

Application Number:	2025/0434	Application Type:	Full
Proposal:	Proposed erection of 6 x 3 storey dwellings in 2 blocks of 3 dwellings.	Location:	Loveclough Social Club Commercial Street Loveclough Rossendale Lancashire BB4 8QX
Report of:	Head of Planning & Building Control	Status:	For Decision
Report to:	Development Control Committee	Date:	06.10.2026
Applicant:	Mr John McGauley	Determination Expiry Date:	06.07.2026 EOT agreed to
Agent:	Peter Hitchen Architects		

Contact Officer:	Claire Bradley	Telephone:	01706 238636
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REASON FOR REPORTING	
Outside Officer Scheme of Delegation	
Member Call-In Name of Member: Reason for Call-In:	
3 or more objections received	Yes
Other (please state):	

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 in Section 10.

APPLICATION DETAILS

2. SITE

The application relates to a parcel of land situated fronting Commercial Street directly in front of Loveclough Working Men's Social Club (referred hereafter as the 'Social Club' and Burnley Road (A682). The site is flat and currently consists of a car park for the club, maintained grassland and trees

The site is located within the urban boundary and is allocated for housing in the Council's Local Plan, with the site forming part of a much wider housing allocation (ref. H11: Loveclough Working Mens Club and land at rear and extension) which extends south and east of the site. A Green Infrastructure designation washes over most of the allocation with only a small part of the application site within it.

Most of the housing allocation has already been developed under a number of separate planning applications, apart from the grounds of the Social Club and the surrounding amenity land. Planning permission has previously been granted (ref. 2011/0457) for the erection of 10 houses on land surrounding the Social Club, but the permission was never lawfully implemented and has since expired.

The surrounding area is predominantly residential in character, with traditional terrace rows fronting on to parts of Burnley Road and Commercial Street, which runs east to west, beyond the site to the north. The Social Club is still in use and contains a residential flat, with a rear garden located immediately to the rear of the club. Beyond the Social Club is Penny Bank Close, a small development of four houses which is in close proximity to the southern half of the application site.

A small part of the site falls within The Coal Authority's Development High Risk Area. The area on the western edge of the site is covered by a Tree Preservation Order. The site is not located within a Conservation Area and no listed buildings are in close proximity. The Loveclough Fold Conservation Area and the listed buildings within its area boundaries are over 200m away from the site. The site is not at risk of fluvial or surface water flooding.

No public footpaths run through or near the site, although there is an informal path shown on Ordnance Survey Mapping which runs by the side of the Penny Bank Close development and then along the southern boundary of the site.

3. RELEVANT PLANNING APPLICATION HISTORY

2025/0060: Construction of 2 no. dwellings. (Approved) – Burnley Road

2021/0168: S.73 Application: variation of Condition 8 (to change the wording of the condition so that the timescales to discharge this condition can be met, regarding a scheme for the construction of the site access and the off-site highway works) pursuant to Planning Approval 2018/0554. (Approved)

2020/0474: Construction of 3 no. detached dwellings with associated access and works. (Approved) – rear of Social Club

2020/0378: Application for approval of reserved matters (appearance, landscaping, layout and scale) for 80 dwellings, pursuant to outline approval 2018/0554. (Approved)

2018/0554: Outline Application: Erection of up to 80 dwellings and associated works with all matters reserved except for access. (Approved)

2015/075 - Discharge of condition 2 (facing materials), 3 (proposed floor and external levels), 4 (drainage), 7 (access road, footway and parking), 8 (landscaping) and 11 (construction site scheme) reference 2011/0457 (Approved)

2011/0457 – Erection of 10 houses (Approved)

4. PROPOSAL

The proposal seeks consent for the erection of 6 three storey dwellings in the form of two terraced blocks separated by a roadway that maintains an access roadway through to the adjacent working men's club. Each property enjoys two off-road parking spaces to the front and a rear garden area.

The proposed materials are natural stone, render, and slate-effect roofing to reflect the established character of the area.

POLICY CONTEXT

National

National Planning Policy Framework

Section 3	Decision-making
Section 4	Achieving sustainable development
Section 5	Meeting the challenge of climate change,
Section 6	Delivering a sufficient supply of homes
Section 7	Building a strong, effective economy
Section 15	Promoting sustainable transport
Section 12	Making effective use of land
Section 14	Achieving well-designed places
Section 19	Conserving and enhancing the natural environment

Development Plan Policies

Local Plan

Strategic Policy SS: Spatial Strategy

Strategic Policy SD1: Presumption in Favour of Sustainable Development

Strategic Policy SD2: Urban Boundary and Green Belt

Strategic Policy HS1: Meeting Rossendale's Housing Requirement

Policy HS7: Housing Density

Policy HS8: Housing Standards

Policy HS12: Private Outdoor amenity space

Strategic 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 TR4: Parking

Other Material Considerations

5. CONSULTATION RESPONSES

Consultee	Response
LCC Highways	No objection subject to conditions and informatives
Environmental Protection	No objection subject to conditions and informatives
Lancashire Fire & Rescue	No objection
The Coal Authority	No objection subject to informatives
Ecus (Growth Lancashire)	No objection subject to conditions
United Utilities	No objection subject to conditions

6. REPRESENTATIONS

To accord with the General Development Procedure Order a site notice was posted on 21.01.2026 and neighbour letters were posted out on 02.06.2026.

Six representations have been received objecting to the development on the following grounds:

Parking for social club will be lost resulting in only 16 spaces remaining which could become an issue for functions at the club
Footpath that runs along the boundary is covered by parking spaces
Will result in a loss of mature trees
Traffic is an issue on Commercial Street
No affordable housing is proposed
Noise will be an issue from the Club to the rear
Lack of appropriate Health Care
Oversubscribed schools
Infrastructure in Loveclough cannot support more homes

7. ASSESSMENT

The main issues for consideration in this instance are:

- a) Principle
- b) Visual Amenity
- c) Neighbour Amenity
- d) Access, Parking and Highway Safety
- e) Trees
- f) Biodiversity

Principle

Policy S3 of the Framework: Presumption in favour of sustainable development states:

- 1. Decisions on development proposals should apply a presumption in favour of sustainable development. This means:*
 - a. Policy S4 in this Framework should be applied when considering development proposals within settlements;*
 - b. Outside settlements, policy S5 should be applied; and*
 - c. In all locations, development proposals that accord with both an up-to-date development plan and the decision-making policies in this Framework should be approved without delay.*

Policy S4 of the Framework: Principle of development within settlements 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.*

Policy HO7 of the Framework: Meeting the need for homes

- 1. In applying the policies in this Framework, substantial weight should be given to the benefits of providing homes which will contribute towards meeting the evidenced accommodation needs of the community, as identified through needs assessments prepared for the area of the local planning authority and other relevant evidence. This includes, but is not limited to, homes needed for different groups assessed under policy Policy HO1.*

In terms of the site's suitability for housing, the site is located within the defined urban boundary, where Policy SD2 of the Local Plan directs new development. The site is also allocated for housing in the Local Plan. Therefore, the proposal to construct 6 houses on the land is acceptable in principle. Given the site's location within the urban boundary, and proximity to a frequent, high-quality bus service providing access to local centres and centres beyond Rossendale, there are no concerns in regards to the site's accessibility and location in terms of sustainable travel.

The site forms part of housing allocation H11 which has the following site-specific policy in the Local Plan.

"Development of up to 94 dwellings will be supported that:

- 1. Comprehensive development of the entire site is demonstrated through a masterplan with an agreed programme of implementation;*
- 2. The development is implemented in accordance with an agreed design code;*
- 3. A Transport Assessment is provided demonstrating that the site can be safely and suitably accessed by all users, including disabled people, prior to development taking place on site;*
- 4. A Heritage Statement and Impact Assessment is provided and suitable mitigation measures are identified and secured to ensure the development does not have a detrimental impact on the Loveclough Fold Conservation Area;*
- 5. Measures to deal with minerals identified at the site are submitted and agreed prior to development taking place on site;*

6. *An Ecological Assessment is undertaken which identifies suitable mitigation measures for any adverse impacts on the Grassland Ecological Network and stepping stone habitat located within the site;*
7. *A Landscape Assessment is submitted with details relating to layout, design and landscaping, showing how the development would respect the landscape character of the site and the views into and from the site;*
8. *A Flood Risk Assessment and drainage management strategy is submitted which guides the layout of the development and secures the appropriate mitigation measures necessary;*
9. *New on-site open space is provided which leads to equivalent or better provision of open space in the area;*
10. *A Health Impact Assessment is submitted with its recommendations secured and agreed prior to development taking place on site;*
11. *A contribution to the creation of car parking provision within the centre of Crawshawbooth."*

Whilst the site forms part of allocation H11, the proposal relates to a small parcel of the wider allocation which has already substantially been developed through a number of permissions. The requirements of Policy H11 have therefore been considered proportionately having regard to the scale of development proposed. Matters relating to access, ecology, drainage, landscape and heritage have been addressed through supporting information and consultation responses and it is not considered necessary or reasonable to require a comprehensive masterplan, design code or wider infrastructure contributions for a development of this scale.

