

Application Number:	2022/0489	Application Type:	Full
Proposal:	Part retrospective planning submission for the erection of 2no. detached dwellings with associated parking and landscaping at a site to the north of 41 Highfield Park, Haslingden. The proposals also include an interlocking concrete retaining wall dressed with timber fencing.	Location:	41 Highfield Park Haslingden Rossendale BB4 4BH
Report of:	Planning Manager	Status:	For Publication
Report to:	Development Control Committee	Date:	March 2023
Applicant:	Mr Anthony Studley	Determination Expiry Date:	14 th December 2022
Agent:	Mr Lekia Lebari-Orleans		

Contact Officer:	Caroline Callow	Telephone:	01706 252432
Email:	planning@rossendalebc.gov.uk		

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

That Members resolve that they would be minded to grant planning permission subject to the conditions as detailed in section 9 of this report.

Version Number:	1	Page:	1 of 11
-----------------	---	-------	---------

APPLICATION DETAILS

2. SITE AND SURROUNDING AREA

The application site is an irregularly shaped plot of approximately 0.25 hectares in area. It is located approximately 205 metres north west of the junction of Helmshore Road and Highfield Park on land located within the Urban Boundary. The land was disused and overgrown but work has commenced unlawfully on the implementation of planning permission 2019/0343 without discharging the pre-commencement conditions. One of the dwellings is now substantially complete.

A public footpath 14-2-FP342 runs along the western edge of the site.

3. RELEVANT PLANNING HISTORY

2022/0489 - Part retrospective planning submission for the erection of 2no. detached dwellings with associated parking and landscaping at a site to the north of 41 Highfield Park, Haslingden. The proposals also include an interlocking concrete retaining wall dressed with timber fencing- Current Application.

2022/0374 - Approval of Details Reserved by Condition 18 (Drainage) pursuant to Planning Approval 2019/0343 for the Erection of 2 no. detached dwellings with associated parking and landscaping – Refused -7/09/22. Subject to current appeal.

2022/0320 - Discharge of conditions 12 (Investigation & Risk Assessment) and 13 (Gas remediation) pursuant to Planning Approval 2019/0343 for the Erection of 2 no. detached dwellings with associated parking and landscaping 2019/0343 Refused 02/09/22. Subject to current appeal. Subject to current appeal

2022/0287- Approval of Details Reserved by Condition 3 (facing materials to be used in the elevations and roofs) and Condition 15 (stability of the site and the surrounding land) pursuant to Planning Approval 2019/0343 for the Erection of 2 no. detached dwellings with associated parking and landscaping – Split decision 25/08/22. Subject to Current appeal

2021/0558 - Discharge of conditions 13 (Gas remediation) 15 (Ground stability) and 18 (Surface water runoff) pursuant to Planning Approval 2019/0343 for the erection of 2 no. detached dwellings with associated parking and landscaping - Refused 10/02/22.

2021/0558 - Approval of Details reserved by Conditions 3 (Facing Materials), 10 (Construction Method Statement) and 12 (Investigation & Risk Assessment) pursuant to Planning Approval 2019/0343 – Split decision 10/02/22.

2019/0343 - Erection of 2 no. detached dwellings with associated parking and landscaping – Approved 02/10/19

2016/0571 - Erection of 2 No. detached dwellings with associated garages, parking, access and landscaping – Approved 05/01/17.

2013/0028- Extension of Time for Implementation of Planning Permission 2010/0064 for the Erection of 2 no. Detached Dwellings with Attached Double Garages – 19/03/13

4. PROPOSAL

Planning permission is sought to erect two dwelling houses on the site with associated parking and landscaping. The plans are similar to those approved under planning permission 2019/0343 which has now expired. Work has also been carried out not in accordance with the plans approved by conditions on that application and a number of pre-commencement conditions in respect of drainage, contamination and gas monitoring and land stability have not been discharged. Amendments proposed in this application to regularise the situation include changes from bay windows to flat windows at the rear of the dwellings, omission of chimneys and alterations to garage roof and doors of Plot 2 and garage doors of Plot 1. The proposal also includes the construction of a retaining wall to the east and south of Plot 2.

National Planning Policy Framework

National Planning Policy Framework

- Section 2 Achieving sustainable development
- Section 5 Delivering a sufficient supply of homes
- Section 6 Building a strong, competitive economy
- Section 9 Promoting sustainable transport
- Section 11 Making effective use of land
- Section 12 Achieving well-designed places
- Section 14 Meeting the challenge of climate change, etc.
- Section 15 Conserving and enhancing the natural environment.

Development Plan

Rossendale Local Plan 2019-2036

- Strategic Policy SS: Spatial Strategy
- SD1: Presumption in Favour of Sustainable Development
- SD2: Urban Boundary and Green Belt
- HS1: Meeting Rossendale's Housing Requirement
- HS5: Housing Standards
- HS8 Private Amenity Space
- Policy ENV1: High Quality Development in the Borough
- Policy ENV3: Landscape Character and Quality
- Policy ENV4: Biodiversity, Geodiversity and Ecological Networks
- Policy ENV6: Environmental Protection
- Policy ENV9: Surface Water Run-Off, Flood Risk, Sustainable Drainage and Water Quality
- Policy ENV10: Trees and Hedgerows
- Policy TR4: Parking

Other Material Considerations

- National Planning Practice Guidance
- RBC Alterations & Extensions to Residential Properties SPD (2008)
- National Design Guide

5. REPRESENTATIONS

To accord with the General Development Procedure Order neighbour letters were sent out to surrounding properties on 26/10/22 and a site notice was posted near to the site on 01/11/22 and a notice posted in the local free press on 11/11/22.

7 Responses were received raising the following issues:

The developer has ignored the majority of the Construction Management Statement.

Developer should follow the Construction Management Statement should further building take place.

Multiple tractors and trailer vehicles visit the site everyday leaving uncovered and depositing mud and debris. Will tractors and trailers continue to be used?

Sometimes there have been 3 heavy vehicles at the site at the same time causing congestion. Sometimes mud is cleaned off the road on a Saturday when it should be daily.

Contractors park as close to the site as possible causing congestion particularly when large vehicles also visit. Residents cannot park near their homes and on occasions the refuse truck is not able to access the cul-de-sac. Workers double park and park across driveways, up against resident's cars and in turning circles.

Previous construction method statement said no on street parking allowed now it states it is allowed.

Machinery used to collect equipment from contractor vehicles which is a health and safety hazard for children.

Permitted working hours have not been followed on numerous occasions including working all day on Saturdays and also Sunday work taking place.

Stated in the Construction Method Statement that there will be a Liaison Officer appointed to advise residents and resolve problems, no such person and Construction workers have been indifferent or rude when talking to residents.

Condition of the highway both adopted and access to leading up to the site is now degraded due to the volume of heavy vehicles.

Footpath next to site now closed presumably due to problems resulting from the development possibly water run off. This was a good cut through.

Flooding of neighbours gardens and runoff on road potentially with contaminated water.

Need reassurance that the spring water from the site and surface water will not drain into gardens again.

There were plans for soakaways as part of the original application but not present on the latest drainage scheme.

House been built unlawfully. Shocked that this has been allowed to happen.

Wild life affected by the development.

The second house would be overbearing due to the height difference and size and would lead to a loss of privacy in neighbouring property and garden.

Loss of light.

Studely Developments have:

- Ignored a Stop Notice issued by RBC Planning Enforcement in July 2021.
- Claimed to be "making the ground safe, due to land instability" but in reality built the finished house on Plot 2.
- Continued to build on Plot 2, despite planning permission (ref: 2019/0343) lapsing on 4th October 2022.
- Cleared the land during bird nesting season.
- Breached Condition 10, resulting in impending prosecution by RBC Planning Enforcement. Despite this, they continue to breach Condition 10.
- Breached Health & Safety Conditions.
- Not followed the original plans (hence this resubmission).
- Not had the foundations for Plot 2 signed off yet (documents are in this new submission).

- Built the house on Plot 2 without first discharging conditions 12,13,15 and 18.
- Not protected trees next to the entrance of the Construction site
- Allowed water from the Construction site to floor neighbouring gardens and the street.
- Affected the public footpath that runs by the side of the construction site blocking the way and flooding it.
- One of their vehicles came off the road into a neighbouring garden narrowly missing their house and one skidded into a neighbour's vehicle during recent snow and ice.

6. CONSULTATION RESPONSES

Lancashire County Council Highways- No objections See comments below
 Environmental Protection- See below
 Tree Consultant- See comments below
 United Utilities – The proposals are acceptable in principle

7. ASSESSMENT

The main considerations in this case are as follows:

- 1) Principle
- 2) Visual Amenity
- 3) Residential Amenity
- 4) Access, Parking and Highway safety
- 5) Ecology/Trees
- 6) Drainage
- 7) Contamination
- 8) Land Stability

Principle

The principle of the development of this site was agreed under planning permission 2019/0343 and although the Local Plan has been adopted since that time, the development of the site within the Urban boundary would remain in accordance with policies SD1 and SD2 of the Local Plan and the NPPF,

Visual Amenity

Section 15 of the NPPF–Conserving and Enhancing the natural environment Paragraph 174 states that “planning policies and decisions should contribute to and enhance the natural and local environment by recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services”.

