

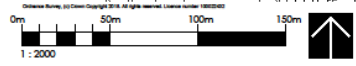
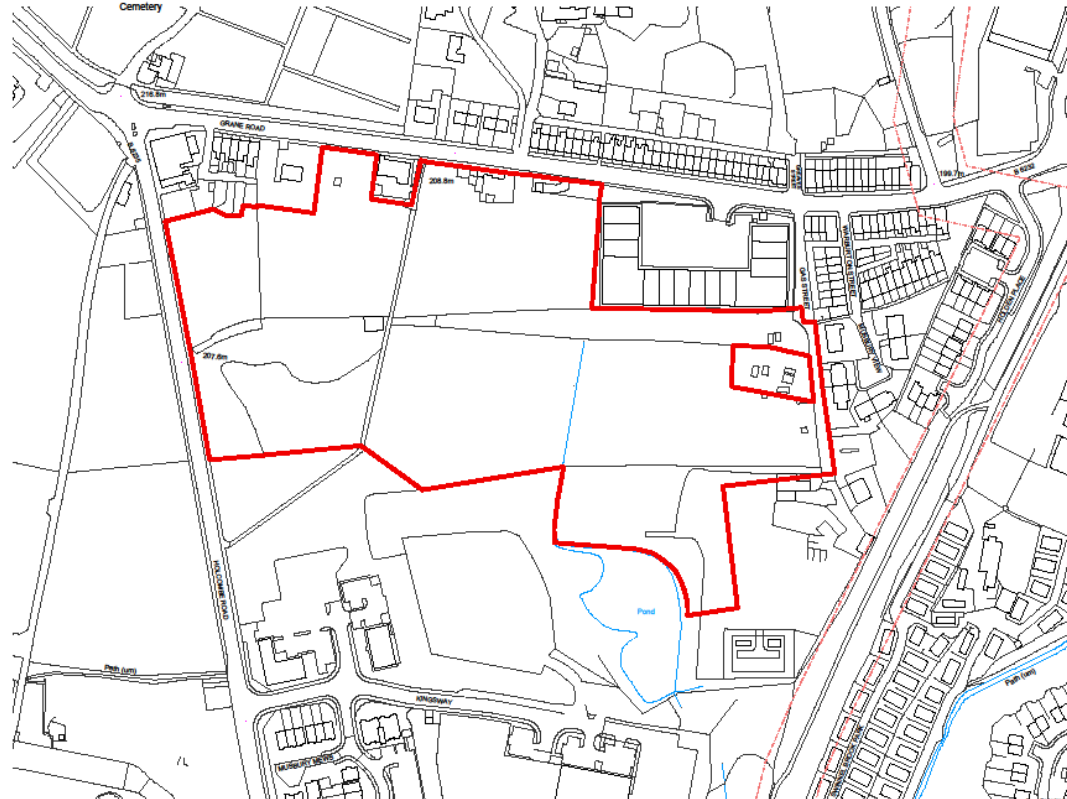
**Welcome to
Rossendale Borough Council's
Development Control Committee
16 November 2021**

Item B1

2019/0335 – Holcombe Road, Helmshore

Full application for the erection of 131 no. residential dwellings (11 x 2 beds; 84 x 3 beds; and 36 x 4 beds) and all associated works, including demolition of existing buildings, new roundabout access, landscaping and regrading.