The proposal comprises six dwellings and therefore falls below the threshold at which affordable housing is required by policy. No affordable housing contribution can therefore reasonably be sought.

Visual Amenity and Heritage Impact

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

Policy DP3 of the Framework: Key principles for well-designed places states:

1. 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. This should not preclude innovation or change where appropriate, especially where an increased scale or density of development is justified in accordance with policies L2 and L3.

The proposed development is for two terraces of three dwellings with the roofs stepped down to reflect the topography of the site. The original layout included an orangery to the dwelling on Plot 6 and front parapet dormers.

The scheme has been amended to include the parapet dormers on the rear elevation, and the orangery removed from the scheme. The proposed design is now considered to be acceptable and in keeping with the character of the area

The proposed materials comprise locally sourced natural stone walling materials and natural blue slate roofing materials and would provide the development with a high-quality appearance.

Having regard to the above, the scheme is considered acceptable in terms of visual amenity and in accordance with Policy ENV1 of the Rossendale Local Plan and the NPPF.

The site is not within a Conservation Area and there are no listed buildings within or adjoining the site. Loveclough Fold Conservation Area lies over 200m to the north and is separated from the site by existing development and the highway network. Given the scale, form and location of the proposal, it is not considered that the development would result in harm to the significance or setting of the Conservation Area or other heritage assets.

Neighbour Amenity

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

The proposed development is located on the existing car park of Loveclough Social Club.

The club will be 1.2 metres from the rear boundary of the dwellings and 12.2 metres from the rear of the dwellings. Located in front of the club is a sheltered outdoor area and to the west of the club there is a sitting out area for patrons.

Reference has been made in the planning statement in relation to the fact that residential development has previously been approved on the site and it is therefore “*clear that the principle of residential development, as a land use, is acceptable*”.

However, the difference between application ref 2011/0457 and this proposed development is that the proposals for that application included amendments to the Social Club to relocate the public entrance to the Club building and its smoking shelter from the northern to the southern elevation, remove the illuminated signs on the northern elevation, and replace 2 openable windows in this elevation with non-openable acoustic double-glazed windows, and provide marked parking spaces for use by the club members. The original application also included a new access for the club from Burnley Road.

Planning permission has now been granted for the erection of 2 dwellings fronting Burnley Road where the proposed access would have been. (2025/0060)

This current application retains the access to the club through the middle of the six dwellings with no revisions to the layout of the club proposed.

There is no restriction on the operating hours of the club, and therefore the amenity of the occupants of the proposed dwellings could potentially be affected by noise and disturbance at antisocial times of day or night, from both patrons of the club and/or traffic to and from the site.

Future occupants would be aware of the established lawful operation of the social club. The proposal has been assessed having regard to the relationship between the uses and the Environmental Health team has raised no objection. On balance it is considered that acceptable living conditions can be achieved through glazing and acoustic fencing measures.

A condition will be included for acoustic garden fencing and improved glazing in the rear elevations of the dwellings.

Based on the current policies in place, the development is acceptable in terms of the impact upon the amenity of existing occupants and proposed neighbours and is in accordance with Policy ENV1 of the Rossendale Local Plan.

Access, Parking and Highway Safety

Subject to several amendments requested by LCC Highways and submitted by the agent LCC Highways have confirmed that they have no objections to the proposed development and have recommended a number of conditions to be attached to any proposed decision.

The proposal is therefore acceptable on the grounds of highway safety, access and parking.

Trees

A pre-development Tree Survey, Arboricultural Impact Assessment (AIA) has been submitted in support of the application, alongside a Tree Constraints Plan and a Tree Protection Plan. To facilitate the development, it shows a requirement to remove two insignificant shrub hedgerows (G7 and G8), a Lawsons conifer (T19) and a suppressed Cherry tree (T27).

In addition, a small amount of crown spread reduction pruning will also be required to a number of other trees on the site (T28, T29, G4, G5 & G6), together with crown lift pruning of T30. See the Arboricultural Impact Assessment drawing RTS/15012026/AIA 006. The tree pruning specifications are noted in the Recommendations, section 5 of the report.

Policy ENV10: Trees and Hedgerows states as follows:

To ensure that the benefits of the proposed development outweigh the harm resulting from the loss of trees, woodlands or hedgerows, compensatory planting using native species must take place at a ratio of at least 2:1. Where this ratio cannot be achieved this must be fully justified with the compensatory measures proposed clearly justified.

The trees that are proposed to be removed as part of the development are poor quality, and their removal will allow the remaining trees to thrive in order to mitigate for the loss of canopy cover across the site.

The Council's tree consultant has recommended a condition. Subject to the recommended condition, the proposal is acceptable.

Biodiversity Net Gain

A metric and supporting BNG report has been provided with the application.

The submitted metric demonstrates that the onsite habitat baseline cannot deliver the required statutory biodiversity gain. The applicant proposes to secure the required biodiversity units through the purchase of offsite biodiversity units. Compliance with the statutory 10% biodiversity net gain requirement will be secured through the statutory biodiversity gain condition and approval of a Biodiversity Gain Plan prior to commencement.

Ecology

Policy ENV4 Biodiversity, Geodiversity and Ecological Networks states:

“Development proposals that have potential to affect a national or locally-designated site, as shown on the Policies Map and its immediate environs, or on protected habitats or species, will be expected to be accompanied by relevant surveys and assessments detailing likely impacts. A sequential approach should be followed to avoid harm and where possible enhance biodiversity, and where not possible, provide appropriate mitigation and, as a last resort, on and off-site compensatory measures to offset the impact of development”.

No Preliminary Ecological Assessment has been carried out at the site. The Council's Ecology consultant has advised as follows:

A Preliminary Ecological Appraisal (PEA) has not been completed for this proposal as the majority of land comprises of already developed land. However, as some prime vegetation is to be removed to accommodate the development, further surveys will be required. Information has been taken from the above documentation to the following conclusions:

- *A PEA was not produced however due to the removal of a mature tree, further protected species surveys will be required.*

All methods of mitigation and safeguarding must be followed for the protected species (bats and birds) mentioned below and in additional surveys. Species specific recommendations are as follows.

Bats

Suitable habitat for foraging, commuting and roosting bats is located to the immediate south and east of the site. It appears that the trees on site may have low or negligible roost potential features (PRFs) however this area could still be utilised by commuting bats. Both of which needs to be confirmed by a suitably qualified ecologist which could result in a Ground Level Tree Assessment (GLTA). As a precaution, lighting installed during the construction should be faced downwards and away from the wooded area to the northwest of site to reduce the impact on nocturnal species. If bat activity is seen at the location of the works, then works are to cease and a suitably qualified Ecologist is to be contacted for further advice/surveys.

Invasive Non-Native Species (INNS)

No INNS have been identified on site or reported in the documentation provided. Under the terms of Schedule 9 of the Wildlife and Countryside Act 1981, it is an offence to

intentionally spread INNS species. If INNS are found on site and will be affected by the development works, I would recommend that the council are informed at the earliest identification in writing along with a submitted methodology of the control and removal of the INNS to be approved.

Nesting Birds

Many features identified in the wider trees, shrub habitat and tree to be removed provide suitable habitats for breeding birds. All wild birds, their nests and eggs are protected under the Wildlife and Countryside Act 1981 (as amended), I would recommend that the following condition be attached to any permission should it be granted:

It is strongly encouraged that biodiversity enhancements such as bird boxes are incorporated into the development to benefit the local population of wildlife. Along with planting native wildflowers to boost the richness of biodiversity.

Subject to conditions relating to nesting birds, bat surveys and the provision of bat and bird boxes, the development is acceptable and in accordance with Policy ENV4 of the Rossendale Local Plan and the NPPF.

8. CONCLUSION

The proposed development is acceptable in terms of visual amenity, neighbour amenity, access parking and highway safety, ecology, BNG and trees. It would also make a positive contribution to the Borough's housing supply. The development is considered in accordance with the Rossendale Local Plan and the NPPF.

9. RECOMMENDATION

Approval subject to conditions shown below.

