest
existing dwellings



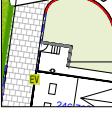
Proposed Timber Decked Area to
600mm lower garden space to
Plot 3



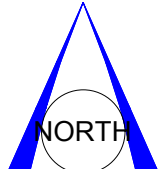
1.8m HIGH CLOSE BOARDED TIMBER
FENCING TO BOUNDARIES NOT
DIRECTLY OPEN TO PUBLIC SPACES
GATED ACCESS TO REAR GARDENS
GATES AT 1.8m HIGH (TIMBER)



1.8m HIGH CLOSE BOARDED TIMBER
FENCING BETWEEN PLOTS



RETAINING WALL
SEE PROPOSED EXTERNAL WORKS
REF. 24050-PWA-00-XX-DR-C-200-P01



Mix Schedule

Type A (Ta) - 2bed 1.5 Storey House	2
Type B (Tb) - 2bed 1.5 Storey House	6
Type C (Tc) - 3bed 2 Storey House	1
Type D (Td) - 3bed 2 Storey House	1
Type E (Te) - 4bed 2 Storey House	1
Total	11

SITE LAYOUT

1	03/03/24	Minor amendments to house type design and materials. DCP to the south of Plot 3 added.	05/03/24
2	28/11/23	Road amended to 5.5 with 1.5 and 2m footpaths within the site following Highway Clarification	05/12/23
3	27/11/23	Road amended to 5.5 with 1.5m footpaths within the site - continued around the TH	05/12/23
4	19/08/23	Distances to existing buildings added.	05/12/23
5	17/07/23	Path to Heath Hill House added.	05/12/23
6	27/06/23	PSLA Landscaping Schema added.	05/12/23
Rev	Date	Revision Description	Drawn

Access design by Prime Transport Planning
(please see drg. no. P24078-001)

DGL Associates Limited
THE OLD BARN
Heirs House Farm
Heirs House Lane
Colne
Lancashire
BB8 9TA
Tel : 01282 940506
Mbl : 07976 782876

Revision		Checked
F	Drawn D.G.Lever	
	Scale 15th Sep 2024	Approved
	Drawn 1:500 @ A3	
E-mail :	darren.dgl@gmail.com	A3

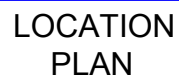
Client
B&E Boys

Project
Booth Road, Stacksteads, Bacup

Drawing Title
Site Layout
PLANNING ISSUE

Drawing No.
2341BEB/BRBS-SL01





0	10	20	30	40	50	60 m
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		E-mail : darren.dgla@gmail.com	A3
Client			
B&E Boys			
Project			
Booth Road, Stacksteads, Bacup			
Drawing Title			
Location Plan			
Drawing No.			
2341BEB/BRSP-LP01			













WOODLAND
MOUNT.