

Application Number:	2024/0274	Application Type:	Full
Proposal:	External alterations and adaptations to the existing Market Hall (including partial demolition / removal of unsightly accretions, new front, rear and side entrances, fenestration and installation of PV roof panels); clearance of existing external market stalls on site frontage and replacement with new market stalls; existing service yard redeveloped to form an outdoor public terrace to include 3 permanent outdoor stalls and space for occasional “pop up” stalls; reconfiguration of existing car park; provision of cycle parking; erection of a sub-station; and associated public realm enhancements in the guise of hard and soft landscaping.	Location:	Rawtenstall Market Hall Newchurch Road Rawtenstall Rossendale BB4 7QX
Report of:	Head of Planning and Building Control	Status:	For publication
Report to:	Development Control Committee	Date:	8 th October 2024
Applicant:	Rosendale Borough Council	Expiry Date:	26.08.2024 Eot agreed to 11.10.2024

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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):	Yes – Council application on Council Owned Land

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 conditions

2. APPLICATION SITE

The application relates to Rawtenstall Market, located on Newchurch Road in Rawtenstall. The current site consists of the main market hall which sits back from Newchurch Road and is fronted by external linear market stalls running in an east-west direction.

To the rear of the market hall is a car park which serves the site and a collection of surrounding structures. To the west of the existing building, an existing courtyard / service area sits alongside a culverted river.

Finally, and an existing right of access through the site from Newchurch Road leads to a small car parking area at the rear of Tufties to the east.

The application site, which is the subject of this enquiry, covers the existing indoor and outdoor market, and the associated areas to the side and rear.

The site is located within the town centre boundary of Rawtenstall and is located wholly within the Town Centre's Primary Shopping Area (as shown on the Policies Map accompanying the Council's Local Plan).

The site is also located within the Rawtenstall Conservation Area and is identified as a "Modern 'Positive' Building, which fits into the townscape, or historic buildings which have been altered".

The site is largely devoid of vegetation, albeit there are small areas of planting around its periphery.

The Market Hall is not listed, but is considered to be a Non-Designated Heritage Asset. The adjacent former Ram's Head Public House (now 'Tufties') is Grade II Listed. Approximately 200m north of the site is the Grade II Listed War Memorial in Rawtenstall.

The market site was developed from 1906, starting with the frontage along the main road. The existing building on site is part of a 1923 extension as a covered market which, following a fire, resulted in the loss of the original 1906 building, at which point it is understood that the current building became the main indoor market.

The Market Hall is single storey, sat back from the road with a series of modern market stalls in the foreground. The building has a series of unsightly, ad hoc modern (c.1960s) brick extensions that run along the front elevation obscuring all of its original façade.

The rear and side elevations consist of steel columns supporting steel beams that form the eaves of the roof. Between the steel supports are red brick infills. The hipped roof is of Welsh slate, with a series of lead and timber ventilators along the ridge.

The forecourt comprises a series of timber stalls with felt roofs, and public realm consisting of red tarmac. The existing market stalls are of no architectural interest, and negatively

impact the character of the Conservation Area, their felt and bitumen roofs being particularly poor quality and incongruous.

3. RELEVANT PLANNING APPLICATION HISTORY

X/1992/628: Refurbishment of market toilets including extension of building.
(Approved)

X/1993/486A: Proposed non illuminated column mounted hoarding showing hours of opening. (Approved)

4. BACKGROUND

The current Market comprises a typical mix of both indoor and outdoor stalls selling varied goods and food / drink. There are currently 43 fixed stalls (indoor and outdoor), some of which are vacant or used for storage, in addition to limited seating areas within these spaces. The current offer is a mix of traditional market produce, goods, arts and crafts and street food stalls. Occasional pop up stalls are installed to feature existing businesses or new / occasional artisan goods. Market Hall opening days are currently Thursday and Saturday 9am - 4pm, and occasional themed markets.

The current market operator has highlighted that the Market can attract around 6,000 people to specific events, whilst standard market days typically attracted between 1,000 - 1,500 people per day. Recently, there have been significant declines in footfall to the Market Hall, with figures of around 800 on Saturdays, although it appears that the food stalls are still driving footfall, with no decline in their trade.

In common with many traditional markets nationally, over recent years Rawtenstall Market has suffered from declining footfall and reducing trader numbers. Notwithstanding that, recent promotion initiatives – such as ‘Foodie Fridays’ – have proven popular and revealed considerable potential.

Aimed at creating a destination, it is proposed that the market use will be extended from 2 to 5 days per week, with a planned programme of regular events to draw people in, generating excitement, buzz and footfall, connecting directly back into the Town Centre, with good public realm and waymarking, and associated opportunities for new jobs, enterprise and regeneration.

With that in mind, Rossendale Council has successfully secured funding from the government’s Levelling Up Fund, with the intention to re-energise and improve the site as a whole, and build on the popularity of the Market as a shopping and food destination attraction, by updating the facilities and layout to enhance the offer and experience as a ‘foodie’ community hub better linked to the wider town.

The Council’s bid for funding was supported by a report prepared by Into Places, entitled ‘*Revitalising Rossendale’s Historic Market Areas - Unlocking Potential and Creating Sustainability*’. This considered both Rawtenstall and Bacup Markets, identifying the following key challenges:

- Both Market areas are in ‘urgent need of updating and are not achieving their potential’, although there are clear signs of what the future may look like when Rawtenstall Market hosts its successful Foodie Friday and themed events.
- Both areas have been subject to high levels of deprivation.

- There is a disconnect between each of the Markets and their town centres, both in terms of physical links and the emerging benefits from recent town centre regeneration schemes.
- The Covid pandemic accentuated a number of issues that threaten the long-term future of Rossendale's historic market areas, including outdated infrastructure in need of major investment and repair, poor connectivity with the rest of the towns, increasing costs for both traders and customers, and the rise of online shopping and changing consumer trends. This has resulted in a reduced offer and declining customer numbers.

In terms of opportunities, the report found that:

- Physical improvements will enable the sympathetic modernisation of the two historic market areas, with their own unique offer so that they complement and not compete with each other.
- It will be important that the best of the existing traditional market offer complements 'a bold new offer' that together conveys distinctiveness and authenticity.
- There are associated distinct possibilities to maximise opportunities from increased tourism to the area.
- In doing so, the experiential offer of the two markets can act to drive significantly improved footfall to their towns during the day and into the evening, supporting both Bacup and Rawtenstall Markets and their wider town areas to start a plan of recovery to build back better.

The report noted that the specific objective for Rawtenstall Market is to build on the growing popularity of the market as a shopping and food destination attraction, by updating the facilities and layout to enhance the offer and experience, including:

- Sympathetic refurbishment of the historic Market Hall, ensuring its future viability and creating a sustainable, eco-friendly infrastructure - including installation of a new roof, reconfiguration and updating of market stalls, provision of modernised kitchen and public toilet facilities, development of a flexible events and seating space to encourage longer stays.
- Reconfiguration of the existing outdoor space with a new flexible seating/events area to provide a more inviting environment for people to encourage dwell time and spend.
- Creation of improved visual links and landscaping that will encourage additional visitors from the main town centre area and the new bus station and, depending on other funding bids, potentially an improved railway station connection to a much wider local, regional and national catchment area.

By way of context, the report drew attention to the Institute of Place Management as part of a High Street UK2020 and Economic and Social Research Council project, which has conducted a comprehensive review of published evidence, demonstrating unequivocally that markets contribute to the economic, social and political health of towns and cities. They also conducted analyses of large footfall datasets to show that markets add to the vitality of specific centres and how markets can act as important catalysts for change in town and city centres. It states that:

'The plans for both Bacup and Rawtenstall Market sites align directly with these trends, with the plans looking to increase and diversify the offer, attract new unique enterprises and additional independent businesses, creating additional jobs and supporting other local businesses.'

The report also notes that there is also a growing trend to incorporate community hubs and spaces with activities which can increase social cohesion and a sense of

wellbeing, suggesting that the proposed improvements to public space within both Bacup and Rawtenstall outdoor market square areas would provide an enhanced social experience. The proposed improvements to landscaping, recycling facilities and accessibility from the main town and residential areas would provide an improved visitor experience, as well as encouraging active, sustainable travel and positive environmental impacts in the eco-friendly infrastructure design and build.

There has been extensive consultation carried out with the Traders at Rawtenstall market including the following:

Transitional Arrangements meeting with all traders – Rossendale Council Officers, Architect and Market operators (PLAY) - 28th August 2024

Market drop in was held for public and traders to view the plans - Friday 26th April 2024

Meeting with market traders at Council Office without Market operators (PLAY) - 15th April 2024

Attendance at Market trader monthly meeting - 3rd April 2024

Two officers went to market to present plans to traders - 21st March 2024

Trader design session with architects attended by two officers - 7th February 2024

Attendance at Market trader monthly meeting - 6th December 2024

In addition, the Town Centre Regeneration Officer has attended the market almost every Thursday this year, to speak to traders I speak with the traders.

5. PROPOSAL

The application seeks permission to carry out external alterations to the Market Hall, including the removal / demolition of unsightly and unsympathetic parts of its facades, introducing attractive, clear and welcoming new entrances at front, rear and side, and installing photovoltaic panels on its roof.

The building fabric and infrastructure, from an environmental perspective, is failing to positively contribute to the net zero carbon agenda. The building is uninsulated and requires a significant energy load to make the space comfortable in the winter months.

The proposed improvement works will see the existing roof removed, refurbished and reinstated with new insulation and double glazed rooflights. This will vastly reduce the heating requirement for the building, with new passive ventilation systems introduced to facilitate a natural ventilation strategy during more clement weather, and a supporting mechanical system to create a comfortable environment for customers during the cooler months.

The large expanse of the south facing roof pitch is proposed to be utilised for photovoltaic panels to further to supplement the electrical load of the building. Efficient LED lighting is being proposed throughout the revitalised internal and external environments to lower the energy demands of the building.

Beyond the main building, the poor quality, unsympathetic outdoor stalls on the frontage will be replaced with 14 better quality and more sensitively / efficiently arranged market stalls.

The existing service yard to the west of the Market Hall will be repurposed to create an attractive, intimate outdoor sitting area, with 3 permanent stalls and provision for occasional / 'pop up' stalls.

New hard and soft landscaping will be introduced, and the existing car park will be reconfigured. 25 car parking spaces and 1 formal motorcycle space will be provided. Of the car spaces, 5 have been designed as EV charging spaces and 4 will be dedicated for disabled users, but those have been designed to be fully compliant (as opposed to the currently non-compliant provision).

The proposed public realm improvements are seen as canvas for the setting of the building upgrades and the new external market stall arrangements. The proposals seek to create an open and inviting frontage space, with clear desire lines and views to the market entrance. Provision of external seating, trees and cycle parking is proposed.

High quality paving materials, set out to align with the building detailing, will create a high quality townscape that is modern in layout, but using local materials that complement the Conservation Area / heritage setting and the wider public realm improvements that are proposed around Bank Street / Newchurch Road.

A new paved build out zone is proposed to announce the rear entrance. Ornamental planting beds are proposed to soften the appearance and create an enhanced setting for people visiting the market.

Street furniture is proposed to have a high quality and robust character. Furniture has been selected to create a 'family' character with elements complimenting each other and having common design aesthetic. A range of powder coated and stainless steel has been explored with the powder coated furniture to match with the market architectural RAL colour.

Sustainable travel is promoted for visitors to the market, with a secure cycle store located at the west of the site and open cycle stands located within the core market space where they will be highly visible for the users of the space. Cycle stands are also proposed at the rear of the market.

A 'lighting family' is proposed, with lighting elements including building mounted lighting, bollard lighting and lighting columns. Feature lighting in the form of catenary lighting is proposed within the outdoor seating area. The submitted External Lighting Assessment confirms that the external lighting scheme covers the rear car park, the access road on the east side of the market, and the external areas of public footfall and assembly at the front and west side of the market.

The site is devoid of trees and vegetation of any note. Details of hard and soft landscaping have been submitted (see landscaping masterplan below), which commit to new planting as part of the development to both provide 'greening' of what is currently a 'hard' urban environment and to maximise the project's contribution to biodiversity.