Site Location Plan

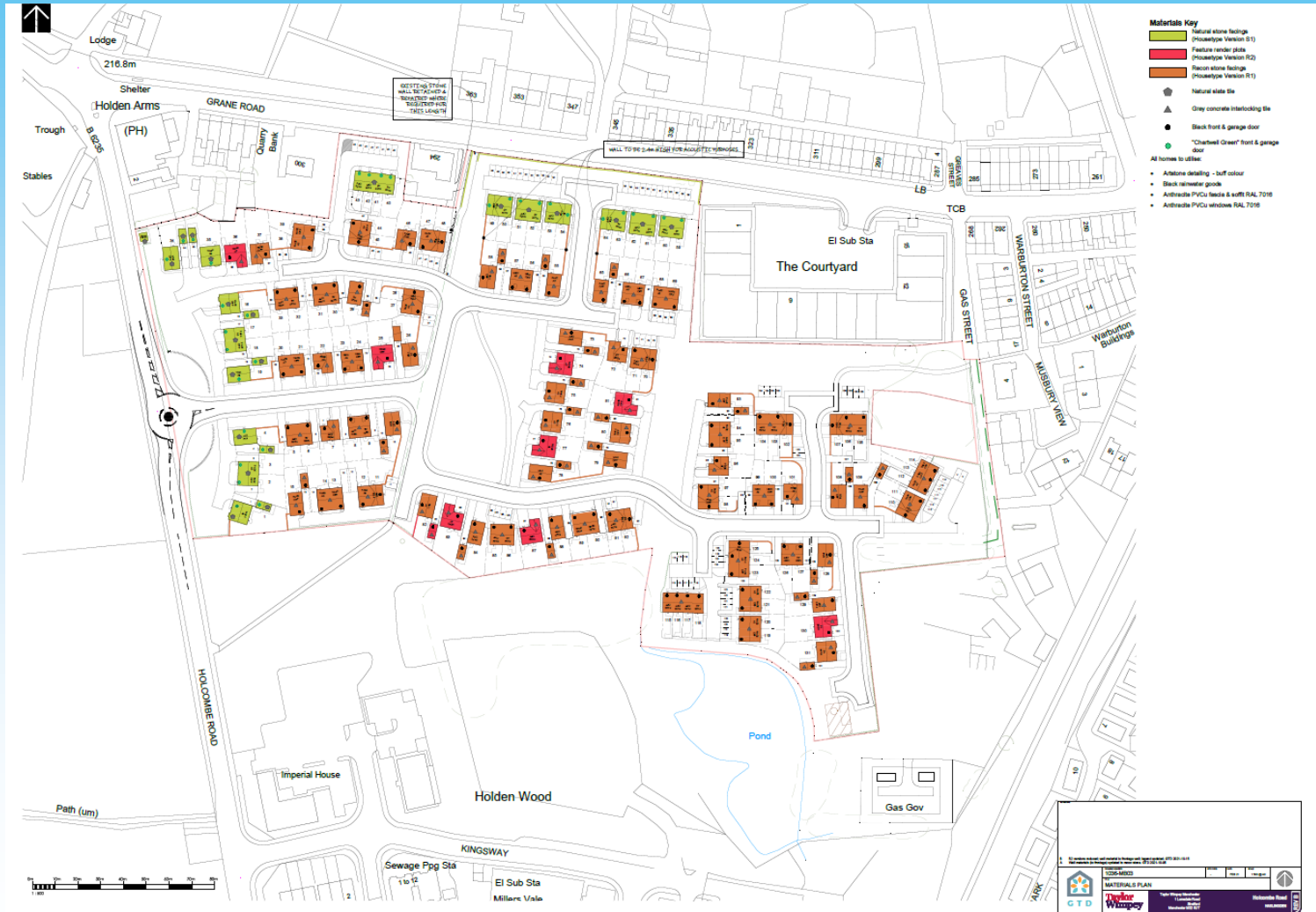


	1038-LP-01	Scale	1:2000	North Arrow
	LOCATION PLAN	Scale	1:2000	North Arrow
Taylor Waples Wills & Ansell		Holloway Road Barnet, London NW4 6JG		

Planning Layout



Materials Plan



The Manford – Natural Stone

Manford, Surrey - Natural Stone / S1					
S1	Main house material	Natural stone	Roof covering	Flooring	External door
	Secondary cladding material	None	None	None	None
	Frame cladding	Asbestos, Gull	Paint	Paint	Paint

Grane Road, Haslingden



FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SIDE ELEVATION







The Trusdale – Reconstituted Stone

Materials Summary - Reconst Stone / R1						
R1	Main fabric material	Reconstituted stone	Roof covering	Grey concrete tile	Garage door (if applicable)	Black
	Secondary facing material	-	Windows	Anthracite PVCu RAL 7016	Fences & soffits	Anthracite PVCu RAL 7016
	Main detailing	Artstone - buff	Front door	Black	Rainwater goods	Black