10. CONDITIONS

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

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

2. The development shall be carried out in accordance with the submitted application form and the following plans and documents:
 - Drawing No: PHA/1042/A0.1 - Location Plan received 30.10.2025
 - Drawing No: PHA/1042/A1.1 – Existing Site Plan received 30.10.2025
 - Drawing No: PHA/1042/A1.2 – Proposed Site Plan received 14.09.2026
 - Drawing No: PHA/1042/A1.3 – Proposed Site Plan Zoomed received 14.09.2026
 - Drawing No: PHA/1042/A2.2 - Proposed Plans & Elevations Block A – Amended received 29.07.2026
 - Drawing No: PHA/1042/A2.3 - Proposed Plans & Elevations Block B – Amended received 29.07.2026
 - Coal Mining Risk Assessment
 - Tree Survey received 30.01.2026
 - RTS 15012026 AIA 006 received 30.01.2026

RTS 15012026 TCP 005 received 30.01.2026
 RTS 15012026 TPP 007 received 30.01.2026
 Revised Planning Statement received 05.06.2026
 Design and Access Statement received 30.10.2025
 Loveclough Social Club, Loveclough - Biodiversity Net Gain Assessment received 11.05.2026
 Loveclough Social Club, Loveclough – The Statutory Metric Macro Enabled 1.0.4 received 11.05.2026
 Appendix 2. Statutory Biodiversity Metric Condition Assessments – July 2025 received 11.05.2026

Reason: For the avoidance of doubt.

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

Reason: In the interests of visual amenity of the area and securing a high quality finish to the development.

4. 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.

5. The development hereby approved shall be carried out in accordance with the submitted Arboricultural Method Statement [Sections 5.0 of Document Ref: RTS/15012026].

Reason: In order to protect the existing trees on and adjacent to the site

6. Notwithstanding any information submitted with the application, no development shall take place until an investigation and risk assessment has been submitted to and approved in writing by the Local Planning Authority. The submitted report shall include:
- i) A Preliminary Risk Assessment report (phase 1), including a conceptual model and a site walk over survey;
 - ii) Where potential risks are identified by the Preliminary Risk Assessment, a Phase 2 Site Investigation report shall also be submitted to and approved in writing by the Local Planning Authority prior to commencement of development. The investigation shall address the nature, degree and distribution of land contamination on site and shall include an identification and assessment of the risk to receptors focusing primarily on risks to human health, groundwater and the wider environment; and
 - iii) Should unacceptable risks be identified the applicant shall also submit and agree with the Local Planning Authority in writing a contaminated land remediation strategy (including verification plan) [MP2.1] 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: In order to mitigate the risks associated with land contamination and to prevent pollution.

7. Pursuant to condition 6 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: In order to mitigate the risks associated with land contamination and to prevent pollution.

8. Prior to commencement of development, noise mitigation measures such as acoustic rear fencing and improved glazing in the rear elevation shall be submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in full prior to occupation.

Reason: To protect the amenity of future occupiers of the dwellings

9. 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 shall not take place on Sundays or Public Holidays.

Access and egress for delivery vehicles shall be restricted to the working hours indicated above.

Reason: In the interests of neighbour amenity.

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

- a) a non-technical summary;

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

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

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

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

11. No part of the development hereby approved shall be occupied until:

- a) the habitat creation and enhancement works set out in the approved HMMP have been completed; and
- b) a completion report, evidencing the completed habitat enhancements, has been submitted to, and approved in writing by the Local Planning Authority.

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

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

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

13. 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).
- 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.

Note: Construction Management Plan.

- 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 emailing lhsstreetworks@lancashire.gov.uk.

All references to public highway include footway, carriageway and verge.

14. For the full period of construction facilities shall be available on site for the cleaning of the wheels of vehicles leaving the site and such equipment shall be used as necessary to prevent mud, stones and debris being carried onto the highway. Provision to sweep the surrounding highway network by mechanical means will be available and the roads adjacent to the site shall be mechanically swept as required during the full construction period.

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

15. No part of the development hereby approved shall be occupied until all the related site access and off-site highway works have been constructed and completed (under a section 278 agreement) in accordance with a scheme that shall be submitted to and approved by the Local Planning Authority in consultation with the Highway Authority. The submitted scheme shall include, but is not limited to, the following: -

- Works on Commercial Street (including footway provision along the sites frontage and crossing points with tactile paving)
- Acceptable visibility splays
- Radius access
- Relocation of existing lighting column

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.

16. No building shall be occupied until the car parking area has been surfaced or paved in accordance with a scheme to be approved by the Local Planning Authority and the car parking spaces marked out in accordance with the approved plan. The car parking area shall thereafter be kept free of obstruction and available for the parking cars at all times.

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

17. Prior to commencement of the development details shall be submitted to and approved in writing by the Local Planning Authority for a surface water drainage scheme. The development should be undertaken in accordance with the agreed details and the scheme shown on the approved drawing shall be constructed in accordance with the approved details.

Reason: To prevent water from discharging into the highway water system or onto the public highway.

18. No development shall be commenced until details of the proposed arrangements for future management and maintenance of the proposed streets within the development, including written confirmation that it will not be offered to the highway authority for adoption, have been submitted to and approved by the local planning authority. The streets shall be maintained in accordance with the approved management and maintenance details thereafter.

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

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

Reason: To ensure there is no impact on protected species through removal of trees to facilitate development.

20. No removal of or works to any trees and shrubbery shall take place during the main bird breeding season, which is reported between 1st March and 16th September due to rising temperatures, unless a competent ecologist has undertaken a detailed check of the site for active birds' nests. This assessment is to be undertaken immediately before removal of vegetation including the identified mature tree and a written report is to be submitted to the council that no birds, their nest or eggs will be harmed/ and there are appropriate measures in place to protect nesting birds on site such as incorporation of a 5m exclusion zone around each identifiable active nest.

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

21. Prior to commencement of development full details of bat and bird boxes to be incorporated into the construction of the development shall be submitted to and approved in writing by the local planning authority. The approved details shall be implemented in accordance with the approved details during construction and prior to occupation.

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

INFORMATIVES:

1. 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.

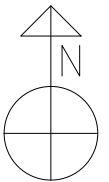
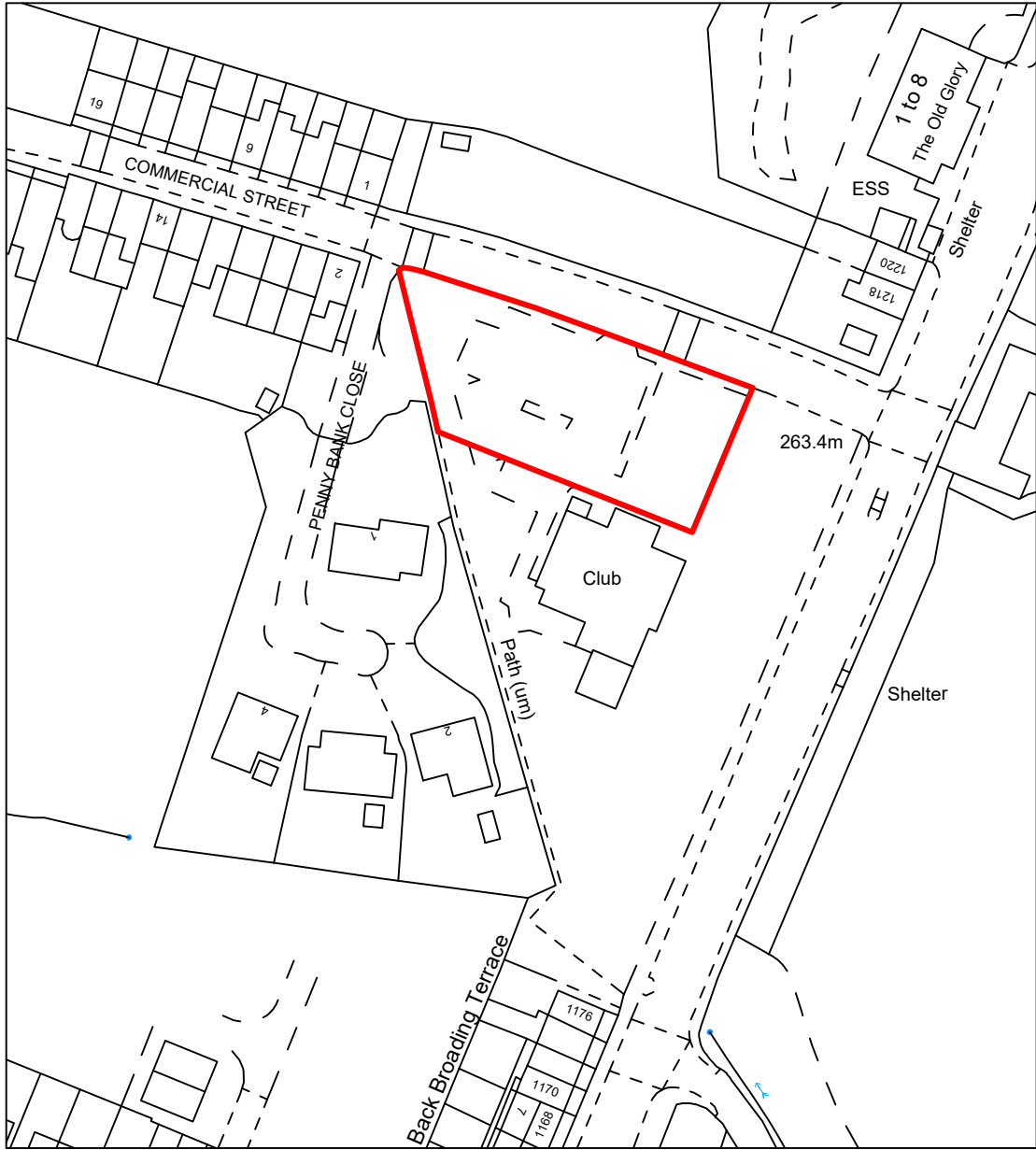
The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan in respect of this permission would be Rossendale Borough Council.