It is important to highlight that the proposal does not propose the change of use of either the Market Hall or its frontage outdoor market area. These facilities already exist. Neither internal works nor reconfiguration (providing the use of the market hall remains a market hall and does not material alter) require planning permission. While

such internal details are presented on the application drawings and alluded to in the submission documentation, those are presented for information only and to present the full vision and context of the specific planning proposal.

6. POLICY CONTEXT

National Planning Policy Framework

Section 2	Achieving sustainable development
Section 4	Decision-making
Section 6	Building a strong, competitive economy
Section 7	Ensuring the vitality of town centres
Section 8	Promoting healthy and safe communities
Section 9	Promoting sustainable transport
Section 11	Making effective use of land
Section 12	Achieving well-designed places
Section 14	Climate change, flooding and coastal change
Section 15	Conserving and enhancing the natural environment
Section 16	Conserving and enhancing the historic environment

Development Plan

Local Plan Policies

Strategic Policy SS: Spatial Strategy
Strategic Policy SD1: Presumption in Favour of Sustainable Development
Strategic Policy SD2: Urban Boundary and Green Belt
Strategic Policy R1: Retail and Other Town Centre Uses
Policy R3: Development and Change of Use in Town, District and Local Centres and Neighbourhood Parades
Policy R6: Shopfronts
Strategic Policy ENV1: High Quality Built Development
Strategic Policy ENV2: Historic Environment
Policy ENV4: Biodiversity, Geodiversity and Ecological Networks
Policy ENV6: Environmental Protection
Policy ENV8: Other forms of Energy generation
Policy ENV9: Surface Water Run-Off, Flood Risk, Sustainable Drainage and Water Quality
Policy ENV10: Trees and Hedgerows
Policy LT2: Community Facilities
Strategic Policy TR1: Strategic Transport
Policy TR4: Parking

Other material considerations

National Planning Practice Guidance
National Design Guide (2019)
RBC Climate Change SPD (2022)
Rawtenstall Conservation Area Appraisal

7. CONSULTATION RESPONSES

Consultee	Summary of response
Growth Lancashire (Conservation)	No objections subject to conditions
LCC Highways	No objections subject to a condition
RBC Economic Development	Letter of Support
GMEU	No objections subject to conditions and informatives
Police Architectural Liaison Officer	Provided advice and recommendations
RBC Property Services	No further comments
RBC Environmental Health	No objections subject to conditions and informatives
United Utilities	No objection subject to conditions
Rossendale Civic Trust	Object to the development (see representation section below)
Environment Agency	No objections
Environmental Protection	No objections
Lead Local Flood Authority	Standing Advice see SWD Section below

8. REPRESENTATIONS

To accord with the General Development Procedure Order a site notice was posted on 10.07.2024 and neighbouring properties were notified by letter sent out on 03.07.2024. The application was advertised in the Rossendale Free Press on 05.07.2024

107 representations have been made, with 106 objecting to the development. The objections are categorised into the following reasons:

- The market needs revitalising, but this proposal is impractical.
- Should invest in weather proofing rather than moving food stalls inside
- Food inside will take away existing atmosphere
- Centralised alcohol sales will impact other outlets financially and will create queues at busy times.
- Council should listen to traders and work with them not against them
- Why change the food to inside when it is working well as it is
- Removal of takeaway service will impact the financial viability of traders
- A food hall will be too noisy and open, as opposed to current market that is comfortable and friendly. Large open spaces echo noise and make it seem louder
- Current outdoor market is unique and draws people to the market
- Money should be spent on supporting local traders not destroying their business
- Current food offering is intimate not a soulless food hall
- Plans limit growth and are short sighted
- Works should be undertaken in stages to allow traders to continue trading
- Design not in keeping
- No consideration of inside food hall on existing eateries in town centre has been given
- Internal ventilation costs will be very high
- Will become an indoor eatery and not a market in the true sense
- Design gives no thought for delivery and servicing to the front stalls.
- Only accessing toilets from inside will impact outdoor stalls when market hall is closed

- Changes will create conflict between pedestrians and traffic

Rosendale Civic Trust has objected to the proposed development for the following reasons:

- Ventilation: Only existing pictures are shown in the submitted plans, and no drawings of either the internal system or the elevations which show the impact of the visual effect of these ventilation systems.
- Limited shared facilities for washing up and storage of cleaning materials, resulting in movement and shifting of clutter around the inside space.
- The function of the spaces shown in the drawings would appear to be impractical in actual use.
- Large screen TVs have been mentioned, but not shown on plans.
- Security of stock kept outside.
- Outside stalls are much smaller.
- Incongruous to use current service area for stalls.
- Lack of thought on deliveries and servicing show potential for problems including delivery to pop-up stalls, and loading/unloading to front stalls
- Congestion will be caused by cycle store use
- Toilet accessed internally only will create problems for external stall holders and customers
- Cycle store – Located too close to Listed building; will create a dark ginnel; create obstruction and is not designed in keeping with its surroundings

All material planning considerations from the comments received have been taken into account in the determination of this application.

9. ASSESSMENT

The main considerations in this case are as follows:

- 1) Principle;
- 2) Heritage/Visual Amenity;
- 3) Residential Amenity;
- 4) Access, Parking and Highway Safety
- 5) Land Contamination
- 6) Ecology

Principle

The principle of regenerating the existing market at the heart of Rawtenstall town centre is strongly supported by national and local planning policy and is in line with the Council's strategic priorities and vision for Rawtenstall town centre.

The Framework states "*planning policies and decisions should support the role that town centres play at the heart of the local communities, by taking a positive approach to their growth, management and adaptation*" (paragraph 90). The same paragraph goes on to state "*policies should retain and enhance existing markets and, where appropriate, re-introduce or create new ones*".

Strategic Policy R1 of the Local Plan echoes national policy and makes clear that existing markets such as Rawtenstall market will be retained. The broader aims of Policy R1 are to direct new retail development and other main town centre uses to the

defined centres set out in the retail hierarchy (and more specifically, the Primary Shopping Areas of those identified centres), and to maintain or strengthen the retail offer and vitality and viability of the defined centres. In this regard, Policy R3 of the Local Plan sets out criteria which new development within defined centres needs to be considered against to ensure the vitality and viability of centres such as Rawtenstall.

In this case the proposal would regenerate the existing market in its current location, which is situated within the Primary Shopping Area of Rawtenstall. Through the improvements to the existing indoor market hall, redesigning of the external areas and the opening up of views into the site, the proposal would enhance and strengthen the existing retail and food and drink offer within Rawtenstall centre further and increase the commercial attractiveness and commercial viability of the Primary Shopping Area and Town Centre. Accordingly it is considered that the proposal is in accordance with Policies R1 and R3.

At a broader level the proposal also accords with the Local Plan's vision and objectives which include:

- *Promoting economic prosperity and helping to grow and retain local job opportunities...;*
- *Supporting each centre identified in the retail hierarchy through appropriate development which strengthens their role and function, in particular increasing the retail and leisure offer and delivering the 2040 Visions for Bacup and Haslingden;*
- *Supporting the visitor economy to raise the profile of the Borough's attractions and strengthen the offer to visitors.*

The strategic priorities that will help achieve the above (according to the Local Plan), include delivering Rawtenstall Town Centre Regeneration, for which the Rawtenstall Masterplan has been produced. The Masterplan identified Rawtenstall Market Place as a great opportunity with the forthcoming new outdoor Market Stalls improvements to improve the public realm, create a better crossing from Bank Street and provide a possible cycle/mobility hub.

Overall it is considered that the proposal represents a positive approach to the improvement and enhancement of Rawtenstall town centre and would strengthen its retail offer and vitality and viability. Accordingly the development is in accordance with the Framework and Policies R1 and R3 of the Local Plan in regards to new retail development.

Currently Rawtenstall Market has a number of food units that serve hot food and offer a takeaway service. Both Policies R3 and R5 of the Local Plan are concerned with proposals for hot food takeaways, with Policy R5 containing specific development criteria for such proposals.

Considering the proposed changes, the market hall would include an indoor space with the potential to accommodate a significant number of customers, and it is likely that most hot food purchased would be consumed on site, especially when taking into account the market hall itself will be a destination with a wider retail/food and drink offering which would attract customers to visit the site.

The proposed development will improve the economic and social conditions of the area through supporting economic growth and promoting social interaction.

Regeneration of the market would deliver new retail development and would enhance the vitality and commercial attractiveness of the site which is located at the heart of the Primary Shopping Area. New and increased employment opportunities would very likely result from the proposal.

Considering all of the above, the proposed redevelopment of the market is acceptable in principle.

Heritage/Visual Amenity

Section 12 of the Framework refers to the importance which Government attaches to the design of the built environment:

- *“The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.”*
- *“Planning policies and decisions should ensure that developments...will function well and add to the overall quality of the area...are sympathetic to local character and history, including the surrounding built environment and landscape setting.”*

In terms of the historic environment, both the Framework and Local Plan seek to conserve, or where appropriate, enhance the significance of heritage assets when considering the potential impacts of new development.

Considering the site is located within the Rawtenstall Conservation Area, and is adjacent to a Grade II listed building, an important material consideration in this case is the proposal's impact on designated heritage assets (as well as any non-designated heritage assets identified). Policy ENV2 of the Local Plan seeks to protect the historic environment and states *“particular consideration will be given to ensure that the significant of those elements of the historic environment which contribute most to the Borough's distinctive identity and sense of place are not harmed. These include:*

- *The historic town centre of Rawtenstall... ”.*

Paragraph 203 of the National Planning Policy Framework requires that when determining applications affecting heritage assets *local planning authorities should take account of:-*

- a) *the desirability of sustaining and enhancing the significance of those assets and putting them to viable uses consistent with their conservation;*
- b) *the positive contribution that the conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c) *the desirability of new development making a positive contribution to local character and distinctiveness.*

Policies ENV1 and ENV2 of the Local Plan seek to ensure that the built and historic environment is safeguarded and enhanced and proposals take into account design, lighting and materials.

The application seeks permission to carry out external alterations to the Market Hall, including the removal / demolition of unsightly and unsympathetic parts of its facades,

introducing attractive, clear and welcoming new entrances at front, rear and side, and installing photovoltaic panels on its roof.

The building fabric and infrastructure, from an environmental perspective, is seriously failing to positively contribute to the net zero carbon agenda. The building is uninsulated and requires a significant energy load to make the space even remotely comfortable in the winter months.

The proposed improvement works will see the existing roof removed, refurbished and reinstated with new insulation and double glazed rooflights. The large expanse of the south facing roof pitch is proposed to be utilised for photovoltaic panels. Efficient LED lighting is being proposed throughout the revitalised internal and external environments to lower the energy demands of the building.

Beyond the main building, the poor quality, unsympathetic outdoor stalls on the frontage will be replaced with 14 better quality and more sensitively / efficiently arranged market stalls.

The existing service yard to the west of the Market Hall will be repurposed to create an attractive, intimate outdoor sitting area, with 3 permanent stalls and provision for occasional / 'pop up' stalls.

New hard and soft landscaping will be introduced, and the existing car park will be reconfigured. 25 car parking spaces and 1 formal motorcycle space will be provided. Of the car spaces, 5 have been designed as EV charging spaces and 4 will be dedicated for disabled users, but those have been designed to be fully compliant (as opposed to the currently non-compliant provision).

The proposed public realm improvements seek to create an open and inviting frontage space, with clear desire lines and views to the market entrance along with external seating, trees and cycle parking is proposed.

High quality paving materials will create a high quality townscape that is modern in layout, but using local materials that complement the Conservation.

Growth Lancashire (the Council's heritage consultants) have been consulted and have commented as follows:

I have reviewed the submission documents and considered these against S66(1) and 72(2) of the Planning (Listed Building and Conservation Areas) Act 1990, the national policy guidance contained in Chapter 16 of the NPPF and the Local Plan policy ENV 2. I consider that the proposed redevelopment scheme comprising remodelling of the existing market hall, introduction of new stalls in modern and natural materials and public realm will preserve the special interest of the Grade II listed Rams Head. The remodelling of the market hall will remove C20 accretions in brick which have obscured the frontage and created an unbalanced appearance.

