

Application Number:	2023/0428	Application Type:	Full
Proposal:	Proposed extension to form 4 flats	Location:	New Bridge House Manchester Road Haslingden Rossendale BB4 6LB
Report of:	Head of Planning and Building Control	Status:	For publication
Report to:	Development Control Committee	Date:	15.10.2024
Applicant:	Mrs Ruth Endacott	Determination Expiry Date:	10.10.2024 (Time extension added)
Agent:	Mr Ian Scott – AJ Cocker Associates		

Contact Officer:	Chris Dobson	Telephone:	01706 238639
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

Approval subject to conditions contained in this report.

2. APPLICATION SITE

The site relates to the former New Bridge House public house and associated land. The site includes a part surfaced car park approached from Bridge Street.

The site is located at the junction of Manchester Road and Bridge Street, both of which provide access. Surrounding uses are predominantly residential terraced properties, although commercial uses operate from Ewood Bridge Mill, which is immediately opposite the site to the east.

The area is within the Urban Boundary of Haslingden. The site is not in a Conservation Area and none of the trees on or bounding the site has the protection of a Tree Preservation Order. The Environment Agency has designated the site as being within Flood Zone 1 (Low Risk).

It is understood that there is a long history of slope / land instability in the area, particularly to the north of the site in the area of woodland west of Manchester Road and up to Clod Lane. During the 1970's there was a housing development site to the north of Ewood Road, between Clod Lane and Manchester Road, which was affected by landslips and slope movement during construction. The development site was subsequently abandoned, with only a small number of houses built. Following this, a series of reports and investigations were undertaken looking into the potential cause of the movement and whether further development could be permitted in the future. As a result of these reports, in 2017 the Council produced a plan designating the area as a 'Landslip Risk Area'. The site is located at the southern extent of the landslip risk area.

3. RELEVANT PLANNING APPLICATION HISTORY

2017/0272 - Conversion of Existing Dwellinghouse into Two Separate Dwellinghouses with Two Storey Rear Extension. **Withdrawn.**

2019/0569 - Change of use of former public house and construction of new build unit to form 8 no. apartments with associated external works and remodelling of existing car park. **Withdrawn.**

2021/0268 - Full: Change of use of dwelling and construction of new build unit to form eight apartments together with associated external works and remodelling of existing car park. **Withdrawn.**

2021/0542 - Full: Part demolition of existing ruin, and proposed change of use of former public house to form four apartments together with associated external works and remodeling of former car park. **Approved**

2023/0346 - Proposal: Approval of details reserved by conditions 3 (landscaping),4 (boundary treatments),6 (drainage),7 (Construction Management plan) 10 (cycle storage and EV charging and bin store) and 13 Contamination) pursuant to planning application 2021/0542. **Approved.**

4. PLANNING HISTORY NOTE

Planning permission 2021/0542 was sought for eight apartments, four of which were set within a two-storey side extension. Bearing in mind the site's location within a landslip risk area, the LPA instructed a Land Stability Review, undertaken by Mott MacDonald Ltd. The purpose was to review the Land Stability Appraisal report submitted in support of the planning application, and to provide the LPA with advice as to whether the application was acceptable or not on land stability grounds, and / or if any further investigation was required. The LPA was advised that planning permission should not be granted unless and until ground investigation works have been undertaken to assess the level of risk and the results submitted to the LPA for review. The applicant opted to delete the extension from the application and proceed with conversion works only. The change of use of the existing building to four apartments with associated external alterations and car parking was subsequently approved.

Further work on land stability was subsequently undertaken and a Land Stability Appraisal and a Geotechnical Site Investigation Report submitted as part of this application. Mott MacDonald have subsequently been asked to review these and provide their comment on this report.

5. PROPOSAL

The proposal is for a two-storey extension to the side of the building to provide four additional one-bedroom flats. The extension is shown to contain a pitched roof to match the design of the existing roof with the ridge slightly lowered. The front elevation is also set back slightly from the existing front elevation wall. In total, ten off-street parking spaces are provided, accessed from Bridge Street, for use by all eight flats at the site. An electric vehicle charging point is proposed to be installed along with the construction of a cycle store and a bin store. Landscaping works are also proposed including the planting of a number of trees and shrubs.