Section 12 of the NPPF (2021) relates to Achieving well-designed places. Paragraph 130 advises that Planning policies and decisions should ensure that developments “*are visually attractive as a result of good architecture, layout and appropriate and effective landscaping.*” Paragraph 134 advises that “*Development that is not well designed should be refused*”.

Policy ENV1 of the Local Plan requires that all new development in the Borough will be expected to take account of the character and appearance of the local area, including “*Siting, layout, massing, scale, design, materials, lighting, building to plot ratio and landscaping*”.

The design of the dwellings has largely been approved under planning permission 2019/0343. It is considered that the changes in respect of alterations to the windows and the omission of the chimneys and alteration to the roof of the garage to Plot 2 and the garage doors will not have an undue impact on the design of the dwellings.

The proposed dwellings would be constructed with a Marshall grey weathered stone, Spanish sobrano slates and black woodgrain upvc windows with stone cills as approved under the discharge of condition reference 2022/0287.

Residential Amenity

Both national and local policies aim to protect the amenity of all existing and future occupants of land and buildings. The Alterations and Extensions to Residential Properties SPD states that new development should protect the amenity of residents ensuring that each resident has an acceptable level of privacy and satisfactory level of daylight. Important factors such as overlooking and overshadowing will be taken into consideration.

The proposal would accord with the separation distances set down in the SPD and the amendments to the previously approved scheme would not result in undue additional overlooking of neighbouring properties and would not cause additional overshadowing or a loss of light.

The proposal would not impact on the residential amenity of any other residential properties in the area and themselves would have a satisfactory level of amenity.

Access, Parking and Highway Safety

The Highway Development Control Section of Lancashire County Council have been consulted and have advised they have no objections regarding the proposed development subject to the conditions 8 and 9 in respect of Highway on planning permission 2019/0343.

In accordance with Policy TR4 of the Local Plan the proposals should include an EV charger for each dwelling.

The site is very constrained and partially built out which will limit the ability to provide on-site parking this is however a temporary situation. Having read the comments, LCC Highways are concerned about the refuse vehicle access being restricted and have requested that that an additional section is placed in the CMS for the developer to ensure that on refuse collection day, Friday in this case, that all operative vehicles are moved off Highfield Park whilst the refuse is collected if they are causing an obstruction for the vehicle. This has been incorporated.

Ecology/Trees/Landscaping

Paragraph 174 (d) of the NPPF advises that:

Planning policies and decisions should contribute to and enhance the natural and local environment by:

minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;

Policy ENV1 of the Local Plan states that:

All development proposals should provide:

“landscaping as an integral part of the development, protecting existing landscape features and natural assets, habitat creation ...”

Also there should be *“no adverse impact on the natural environment, biodiversity and green infrastructure unless suitable mitigation measures are proposed and the Council will seek biodiversity net gain consistent with the current national policy”*

Policy ENV4 of The Local Plan advises that

“All development proposals should seek to protect and enhance biodiversity, and will be expected to quantify any net gains”

The Tree Officer has advised that a BS 5837 Arboricultural Impact Assessment and Arboricultural Method Statement have been provided which provides adequate details for the retained trees. The additional information regarding the works within the RPA of T1 and T2 satisfy the concerns for impacts on the rooting area. The provided documents will be required to be followed during the full duration of the development. Any changes or additional information eg services routes will be required to be provided to the arboricultural consultant to identify if there will be any impacts on the trees. The Tree Officer does not object to the proposed development as long as all the information detailed within the arboricultural impact assessment and the arboricultural method assessment are followed and the arboricultural consultant are consulted when required.

A landscaping plan has been received as part of this application and has been amended a number of times. There however remain a number of points that have not been satisfactorily addressed - in particular the applicant has shown a hedge being planted on the site - and this is welcome subject to the use of native species. However, the details of the mix of species are still under discussion at the time of writing this report. It is therefore considered that there should be a condition placed on a planning approval regarding the submission of a further landscaping scheme to ensure a satisfactory appearance to the development and to enhance biodiversity, utilising native species of planting.

Other biodiversity enhancement measures have been submitted including bird and bat boxes. These measures are considered acceptable for the enhancement of the biodiversity of the site and in accordance with Policies ENV1 and ENV4 of the Local Plan.

Drainage/Flooding

The applicant commenced development without discharging the pre-commencement condition (18) on planning permission 2019/0343 in respect of the drainage of the site. United Utilities have advised the proposals are acceptable in principle.

Land stability

The applicant commenced development without discharging condition 15 on Planning Permission 2019/0343 requiring the site being fully assessed to establish the stability of the site and the surrounding land. The applicant has now submitted details of a retaining wall and ground floor slab construction which the Council's Land stability advisor considers satisfactory.

Contamination

The applicant commenced development on the previous application 2019/0343 without discharging pre-commencement conditions 12 and 13 requiring a Preliminary Risk Assessment report (Phase 1) and on site gas monitoring. The Council's contamination consultant has advised that the applicants have now undertaken a site investigation of the soils so instead of the normal PRA report a more focussed condition regarding gas monitoring could be applied.

Planning Obligations

As the proposal is for no more than nine dwellings it is not a requirement to provide any 'affordable housing' or 'on-site' public open space as part of the development. nor is it a requirement to make any contribution towards the upgrading of public open space 'off site' or to make a financial contribution towards the provision of new school places in the locality.

Neighbour Comments

A large number of complaints have been received by the Council about works being undertaken on the site and non-compliance with the Construction Management Statement. The Council's Enforcement Team have visited the site on many occasions and reiterated that the Developer needs to comply with the Construction Management Statement. A Building Contravention Notice was served on 20th July 2022 under section 187A of the Town and Country Planning Act, this was served due to them going against the condition of the planning permission relating the CMS, they had 28 days in which to comply. Further photographic evidence of breaches taking place has been received. Legal are now looking into taking forward a prosecution.

These problems are however not a material consideration as part of this application.

8. CONCLUSION

It is considered that the development of the site for housing is appropriate in principle being located within the Urban Boundary. Subject to conditions it is considered that the development would not unacceptably detract from material planning considerations including neighbour amenity, highway safety and environmental matters. It is considered that the development is in accordance with the National Planning Policy Framework and the Council's adopted Local Plan.

The Council will continue to work to ensure Compliance with the Construction Management Statement. LCC Highways have also advised that residents report mud or water running on the road when it happens directly to the LCC report it website. They can then contact/visit the builder if it's not been cleaned by close of play that day.

.9. 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 hereby approved shall be carried out in accordance with the following plans and documents unless otherwise required by other conditions:

241-EX-01 Location and Site Plan submitted 4/10/22
241-PL-201 Plot 1 Proposed Elevations submitted 4/10/22
241-PL-100 Plot 1 Floor Plans submitted 4/10/22
241-PL-101 Plot 2 Floor Plans submitted 4/10/22
241-PL-201 C Plot 2 Proposed Elevations submitted 29/12/22

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

3. The development shall be constructed utilising the following materials:

Marshall grey weathered stone

Spanish sobrano slates
Black woodgrain pvc windows with stone cills.

Reason: To ensure that the development is appropriate in terms of visual amenity and to ensure that it responds to the local context of the site.

4. Notwithstanding the details submitted to date a scheme for the landscaping of the site including all hard landscaping, gates, walls, and fences and all soft landscaping works shall be submitted and approved in writing by the Local Planning Authority prior to any further works being carried out on the site. The hard landscaping works as agreed shall be undertaken before the first occupation of the dwellings and the soft landscaping shall be implemented in full within the first planting season following the substantial completion of the development. Any trees, bushes, shrubs or plants forming part of that scheme which, within a period of 5 years from the completion of those works, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with replacement planting of similar size and species.

Reason: In the interests of visual amenity and the biodiversity of the site.

5. No construction work shall be carried out on the site until all the retained trees within or overhanging the site as shown on the Tree Protection Plan, have been protected. Such protection shall be installed in accordance with the specification described in the AIA document, in the positions as shown at Tree Protection Plan, and shall remain until all development is completed and no work, including any form of drainage or storage of materials, earth or topsoil shall take place within the perimeter of such fencing.

Reason: To safeguard trees to be retained in the interests of the appearance of the development.

6. The development hereby approved shall be carried out in accordance with the submitted Arboricultural Impact Assessment and Arboricultural Method Statement.

Reason: In the interests of the appearance of the development.

7. The Biodiversity Enhancement Measures prepared by Simon Brain shall be implemented in full prior to first occupation of the development.