The proposed framed entrance, glazing and use of stone for the market hall and the gables to the proposed market stalls will have a positive overall impact and enhance the Rawtenstall CA. The re-surfacing and removal of unsympathetic asphalt and brick will also enhance the CA. Use of natural stone will enhance the CA and sympathetic use of modern materials, as seen in the proposals, are supported, as is the design of the proposed stalls.

Should the LPA be minded to approve the application, I would recommend the final material choices are controlled by condition to ensure these accord with the special character of the CA and listed building.

The external changes to the front of the market hall including the introduction of shop fronts and stone piers and a central entrance will enhance the building providing a more uniform appearance. The proposed materials include natural coursed stone ashlar faced piers, with stall risers in dark grey cladding, with dark grey window and door frames and dark grey corrugated cladding for the fascia boards.

The main entrance will have a dark grey metal canopy.

The replacement market stalls will be constructed in dark grey corrugated cladding, with dark grey panelled sides and openable hatchways and doors

The brick walls to the side and rear will be painted dark grey, with the new openings being dark grey with glazing

Whilst a lighting assessment has been submitted with a plan, and a list of proposed fittings, which include modern car park lighting, it is considered that a condition is required to enable the full final details of the lighting to be submitted and approved in writing to ensure that the lighting at the front of the market reflects its position in the Conservation Area.

In addition, flue and ventilation details have been submitted, however, these do not provide any details of any new flues or vents. It is considered that a condition is required to enable the full final details of any new flues or vents to be submitted and approved in writing to ensure they reflect the markets position in the Conservation Area.

There have been representations in respect of the design and positioning of the cycle store adjacent to the former Rams Head public house (Tufties) which is a Grade II Listed Building.

The proposed building will be a small, dark grey, corrugated clad, indiscreet, purpose built cycle storage building, and located at the south west corner of the site adjacent to Tufties.

Alternative locations have been explored, however in order to have natural surveillance and to be in an accessible, useable location for cyclists, it is considered the most appropriate location. Thought was given to setting it back into the site, however, there are windows on the side elevation of the adjacent building that would then be affected.

It is considered that the design and materials are acceptable and it is considered that the proposal would meet the statutory test 'to preserve' the character and appearance of Rawtenstall Conservation Area. As such, I consider the scheme would meet with the objectives of Chapter 16 of the NPPF and accord with Policy ENV 2 of the Local Plan.

Residential Amenity

Paragraph 135 of the NPPF advises that Planning policies and decisions should ensure that developments:

“Create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience”

Policy ENV1 of the Local Plan states that all proposals should take account of the following:

- “c) Being sympathetic to surrounding land uses and occupiers and avoiding demonstrable harm to the amenities of the area*
- “d) The scheme will not have an unacceptable adverse impact on neighbouring development by virtue of it being overbearing or oppressive, overlooking or resulting in an unacceptable loss of light:- nor should it be adversely affected by neighbouring uses and vice versa.”*

There are no resident properties in the immediate vicinity of the market and there are a number of dwellings located on Crankshaw Street and Hurstdale House to the rear is in office/educational use and to the east of that is a Care Home.

The separation distances between the market and all of these buildings are adequate to ensure no impact. Given this, there is no requirement for a condition limiting construction hours.

The proposed development will not impact on the residential amenity of nearby occupiers and is in accordance with Policy ENV1 and the NPPF.

Access, Parking and Highway Safety

In terms of impact on Highways, LCC Highways have commented as follows:

With respect to this application, we would not wish to raise an objection to the principle of the proposals. There are however a number of concerns regarding the proposals, these points will need to be addressed as part of any further submissions:

- 1. A number of the proposed stalls appear to be arranged to open out for serving customers towards the footway of Newchurch Road. We would look for a 2 m clearance from the edge of the footway to allow for the safe passage of pedestrians on the footway, without being hindered by market shoppers.*
- 2. The Double Yellow lines on the service road to the rear of the market have no Traffic Regulation Order supporting them therefore they are not enforceable. A traffic regulation order will be required to ensure that the access to the car park can be kept clear and the parking can be legally enforced.*
- 3. There are no details regarding the servicing to the rear of the market by vehicles such as a Refuse Collection vehicle.*
- 4. The servicing of the adjacent Northern Wisper taproom will need to be addressed.*
- 5. Similarly, the servicing of the stalls and the delivery of the goods to them will need to be addressed.*

6. *The landscaping and resurfacing proposals for the footway will need to be delivered via a Section 278 agreement. Tactile pavers will be required for the vehicle accesses to the car park at the rear.*
7. *Any additional street furniture such as planters will require a licence, it is also expected that the 2 concrete blocks one of which is obstructing the footway will be removed.*
8. *The any proposed external lighting will need to be designed so as not to affect the adjacent highway.*
9. *The access to the rear of Tufties and Rossendale Footcare will need to be maintained.*

In order to support the application, we would look for further details regarding the points raised above.

Additionally, due to the extensive nature of the application it is expected that the charging points for electric vehicles shall be included with-in the development to promote sustainable modes of transport. This shall be fitted in line with the DfT guidance regarding Electric Vehicle Charging in Residential and Non-residential buildings, which states: - charge points must have a minimum power rating output of 7kW, be fitted with a universal socket that can charge all types of electric vehicle.

Should our concerns be allayed it is likely that the following conditions will be requested to be included with-in the decision notice.

In response to the comments from the Highway Authority, the agent has detailed as follows:

1. The scheme currently presents a c.4.5m wide footway when measured between the front of the stalls and the of kerb line along Newchurch Road.
2. We understand that the adopted highway data shows that the access road is private. Whilst there are double yellow lines in place, these are private and can only be enforced by the site owner. A legal Traffic Regulation Order is therefore not required.
3. Please refer to Section 3.3 of Mode's Transport Statement (Ref: 240626 328115 TS v1.1) which contains information and tracking studies to demonstrate the ability of service vehicles (such as refuse collection vehicles) to enter / exit the car park to the rear of the market. Further details concerning the servicing and refuse collection arrangements are contained within Section 7.4 of DAY Architectural's Design & Access Statement.
4. The roadway between the market building and Northern Whisper has been maintained. A substation is proposed in place of the existing (non-compliant) accessible parking bays which have now been located to the rear car park. There remains c.>1.5m clearance between this the substation and the rear of Northern Whisper.
5. Please refer to Section 3.3.3 and Figure 3.4 of Mode's Transport Strategy which demonstrates how a delivery vehicle can access and service the front market courtyard. Similarly, please refer to Figure 3.4 of Mode's Transport Strategy which demonstrates the position of a proposed dedicated loading/unloading space which provide access to the building from the rear car park. Further details are also provided with Section 7.2 and 7.4 of DAY Architectural's Design & Access Statement."
6. Works to the vehicle entrances from Newchurch Road, along with the footways to the front of the site sit outside of this project's red line boundary. These works fall

within the red line boundary of LCC's Rawtenstall Gyratory and Bank Street upgrade works. Co-ordination meeting have taken place between both teams to discuss the scope of works and the interface between both projects (Meeting took place on Wednesday 17th July 2024)."

7. The proposals allow for the removal of the two concrete blocks.
8. The external lighting will be designed not affecting the adjacent highway, which comply with BS EN 5489-1 and BS EN 13201-2
9. The rear access to Tufties is maintained as demonstrated within Section 3.3.3 and Figure 3.4 of Mode's Transport Statement.
10. Currently 6 no. electric vehicle chargers (EVCs) with 7kW output, which are fitted with a universal socket that can charge all types of electric vehicle, will be positioned in the rear car park.

A condition restricting hours for deliveries has been requested by LCC Highways. The applicant has concerns in relation to the timing of deliveries due to potential works to the Rawtenstall Gyratory and Bank Street which will be occurring simultaneously. There is a condition requiring a construction method statement which will require details of deliveries to be included, rather than a separate condition.

Given that all of the issues have been addressed, the proposed development is acceptable in terms of access, parking and Highway safety subject to the conditions below.

Land Contamination

A Phase I Phase I Preliminary Risk Assessment (PRA) and a Phase II Interpretative Ground Assessment have been submitted alongside this application.

The Council's Environmental Protection consultant has commented as follows:

I refer to the following documents as listed on your website:

2024_0274-PHASE_1_REPORT-459338

2024_0274-PHASE_II_GROUND_ASSESSMENT_33869-SUT-ZZ-00-RP-G-7201-456501

The scheme comprises refurbishment of the existing building together with the creation of new market stall hard-standing area and seating. A basic site investigation has been undertaken and the reports advise no contaminated land remediation is required.

The LPA should note two sections in the Phase II report which advise further clarification is required:

3.7 Water Supply - Please note the testing suite carried out for this site is for human health purposes and may not cover the suite of contaminants required by United Utilities for pipe selection and therefore further testing may be required.

8.3 Waste Acceptance Criteria (WAC) - WAC analysis was carried out to determine if the preliminary waste classification results can be downgraded. Results are currently awaited and when available will be presented in Appendix D.

The LPA is advised that if the scheme includes new water supplies then proofing measures may be required (e.g. barrier pipe). The applicant must clear this with the

local utility provider where applicable. The report also advises some soils are already classified as hazardous waste for the purposes of disposal.

I have no objections to the proposals.

The proposed development is acceptable in terms of no impact in relation to the issue of contaminated land. The proposed development is in accordance with Policy ENV6 of the Rossendale Local Plan.

Ecology

The Framework contains a requirement that all new developments demonstrate a net gain in biodiversity potential, and that any adverse impacts on habitats are avoided, mitigated or adequately compensated.

Policy ENV3 of the Local Plan advises that:

“The Council will expect development proposals to conserve and, where possible, enhance the natural and built environment, its immediate and wider environment, and take opportunities for improving the distinctive qualities of the area and the way it functions.”

“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”.

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

This application site is currently hard surfaced in its entirety. The proposed development will introduce trees and landscaping into the area.

The Ecology consultant has commented that they have no objections to the proposed development subject to conditions and informatives. In terms of Biodiversity Enhancement have commented as follows:

We would expect any such scheme to include measures to enhance biodiversity at the site and to provide a net gain for biodiversity, in line with the requirements of the National Planning Policy Framework. We would recommend that opportunities for biodiversity enhancement be incorporated into the new development. These should include:

- Bat bricks and/or tubes within the new development*
- Bird box/house sparrow nesting box*
- Urban trees and shrubs*

We suggest a condition to this effect be placed on any permission. The applicant’s ecologist has provided some guidance on these matters in section 5 of their Preliminary Ecological Appraisal.

In terms of ecology and biodiversity, subject to conditions, the proposal will result in a net gain of biodiversity on the site, through the planting and installation of bat boxes. . The proposal is in accordance with Policies ENV1 and ENV3 of the Local Plan and Section 15 of the NPPF.

Flood Risk and Surface Water Drainage

The site is previously developed land and has significant areas of tarmac which is non-porous in terms of surface water drainage, and it is drained on an existing foul and surface water drainage system in place.

The planning flood maps from the Environment Agency confirm that the development area is in Flood Zones 1, 2 and 3 in terms of risk posed by sea or river or surface water flooding and therefore a Flood Risk Assessment and Drainage Strategy has been submitted alongside.

The Local Lead Flood Authority are not a consultee on this application, however, the development falls within the “*Minor Development*” category for their Standing Advice which states as follows:

The Lead Local Flood Authority advises that surface water drainage on a property level is incorporated by the applicant. Surface water runoff from roofs and impermeable surfaces should be retained within the boundary of the development, wherever possible. This can be achieved, for example, by taking measures such as installing water butts, permeable paving and rain gardens.

There is potential for the cumulative impact of minor developments to have a significant effect on surface water flood risk. Where applicable, the guidance contained on the Environment Agency's Flood Risk Assessment webpage should be applied. This guidance can also be applied where permitted development rights have been removed for flood risk reasons, for example, the conversion of permeable front driveways to impermeable surfaces.