6. POLICY CONTEXT

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 and Beautiful Places
Section 14	Meeting the Challenge of Climate Change, etc
Section 15	Conserving and Enhancing the Natural Environment

Development Plan

Local Plan Policies

Policy SD1: Presumption in favour of sustainable development
Policy SD2: Urban boundary and green belt
Policy HS8: Private outdoor amenity space
Policy ENV1: High quality development
Policy ENV4: Biodiversity
Policy ENV6: Environmental protection

Policy ENV9: Surface water run off
 Policy ENV10: Trees and hedgerows
 Policy TR4: Parking

Other material considerations

National Planning Practice Guidance
 Alterations and Extensions to Residential Properties SPD

7. CONSULTATION RESPONSES

Land Contamination Officer	No objection subject to condition
LCC Highways	No objection subject to condition
RBC Environmental Health Officer	No objection subject to condition
United Utilities	No objection subject to condition
Land Stability (Mott Macdonald)	<i>“Based on the evidence provided, the landslip risk associated with the development plot is low”</i>
Lancashire Fire and Rescue	It should be ensured that the scheme fully meets all the requirements of Building Regulations Approved Document Part B5 <i>“Access and facilities for the Fire Service”</i> and the proposal is provided with suitable provision of Fire Fighting Water”
Building Control	<i>“Regulations are required and emergency egress windows in accordance with Approved document are required to all bedrooms. The cooking facilities should be located to be remote from the entrance door and not prejudice the escape route. Land stability issues have been comprehensively discussed between the applicant and RBC.”</i>

8. REPRESENTATIONS

To accord with the General Development Procedure Order, a site notice was posted on 10.10.2023 and properties were notified by letter sent out on 13.09.2024.

Six objections have been received raising the following matters:

Overdevelopment

- Over development of the site
- Site is not big enough for 8 dwellings

Residential amenity

- Oppressive and overbearing for residents on Bridge Street
- Loss of outlook and reduces the amount of sunlight and daylight of residents in Bridge Street.
- Loss of privacy from rear and side windows
- More noise from additional traffic

- Location of bin store with 16 bins opposite residential properties and noise from dropping items into bins.

Visual amenity

- Detracts from architecture of existing buildings

Traffic and Parking

- Will result in increased parking on Bridge Street and cars parked on pavement on Manchester Road.
- 10 parking spaces not sufficient for 8 dwellings
- The car park although private is used by a variety of residents and walkers. The loss will increase parking problems in the immediate vicinity.
- Would like a residents parking scheme if proposal goes ahead.
- Additional traffic and parking a hazard particularly to children on bicycles.
- Many near misses and actual collisions on this bend. It is already tricky and potentially dangerous without additional cars parked obstructing drivers view's.
- Due to road camber, Bridge Street is recognized as a black spot in snow and ice additional cars parked on Bridge Street or driving past will increase the risk.

Drainage and flooding

- There is already an issue with surface water and drainage and the matter has been raised with the Council and United Utilities for many years. Additional residents and parking on both sides of Bridge Street will worsen the situation and potentially broaden the impact of any associated flooding.
- On 7th December 2023 after heavy rain, Bridge Street was like a river but not the worst it has been.

Land stability

- Historical problem with housing on Hilltop Drive due to landslip. More recently, an application approx. 30-40m away was denied building regulations.
- Under the impression that new housing was banned. The geological report states that the overlying sediment on the bedrock is landslide deposits.

Previous consultations

- Consultations on previous applications for 4 dwellings not transparent or accurate because it was always intended to have 8 dwellings.

These matters have been considered by the case officer and taken into account during the assessment of the application.

9. ASSESSMENT

Principle

The conversion of the existing building to four flats has already been approved and work has commenced on site. This application proposes an extension to the building

to form four additional flats. The site is relatively sustainably located within the urban boundary.

The proposed development is acceptable in principle, in accordance with Policies SD1 and SD2 of the Local Plan.

Impact upon the character and appearance of the application site and the surrounding street scene

Paragraph 135, Section 12 (Achieving well-designed and beautiful places) of the NPPF states that:

“Planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping.”

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting.”

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 scale and massing of the proposed extension will be proportionate to both the existing building and the site. The developments is considered to reflect the existing building in terms of its design and will appear subservient owing to the reduced roof ridge height and the setback included from the front elevation. Subject to the use of appropriate materials, the proposed extension would represent an acceptable addition to the existing building which would be sympathetic to the street scene and character of the area.

Subject to the inclusion of a condition requiring samples of external materials to be submitted and approved by the Council, the application is acceptable in terms of character and appearance of the area and is in accordance with Policy ENV1.

Neighbour and Residential Amenity

Both national and local policies aim to protect the amenity of all existing and future occupants of land and buildings. Policies HS9 & ENV1 of the Local Plan and the 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 development is unlikely to give rise to any significant neighbour amenity issues. The site is within a predominantly residential area and the distance to any neighbouring property exceeds the minimum standards required by the Council’s Alterations and Extensions to Residential Properties SPD.

Concerns have been raised regarding the siting of the bin store adjacent to the parking area. The bins will however be located within a timber structure and will not therefore be overlooked by resident. The building will also minimise any noise emanating from the use of the bin area.

Conditions restricting construction hours and associated deliveries have been recommended by the Council's Environmental Health team to protect the living conditions of residents during the construction phase. Informatives have been recommended relating to the Housing Act and fire safety guidelines.