Reason: To ensure the enhancement of biodiversity on the site in accordance with Section 15 of the NPPF and in accordance with policies ENV1 and ENV4 of the Rossendale Local Plan.

8. The gas protection measures to be incorporated in the scheme must be submitted to and approved in writing by the Local Planning Authority in order to determine the most appropriate gas protection measures to be incorporated in the scheme. The submission must include a verification plan setting out the information that will be provided in order to satisfy condition 10. The development shall be carried out in accordance with the approved measures.

Reason: In the interests of mitigating hazards associated with ground gas.

9. Prior to the first occupation of the dwellings hereby approved, a verification report, which validates that all remedial works on the site have been undertaken and 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 the interests of mitigating hazards associated with land contamination and to prevent pollution

10. The drainage for the development hereby approved, shall be carried out in accordance with principles set out in the submitted Foul & Surface Water Drainage Design Drawing 10205-AWK-V1-00-DR-S-001-S2, Rev P02 - Dated 02.09.2022 which was prepared by AWK Engineering. For the avoidance of doubt surface water must drain at the restricted rate of 5l/s.

Reason: To ensure a satisfactory form of development and to prevent an undue increase in surface water run-off and to reduce the risk of flooding.

11. The Construction Method statement, Revision C shall be implemented in full during the construction period of the development.

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

12. Any construction works associated with the development hereby approved shall not take place except between the hours of 7:00 am and 7:00 pm Monday to Friday and 8:00 am and 1:00 pm on Saturdays. No construction shall take place on Sundays, Good Friday, Christmas Day or Bank Holidays.

Reason: In the interests of neighbour amenity.

13. The proposed parking and turning areas shown on approved drawing number 241-PL-102 B shall be made available for use prior to first occupation of either of the dwellings hereby permitted, and shall thereafter be maintained and kept freely available for use as such.

Reason: In the interests of highway safety,

14. Prior to first occupation of the dwellings hereby approved details of a scheme to improve / repair the access road and footway between the application site and the point where the access road meets Highfield Park cul de sac (including the provision and servicing of gullies), along with a timetable for undertaking the works, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall thereafter be implemented in accordance with the approved details and timetable.

Reason:- In the interests of highway safety and the satisfactory drainage of the site.

15. The proposed dwellings shall each be provided with an electrical supply suitable for charging an electric motor vehicle. It shall have a minimum power rating output of 7kW and be fitted with a universal socket that can charge all types of electric vehicle.

Reason: To support sustainable transport objectives and to contribute to a reduction in harmful vehicle emissions

16. The measures as detailed in the Land Stability and Retaining wall report and analysis shall be implemented in full as part of the development, prior to first occupation of the dwellings.

Reason: In the interests of land stability of the site and to ensure that the development does not adversely impact on the surrounding area/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

Version Number:	1	Page:	10 of 11
-----------------	---	-------	----------

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. 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.
3. 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 2018 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.
4. All parties involved with waste and soil movement at the site should be aware that materials illegally deposited or deposited at inappropriate sites may be subject to relevant landfill taxes, payable by all parties. Only robust due diligence is a defence against joint liability. Illegal deposits can include moving waste soil material on sites, or between sites, without the appropriate permits, exemptions or duty of care.
5. The grant of planning permission does not entitle a developer to obstruct a right of way and any proposed stopping-up or diversion of a right of way should be the subject of an Order under the appropriate Act. The applicant should be advised to contact Lancashire County Council's Public Rights of Way section by email on PROW@lancashire.gov.uk, quoting the location, district and planning application number, to discuss their proposal before any development works begin.
6. There are trees on and adjoining this site that are protected by Tree Preservation Orders. Please note that it is an offence to carry out any works, or cause damage, to trees that are so protected without the prior approval of the Local Planning Authority.
7. It is currently an offence under regulation 43 (1) of the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 to deliberately capture, kill or disturb a bat or destroy a breeding site or resting place of a bat. It is also an offence under schedule 5 & 6 of the Wildlife & Countryside Act (1981) (as amended) and all British birds nests and eggs (with certain limited exceptions) are protected by Section 1 of the Wildlife & Countryside Act 1981, as amended.

SPECIFICATION

GROUND PREPARATION - GENERAL

Preparing for topsoiling Subsoil that is to receive topsoil shall, whether obviously overcompacted or not, be thoroughly broken up by hand, by heavy rotavator, by subsoiler or lined equipment with adequate passes made to thoroughly break up the surface to a depth of 150mm, cleared of all large stones, bricks, perennial weeds, tree roots (excluding living tree roots), coarse vegetation and other extraneous matter.

Subsoil grading Subsoil shall only be graded after loosening as above, and this shall be undertaken by the use of a tractor and blade grader on large areas and by a small mechanical grader or by hand on small areas. Ground shall at no time be traversed by heavy machinery, for grading or any other purpose after subsoiling and/or topsoiling has taken place.

Making up levels When subsoil is deposited in low lying areas to raise formation levels, it shall be lightly consolidated and left broken up ready to receive topsoil. Imported fill material shall be natural subsoil free from metal, concrete or organic material with any one dimension greater than 100mm. All imported fill material shall be approved by the Landscape Architect prior to spreading on site.

Supply of topsoil Topsoil to be supplied shall be approved by the Landscape Architect and details of the source of supply shall be provided in order that inspection may be made before delivery commences. Topsoil shall conform to BS 3882: 2007, clause 4.1a. The soil shall be free of weeds, roots or perennial weeds, pests, diseases, debris, tree roots, sticks, subsoil and foreign matter and shall be capable of being broken down to a fine tilth.

Temporary topsoil heaps The depositing of temporary heaps of topsoil shall be so arranged that possible damage to existing grass, plants, tarmacadam, paving etc, is avoided. Unless otherwise agreed by the Landscape Architect, temporary spoil heaps shall be on protected ground. Such protection shall take the form of tarpaulins, plastic sheets, boards or similar covering. If damage does occur, it shall be made good at the contractor's own expense. Areas excavated to receive topsoil but have not had the base loosened shall not be used as temporary off loading areas. If the bottom of the excavation has been loosened off, loading on these areas is permissible.

Spreading topsoil Prior to topsoil replacement the formation level shall be cleared of all stones, rubbish, debris with any one dimension greater than 75mm. Areas to be seeded or turfed shall be covered by topsoil 100mm thick and areas to be planted shall be covered by topsoil 400mm thick. Topsoil shall be spread in an evenly consolidated layer and shall be left cleared of all roots, stones and debris with any one dimension greater than 50mm throughout its depth. Unless otherwise stated the finished level shall be 50mm above adjacent hard areas. No topsoil shall be spread until the subsoil grade has been inspected by a Landscape Architect.

Cultivation Planting areas shall be rotavated to a depth of 225mm in the original ground, or where the ground is compacted, ripped and rotavated.

Pick off stones, bricks, timber and all other debris arising which have any dimension greater than 50mm and remove off site to tip. Do not cultivate across any drain where the stone is flush with the ground surface.

Soil improvers Where directed composts, fertilisers or other additives shall be incorporated into the soil. Spent mushroom compost or similar shall be spread to the specified thickness and incorporated, by rotavating into the top 150mm. Fertilisers, organic or inorganic, shall be raked into the top 25mm.

Rejection of plants Any plant material, which in the opinion of the Landscape Architect, does not meet the requirements of the Specification, or is unusable or defective in any other way, will be rejected. The minimum specified sizes in the plant schedule will be strictly enforced. The contractor shall replace all plants rejected at his own cost.

Planting All plant material shall generally be planted between November and March in open cool weather. Planting shall not take place in frosty, snowy or waterlogged conditions. Where approved, pot or container grown plants may be planted outside the described season, but adequate watering shall be supplied. Torn or damaged roots and branches shall be cleanly pruned prior to planting.

Planting of whips, transplants and shrubs The nature of the material to be planted is variable and the contractor shall allow for planting to be properly carried out in all cases as described in BS 4428: 1989 5.8 Woodland, 5.9 Shrubs. All plants shall be planted at same depth, or very slightly deeper, as they were grown. Roots shall not be bent, broken or forced into inadequate pits or notches. Plants shall be upright, firmed in and wind resistant, with no air pockets around roots. All pots and root wrappings shall be carefully removed prior to planting. All pots and wrappings arising shall immediately be picked up and stored ready for removal to tip. Plants shall be planted at the specified centres. On steep slopes this shall be in the horizontal measure.

Tree planting Trees shall conform to BS 3836 and be planted in tree pits of the following sizes unless directed otherwise: Feathered trees 900 x 900 x 450 up to 3 metres high (0.36m) Selected standards 1000 x 1000 x 600 up to 4.25 metres high (0.60m) Heavy standard/Extra heavy standards 1200 x 1200 x 600 Excavated subsoil or stone shall be carted off site to tip. The bottom 250mm of the pit shall be dug and broken up. Backfill shall be imported topsoil as specified unless directed otherwise.