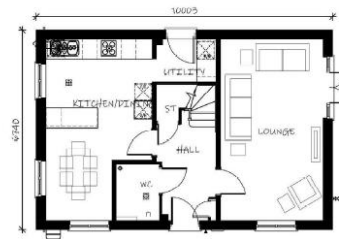
Grane Road, Haslingden



FRONT ELEVATION

SIDE ELEVATION

REAR ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SIDE ELEVATION

Key Features of Development



Legend

- ① Natural Stone facing materials & natural slate roofs
- ② Grane Rd / Holcombe Rd Junction Improvements
- ③ New roundabout and entrance feature – with remodelled dry-stone wall
- ④ Upgraded bus stops
- ⑤ Drainage mitigation features
- ⑥ Grane Road Improvements – Widening, Build Out and Crossing Point
- ⑦ Holcombe Road Traffic Calming
- ⑧ Children's Play Area
- ⑨ Retained / enhanced public right of way
- ⑩ Acoustic mitigation
- Existing Bus Stops
- Walking Routes to Bus Stops

Materials

- Natural stone facings, with natural slate roofs, Chartwell Green doors
 - Recon stone plots with tiled roofs and black doors
 - Feature render plots, with tiled roofs and black doors
- *All plots will include anthracite windows, soffits and fascias (rather than standard white), artstone detailing in a buff colour, and black rainwater goods

Key Features

- **High specification materials** – Natural stone and slate roofs on all frontage properties. Remodelled dry stone wall at Holcombe Road entrance & new natural stone wall on Grane Road.
- **Affordable Housing** – 39 affordable dwellings (30% in a mix of social rent and shared ownership tenures).
- **Open space** – 1.2 Hectares in total (more than 4 times policy requirement) with a children's play area and good connectivity.
- **High quality landscaping** – with 170 trees, woodland block and additional planting creating strong green corridors, minimising ecological impacts.
- **Drainage mitigation** (reducing run-off) -, including new underground storage tanks, oversized pipework, hydrobrakes and reopening of a culverted watercourse to maximise on site storage.
- **EV Charging Points** – on all plots.
- **Significant highways improvements** – including new access roundabout, traffic calming, widening of Grane Road with crossing, and upgrades to existing Holcombe Road roundabout.
- **Bus stop upgrades.**

Wider Community & Economic Benefits

- **Education** – £314k towards 13 secondary school places (no shortfall in primary school capacity).
- **Biodiversity** – £65k to deliver and maintain replacement grassland off-site

- **Outdoor Sports** – £74k towards provision at Haslingden Sports Centre.
- **West Pennine Moors SSSI** – information boards and financial contribution.
- **On going monitoring and management** – Travel Plan etc.

CONSTRUCTION BENEFITS



£20million
Estimated construction investment over 3.5-year build programme.



£21million OVA*
Economic output contribution from jobs supported by activities at the site over 3.5-year build programme. (present value)*.



108
Direct construction roles and indirectly/induced jobs supported per annum during build phase.

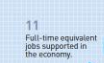
OPERATIONAL BENEFITS



155
Economically active and employed residents anticipated to live in the new housing.



£655,000
Estimated first occupation expenditure. Research suggests that the average homeowner spends approximately £5,000 within the first 18-months to make their house 'feel like home'.



11
Full-time equivalent jobs supported in the economy.



£3.6million
Total annual household expenditure.



£1.7million
Of spend on food & drink, leisure, clothes, household goods etc.



42%
Of employed residents estimated to be working in higher value/higher income occupations.



£257,000
Estimated annual increase in Council Tax revenue.