The apartments are served by adequate shared amenity space in the form of hard and soft landscaped areas. Officers are satisfied that the application is compliant with Policy HS8 (Private Outdoor Amenity Space).

The flats proposed comply with the nationally described space standard requirements for a 1 bedroom 1 person flat.

Overall, the development is considered acceptable in terms of both neighbour and residential amenity.

Landscaping and Ecology

For the avoidance of doubt, the application was submitted prior to the introduction of the mandatory 10% increase in biodiversity however, the policies still require the development to result in a net gain in biodiversity. In this instance, details of soft landscaping and planting are provided as part of the application with six native trees and ornamental shrub planting fronting Manchester Road and Bridge Street. This is considered to enhance biodiversity and would be acceptable. A condition has been added to the relevant section below to secure the implementation of these details.

Subject to conditions, the development is acceptable with regards to landscaping and ecology in accordance with Policies ENV1 and ENV4 of the Local Plan.

Access, Parking and Highway Safety

LCC Highways raises no objection to the proposed development. They have advised that the site plan shows the proposed improvements to the Bridge Street car park access and extension to the footway on Manchester Road which reflect those previously approved for application 2021/0542. The works within the adopted highway will be carried out under a legal agreement (Section 278/38) with Lancashire County Council as the highway authority. Should the application be approved, they have requested a planning condition to have these works completed prior to the first occupation of any apartment.

They have also indicated that the ten off-road spaces are shown on the Proposed Site Plan (Drawing No H425-06) is an acceptable level of parking for both the approved four apartments and the four additional apartments considered for this application. The parking area should be surfaced in a bound material to prevent loose surface material from being carried onto the public highway network. Parking bays should also be marked out and allocated to make effective use of the parking area, and be available prior to occupation of the first apartment.

The electric vehicle charging points and a secure cycle store, to improve the site's sustainability, have been agreed for the approved application 21/0542 and are considered acceptable for both applications.

Subject to the inclusion conditions, the development is considered acceptable in relation to access, parking and highway safety matters.

Land Contamination

The Council's Environmental Protection consultant has been consulted to provide comments on the application. These state the following:

“Contaminated land planning conditions relating to the wider site are already in place under 2021/0542 with verification outstanding together with a watching brief for unexpected contamination.

Under 2023/0346 the architect/surveyor agreed in writing to undertake the work in accordance with a list of the LPA's requirements (ref: e-mail dated 3rd August 2023 from Ian Stott to Caroline Callow)”

For the avoidance of doubt, the requirements as agreed as part of application 2023/0346 were as follows:

- The 600mm cover system for soft landscaping shall be validated with trial pits. At least one pit will be required for each landscaping area. Larger areas may require additional pits.
- All cover system trial pit validation locations shall be logged in accordance with the guidance in BS5930 and photographed to show the location (including legible identification signage), all of the pit including base, the risings and a legible depth gauge to at least 600mm below ground level. Photographs shall include the membrane or break layer where installed, these can be taken prior to placement of the materials above. More than one photograph is likely to be required per pit. The use of pipes inserted into the ground will not be accepted. Original high-resolution images shall be provided. Please check all the photographs are in focus and are clear otherwise they may not be accepted by the LPA.
- Where the clean imported soil source is Greenfield then suitable evidence shall be provided to demonstrate that the source is actually Greenfield (e.g. grid reference or boundary location of original source together with information about the environmental checks undertaken to show it is Greenfield). If soils are not Greenfield then the applicant shall agree their sampling and analytical strategy with the LPA prior to undertaking the work. Testing and validation should as a minimum be undertaken fully in accordance with the YALPAG guidance and guidance listed within. Analysis must include asbestos. Movement and use of materials must with waste management regulations and associated guidance.
- 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.

- Copies of waste documentation should be included within the verification report.
- A water supply risk assessment shall be agreed with the local service provider. A copy of the risk assessment should be included in the verification report. If upgraded supply pipes are required then the verification report should evidence these have been installed. Evidence may comprise photographs and delivery tickets.

The consultant has recommended a condition is added requiring the submission of a verification report prior to first use/occupation of the development. This has been added to the relevant section below. The details submitted as part of the approval of this condition should satisfy the requirements as detailed above and previously agreed for the site.

Drainage

National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG) advise that surface water from new developments should be investigated and delivered in the following order of priority:

1. into the ground (infiltration);
2. to a surface water body;
3. to a surface water sewer, highway drain, or another drainage system;
4. to a combined sewer.

The applicant has submitted a Drainage Plan which has been reviewed and accepted by United Utilities. A condition ensuring the development is undertaken in accordance with the approved plan has been recommended and added to the relevant section below. A further condition has been added requiring the submission of a sustainable drainage management and maintenance plan for the lifetime of the development prior to the first occupation of the development.