Compost for planting pits Compost shall be a proprietary product, bark based incorporating fertilisers and improving additives. The type of compost shall be approved before its delivery on site, and the details of the product shall be supplied. Compost shall be applied as specified. Where directed compost shall be added to and mixed with topsoil backfill at the following rates: Feathered trees - 1 bag; 80 litres Selected standards - 1.5 bags; 120 litres Heavy standard/Extra heavy standards - 2 bags; 160 litres

Stakes for trees Stakes shall be peeled round softwood, pointed or minimum diameter 75mm. The stakes shall be driven into the base of the tree pit prior to placing the tree and backfilling. Stakes shall in general have a clear height above the finished ground level as follows unless directed otherwise: Feathered trees - 750mm (one tie) Selected standards - 900mm (2 stakes, one tie each) Heavy standard/Extra heavy standards - 1200mm (2 stakes, one tie each) The stake shall be long enough to drive until they hold the tree firmly without rocking.

Tree ties Ties shall be approved nail-on type with cushioned spacer such as Toms, or other equal and approved. Nails shall be flat headed galvanised and shall hold the ties securely into the stake. Ties shall not be over tight on the tree stems. Ties available from J Toms Limited, Wheeler Street, Headcorn, Ashford, Kent, TN27 5SH. Feathered Type 04 Select standards Type L1 Heavy standard/Extra heavy standards Type L3

Planting of trees The tree shall be set upright and at the same depth as grown in the nursery, the roots shall be spread out and the topsoil, or compost/topsoil mixture, backfilled. Backfilling should be done to ensure close contact between roots and by firming in layers. The soil shall be left level and tidy, any subsoil clods, bricks or stones over 50mm arising, collected and carted off site.

Mulching A 75mm compacted layer of medium grade pulverised bark, with a particle size of not more than 100mm and containing no more than 10% fines, shall be spread to form a continuous layer covering the whole of the bed, or in the case of standard trees shall be in the form of a circle of 800mm diameter around the base of the tree. Whips and transplants shall be mulched in the form of a 300mm diameter circle around the base of the tree. This is to be maintained until the sale of the house.

TURFING

Soil preparation and cultivation All areas to be turfed shall be cultivated to a depth of at least 100mm; all weeds, stones and refuse larger than 50mm shall be removed to Contractor's tip, and shall be brought to a fine tilth. Allow for hand cultivation where machine work is not possible.

Turf Turf shall be extra-quality meadow turf and shall comply to BS 3988. The contractor shall supply a sample of the turf he proposes to use for approval of the Landscape Architect and shall ensure that all turves are similar to the approved sample. The Contractor shall inform the Landscape Architect of the location of the supply, so that turf can be inspected prior to lifting.

Season Turf shall be laid when weather and soil conditions are suitable and, where possible, preference should be given to autumn and early winter operations. No turf shall be laid in exceptionally dry or frosty weather or in other unsuitable weather conditions.

Delivery and stacking For large areas, turf shall be delivered at appropriate intervals throughout the work so as to avoid stacking for long periods.

Laying No turf shall be laid until the soil preparation has been satisfactorily completed by being brought to an even tilth and firmness. Turves from the stack shall be wheeled to turf layers on planks laid closely side by side. Adequate timber planks shall be used to support operatives and barrows, and provide access. The turves shall be laid in consecutive rows with broken joints (stretcher bond), closely butted and to the correct levels. The turf shall be laid off planks working over turves previously laid. Where necessary, the turves shall be lightly and evenly firmed with wooden beaters, the bottom of the beaters being frequently scraped clean of accumulated soil or mud. A dressing of finely sifted topsoil shall be applied and well brushed into the joints. Any inequalities in finished levels owing to variation in turf thickness or uneven consolidation of soil shall be adjusted by raking and/or packing fine soil under the turf. A roller shall not be used. The finished levels of the turf shall conform to the levels indicated, allowing for final settlement. Turf edges and margins shall be laid with whole turves. Turves adjoining buildings, walls or fences shall be taken to the face of the structure, giving complete soil cover.

Laying around trees Turf shall not be laid to within 300mm of any tree trunk.

Watering The Contractor shall be responsible for the replacement of any scorched turf. All necessary watering shall be carried out with sprinklers or oscillating sprays so as not to wash soil out of joints. If shrinkage occurs and the joints open, fine topsoil shall be brushed in and well watered.

MAINTENANCE All maintenance to be carried out up to handover to the adopting authority/ householder from the date of planting and turfing to ensure successful establishment. All dead, diseased, damaged plants must be replaced during this time unless the local Planning Authority states, in writing, any variation to this.

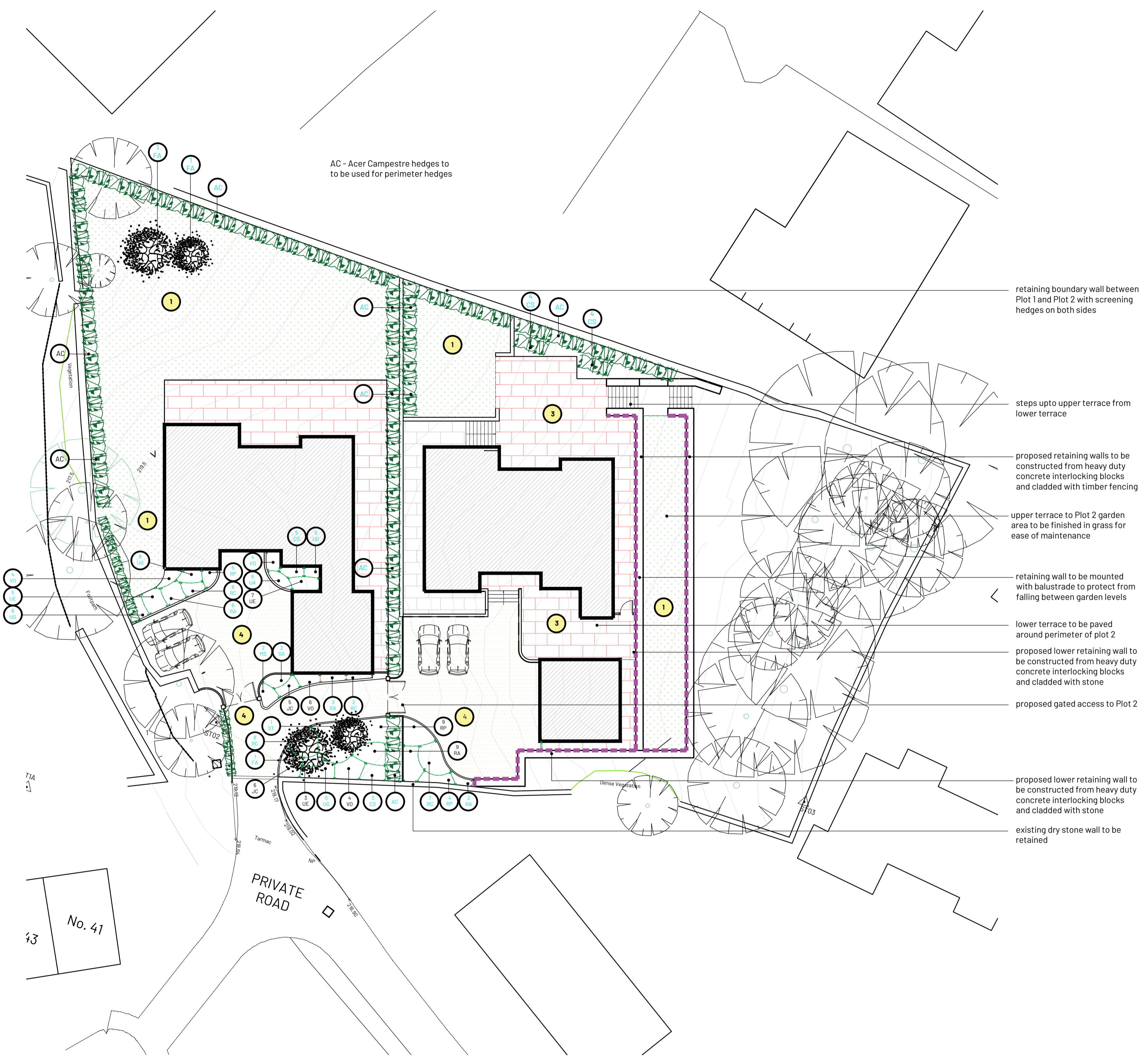
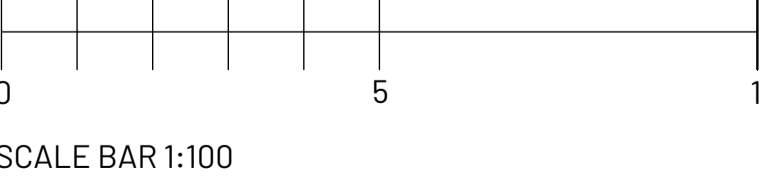
Weeding All beds to be kept weed free by cultivating and by using approved herbicides. Beds to be forked over as necessary to keep soil loose to approved cambers with no hollows.