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.

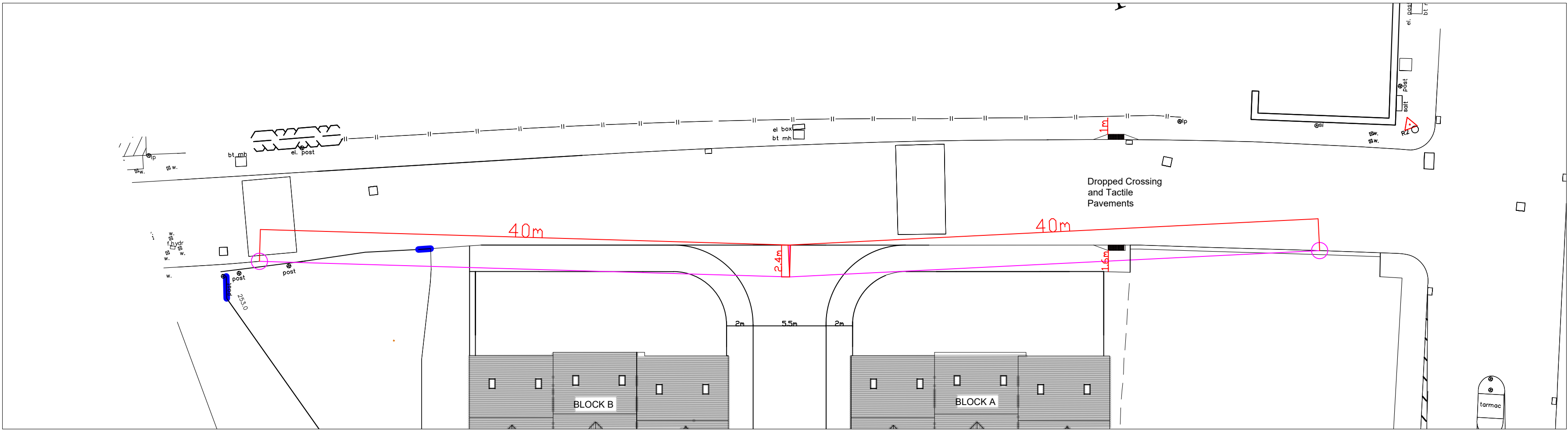
2. The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay. The Local Planning Authority has therefore implemented the requirement in Policy DM3 of the National Planning Policy Framework.
3. Under the Coal Industry Act 1994 any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) require the prior written permission of the Mining Remediation Authority since these activities can have serious public health and safety implications. Such activities could include site investigation boreholes, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain permission to enter or disturb our property will result in the potential for court action. Application forms for Mining Remediation Authority permission and further guidance can be obtained from: www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property.
4. If any future development has the potential to encounter coal seams which require excavating, for example excavation of building foundations, service trenches, development platforms, earthworks, non-coal mineral operations, an Incidental Coal Agreement will be required from the Mining Remediation Authority. Further information regarding Incidental Coal Agreements can be found at: www.gov.uk/government/publications/incidental-coal-agreement/guidance-notes-forapplicants-for-incidental-coal-agreements.
5. During the period of construction, should contamination be found on site that has not been previously identified, no further works shall be undertaken in the affected area. Prior to further works being carried out in the affected area, the contamination shall be reported to the Local Planning Authority within a maximum of 5 days from the discovery, a further contaminated land assessment shall be carried out,

appropriate mitigation identified and agreed in writing by the Local Planning Authority. The development shall be undertaken in accordance with the agreed mitigation scheme.

6. The 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
7. It is recommended that to discharge the relevant condition, a copy of the completed details of a private management and maintenance company confirming funding, management and maintenance regime is provided.
8. The grant of planning permission will require the applicant to enter into an appropriate Legal Agreement with the County Council as Highway Authority. The Highway Authority hereby reserves the right to provide the highway works within the highway associated with this proposal. Provision of the highway works includes design, procurement of the work by contract and supervision of the works. The applicant should be advised to contact the Highways Development Control, in the first instance, to ascertain the details of such an agreement and the information to be provided.
9. The applicant is advised that adoption of certain new elements within the public highway attract commuted sums to cover the additional maintenance burden of non-standard features. Commuted sum calculations will be based upon the approved engineering designs and form part of the financial element of section 278 and 38 Agreements.
10. Traffic Regulation Orders, diversions of Public Rights of Way, Stopping Up of existing highway, changes to public transport scheduling/routing and other activities require separate statutory consultation processes beyond the planning application process. The applicant will be obliged to meet all the costs associated with these of works and ensure that any works which rely upon them do not commence until all legal processes have been satisfactorily completed.



Peter Hitchen Architects		PROJECT ADDRESS: Land off commercial street, Lovedclough, Rossendale, BB4 8QX	CLIENT			
			Date 15/10/2025	Project Number PHA/ 1042	Scale (@ A4)	REV
Code	Status	SHEET LOCATION PLAN	Drawn by DH	DRAWING NUMBER A0.1		
SUITABILITY DESCRIPTION	PURPOSE OF ISSUE		Checked by PH			



Marathon House
The Sidings Business Park
Whalley, BB7 9SE

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NOTES:

No.	Description	Date

CLIENT:	John Mcgauley
SITE:	Land Adjacent Loveclough Working Mens Club Commercial Street Loveclough
PROJECT:	Proposed 6 Dwellings Positioned on land adjacent to Loveclough Working Mens Club
SHEET:	Proposed Site Plan
Project number	PHA/1042
Date	14/09/2026
Drawn by	DH
Checked by	PH
A1.2	
Scale	1:250
Sheet size	A1