Land Stability

The application site is located within a designated landslip area. Whilst it is accepted that the land falls within the land slip area it should be noted that the application site is located on southern tip of the designated land. The landslip area has been designated following movement of the land being identified during the construction of an approved housing development on land to the north of the application site resulting in the construction of the houses being abandoned. Nevertheless, it is imperative that detailed investigation works are undertaken to assess the stability of the land beneath the application site prior to any development work requiring foundation being approved.

In order to satisfy these requirements, the applicant has submitted a Land Stability Appraisal and a Geotechnical Site Investigation Report for consideration to provide sufficient evidence to show that the development can be undertaken safely and without impacting upon the stability of the land. Due to the expertise required to assess such matters, the Council has sought advice from a specialist company (Mott MacDonald Limited). A detailed consultation response has been received from Mott MacDonald with the concluding comments stating the following:

“From the site investigation information provided, there is no evidence of shallow shear surfaces, and therefore the risk of localised slope instability is low. There is evidence of high plasticity clays, silt and localised softening at depth which may be consistent with overall deep-seated failure, however it is not anticipated that this would be affected by the proposed development, and therefore the risk of overall landslide stability is low.

Based on the evidence provided, the landslip risk associated with the development plot is low. MML considers RBC’s approach to not permitting any development that involves construction of new foundations to be appropriate for any development on the hillside itself. However, in relation to the proposed development plot (which is located on the foot slope, at the outer extent of RBC’s landslip risk zone), it is considered that planning may be permitted subject to continued inclinometer readings and appropriate construction management to minimise unsupported excavation.”

It is noted that the submitted Land Stability Appraisal report submitted by the applicant states the following:

“The clays beneath the Site did not exhibit the presence of slip features within the recovered soil cores, however as per the MMD advice an inclinometer tube was inserted into the hole to permit verticality measurements and these will be repeated at 6 month initially becoming 3 month intervals during the construction works to validate the stability of the Site.”

A condition has therefore been included to ensure the inclinometer readings are taken prior to commencement of development and during the construction phase as set out within the submitted Land Stability Appraisal document. The condition also requires readings to be undertaken post development.

The comments received from Mott MacDonald’s also state that unsupported excavation works should be minimised to reduce the risk of land movement. The excavation works required in order to lay the foundations for the development will be controlled by Building Regulations. An informative note has been added to ensure the applicant is aware that appropriate construction management techniques should be utilised to ensure that unsupported excavations are kept to a minimum.

Overall, it has been demonstrated that the risk of the proposed development resulting in localised land instability is low and has been adequately investigated to allow planning permission to be granted.

10. CONCLUSION

The proposed development is considered acceptable in terms of the impact upon the character and appearance of the application site and the surrounding area and is not considered to significantly detract from the amenity of the surrounding residents. The development is also acceptable in terms of amenity for the occupants of the flats and will not have an undue impact upon highway safety in the vicinity of the site. In addition to this, sufficient evidence has been provided to show the risk of localised land instability at the site from the proposed development is low. It is therefore recommended that the application be approved subject to the inclusion of the below conditions.

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 the requirements of Section 91 of the Town and Country Planning Act 1990.

- 2) The development hereby permitted shall be carried out in accordance with the following drawings, unless otherwise required by the conditions below:

Title	Drawing No.	Received Date
Site location plan	H425-07	11.09.2023
Proposed Site plan	H425-06	11.09.2023
Proposed Front elevation	H425-102	11.09.2023
Proposed Rear elevation	H425-103	11.09.2023
Proposed Side and return elevation	H425-104	11.09.2023
Proposed Ground floor	H425-100	11.09.2023
Proposed First floor plan	H425-101	11.09.2023
Proposed cross sections	H425-105	11.09.2023

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development.

- 3) Prior to any above ground works samples of all external facing materials and roofing materials shall be submitted to and approved in writing by the Local Planning Authority. All works shall be undertaken strictly in accordance with the details as approved.

Reason: To ensure a satisfactory appearance to the development.

- 4) All hard and soft landscape works shown on the Proposed Site Plan (Drawing H425-06) shall be carried out in accordance with the approved details within the first planting and seeding seasons following the occupation of any buildings or the completion of the development, whichever is the sooner.

Any trees or plants which within a period of 10 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: To ensure that a satisfactory landscaping scheme for the development is carried out to mitigate the impact of the development and secure a high quality design.

- 5) All boundary treatments including walls and fencing shall be constructed in accordance with the details shown on the Proposed Site Plan (Drawing H425-06) prior to the first occupation of the flats here approved.

Reason: To ensure a satisfactory appearance to the development.

- 6) 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 050423, Rev 0 -Dated June 2023 which was prepared by T J Booth Associates. For the avoidance of doubt, surface water must drain at the restricted rate of 5 l/s. 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 ensure a satisfactory form of development and to prevent an undue increase in surface water run-off and to reduce the risk of flooding.