Pruning At appropriate time, prune plants to remove dead, dying or diseased wood and suckers to promote healthy growth and natural shape.

Watering The Contractor shall ensure that sufficient water is applied to maintain healthy growth. Litter Site to be kept free of litter.

Grass cutting The initial cut shall be carried out when first growth is apparent, blades set 20mm above ground. The Contractor shall continue cutting at appropriate intervals during the growing season and maintain 40mm high sward until grass areas are handed over. Watering, weeding, cutting, repair of all erosion and settlement and re-seeding as necessary to establish a uniform and healthy stand of grass shall continue until handover to the householder.

- notes: 1. Do not scale this drawing 2. Drawing to be used for the status indicated only 3. All dimensions and setting out shall be checked and confirmed and any discrepancies to be reported to the Designer prior to commencement of any work 4. All work and materials to be in accordance with current statutory legislation, relevant codes of practice and British Standards 5. Drawing to be read in accordance with relevant consultants and sub-contractors drawings and specifications 6. This drawing is the property of the Designer and is not to be used in whole or in part without written consent



PROTECTION TO EXISTING TREES The recommendations in BS 5837 (2005). Trees in relation to Construction must be complied with at all times. No pruning, lopping, felling or severance of roots is to take place without prior consent of the local authority. Any work to the existing trees is to be carried out by a qualified tree surgeon. The position and construction of protective fencing shall be agreed with the local authority prior to any site works commencing. Under no circumstances must any materials be stored under the canopy of existing trees, and no cement, diesel or oil stored near them. No vehicles should pass under the canopy of existing trees. No fires should be lit in close proximity to existing trees. No ropes, cables, services or notice boards shall be fixed to existing trees. Under no circumstances should the levels around existing trees be either raised or reduced. Scaffolding may only be erected within protected areas if it is done so in accordance with BS 5837. Any excavations under existing tree canopy spreads shall be done by hand.

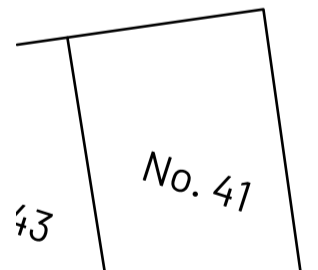
KEY KEY HATCH ITEM table with 6 rows: 1 Lawn (natural grass), 3 Porcelain (Anthracite Colour) 900 x 600mm, 4 Permeable Asphalt Tarmac, 5 Timber cladding to retaining wall, 6 Stone cladding to retaining wall

PLANT SCHEDULE table with columns: HStd, X, B, Heavy standard, Transplant, Times transplanted, Bare rooted

Main plant schedule table with columns: KEY, BOTANICAL NAME, TYPE, FORM, X, GIRTH, MIN. HEIGHT (CM), ROOT CONDITION / , DENSITY (/M²)

- retaining boundary wall between Plot 1 and Plot 2 with screening hedges on both sides
- steps upto upper terrace from lower terrace
- proposed retaining walls to be constructed from heavy duty concrete interlocking blocks and cladded with timber fencing
- upper terrace to Plot 2 garden area to be finished in grass for ease of maintenance
- retaining wall to be mounted with balustrade to protect from falling between garden levels
- lower terrace to be paved around perimeter of plot 2
- proposed lower retaining wall to be constructed from heavy duty concrete interlocking blocks and cladded with stone
- proposed gated access to Plot 2
- proposed lower retaining wall to be constructed from heavy duty concrete interlocking blocks and cladded with stone
- existing dry stone wall to be retained

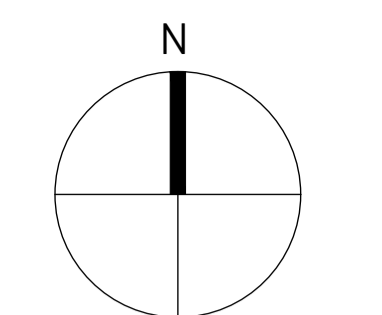
AC - Acer Campestre hedges to be used for perimeter hedges



Revision table with columns: no., revision, date

project: Land Adjoining 41 Highfield Park Haslingden Rossendale BB4 4BH scale: 1:200 sheet: A1 date: October 2022