Photographs



Photographs



Photographs



Photographs



Aerial Photograph



Item B2

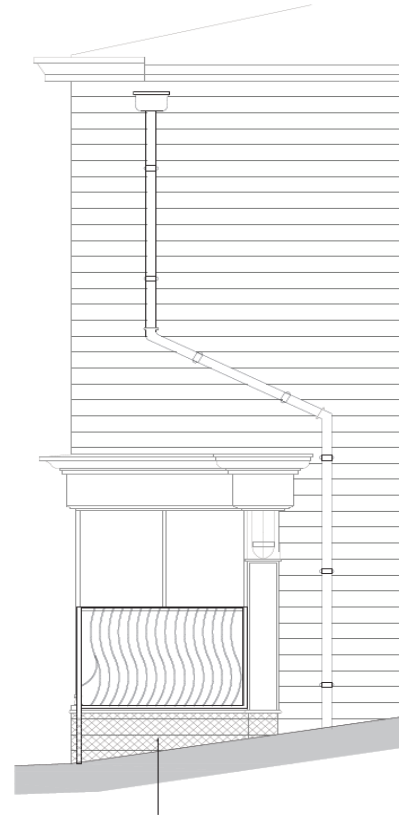
**2021/0551 – 27 Market Street, Bacup,
Lancashire, OL13 0AJ**

**Proposal to reinstate and redecorate the
shop front to 27 Market Street.**

Drawing as Existing



Drawing as Proposed



Notes
Do not scale from this drawing.
Dimensions are to be checked on site.
If in doubt please ask.

For: **Transwell South**
127 KINGSLEY STREET, HULL, HU8 8JH

Buttress

As Requested
Architect
10/1/17

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Project Title: **Shopfront Building**
Client: **Southside Borough Council**
Location: **Hull**

Drawing Title: **1/7 KINGSLEY STREET AS PROPOSED**

Client Ref: **02/16/04**

Date: **22/06/21** Scale: **1:20**

Checked: **SA** Drawing No: **01/17/101/01**

Issue: **INFORMATION**

Drawing Ref: **Job No: 8920** Drawing Title: **Buttress**

Revision: **(27) 101 A**

Location Plan



Note:
 Distorted scale from this drawing.
 Dimensions are to be checked on site.
 If in doubt please ask.

Rev: 02/20/2017 Revision Details: 1
 03/04/2018 Revision Details: 2
 04/04/2018 Revision Details: 3

Rev: 04/04/2018 Details

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Buttress

22 Market St
 Manchester
 M2 4JQ
 T: 0161 276 8822
 E: enquiries@buttruss.com
 W: www.buttruss.com

Project Title: Revamp District Buildings
 Client: Manchester Borough Council
 Location: Revamp

Drawing Title: 27 Market Street
 Building
 Location Plan

Date: 02/20/2017 Scale: 1:1250
 Checked: KC Orig/Paper Size: A3

Status: **PLANNING**

Project: Origin: Date: Issue: Type: Date: Number: Rev:

8920-BA - - LP - DR - - -

Photograph



Photograph

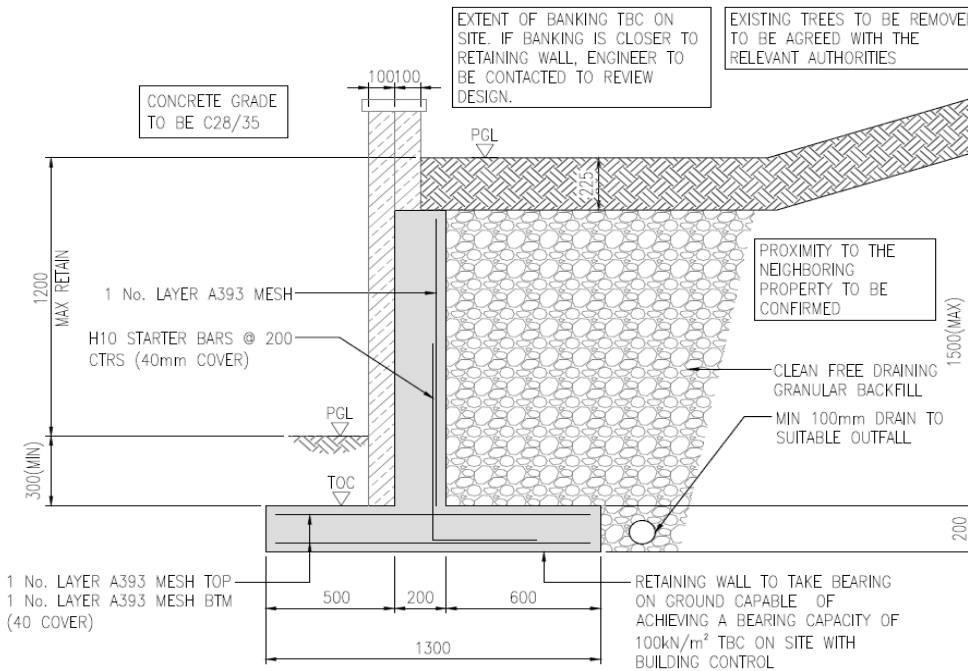


Item B3

2021/0451 – Hollin Lane Farm, Hollin Lane, Constable Lee, Rossendale, Lancashire.