- 7) Prior to occupation of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the local planning authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:

- (i) Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a resident's management company; and
- (ii) Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.

The development shall subsequently be completed, maintained and managed in accordance with the approved plan.

Reason: To ensure that management arrangements are in place for the sustainable drainage system in order to manage the risk of flooding and pollution during the lifetime of the development.

- 8) The Construction Method statement submitted on 20.11.23 Ref: H425-CMS-02 shall be fully adhered to throughout the construction period of the development.

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

- 9) No part of the development hereby approved shall be occupied until all the highway improvement works have been constructed and completed in accordance with the scheme. The works include improvements to the car park access on Bridge Street and extension of footway on Manchester Road. In order that the traffic generated by the development does not exacerbate unsatisfactory highway conditions in advance of the completion of the highway scheme/works.

Reason: In order that the traffic generated by the development does not exacerbate unsatisfactory highway conditions in advance of the completion of the highway scheme/works.

10) No part of the development hereby approved shall be occupied until the parking area shown on the approved Proposed Site Plan (Drawing H425-06) has been constructed, laid out and surfaced in bound porous materials. The parking area shall thereafter always remain available for the parking of domestic vehicles associated with the development.

Reason: In order to ensure satisfactory levels of off-street parking are achieved within the site to prevent parking on the highway to the detriment of highway safety.

11) No part of the development hereby approved shall be occupied until a secure covered cycle store and electric vehicle charging points are provided in accordance with the details shown on the Proposed Site Plan (Drawing number H425-06).

Reason: To ensure that the development supports sustainable transport modes.

12) Construction works shall not be permitted outside the following hours:

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

Construction hours shall not be permitted on Sundays or Bank or Public Holidays. Construction deliveries shall be restricted to the hours above.

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

13) Prior to first use or occupation a verification report, which validates that all remedial works undertaken on site were completed in accordance with those agreed with the Local Planning Authority, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the development is suitable for the proposed end use.

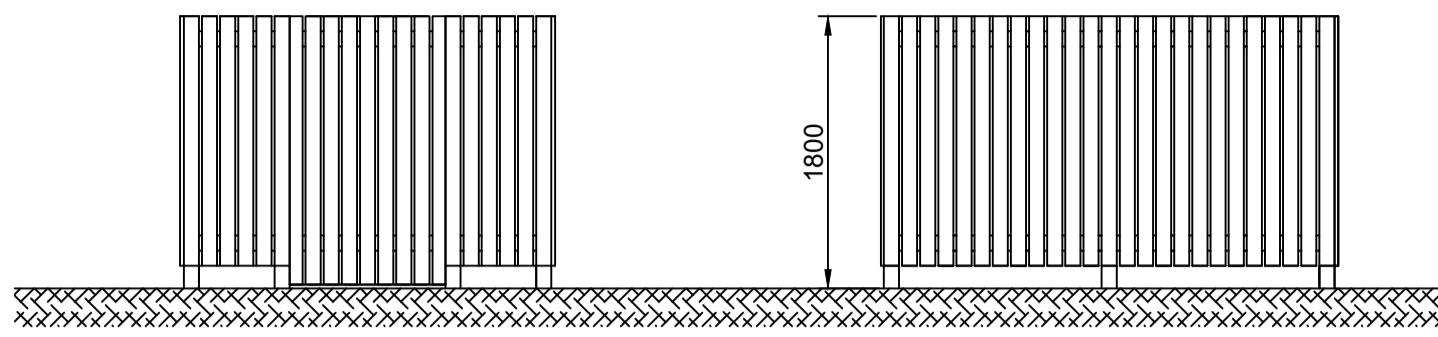
14) Inclinometer readings shall continue to be taken both prior to commencement of development and during the construction phase in line with the details submitted within the Land Stability Appraisal documents received on 27.06.2024. Further readings shall also be taken following the completion of the development. Should any of the readings identify ground movement at the site all development shall cease and the Local Planning Authority should be notified immediately.

Reason: To ensure the ground conditions at the site are monitored prior, during and post development.

13. INFORMATIVES

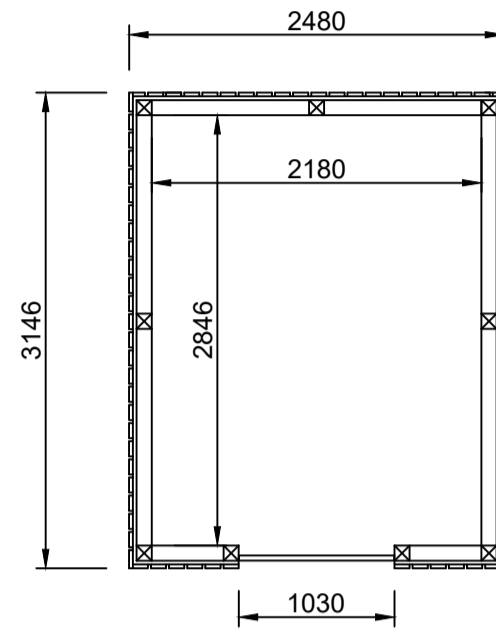
1. The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.