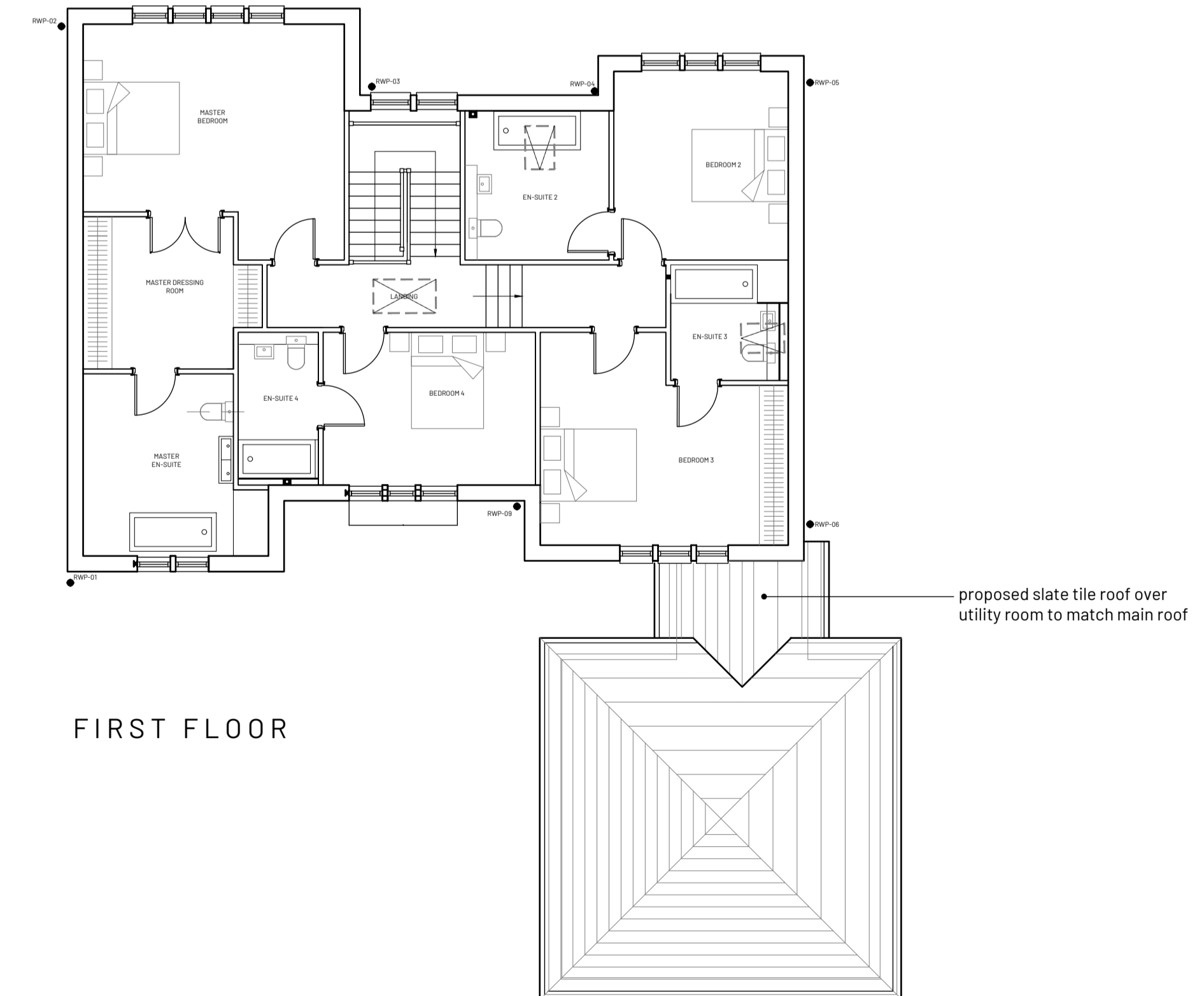
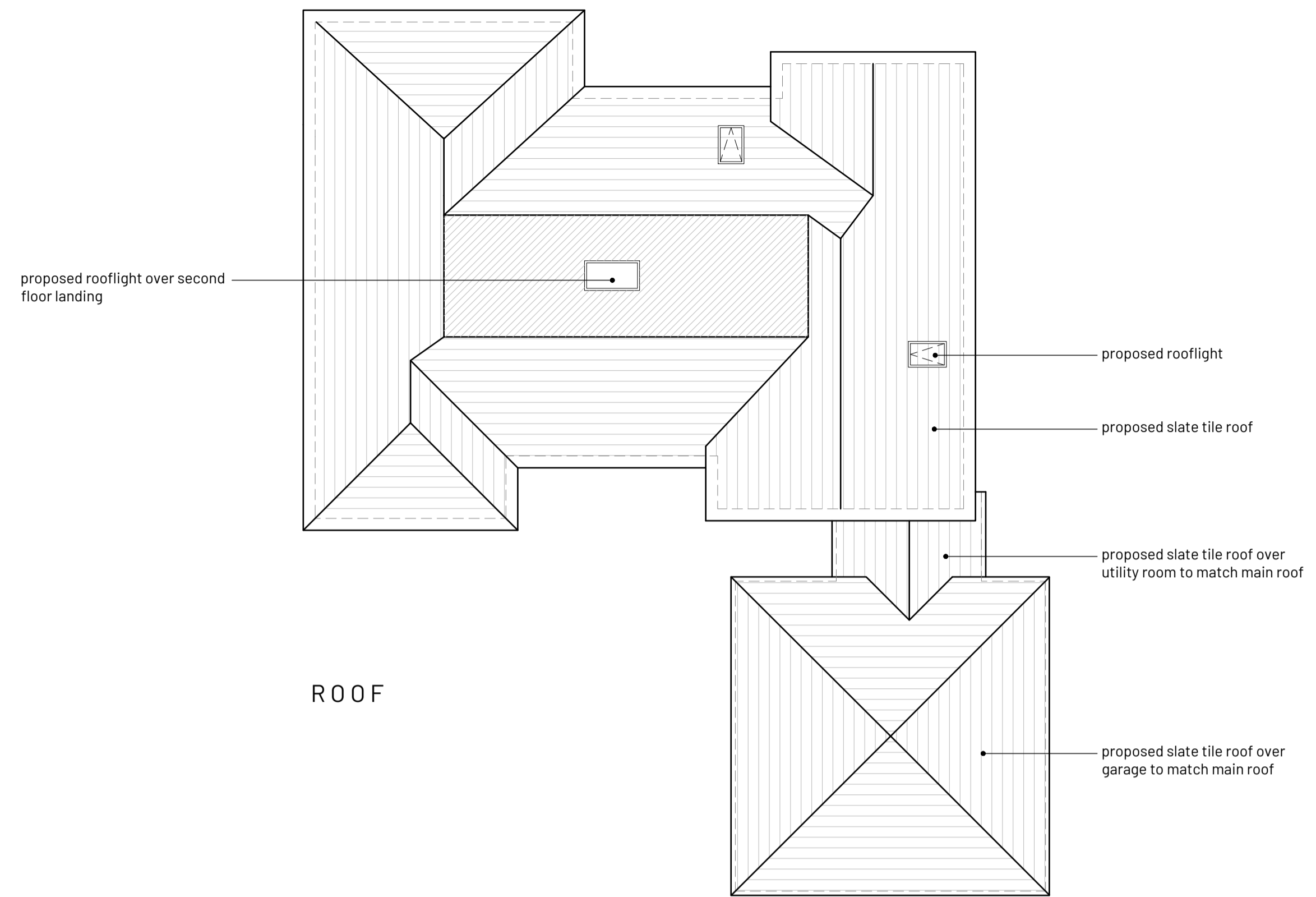
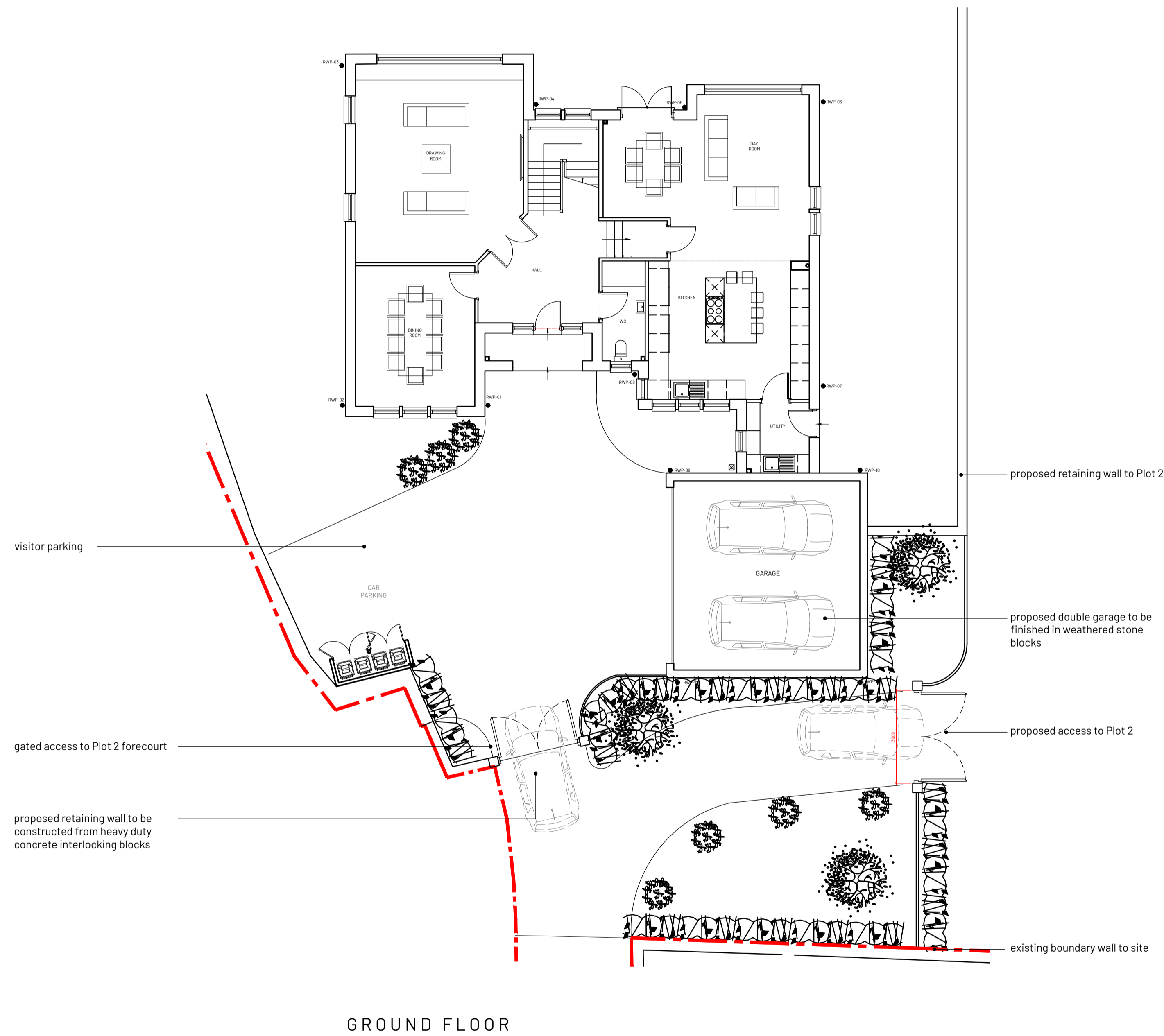
title: Landscaping Plan drawing status: Planning drawing no: 241 - PL - 102 rev: E



- notes:
1. Do not scale this drawing
 2. Drawing to be used for the status indicated only
 3. All dimensions and setting out shall be checked and confirmed and any discrepancies to be reported to the Designer prior to commencement of any work
 4. All work and materials to be in accordance with current statutory legislation, relevant codes of practice and British Standards
 5. Drawing to be read in accordance with relevant consultants and sub-contractors drawings and specifications
 6. This drawing is the property of the Designer and is not to be used in whole or in part without written consent