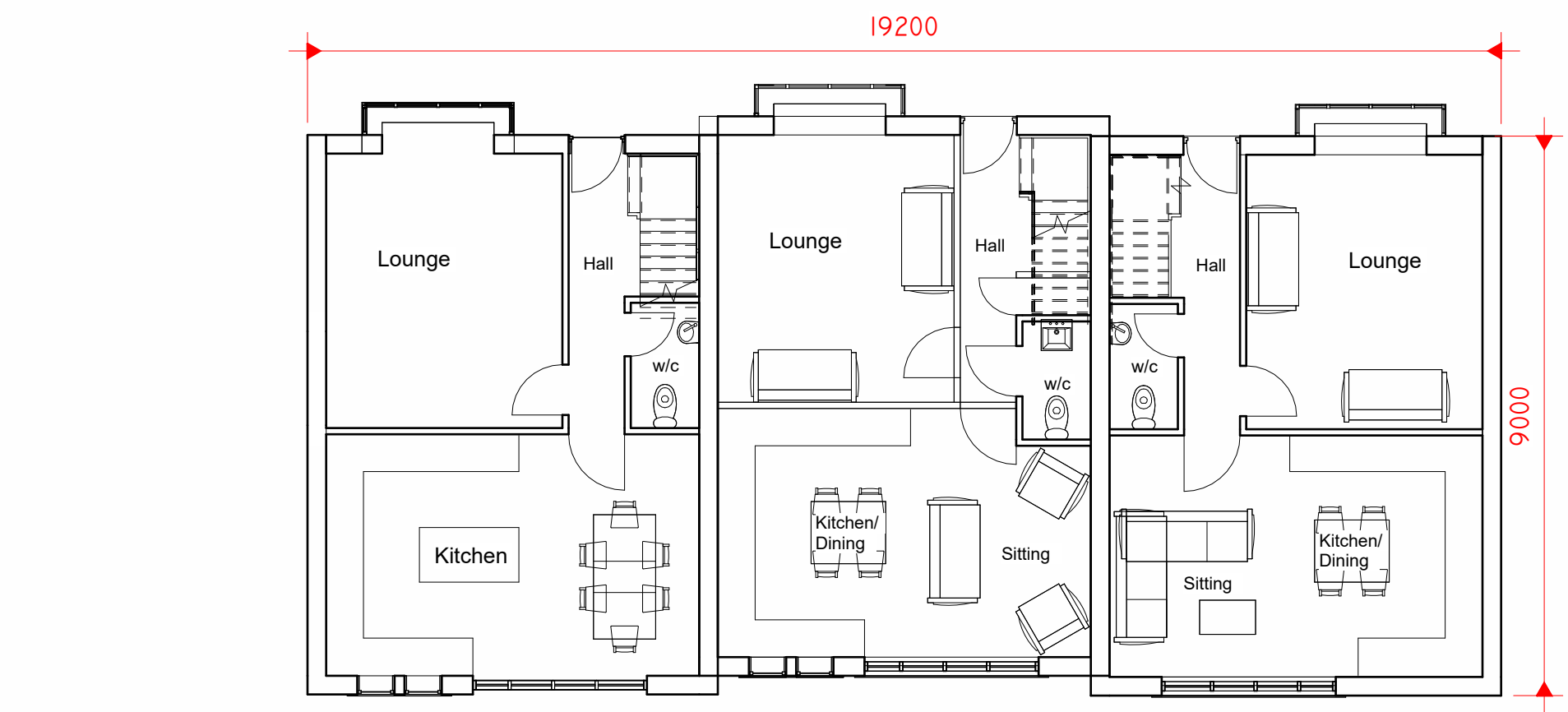
6 Rear Elevation
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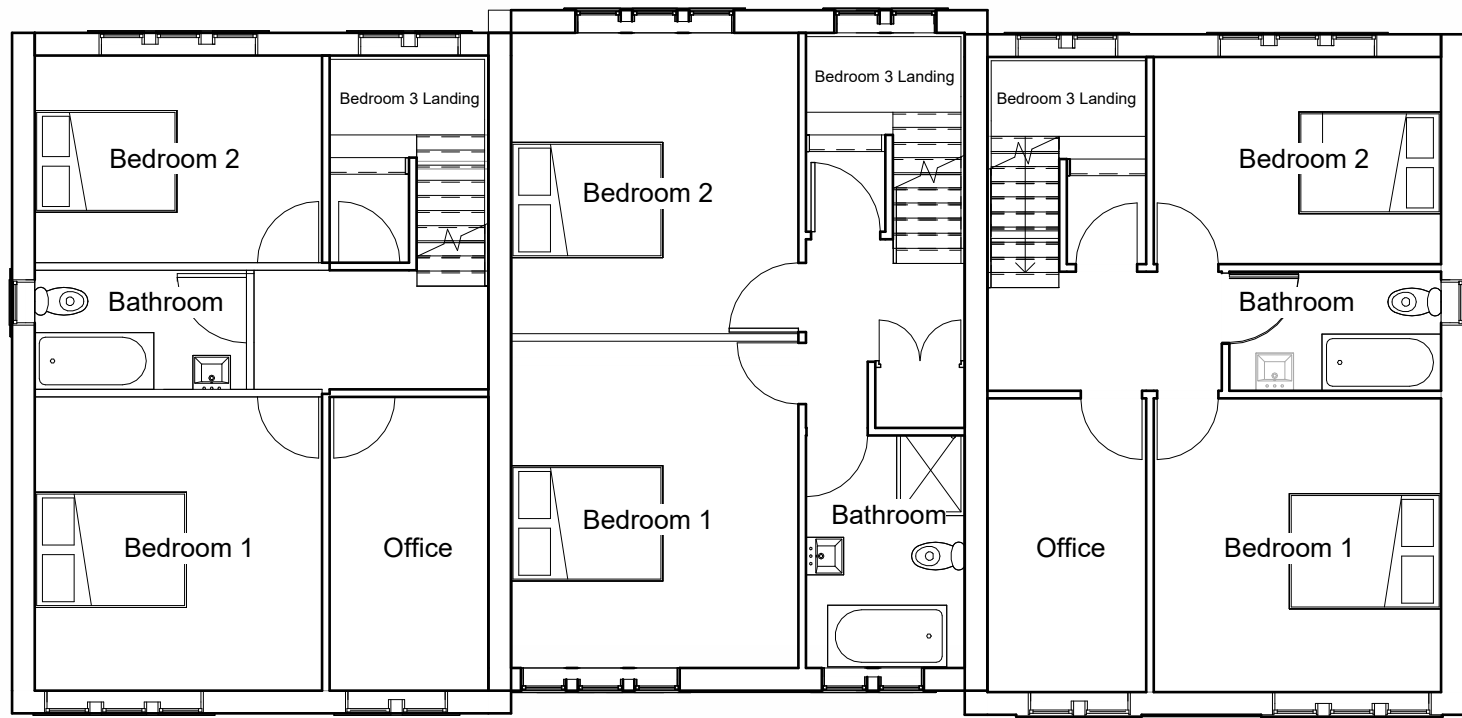
5 Front Elevation
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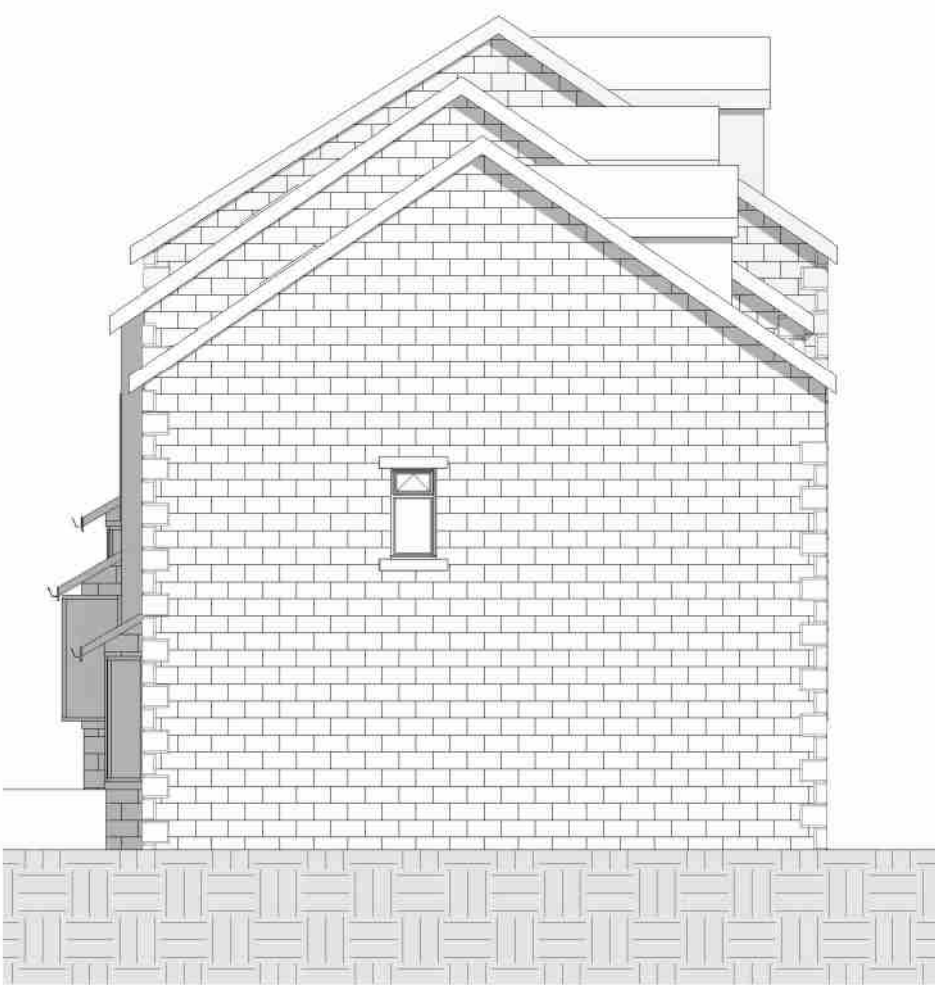
9 Section 1
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1 0 GROUND FLOOR
1 : 100