2. 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. Whilst the building to be converted has been assessed as low risk for bats, the applicant is reminded that under the 2019 Regulations it is an offence to disturb, harm or kill bats. If a bat 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.
5. The applicant/owner/ managing agent should note that should the properties be privately let:- The property must meet minimum standards under the Housing Act 2004 and be free from unacceptable hazards (Housing. Health and Safety Rating Scheme). LACORS Fire Safety Guidance has been adopted as a minimum standard for fire safety. This document details the requirements expected for fire detection/ emergency lights and escape windows etc. In addition, the applicant must note that should the property fall within the definition of a HMO under the Housing Act 2004, additional standards and regulations apply. Please note that a building control completion certificate would be necessary in respect of the converted building test. (Housing Act 2004, section 257). Cabinet formally adopted Rossendale's HMO standards on 12 February 2020 <https://www.rossendale.gov.uk/meetings/meeting/1132/cabinett>. This document covers matters in relation to space, amenity and fire safety standards.
6. The applicant is advised to ensure that appropriate construction management techniques are utilised during the laying of the foundations to ensure that unsupported excavations are kept to a minimum. The risk of land movements caused by the development has been assessed as being low however, the responsibility to ensure the safe development of the site rests primarily with the developer.



Front Elevation

Rear/side elevations



Plan

Bin stores constructed using treated timber with chestnut preservative stain finish - 100x100 posts set in concrete with 100x25 vertical timber boarding (min 150mm between bottom of board and ground level) on 150x25 horizontal rails - gates to match supported on galv. steel hinges with hasp and staple and padlock

PROPOSED BIN STORE DETAILS

scale 1-50



PROPOSED BIKE STORE DETAILS

scale 1-50

BIKE SHED 2.06 x 2.04 x 1.63m [4.2 M²] ANTHRACITE/WHITE metal cladding stores 4nr bikes



PROPOSED BOUNDARY FENCE



Area of soft landscaping to be leveled and reduced to provide min 150mm clean topsoil cover which is to be seeded with proprietary native meadow mix

HATCHED AREAS INDICATE PREMISES APPROVED FOR CONVERSION TO 4nr FLATS REF 2021/0542 [not part of this application]

PROPOSED SITE PLAN

scale 1-100

LANDSCAPING SCHEDULE

Topsoil Imported top soil to comply with BS3882:1994. Where topsoil is absent imported top soil shall be spread to a depth of 0.3m. Within any tree protection areas, to minimize disturbance of tree roots during planting operations, topsoil shall be spread to a maximum depth of 0.15m over existing top soil.

Planting: All hardy nursery stock shall comply with BS: 3936, Specification for nursery stock. All site preparation, planting and post planting aftercare shall comply with "Handling and Establishment of Landscape Plants" 1996 published by the committee for Plant Supply and Establishment. All stock to be planted at the sizes and densities detailed in the planting schedule. All trees of a height greater than 1.5 metres shall be supported using a wooden stake of a top diameter not less than 50mm. The tree stake shall be driven to a depth of not less than 0.5m. The height of the stake above the ground level shall be equal to 1/3rd the height of the tree. All staked trees shall be attached to the top of the stake with a single proprietary tree tie.

Mulching: All planted ornamental stock shall be mulched with a course grade of part-composted wood-chip or bark mulch. The mulch shall be spread to a depth of 50mm to a radius of 300mm around all shrubs and transplants and a radius of 500mm around all trees of a height greater than 1.0m.

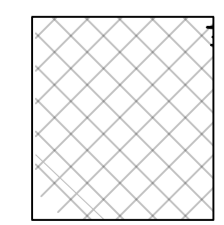
Shrub planting: All planted ornamental stock shall be mulched with a course grade of part-composted wood-chip or bark mulch. The mulch shall be spread to a depth of 50mm to a radius of 300mm around all shrubs. Beds where indicated shall be mixed planting of the following species at the rate of max 4 plants/sq m ;

Species
Viburnum davidii
Hypericum Moserianum Tricolor
Hebe Autumn Glory
Buddleia Blue Chip

Along base of retained masonry structure
Dryopteris affinis cristata The King - evergreen male fern

Trees:
 Tree species have been specifically selected for their compact or fastigate form due to their restricted locations as well as their flowers and berries for wildlife.