In terms of the submitted documents, The Flood Risk Assessment and Drainage Strategy states as follows:

8 Existing Site Layout

8.1 The existing site layout is the existing Rawtenstall market site.

8.2 Site levels reflect the existing topography with the site falling gently towards the south.

9 Existing Drainage

9.1 Compliance with policy begins with a review of the existing site and its drainage characteristics.

9.2 The development site is considered to have a brownfield land classification as it's a refurbishment of an existing market which is served by an existing drainage network.

9.3 There is a watercourse, Limy Water, to the west of the development site.

9.4 The site topography generally directs runoff towards the south of the site.

10 Urban Creep

10.1 Urban creep does not need to be considered for this type of development.

11 Proposed Surface Water Drainage

- 11.1 *The development proposal allows the existing drainage network to remain and to continue to drain the site.*
- 11.1.1 *The existing records, CCTV and utility survey have confirmed that there is an existing surface water drain running through the rear car park which discharges to Limy Water.*
- 11.1.2 *The current proposal is to re-use this existing surface water drainage network as there is no change in impermeable area.*

- 12 *Proposed Foul Water Network*
- 12.1 *The foul water network will be as existing and connects into the existing foul network sewer in the road to the south.*
- 12.2 *Grease traps are to be added to mitigate against the pipes becoming blocked.*

- 13 *Maintenance and Management*
- 13.1 *The drainage network will be managed in accordance with the local council's management plan.*
- 13.2 *The piped network will be maintained in accordance with their in-house maintenance process.*

- 14 *Surface Water Management Summary and Conclusion*
- 14.1 *The existing drainage network is to be retained and re used.*
- 14.2 *The site does not increase flooding within or downstream of the catchment as no additional impermeable area has been added.*
- 14.3 *The drainage network is considered to satisfy the requirement of local and national planning policy.*

The proposed development is introducing areas of paving in front of the market hall and planters within the rear car park that will increase the absorption of surface water as porous surfaces, and proposes to reuse the existing foul and surface water drainage infrastructure,

With regards to responses received from statutory consultees, the Environment Agency have commented as follows:

“We have no objection in principal to the development as proposed in so far as it relates to our remit.

The planning application is accompanied by a Flood Risk Assessment and Drainage Strategy Report (FRA) prepared by Sutcliffe, referenced; 33869-SUT-ZZ-00-RP-S-0001 Issue: A, and dated June 2024. We have reviewed the FRA in so far as it relates to our remit, and we are satisfied that the development would be safe if the proposed flood risk mitigation measures are implemented. The proposed development must proceed in strict accordance with this FRA and the mitigation measures identified as it will form part of any subsequent planning approval. Any proposed changes to the approved FRA and / or the mitigation measures identified will require the submission of a revised FRA.”

The Flood Risk Assessment and Drainage Strategy is included as an approved document.

Comments from United Utilities are as follows:

United Utilities provides the following comments to support the Local Planning Authority in their determination of the planning application detailed above, and to direct the applicant to further sources of support and guidance on matters that might impact their proposal.

The letter and Appendix should be read in their entirety to support the determination, the design, and should the scheme be approved, the subsequent delivery of the proposal.

DRAINAGE

We request the following drainage condition is attached to any subsequent approval:

REQUESTED CONDITION

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 Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365;*
- (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 also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) 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.

In assessing the suitability of the site, and the requirements for the above condition, the site is an existing previously developed site containing existing drainage infrastructure, with the development being minor development in surface water drainage terms as defined by the LLFA.

The proposed development, by way of hard and soft landscaping seeks to reduce the non-porous areas within the site, resulting in additional absorption by the existing ground, improving the natural drainage of the site

It is considered that the imposition of the above condition is unreasonable, related to the scale of the development proposed.

It is considered that the proposed development is acceptable in terms of flood risk and surface water drainage and is therefore in accordance with the NPPF and the Rossendale Local Plan.

10. CONCLUSION

Subject to the conditions below, the development is acceptable in terms of all of the section detailed above and on this basis, it is considered that the proposal is in accordance with the Rossendale Local Plan and the NPPF.

11. RECOMMENDATION

That planning permission is granted subject to the following conditions:

12. 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 Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development shall be carried out in accordance with the amended planning application form received 02.09.2024 and the following drawings and documentation unless otherwise required by the conditions below:

Drawing No: 1570-23-DAY-A-03-0001 - Topographical Survey received 01.07.2024

Drawing No: 1570-23-DAY-A-03-0002 - Existing Site Plan received 01.07.2024

Drawing No: 1570-23-DAY-A-03-0003 - Existing Ground Floor Plan received 01.07.2024

Drawing No: 1570-23-DAY-A-03-0004 - Existing Roof Plan received 01.07.2024

Drawing No: 1570-23-DAY-A-03-1001 - Existing Elevations Sheet 1 received 01.07.2024

Drawing No: 1570-23-DAY-A-03-1002 - Existing Elevations Sheet 2 received 01.07.2024

Drawing No: 1570-23-DAY-A-04-0001 - Proposed Site Plan received 01.07.2024

Drawing No: 1570-23-DAY-A-04-0002 - Proposed Ground Floor Plan received 01.07.2024

Drawing No: 1570-23-DAY-A-04-0003 - Proposed Roof Plan received 01.07.2024

Drawing No: 1570-23-DAY-A-04-1001 - Proposed Elevations Sheet 01 received 01.07.2024

Drawing No: 1570-23-DAY-A-04-1002 - Proposed Elevations Sheet 02 received 01.07.2024

Drawing No: 1570-23-DAY-A-04-1003 - Proposed Elevations Sheet 03 received 01.07.2024

Drawing No: 1570-23-DAY-A-04-2001 - Proposed Sections Sheet 01 received 01.07.2024

Drawing No: 1570-23-DAY-A-10-0001 - Demolition Site Plan received 01.07.2024

Drawing No: 1570-23-DAY-A-10-1003 - Demolition Elevations Sheet 1 received 01.07.2024

Drawing No: 1570-23-DAY-A-10-1004 - Demolition Elevations Sheet 2 received 01.07.2024

Drawing No: 1570-23-DAY-XX-XX-DR-A-02-0001 - Site Location Plan received 01.07.2024
 Drawing No: 1570-23-DAY-XX-XX-DR-A-04-1004 - Proposed Elevations Sheet 04 received 01.07.2024
 Drawing No: 1570-23-DAY-XX-XX-DR-A-04-1005 - Proposed Street Scene Elevation received 01.07.2024
 Drawing No: 4630 101B - Landscape Layout received 01.07.2024
 Drawing No: 4630 201A - Planting Plan received 01.07.2024
 Climate Change Statement_REV00 received 01.07.2024
 Erap Ltd Ecology Report received 01.07.2024
 External Lighting Assessment
 Flood Risk Assessment and Drainage Strategy received 01.07.2024
 Flue and Ventilation Details REV00 received 01.07.2024
 Noise Impact Assessment P7359-R1-V2 received 01.07.2024
 Phase I Ground Investigation Report 33869-SUT-ZZ-00-RP-G-7101 received 22.07.2024
 Phase II Ground Assessment 33869-SUT- ZZ-00-RP-G-7201 received 01.07.2024
 Planning Statement received 01.07.2024
 Transport Statement 240626 328115 V1.1 received 01.07.2024

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

3. Prior to development commencing samples of all proposed external facing materials and hard landscaping materials shall be submitted to, and approved in writing by, the Local Planning Authority. The approved details shall thereafter be implemented in full prior to first use of the development.

Reason: In the interests of visual amenity of the area and ensuring that the appearance of the development is acceptable.

4. No development shall take place, including any works of demolition, until a construction method statement has been submitted to and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. It shall provide for:
 - i) The parking of vehicles of site operatives and visitors
 - ii) The loading and unloading of plant and materials
 - iii) The storage of plant and materials used in constructing the development
 - iv) Arrangements for turning of vehicles within the site.
 - v) 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.
 - vi) Measures to protect vulnerable road users (pedestrians and cyclists).
 - vii) The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate.
 - viii) Wheel washing facilities.
 - ix) Measures to control the emission of dust and dirt during construction
 - x) A scheme for recycling/disposing of waste resulting from demolition and construction works
 - xi) Details of working hours
 - xii) Details of hours for deliveries of plant and materials to the site
 - xiii) Routing of delivery vehicles to/from site

Reason: To mitigate the impact of the construction traffic on the highway network.

5. Notwithstanding the information in the Lighting Assessment submitted with the application, prior to the commencement of development, a lighting plan including details of proposed lights shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in full prior to first use.

Reason: In the interests of protected species, the historic environment the users of the site and the wider area.

6. Notwithstanding the Flue and Ventilation Details submitted with the application, prior to their use in the development, full details including model and position of any replacement/new external vents or flues. The approved details shall be implemented in full prior to first use.

Reason: In the interests of the historic environment.

7. No demolition, tree or shrub clearance shall occur between the 1st March and 31st August in any year unless a detailed bird nest survey by a suitably experienced ecologist has first been carried out immediately prior to works and written confirmation provided that no active bird nests are present, which has been agreed in writing by the Local Planning Authority.

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

8. No development, site clearance, or earth moving shall take place or material or machinery brought on site until a method statement via a Construction Environmental Management Plan (CEMP) to protect the Limy Water from accidental spillages, runoff, dust and debris has been supplied to and agreed by the Local Planning Authority. All measures will be implemented and maintained for the duration of the construction period and for future operations in accordance with the approved details.

Reason: In the interests of protecting the water environment of Limey Water

9. Prior to any earthworks, vegetation clearance or demolition a method statement detailing eradication or avoidance measures for Himalayan balsam shall be supplied to, and agreed in writing by, the Local Planning Authority. The agreed method statement shall be adhered to and implemented in full unless otherwise agreed in writing by the Local Planning Authority.

Reason: To prevent the spread of invasive species

10. The ecological enhancement recommendations detailed in Section 5.5 of the Erap Ecological Survey and Assessment (Including a Licensed Bat Survey) shall be implemented in full prior to first use of the building.

Reason: In the interests of the biodiversity and ecology of the site and to ensure a net gain in biodiversity