Details in for passing place as previously approved, ref:2021/0057

Retaining Wall Detail



TYPICAL SECTION THROUGH RETAINING WALL
(MAX RETAIN 1.20m) (1:20)

GENERAL NOTES

- ALL WORK TO BE CARRIED OUT IN STRICT ACCORDANCE WITH THE BUILDING REGULATIONS AND TO THE SATISFACTION OF THE LOCAL AUTHORITY (TOWN/COUNTRY PLANNING, BUILDING CONTROL, AND DRAINAGE DEPARTMENTS).
- APPOINTED CONTRACTOR RESPONSIBLE FOR NOTIFYING LOCAL AUTHORITY BUILDING CONTROL DEPARTMENT UPON COMMENCEMENT OF BUILDING WORKS ON SITE.
- DIMENSIONS ALL TO SITE CHECK. DISCREPANCIES (IF ANY) TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE DESIGNER.
- THESE PLANS HAVE BEEN PREPARED FOR SUBMISSION TO THE LOCAL AUTHORITY FOR TOWN & COUNTRY PLANNING AND / OR BUILDING REGULATION PURPOSES ONLY AND DO NOT CONSTITUTE FULL WORKING DRAWINGS.
- INFORMATION NOTED ON THE PLANS OR ACCOMPANYING DOCUMENTS / DETAILS IS NOT EXHAUSTIVE, AND CONTRACTOR TO CHECK WITH CLIENT AS TO ANY ADDITIONAL WORK NOT SPECIFICALLY NOTED OR IMPLIED.
- ALL MATERIALS ARE TO BE USED IN STRICT ACCORDANCE WITH THE RECOMMENDATIONS OF THE MANUFACTURERS.
- ANY WORK COMMENCING ON SITE PRIOR TO BUILDING REGULATIONS APPROVAL IS NOT RECOMMENDED AND IS ENTIRELY THE RESPONSIBILITY OF THE CLIENT.
- CONCRETE TO BE GRADE C28/35 TO BS EN 206-1.
- ALL EXCAVATIONS TO BE BUNDED OR 50mm MASS CONCRETE. WALLS ARE TO BE FOUNDED ON GROUND CAPABLE OF BEARING 75 kN/m².
- THE MATERIAL TO BE PLACED BEHIND THE RETAINING WALL IS TO BE BS EN 12620 OR ITS COMPACTED IN ACCORDANCE WITH MANUAL OF CONTRACT DOCUMENTS FOR HIGHWAY WORKS, VOLUME 1 (SPECIFICATION FOR HIGHWAY WORKS SERIES 800) (PARTICULARS PART 3 IN PARTICULAR, CLAUSE 810 'FILL' TO STRUCTURES & CLAUSE 812 'CONSTRUCTION OF FILL').
- DRAINAGE TO REAR OF WALL TO BE A GRANULAR DRAINAGE LAYER TO COMPLY WITH CLAUSES 6.3.2 AND 6.3.3 OF BS 5897 'RECYCLED RETAINING WALLS & BRIDGE ABUTMENTS'.