Key

■ ■ ■ ■ ■ Site boundary



- Issue for planning 27/09/12

no. revision date



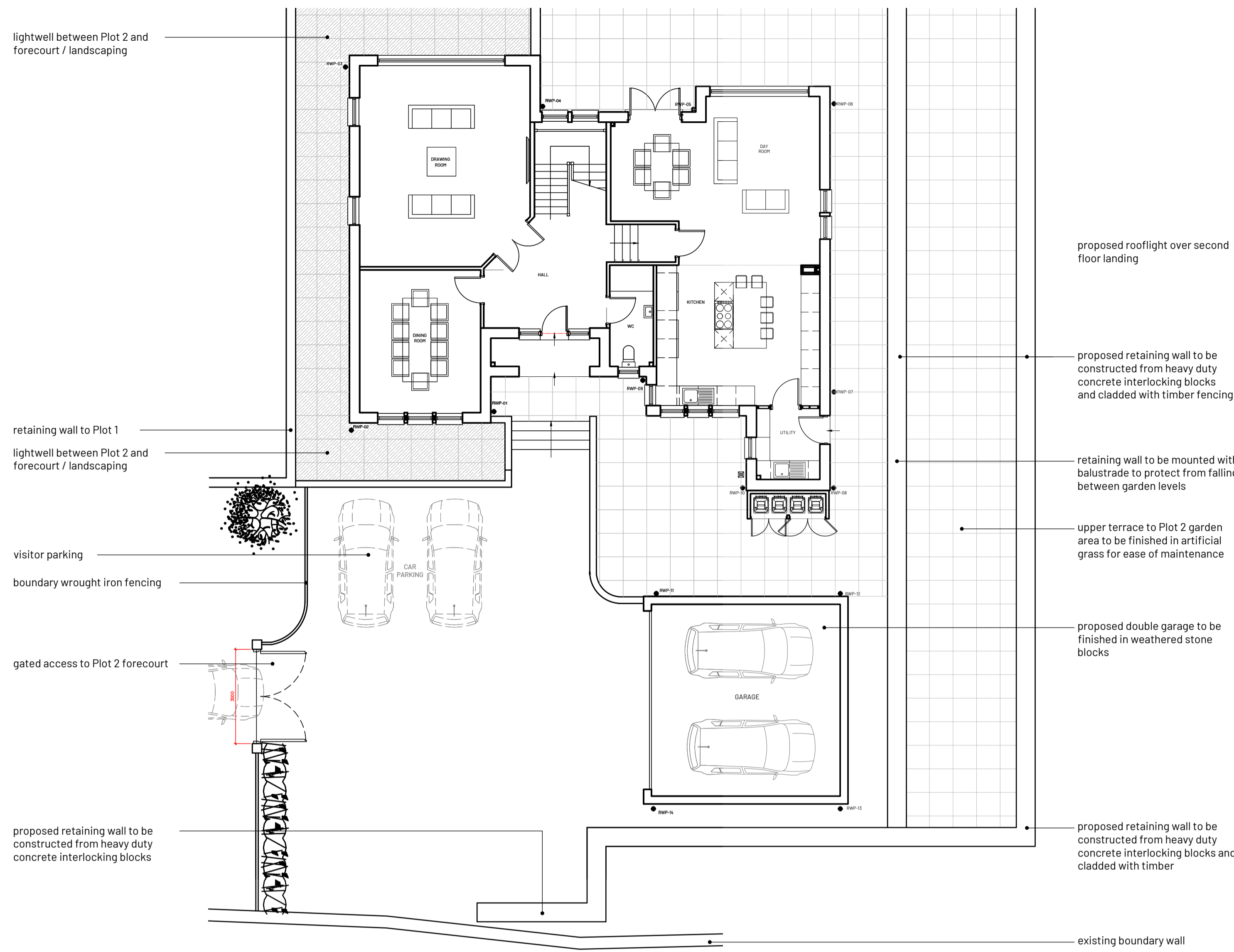
project:
Land Adjoining 41 Highfield Park
Haslingden
Rossendale
BB4 4BH

title:
**Plot 1
Proposed Basement, Ground, First
Floor & Roof Plan**

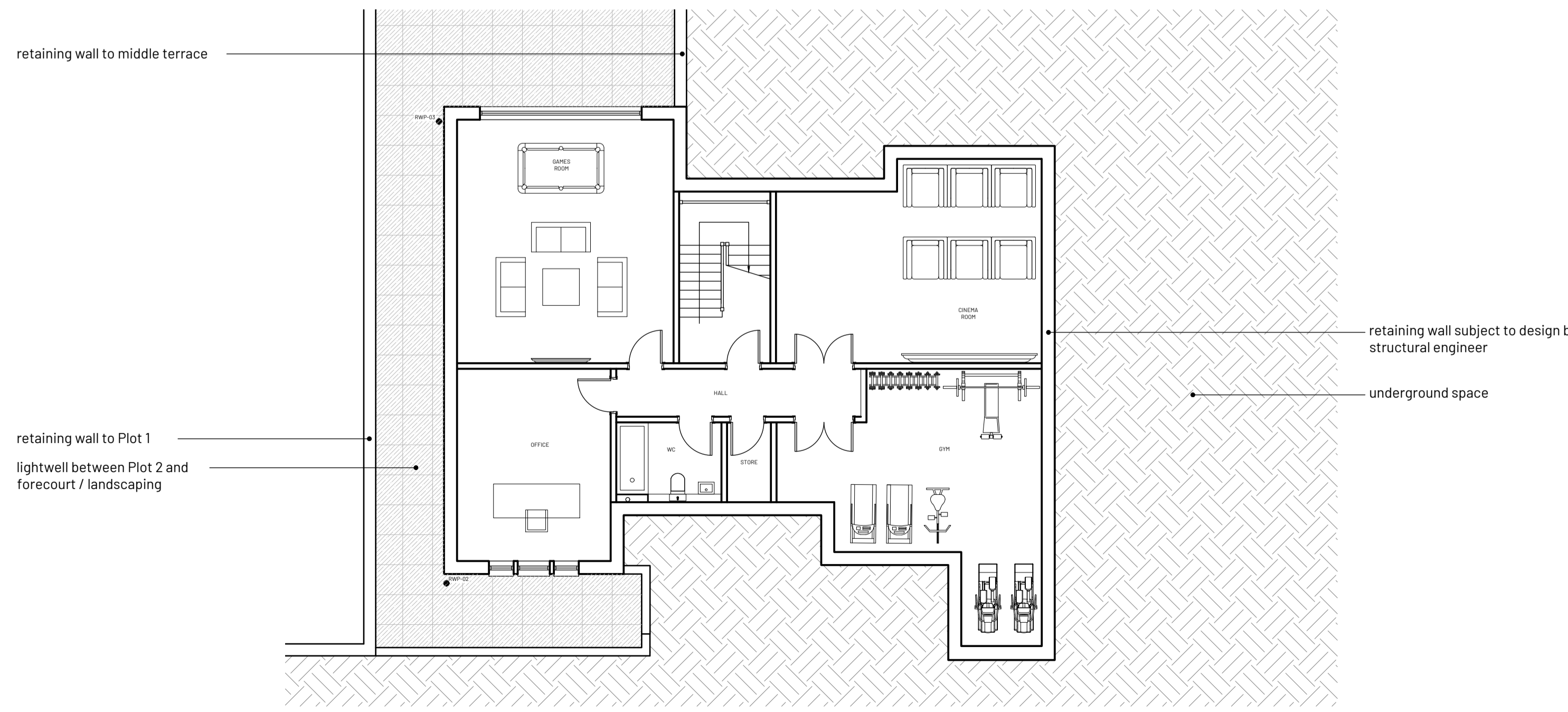
scale: sheet: date:
1:100 A1 September 2022