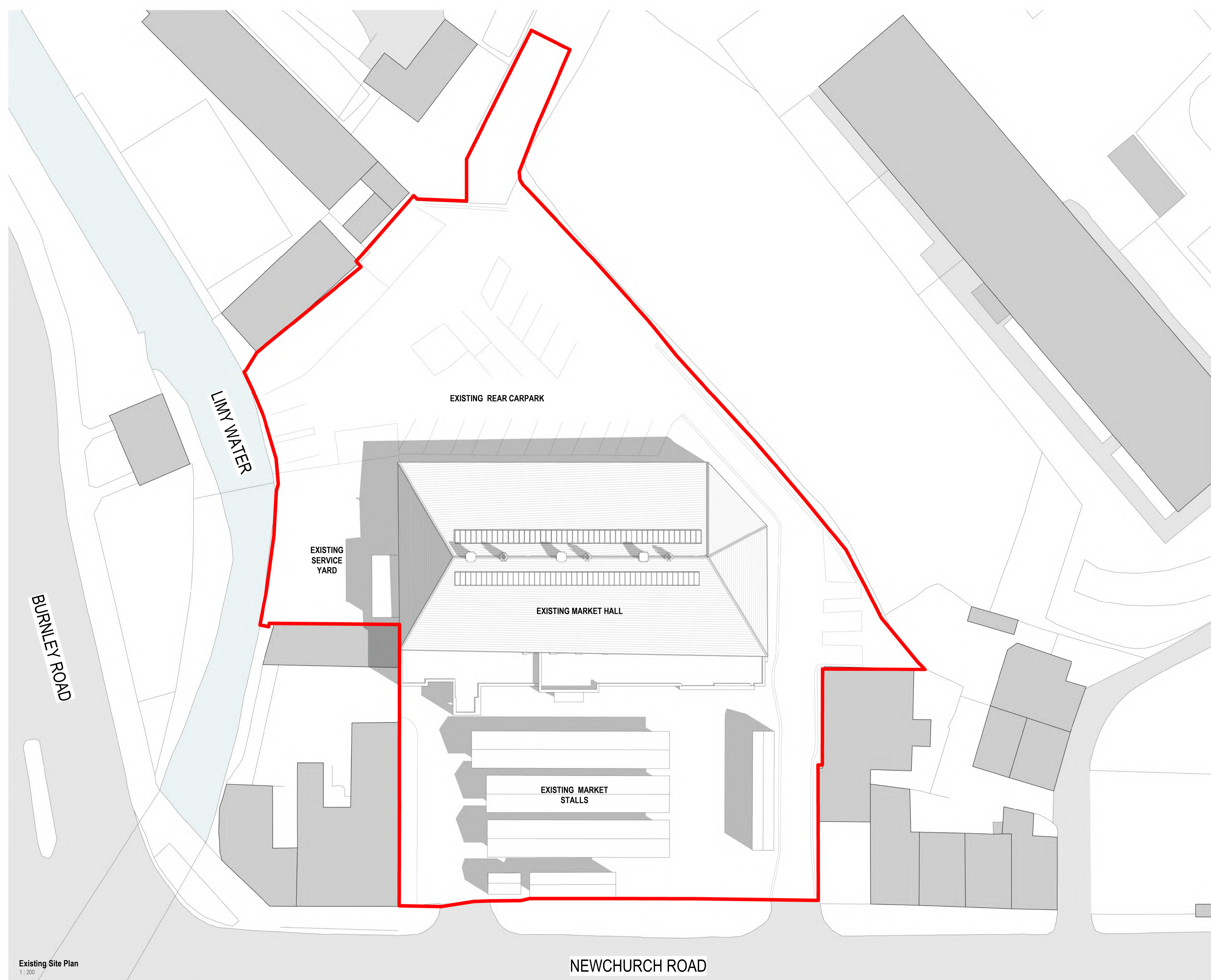
13. INFORMATIVES

1. The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.
2. 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 e-mailing lhsstreetworks@lancashire.gov.uk
 - All references to public highway include footway, carriageway, and verge.
3. Whilst the works to the properties have been assessed as having negligible risk for bats, the applicant is reminded that under the Habitat Regulation it is an offence to disturb, harm or kill bats. If a bat and the signs of bats is found all work should cease immediately and a suitably licensed bat worker employed to assess how best to safeguard the bat(s). Natural England should also be informed.
4. Each Food stall must have a piped mains water supply to ensure an adequate supply of hot and cold water for handwashing and food preparation purposes. Provisions are also required for food pop up stalls/temporary events.
5. Construction phase:

Noise: Take all practicable steps to prevent the noise from the site activities giving rise to a nuisance.

Dust: Take all practicable steps to prevent any dust from the site activities giving rise to a nuisance.

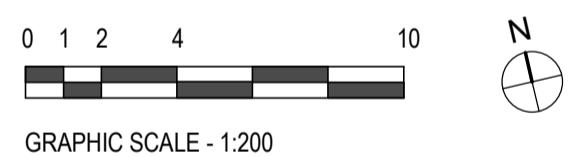
No burning of materials shall take place at the site, unless otherwise agreed in writing by the Local Planning Authority.



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PLEASE NOTE:
 Existing roof plan developed based on original survey drawings produced and issued by UK Building Surveys Ltd. Full survey of roof dimensions and condition to be instructed prior to the commencement of any works. Drawing should not be used for Construction.



CLIENT
 Rossendale Borough Council

PROJECT
 Rawtenstall Market

REV	DESCRIPTION	DATE	REV BY	CHKD
A	Issued for PLANNING	28/06/24	OR	RL

DRAWING
 Existing Site Plan

SCALE
 As indicated @ A1

PROJECT	DRAWN BY	CHECKED BY	FIRST ISSUED
1570-23	OR	RL	28/06/24
ROLE	NUMBER	REVISION	
A	03-0002	A	

DRAWING STATUS
 PLANNING

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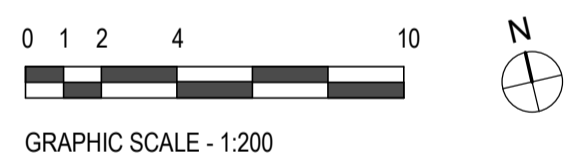
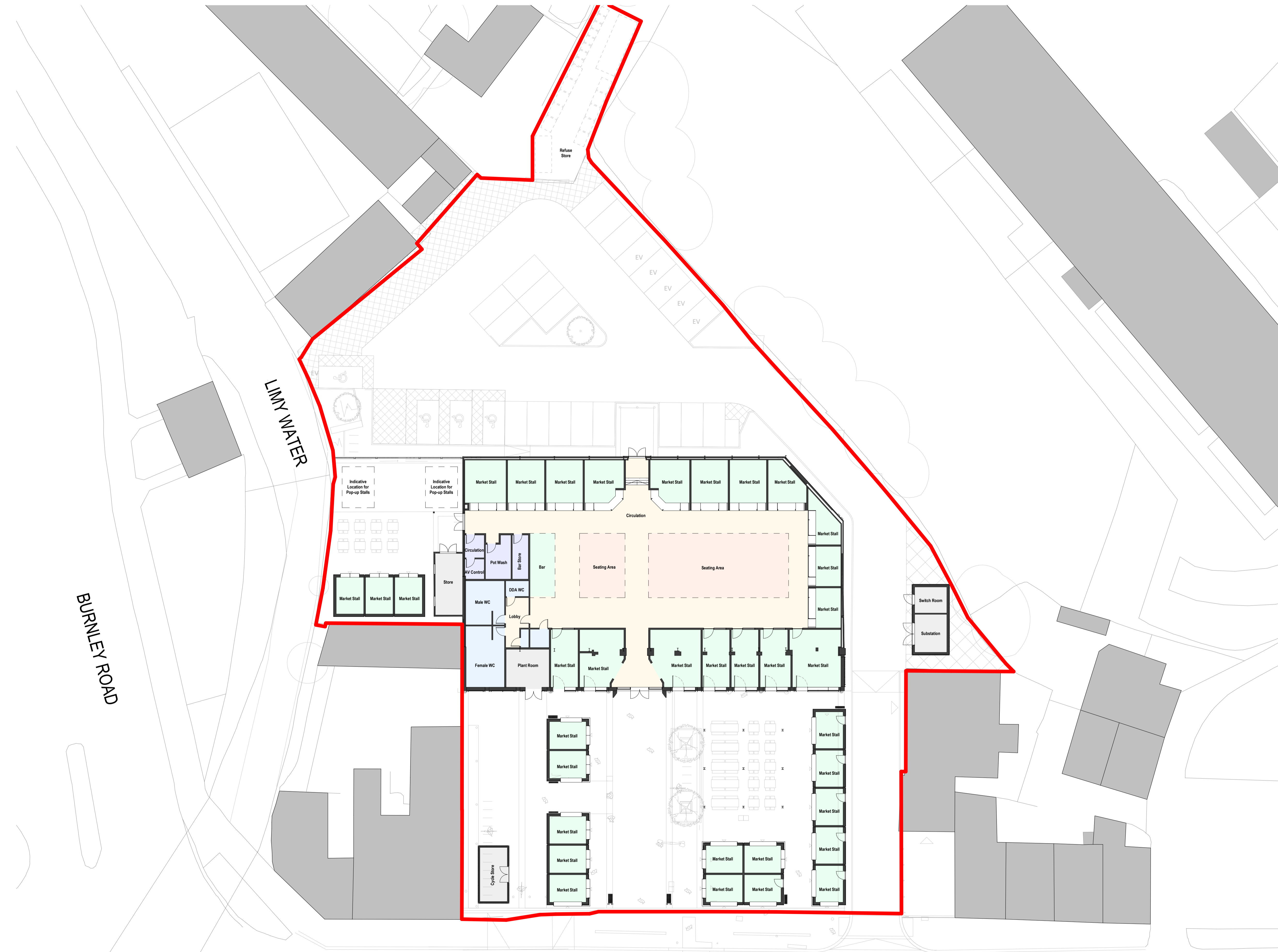


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Existing Site Plan
 1:200

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CLIENT			
Rosendale Borough Council			
PROJECT			
Rawtenstall Market			
A	Issued for PLANNING	28/06/24	OR RL
REV	DESCRIPTION	DATE	REV BY / CHKD
DRAWINGS			
Proposed Site Plan			
SCALE			FIRST ISSUED
As indicated @ A1			28/06/24
PROJECT	DRAWN BY	CHECKED BY	
1570-23	OR	RL	
ROLE	NUMBER	REVISION	
A	04-0001	A	
DRAWING STATUS			
PLANNING			
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Proposed Site Plan
1:200

NEWCHURCH ROAD

BURNLEY ROAD

LIMY WATER

Material Key

- | | | | |
|---|--|--|--|
| 1. Coursed Natural Stone - Ashlar Faced | 9. Cladding Panel - Dark Grey | 17. Building Signage | 25. Bat & Bird Boxes (Final location TBC by ecologist) |
| 2. Grey Slate Roofing | 10. Openable Market Hatchways & Doors - Dark Grey | 18. Metal Entrance Canopy | |
| 3. Clear Glazing | 11. PPC Parapet Capping - Dark Grey | 19. Replacement Rainwater Goods, Fascias & Soffit Boards | |
| 4. Glazed Door - Clear Glazing | 12. PPC Feature Entrance - Dark Grey | 20. Painted Brickwork - Dark Grey | |
| 5. Solid Door - Dark Grey | 13. Louvred Panels - Dark Grey | 21. Feature Graphics/Murals | |
| 6. Window & Door Frames - Dark Grey | 14. Retractable Security Fencing & Gates - Dark Grey | 22. Projecting Timber Countertop | |
| 7. Glazed Rooflights | 15. External Canopy with Retractable Awnings | 23. Louvred Doorset - Dark Grey | |
| 8. Corrugated Cladding - Dark Grey | 16. Solar Voltaic Panels | 24. Flues / Vents | |



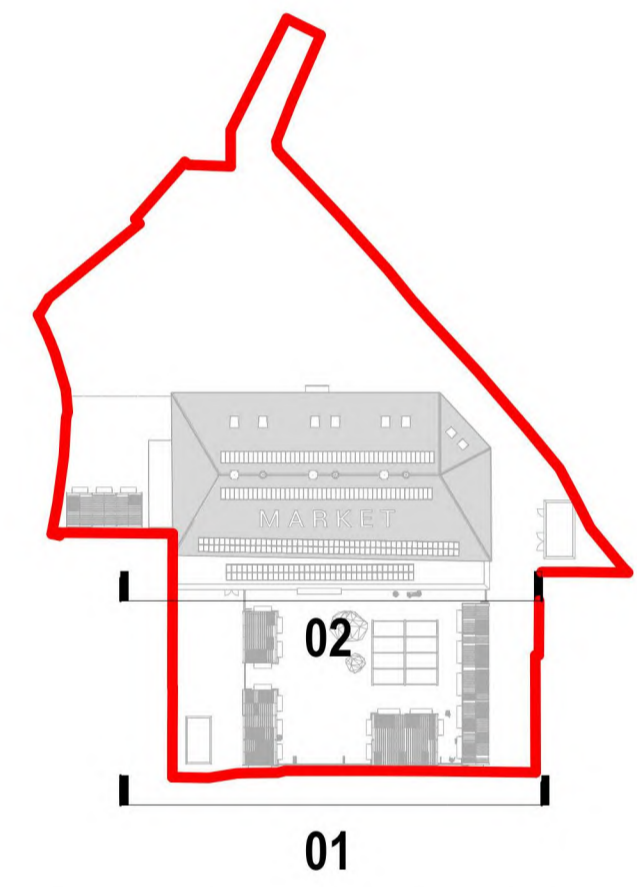
Proposed Elevation 01
1:100



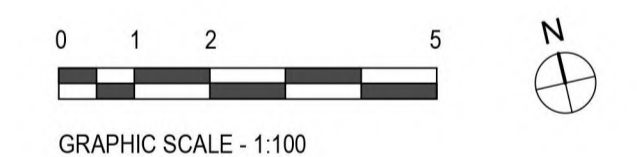
Proposed Elevation 02
1:100

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Proposed Elevation Key Plan - 01 & 02
1:1000