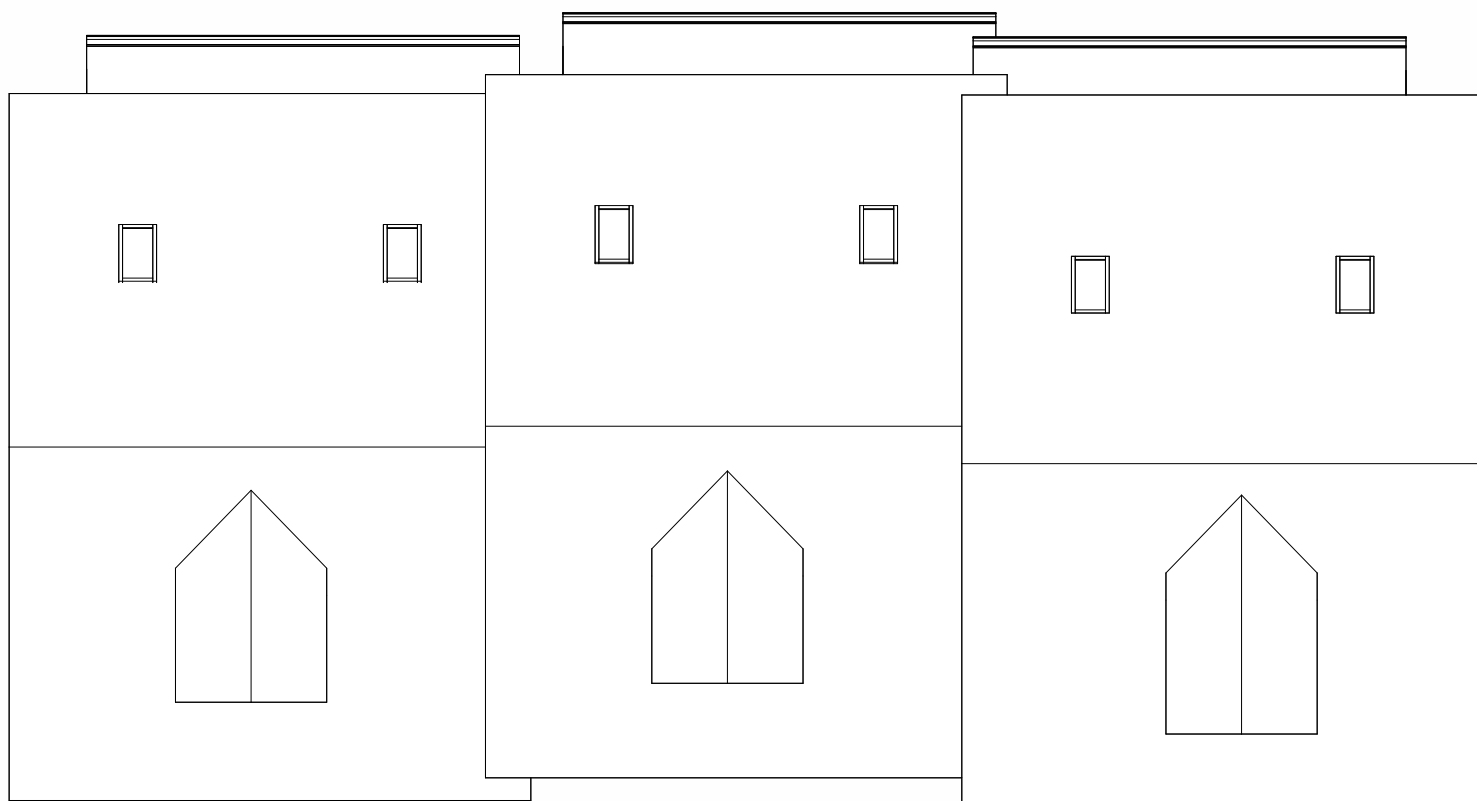
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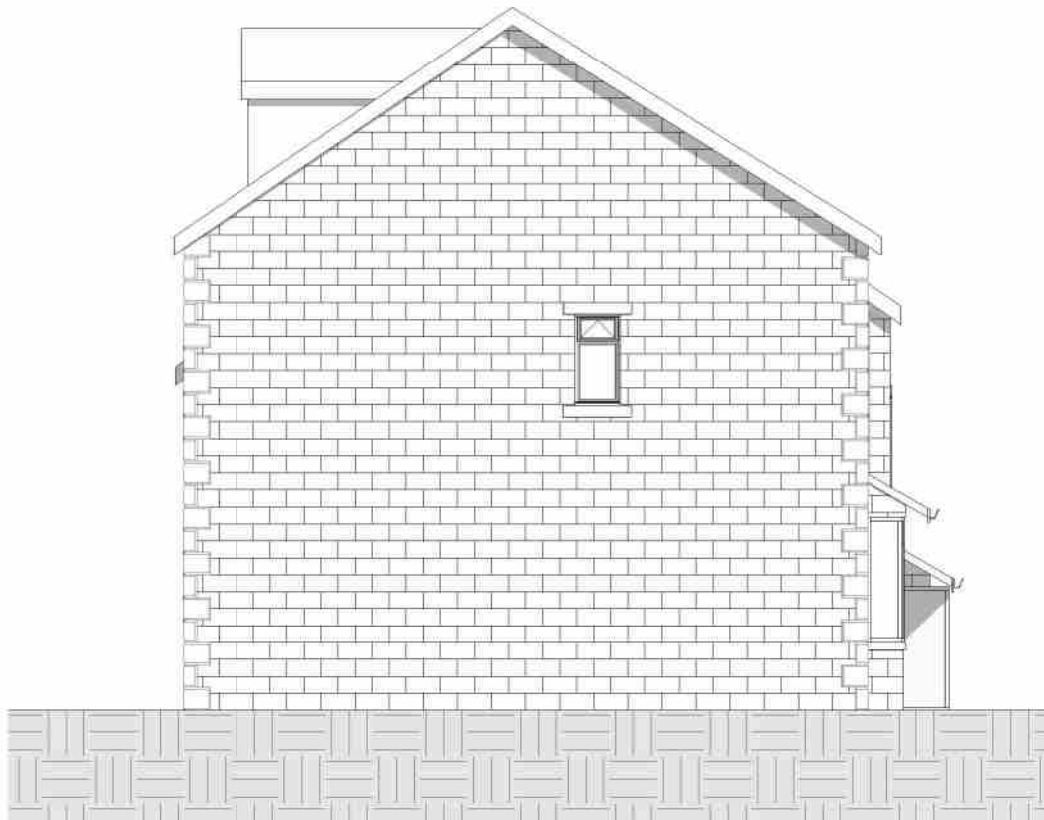
7 Side Elevation 1
1 : 100



3 Second Floor Plan
1 : 100



8 Roof Plan
1 : 100



4 Side Elevation 2
1 : 100

Peter Hitchen
Architects

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The Sidings Business Park
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NOTES:

Natural slate roof finish

No.	Description	Date
1	Second Floor Alterations	08/07/2026
2	Roof Material Note	08/07/2026