Species:
Aw - Acer campestre William Caldwell
Bp - Betula pendula
Pa - Prunus padus Albertii
Ss - Sorbus auc. Sheerwater Seedling



Denotes area of mixed shrub planting

ELECTRIC VEHICLE CHARGE POINT
 An electric Vehicle Charge point is to be provided to each dwelling. Electric vehicle charge points should be designed and installed as described in BS EN 61851. They must also meet BS7671 and the requirements in the IET's code of practice: vehicle charging equipment installation.

<p>AJ COCKER ASSOCIATES CHARTERED BUILDING SURVEYORS</p>	<p>New Century House 176 Drake Street Rochdale OL16 1UP Tel: 01706 764880 Fax: 01706 764881 www.ajcockerassociates.co.uk mail@ajcockerassociates.co.uk</p>	<p>RICS the mark of property professionalism worldwide</p>
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Project: premises at Manchster Road Haslingden
PROPOSED SITE PLAN

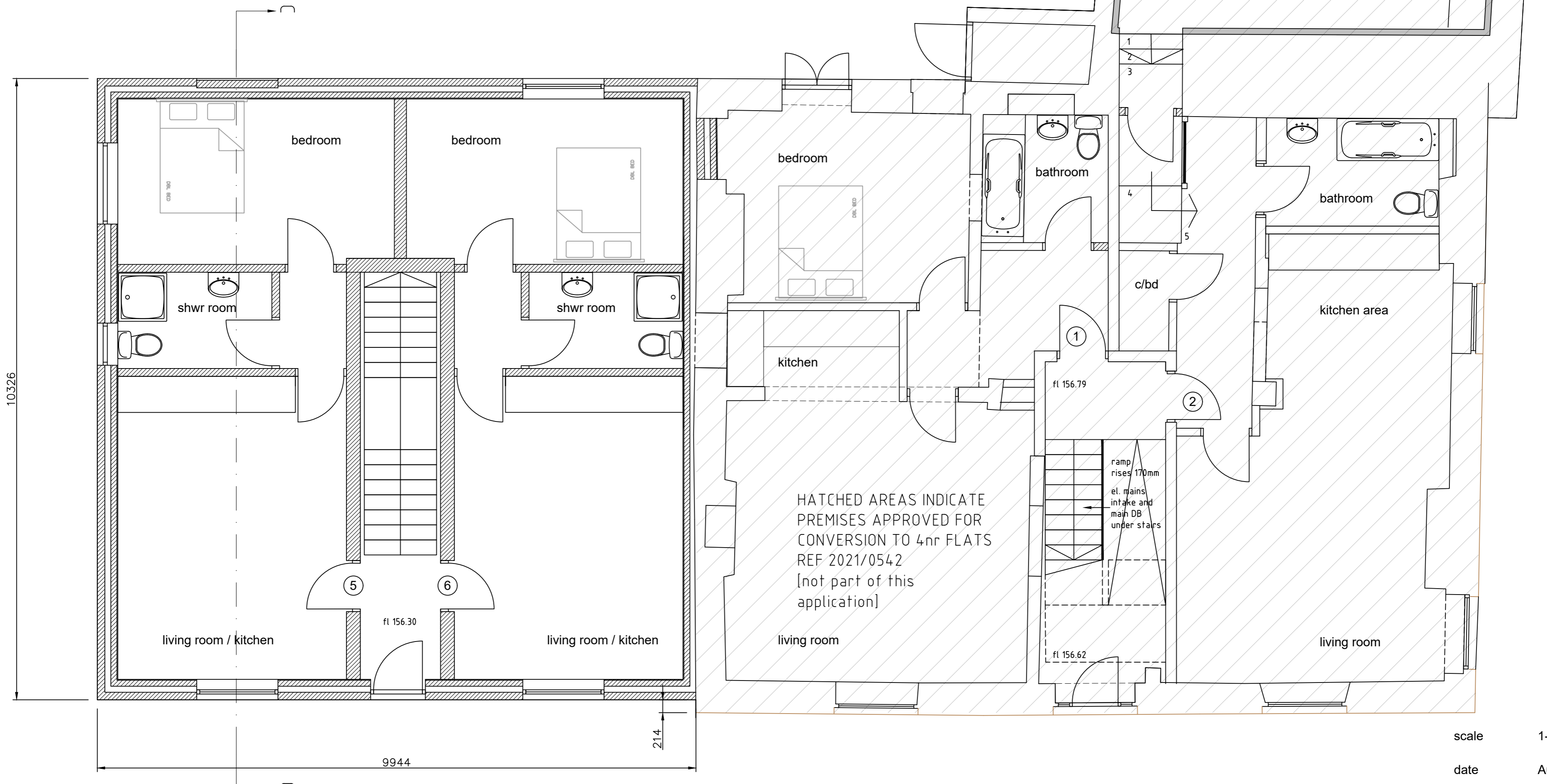
Client: Ruth and Steve Endecott

scale: as noted@A1
 date: Aug 23
 drawn: IS
 Dwg. Nr. H425-06

premises at Manchester Road
 SKETCH Ground Floor
 for Ruth Hilton and Steve Endecott

accommodation schedule:

flat	type	GIA [sq.m]	bed 1 [sq.m]	bed 2
1	1B2P	52.3	12.1	not part of this application
2	1B2P	73.4	13.4	not part of this application
3	2B3P	66.8	11.8	14.4 not part of this application
4	1B1P	47.9	12.8	not part of this application
5	1B1P	38.7	12.4	
6	1B1P	38.7	12.4	
7	1B1P	38.7	12.4	
8	1B1P	38.7	12.4	