GRAPHIC SCALE - 1:100

CLIENT
Rossendale Borough Council

PROJECT
Rawtenstall Market

A	Issued for PLANNING	28/06/24	OR	RL
REV	DESCRIPTION	DATE	REV BY	CHKD

DRAWING
Proposed Elevations Sheet 01

SCALE
As indicated @ A1

PROJECT	DRAWN BY	CHECKED BY	FIRST ISSUED
1570-23	OR	RL	28/06/24
ROLE	NUMBER	REVISION	
A	04-1001	A	

DRAWING STATUS
PLANNING

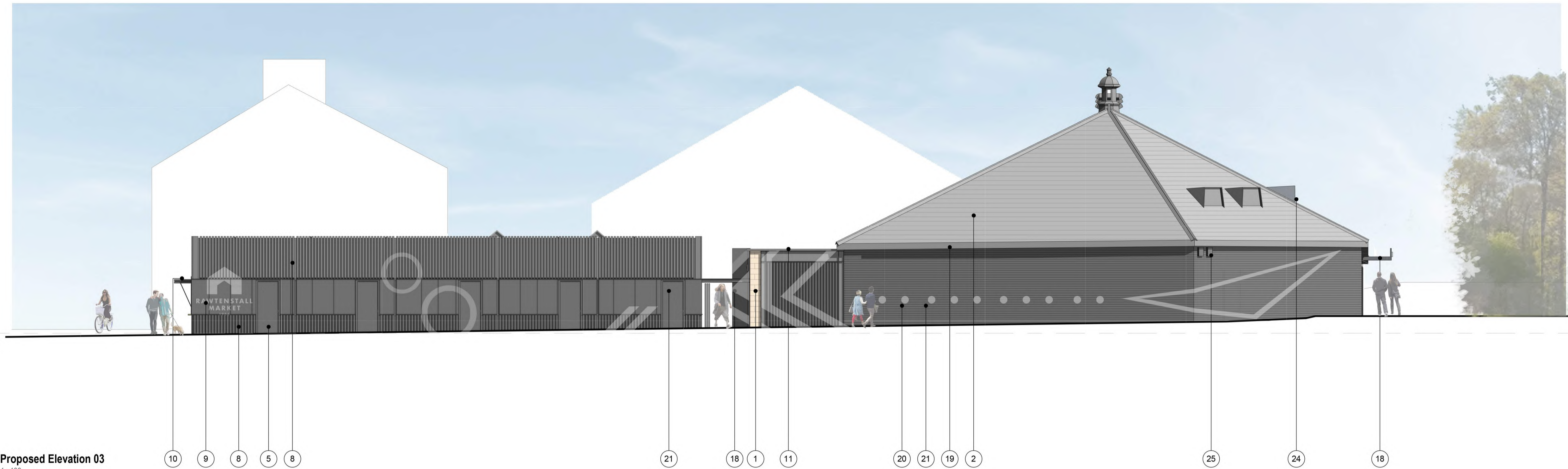
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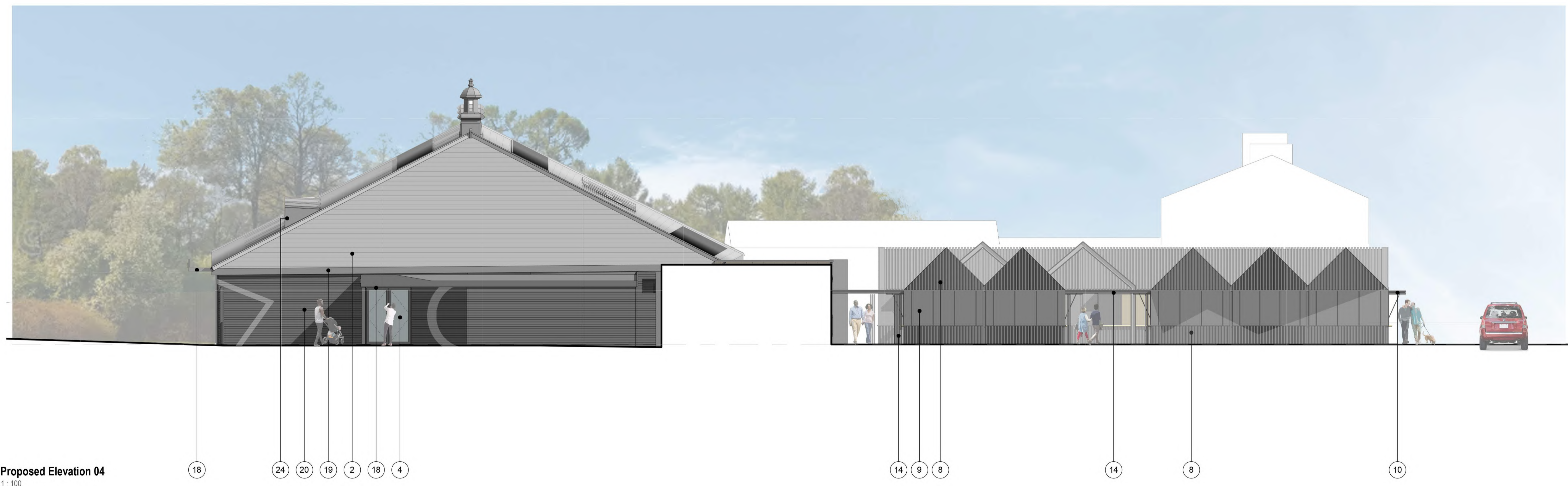
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2BW
T: 0161 834 9703
W: www.day-architectural.com

Material Key

- | | | | |
|---|--|--|--|
| 1. Coursed Natural Stone - Ashlar Faced | 9. Cladding Panel - Dark Grey | 17. Building Signage | 25. Bat & Bird Boxes (Final location TBC by ecologist) |
| 2. Grey Slate Roofing | 10. Openable Market Hatchways & Doors - Dark Grey | 18. Metal Entrance Canopy | |
| 3. Clear Glazing | 11. PPC Parapet Capping - Dark Grey | 19. Replacement Rainwater Goods, Fascias & Soffit Boards | |
| 4. Glazed Door - Clear Glazing | 12. PPC Feature Entrance - Dark Grey | 20. Painted Brickwork - Dark Grey | |
| 5. Solid Door - Dark Grey | 13. Louvred Panels - Dark Grey | 21. Feature Graphics/Murals | |
| 6. Window & Door Frames - Dark Grey | 14. Retractable Security Fencing & Gates - Dark Grey | 22. Projecting Timber Countertop | |
| 7. Glazed Rooflights | 15. External Canopy with Retractable Awnings | 23. Louvred Doorset - Dark Grey | |
| 8. Corrugated Cladding - Dark Grey | 16. Solar Voltaic Panels | 24. Flues / Vents | |



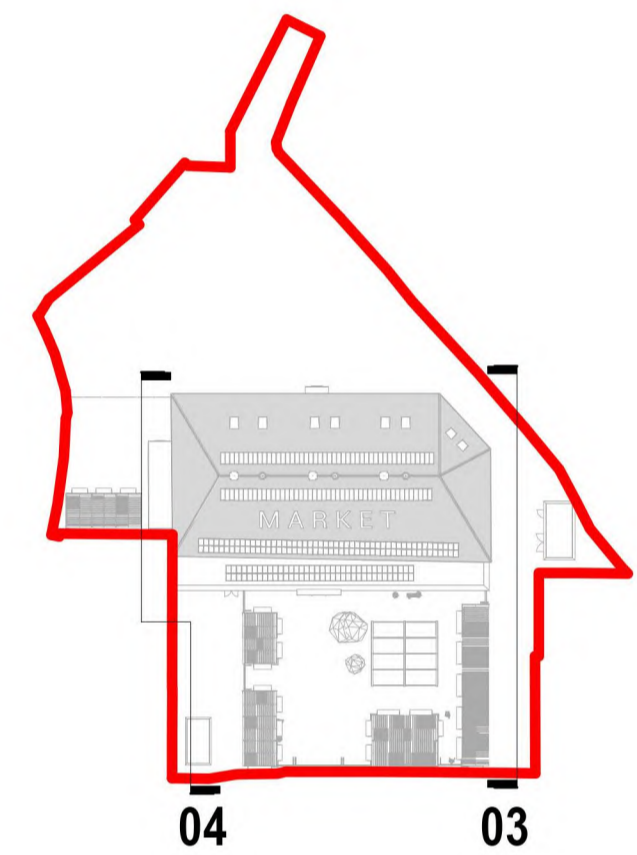
Proposed Elevation 03
1:100



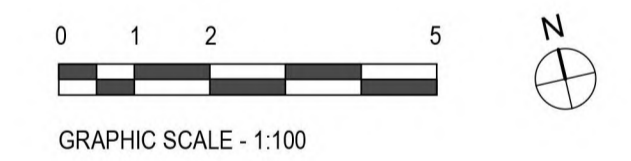
Proposed Elevation 04
1:100

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Proposed Elevation Key Plan - 03 & 04
1:1000



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Rossendale Borough Council

PROJECT
Rawtenstall Market

A	Issued for PLANNING	28/06/24	OR	RL
REV	DESCRIPTION	DATE	REV BY	CHKD
DRAWINGS Proposed Elevations Sheet 02				
SCALE As indicated @ A1				FIRST ISSUED 28/06/24
PROJECT 1570-23	DRAWN BY OR	CHECKED BY RL		
ROLE A	NUMBER 04-1002	REVISION A		
DRAWING STATUS PLANNING				

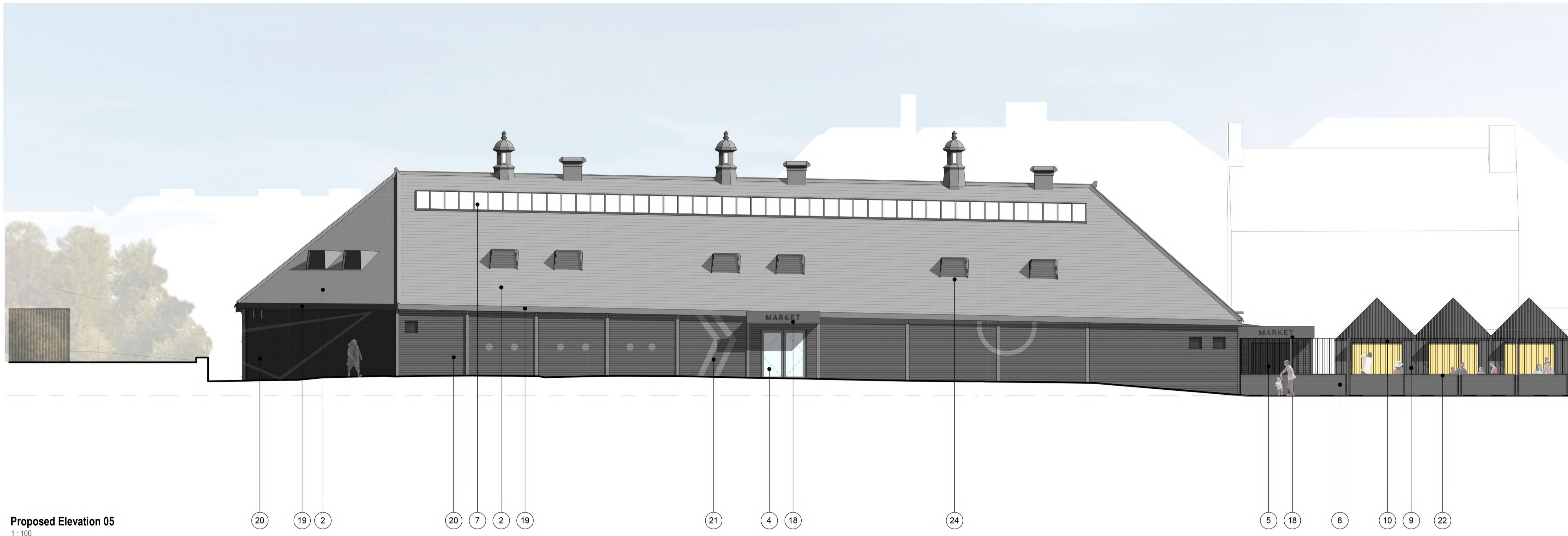
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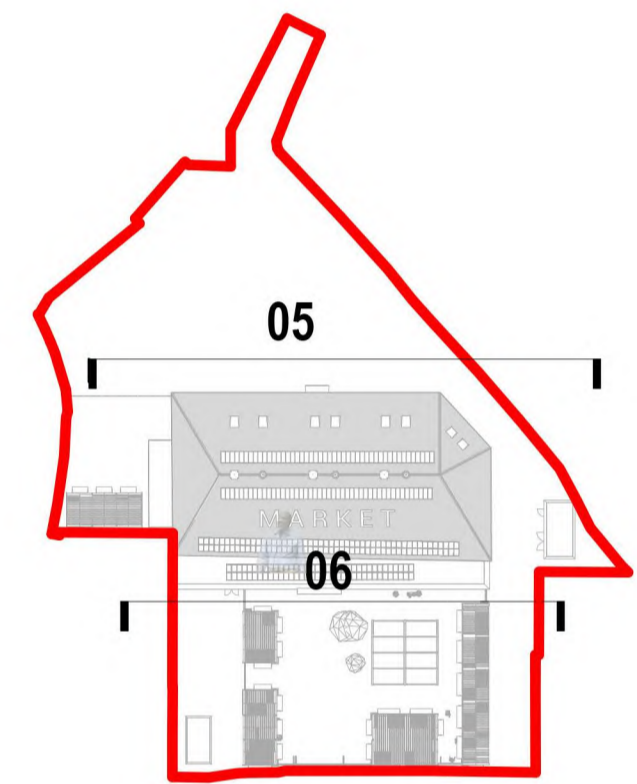
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Material Key