CLIENT: John Mcgauley

PROJECT: Land off Commercial Street,
Loveclough, Rossendale, BB4
8QX

SHEET: PROPOSED PLANS &
ELEVATIONS BLOCK A -
AMENDED

Project number PHA/1042

Date 22/08/2025

Drawn by DH

Checked by PH

A2.2

Scale 1 : 100

Sheet size A1



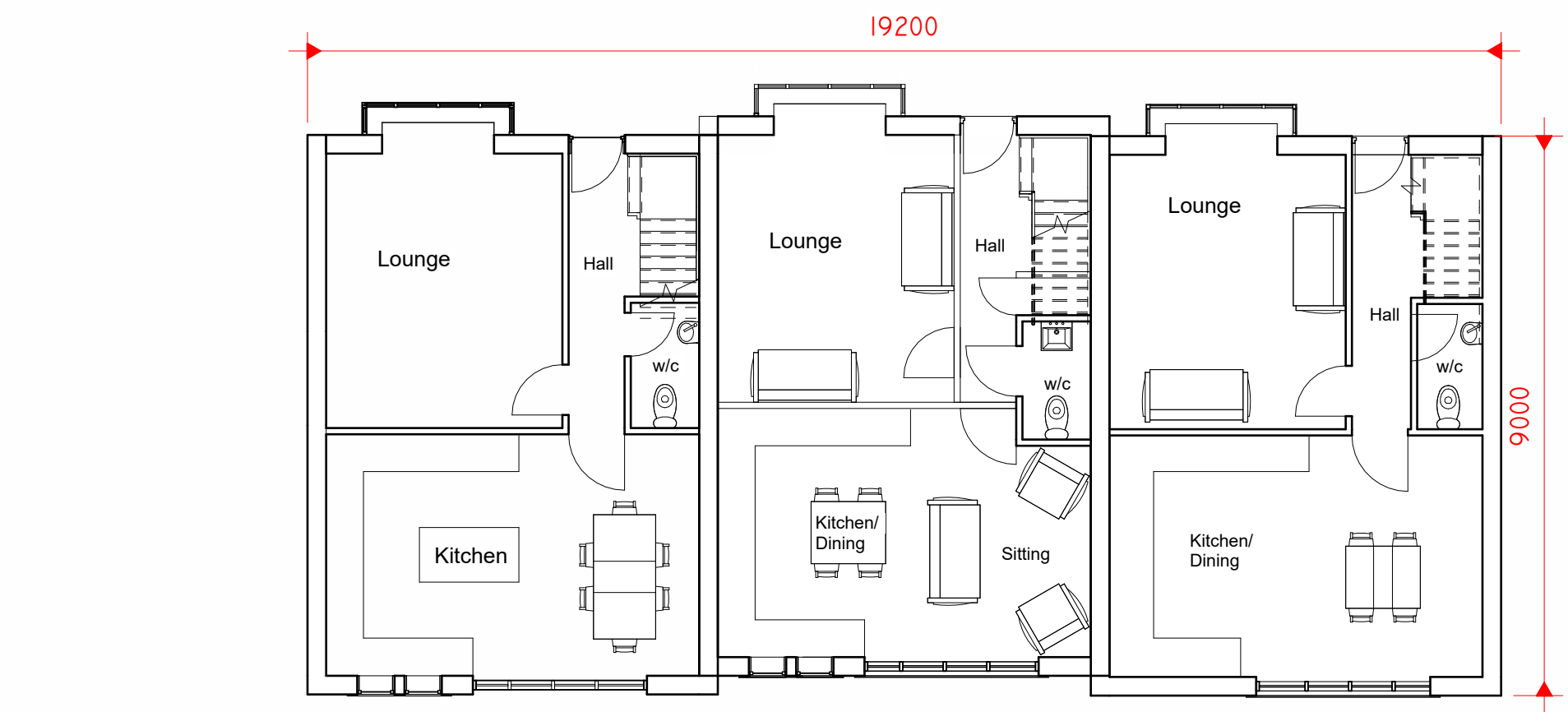
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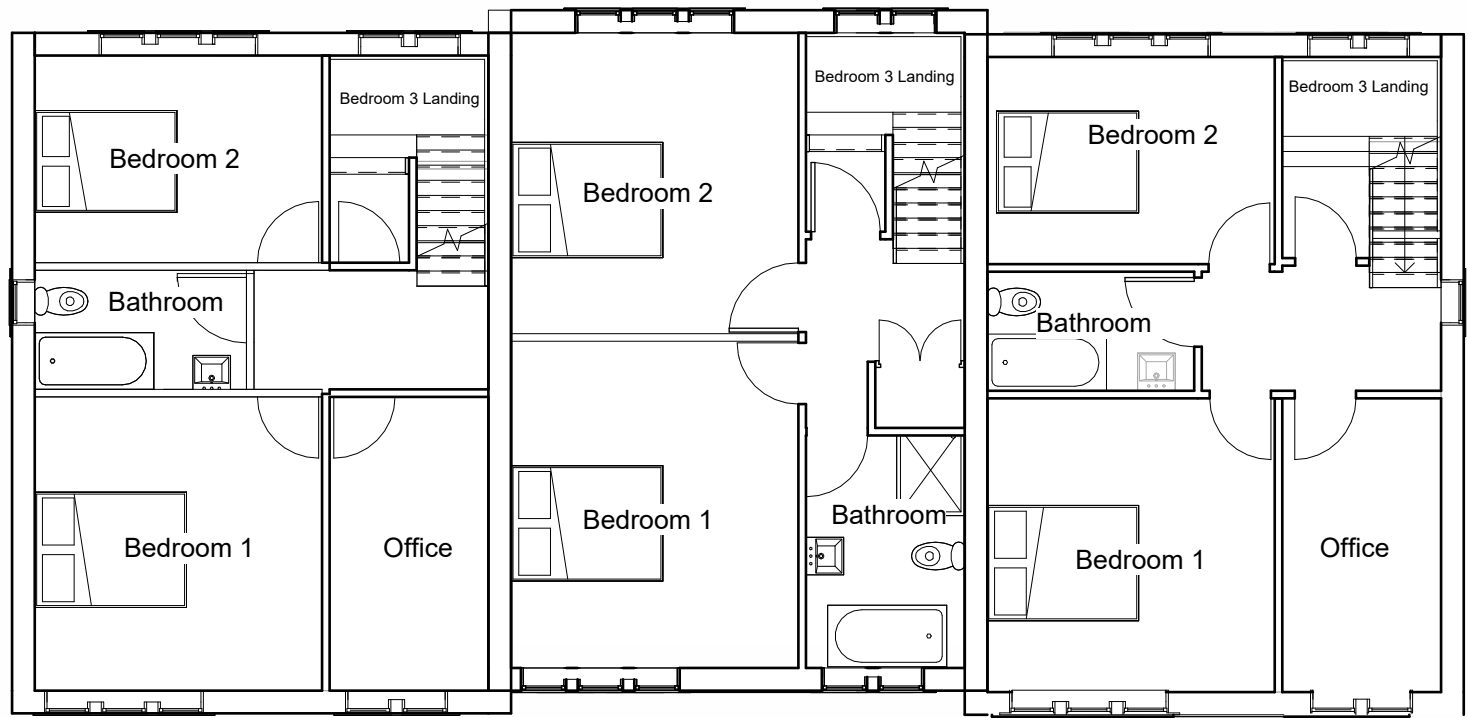
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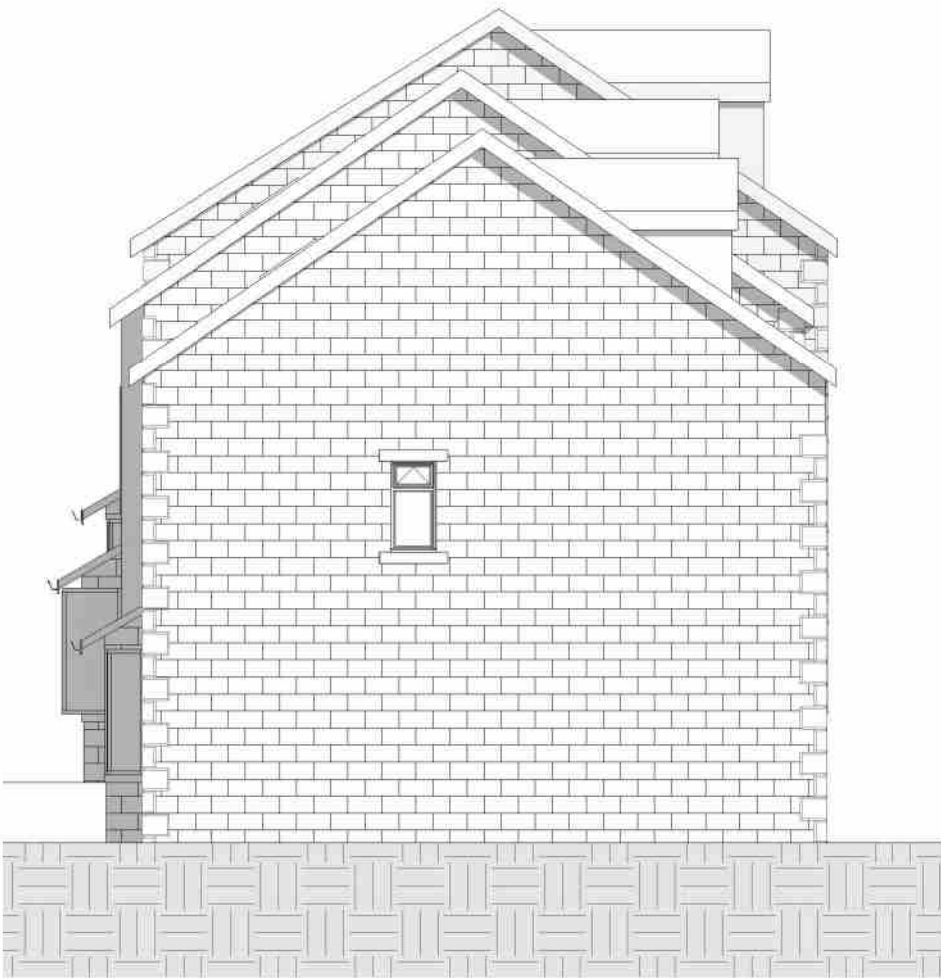
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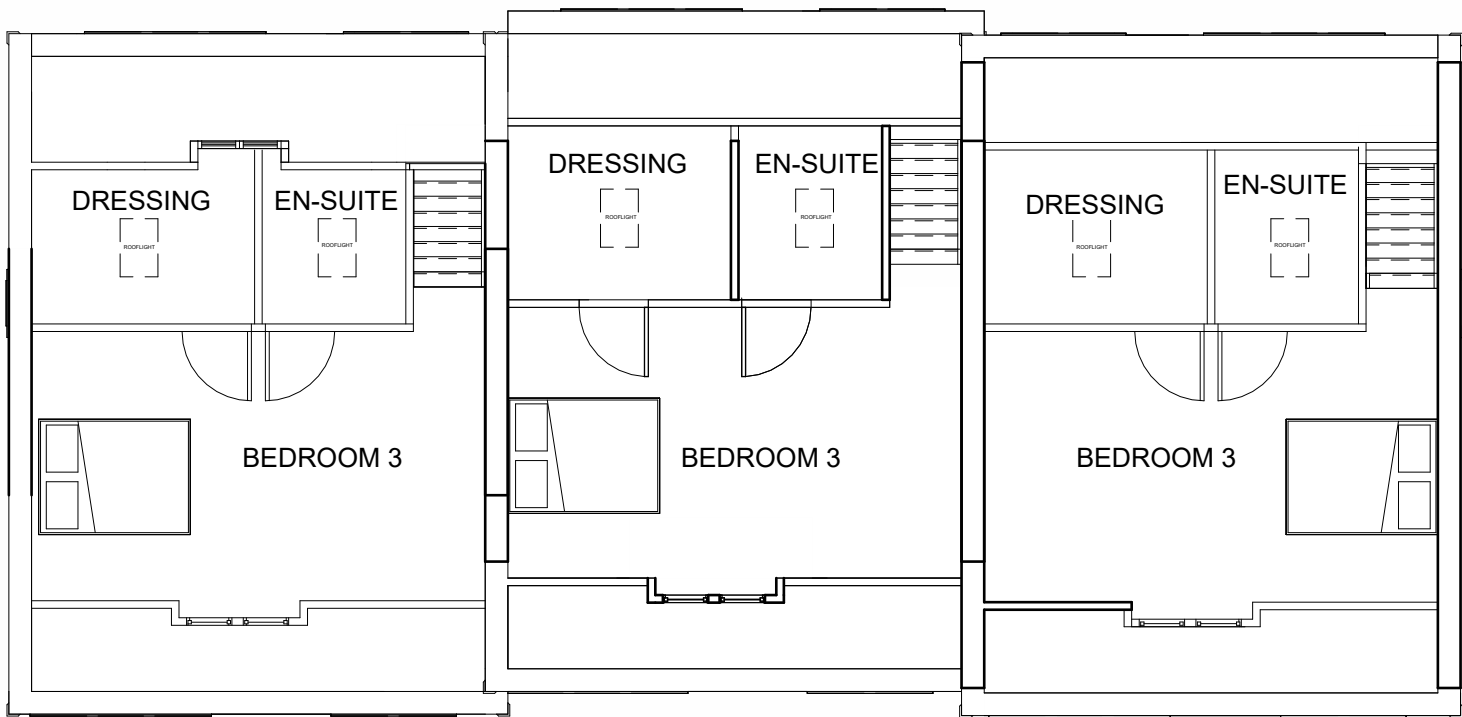
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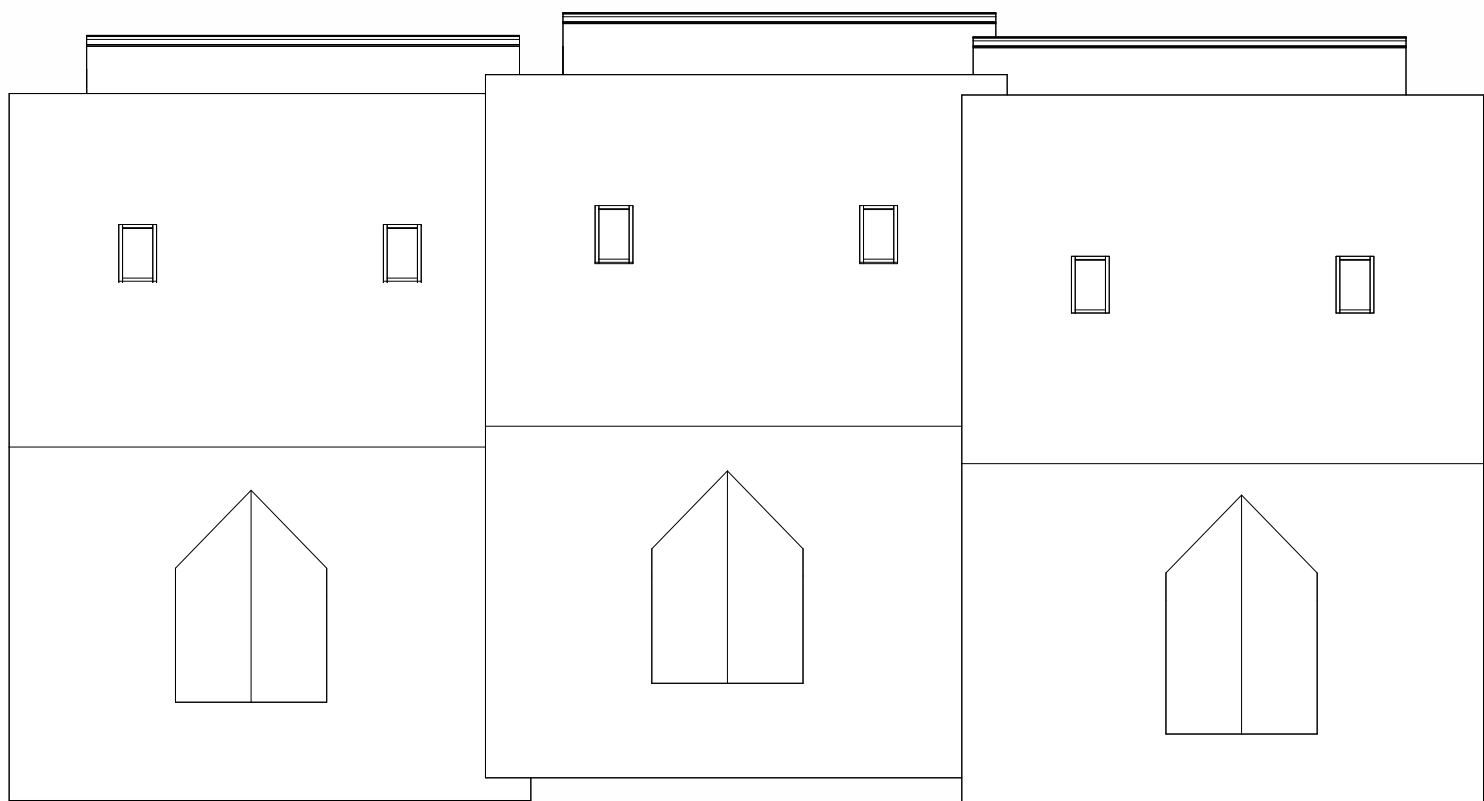
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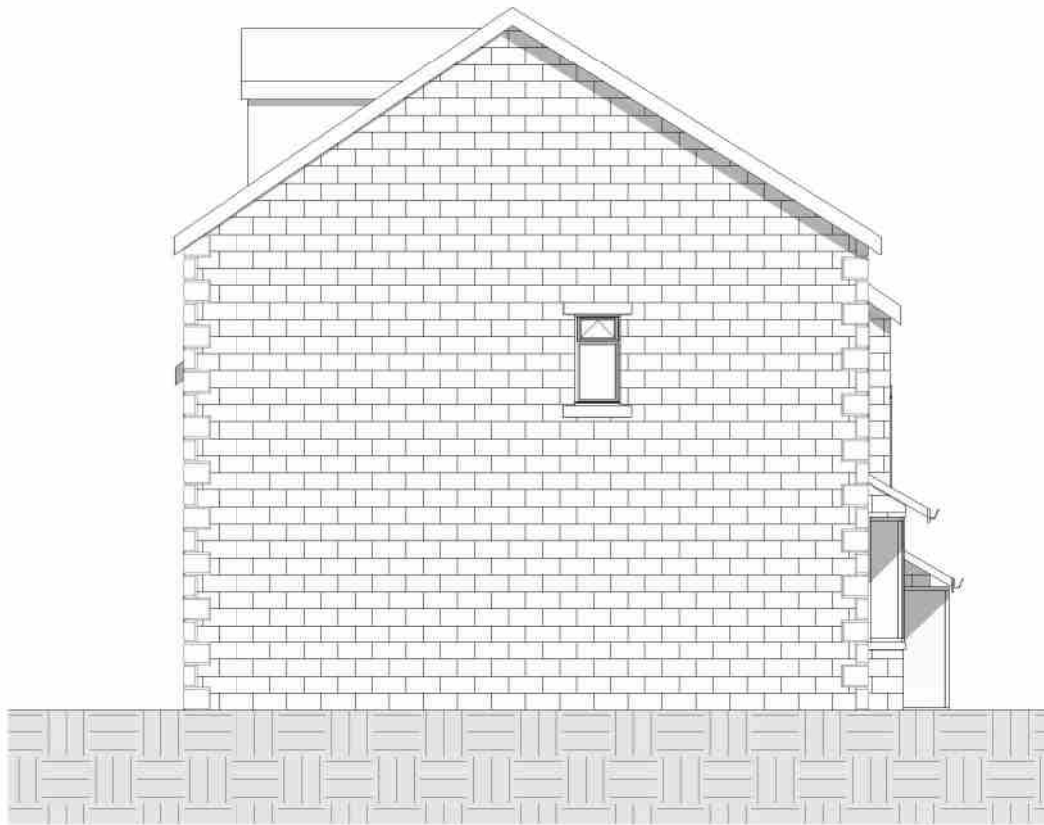
7 Side Elevation 1
1 : 100



3 Second Floor Plan
1 : 100



8 Roof Plan
1 : 100



4 Side Elevation 2
1 : 100

Peter Hitchen
Architects

Marathon House
The Sidings Business Park
Whalley, BB7 9SE

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NOTES:

Natural slate roof finish

No.	Description	Date
1	Second Floor Alterations	08/07/2026
2	Roof Material Note	08/07/2026
3	Orangery Removed	08/07/2026

CLIENT: John Mcgauley

PROJECT: Land off Commercial Street,
Loveclough, Rossendale, BB4
8QX

SHEET: PROPOSED PLANS &
ELEVATIONS BLOCK B -
AMENDED

Project number PHA/1042

Date 22/08/2025

Drawn by DH

Checked by PH

A2.3

Scale 1 : 100

Sheet size A1





OVECLOUGH
SOCIAL CLUB