01223 629772

info@larkarchitects.co.uk www.larkarchitects.co.uk

client: M Hussain

project: Hollin Lane Barr,
Hollin Lane,
Rawtenstall

drawings: Retaining Wall Details

status: APPROVAL

job no: 748	drawn by: 51	rev:
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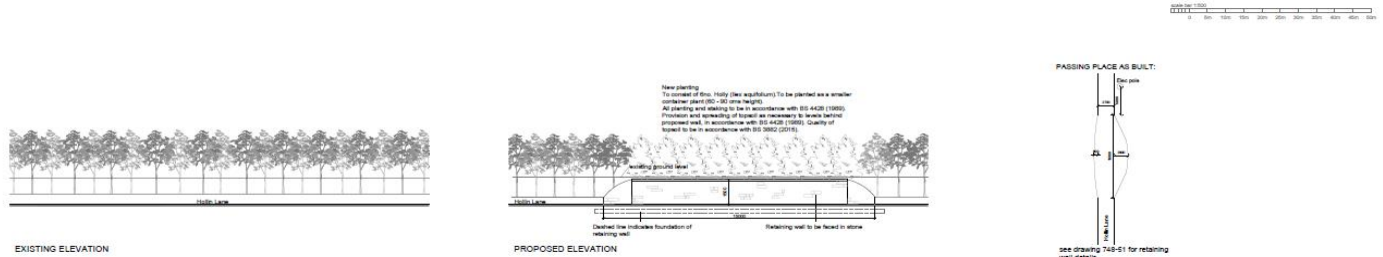
scale: 1:20@A4	drawn: C.J.M	check:
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date: July 2021 © This drawing is copyright of LARK Architects Ltd

LARK Architects Ltd
1 Forest Road, Skipton Way,
The Courtyard, Cross Hill,
Kangley, West Yorkshire, BD24 7BW

RIBA
Chartered Practice

Passing Place



EXISTING SITE PLAN @ 1:500



PROPOSED SITE PLAN @ 1:500

GENERAL NOTES

1. All works shall be carried out in accordance with the current edition of the relevant British Standards and any amendments.
2. All works shall be carried out in accordance with the current edition of the relevant British Standards and any amendments.
3. All works shall be carried out in accordance with the current edition of the relevant British Standards and any amendments.
4. All works shall be carried out in accordance with the current edition of the relevant British Standards and any amendments.
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7. All works shall be carried out in accordance with the current edition of the relevant British Standards and any amendments.
8. All works shall be carried out in accordance with the current edition of the relevant British Standards and any amendments.
9. All works shall be carried out in accordance with the current edition of the relevant British Standards and any amendments.
10. All works shall be carried out in accordance with the current edition of the relevant British Standards and any amendments.

Date: 10/01/2024
 A: 10/01/2024 New planting indicated
 B: 03/11/2023 Planning advice completed

LARK
architects

41 Old Street, London EC1A 3DF
 020 7460 1000
www.larkarchitects.co.uk

Name: M. Piddall
 Project: FLETON LANE BURN, HOLLEN LANE, FLETON AVENUE
 Drawing: Planning Place

Drawing: Planning Place
 Scale: 1:500
 Date: 10/01/2024
 Drawing: Planning Place

Date Issued: 10/01/2024
 Drawing: Planning Place
 Drawing: Planning Place
 Drawing: Planning Place
 Drawing: Planning Place