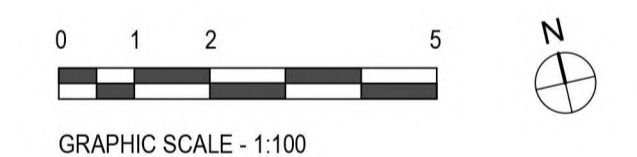
- | | | | |
|---|--|--|--|
| 1. Coursed Natural Stone - Ashlar Facad | 9. Cladding Panel - Dark Grey | 17. Building Signage | 25. Bat & Bird Boxes (Final location TBC by ecologist) |
| 2. Grey Slate Roofing | 10. Openable Market Hatchways & Doors - Dark Grey | 18. Metal Entrance Canopy | |
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| 6. Window & Door Frames - Dark Grey | 14. Retractable Security Fencing & Gates - Dark Grey | 22. Projecting Timber Countertop | |
| 7. Glazed Rooflights | 15. External Canopy with Retractable Awnings | 23. Louvred Doorset - Dark Grey | |
| 8. Corrugated Cladding - Dark Grey | 16. Solar Voltaic Panels | 24. Flues / Vents | |



Proposed Elevation 05
1:100



Proposed Elevation Key Plan - 05 & 06
1:1000



GRAPHIC SCALE - 1:100



Proposed Elevation 06
1:100

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PROJECT
Rawtenstall Market

REV	DESCRIPTION	DATE	REV BY	CHKD
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DRAWING
Proposed Elevations Sheet 03

SCALE
As indicated @ A1

FIRST ISSUED
28/06/24

PROJECT	DRAWN BY	CHECKED BY
1570-23	OR	RL

ROLE	NUMBER	REVISION
A	04-1003	A

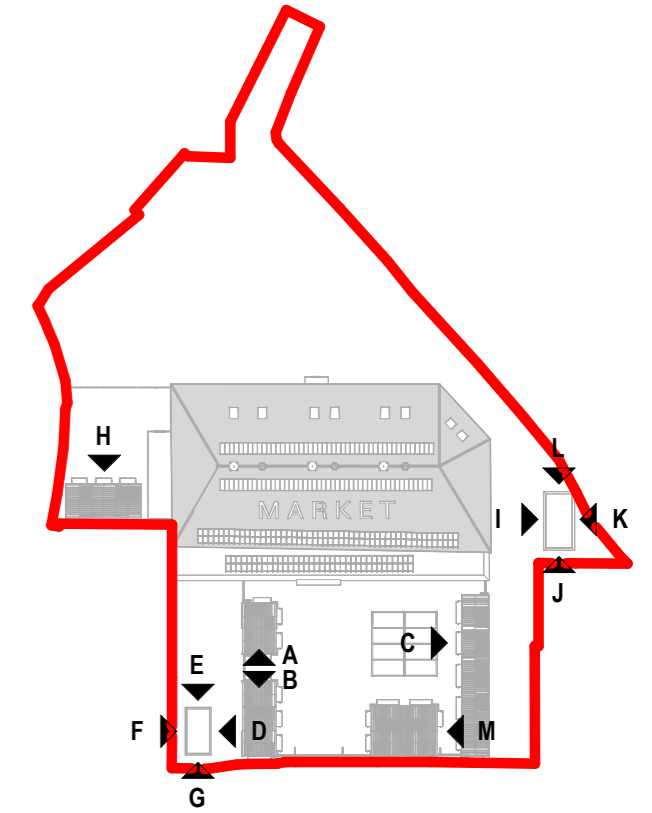
DRAWING STATUS
PLANNING

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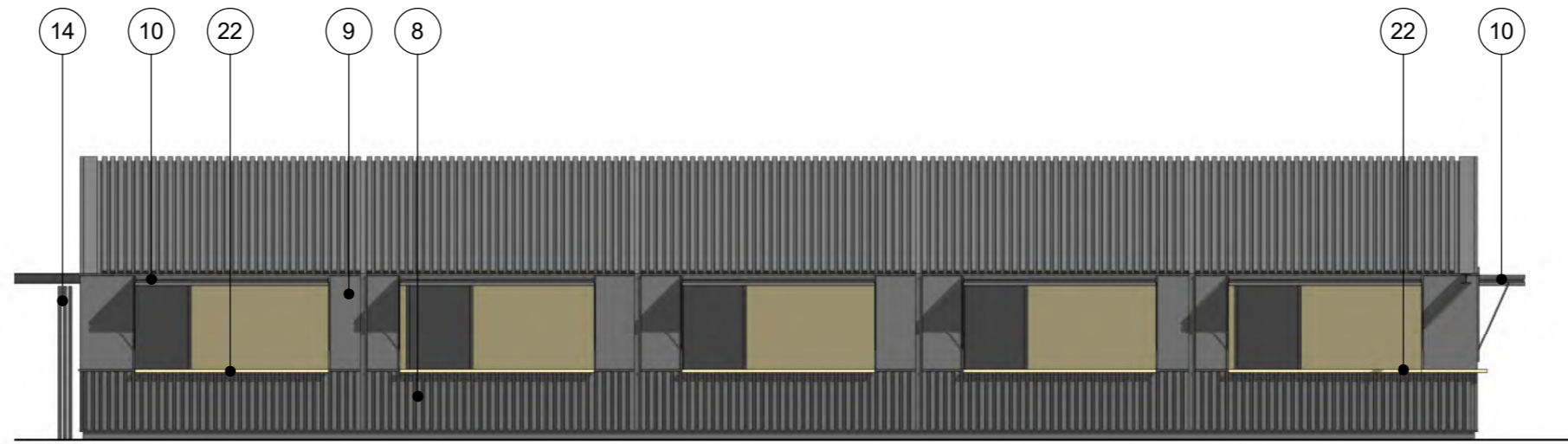
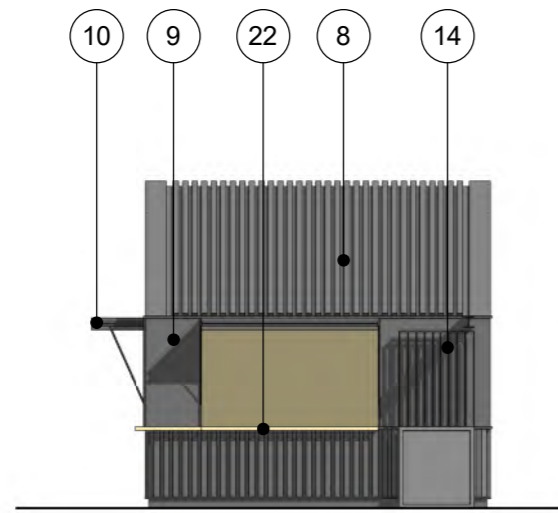
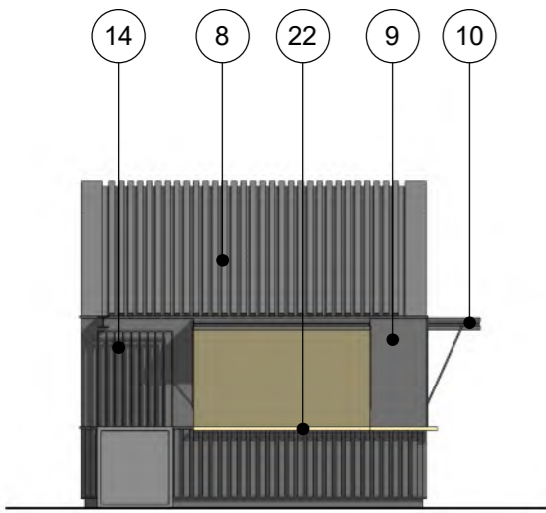
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Material Key

- | | | | |
|---|--|--|--|
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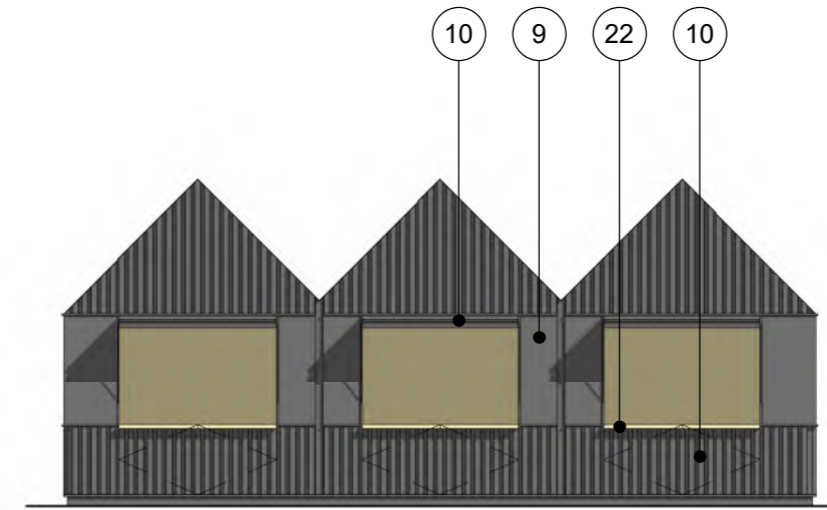
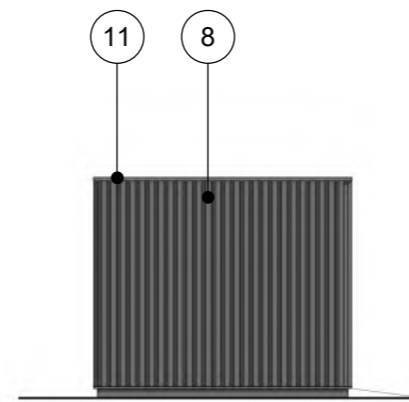
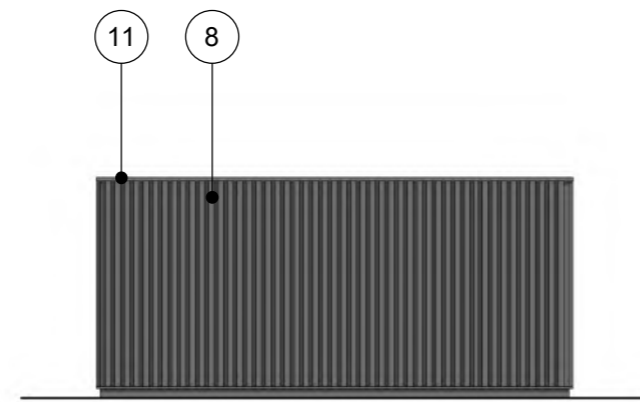
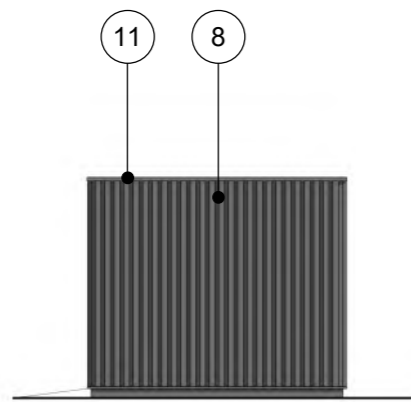
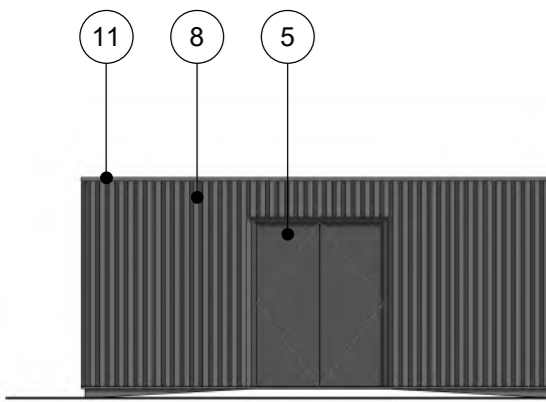
Proposed Elevation Key Plan - Misc
1 : 1000