drawing status:
Planning

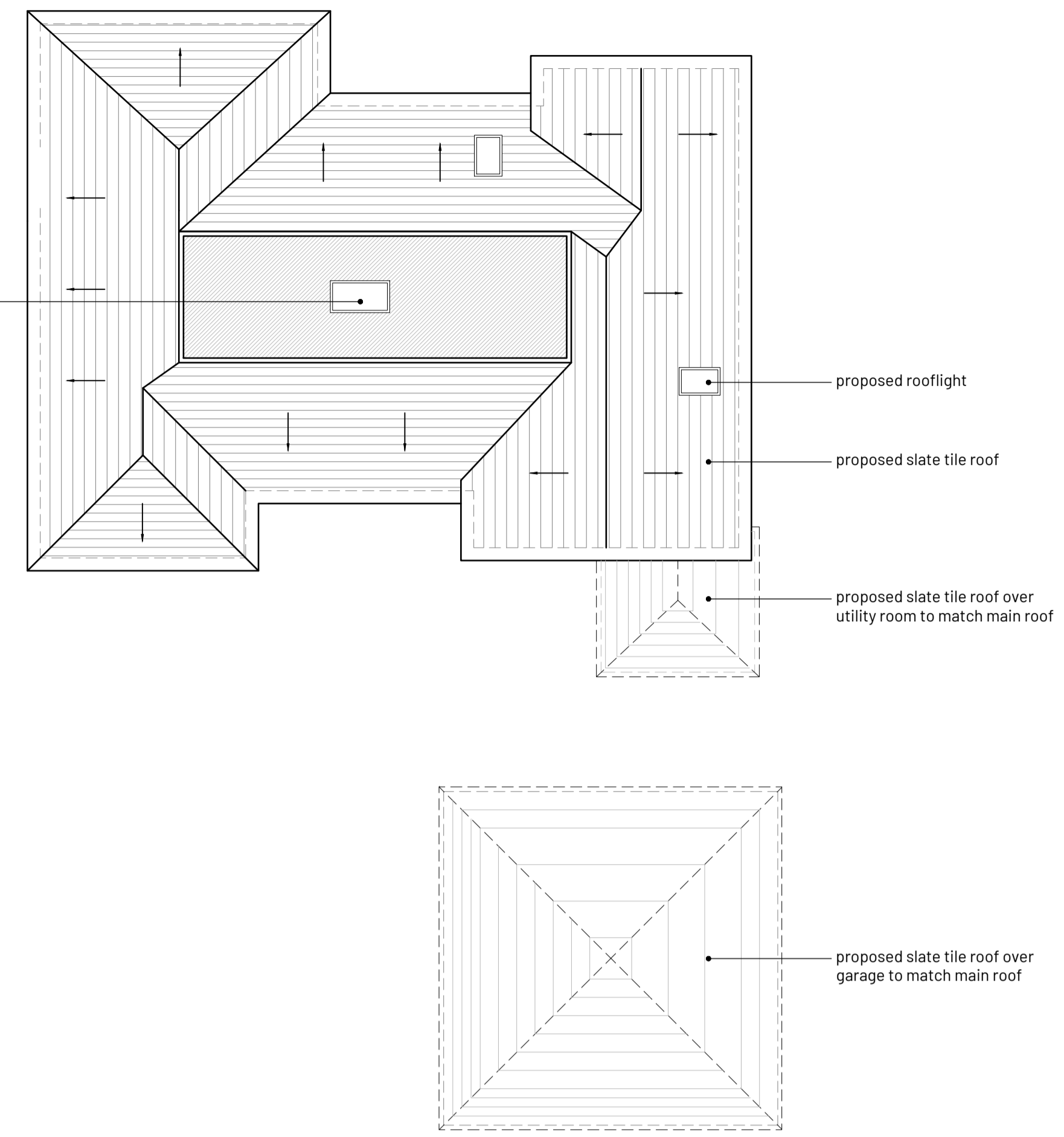
drawing no: rev:
241 - PL - 100 -



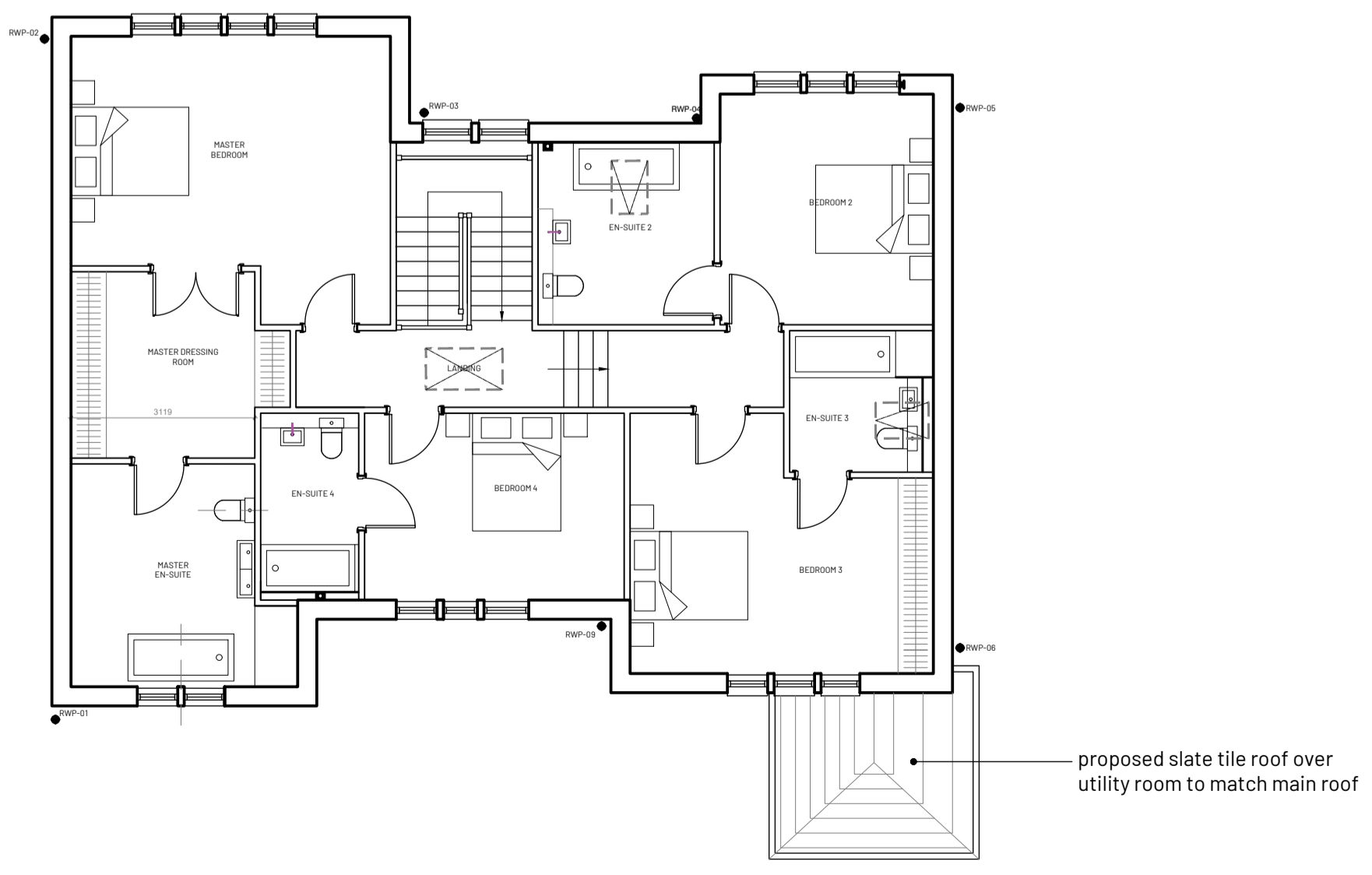
GROUND FLOOR



BASEMENT



ROOF



FIRST FLOOR

- notes:
1. Do not scale this drawing
 2. Drawing to be used for the status indicated only
 3. All dimensions and setting out shall be checked and confirmed and any discrepancies to be reported to the Designer prior to commencement of any work
 4. All work and materials to be in accordance with current statutory legislation, relevant codes of practice and British Standards
 5. Drawing to be read in accordance with relevant consultants and sub-contractors drawings and specifications
 6. This drawing is the property of the Designer and is not to be used in whole or in part without written consent

Key

■ ■ ■ ■ Site boundary

- Issue for planning 27/09/12

no.	revision	date



project:
Land Adjoining 41 Highfield Park
Haslingden
Rossendale
BB4 4BH

title:
**Plot 2
Proposed Basement, Ground, First
Floor & Roof Plan**

scale: 1:100 sheet: A1 date: September 2022

drawing status:
Planning

drawing no: 241 - PL - 101 rev: -

- notes:
1. Do not scale this drawing
 2. Drawing to be used for the status indicated only
 3. All dimensions and setting out shall be checked and confirmed and any discrepancies to be reported to the Designer prior to commencement of any work
 4. All work and materials to be in accordance with current statutory legislation, relevant codes of practice and British Standards
 5. Drawing to be read in accordance with relevant consultants and sub-contractors drawings and specifications
 6. This drawing is the property of the Designer and is not to be used in whole or in part without written consent



1. Slate tiles



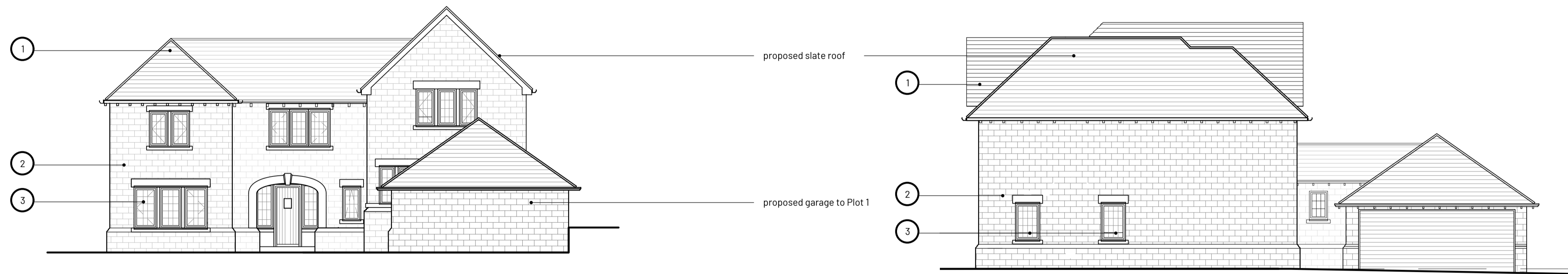
2. Marshalls grey weathered stone



3. Black UPVC windows with astragal bar

Key

■ ■ ■ ■ Site boundary



FRONT ELEVATION

SIDE ELEVATION



REAR ELEVATION



**SIDE ELEVATION
(TO PLOT 2)**

- Issue for planning 27/09/12

no.	revision	date



project:
Land Adjoining 41 Highfield Park
Haslingden
Rossendale
BB4 4BH

title:
**Plot 1
Proposed Elevations**

scale:	sheet:	date:
1:100	A1	September 2022

drawing status:
Planning

drawing no:	rev:
241 - PL - 201	-