RIBA
 Chartered Practice

Photograph



Photograph



Photograph



Photograph



Photograph



Photograph

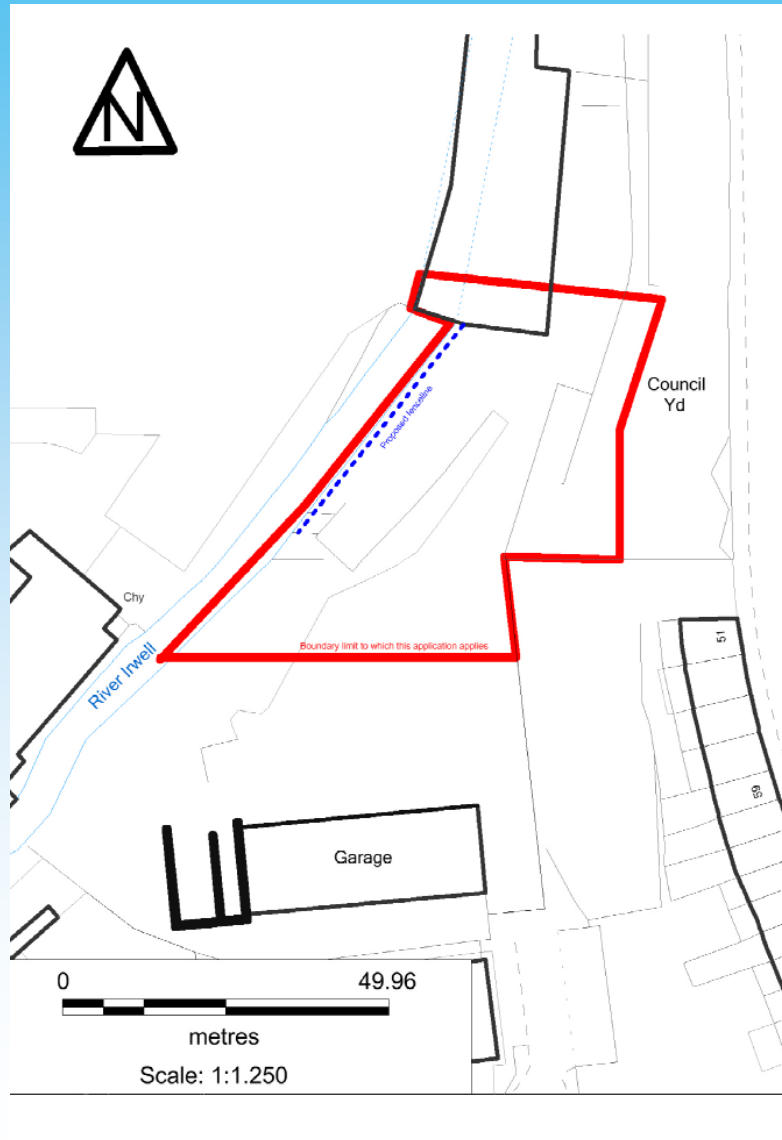


Item B4

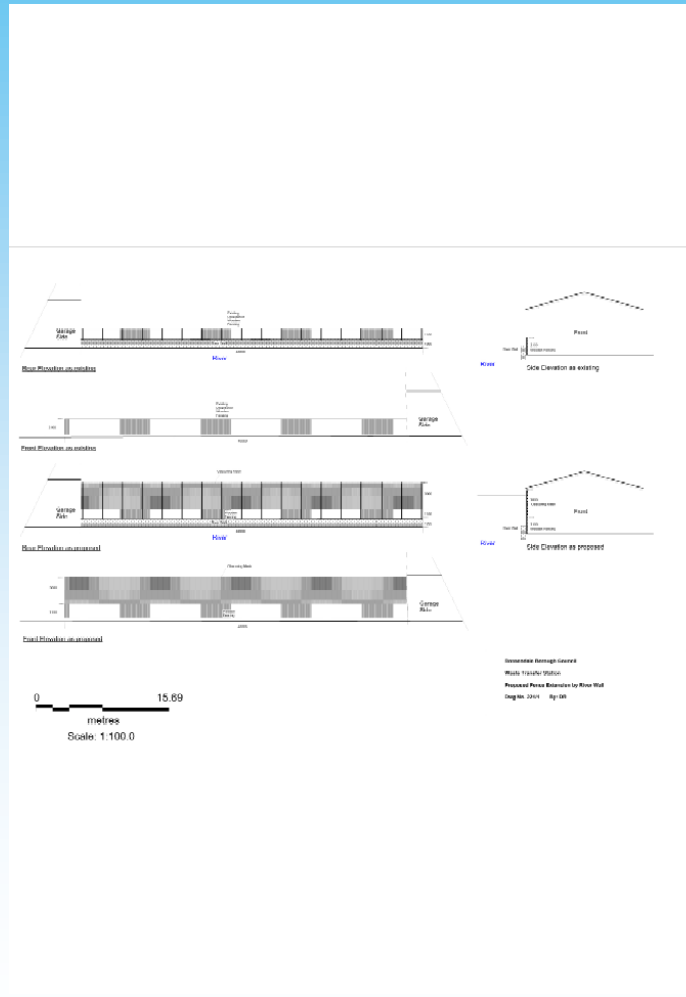
**2021/0582 – Henrietta Street, Waste
Transfer Station, Henrietta Street, Bacup,
Lancashire, OL13 0AR**

Full: Construction of a 40m long replacement wooden fence as per existing fence to height of 2.1m, including the provision of a mesh fence on top taking the fence to a maximum height of 5.1m from ground level.

Site Plan



Elevation Drawing



Photograph



Photograph



Photograph