External Stall (Misc A)
1 : 100

External Stall (Misc B)
1 : 100

External Stall (Misc C)
1 : 100



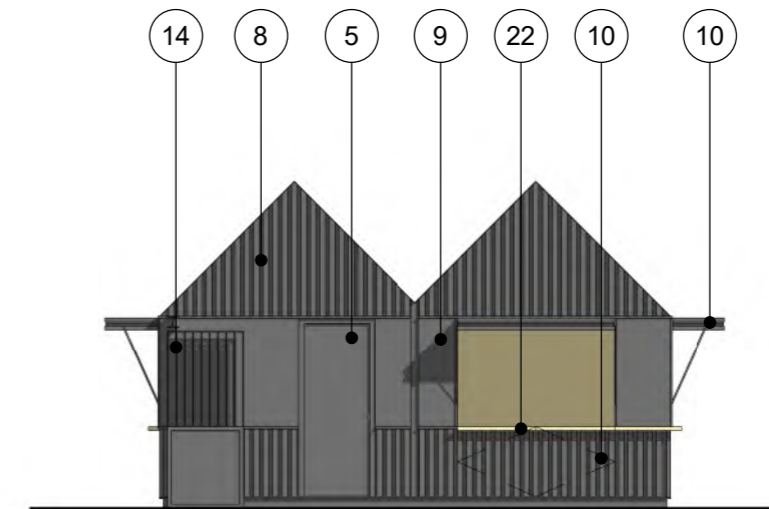
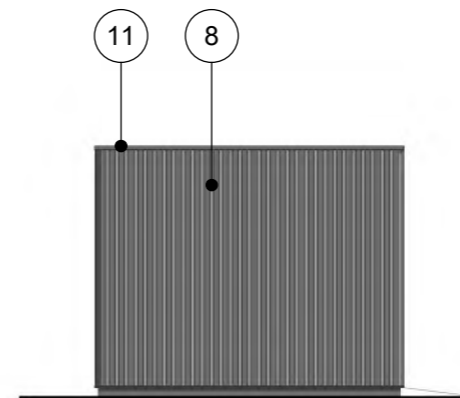
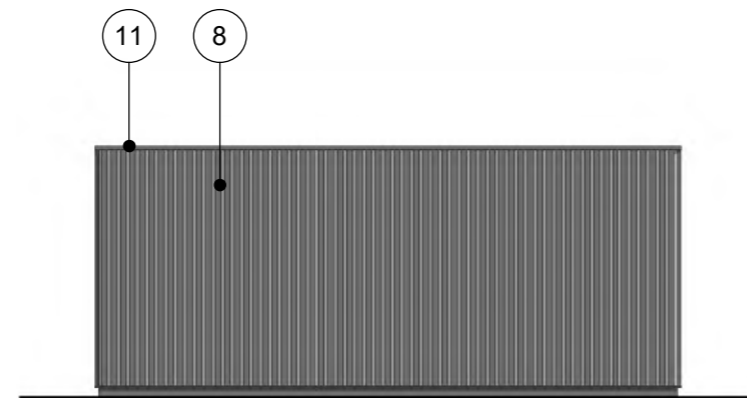
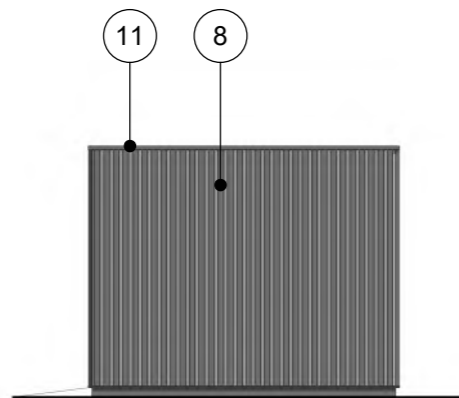
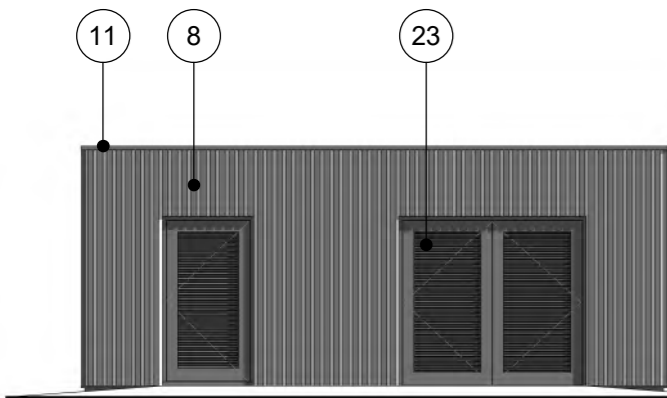
Bike Store Elevation (Misc D)
1 : 100

Bike Store Elevation (Misc E)
1 : 100

Bike Store Elevation (Misc F)
1 : 100

Bike Store Elevation (Misc G)
1 : 100

External Stall (Misc H)
1 : 100



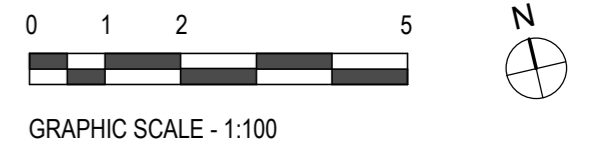
Substation Elevation (Misc I)
1 : 100

Substation Elevation (Misc J)
1 : 100

Substation Elevation (Misc K)
1 : 100

Substation Elevation (Misc L)
1 : 100

External Stall (Misc M)
1 : 100



GRAPHIC SCALE - 1:100

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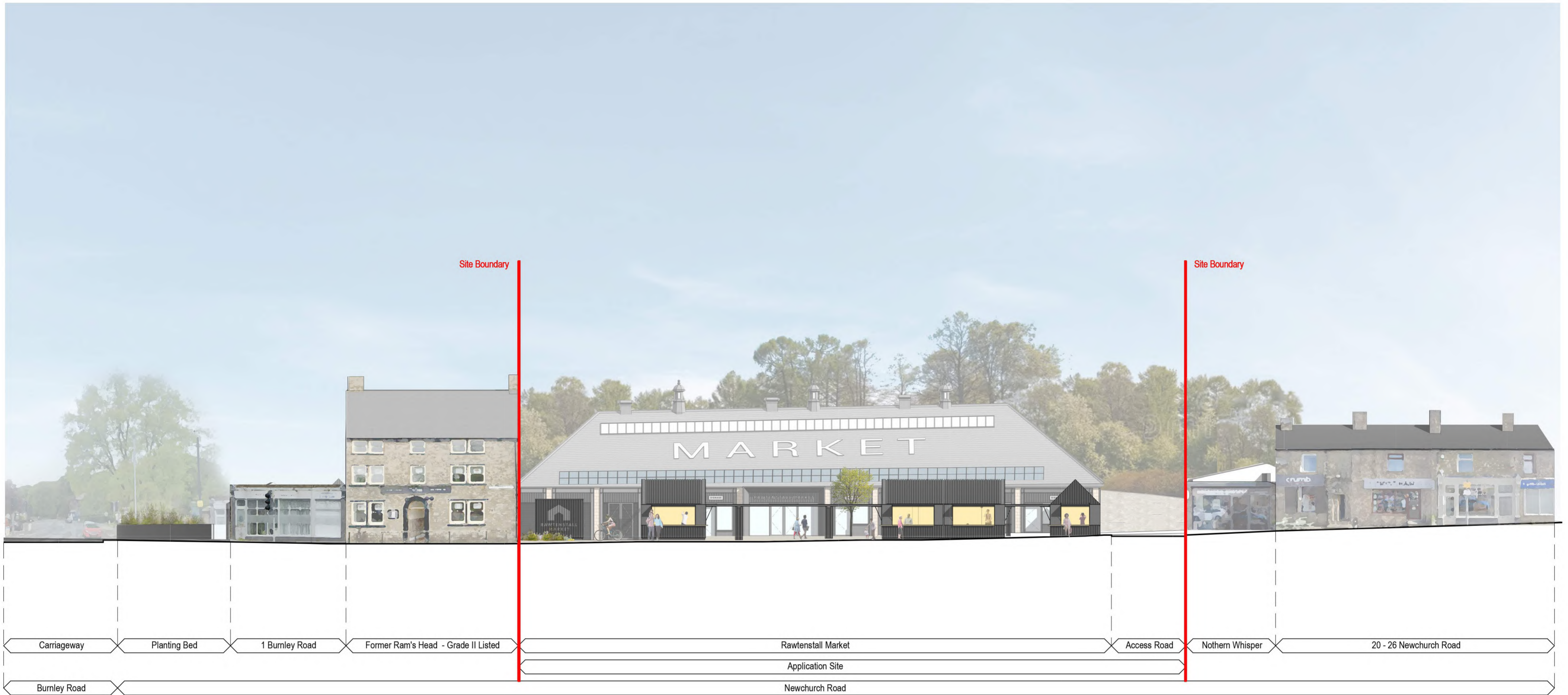
CLIENT	Rosendale Borough Council
PROJECT	Rawtenstall Market
DRAWING STAGE	PLANNING

DRAWING			
Proposed Elevations Sheet 04			
SCALE		FIRST ISSUED	
As indicated @ A2		28/06/24	
CLIENT REF	DAY PROJECT	DRAWN BY	CHECKED BY
/	1570-23	OR	RL
ORIGIN	VOLUME	LEVEL	TYPE
DAY	XX	XX	DR
ROLE	NUMBER	REVISION	
A	04-1004	A	
DRAWING STATUS			
PLANNING			

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Proposed Street Scene Elevation

1 : 200

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REV	DESCRIPTION	DATE	REV BY	CHKD BY

CLIENT Rossendale Borough Council
PROJECT Rawtenstall Market
DRAWING STAGE

DRAWING Proposed Street Scene Elevation			
SCALE 1 : 200 @ A2		FIRST ISSUED 28/06/24	
CLIENT REF /	DAY PROJECT 1570-23	DRAWN BY OR	CHECKED BY RL
ORIGIN DAY	VOLUME XX	LEVEL XX	TYPE DR
ROLE A	NUMBER 04-1005	REVISION A	
DRAWING STATUS PLANNING			

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Rowtensta + Market

SEAM:
RICH

← MARKET BAR
← INDOOR SEATING
← TOILETS