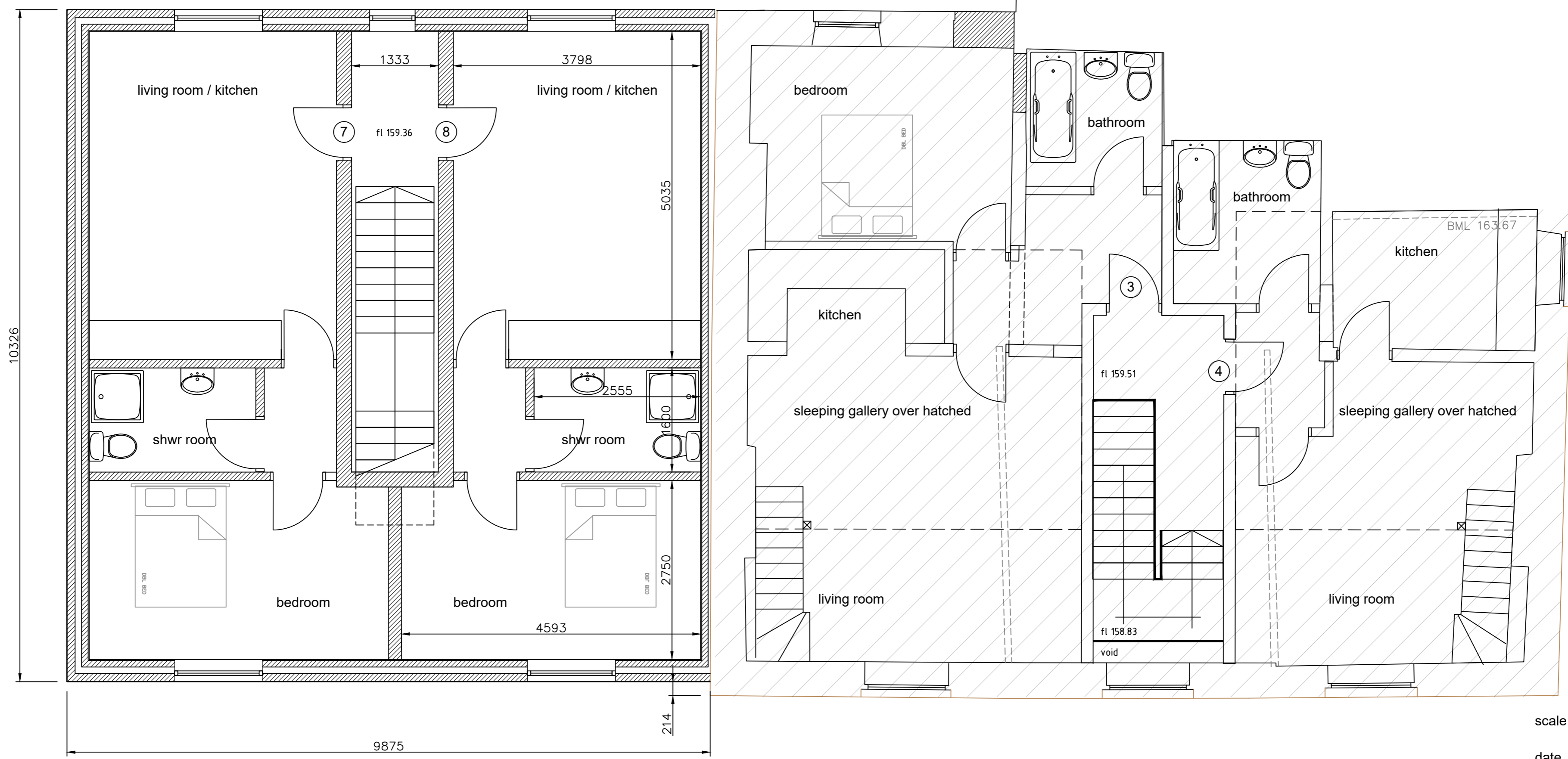


premises at Manchester Road
 SKETCH First Floor
 for Ruth Hilton and Steve Endecott

accommodation schedule:

flat	type	GIA [sq.m]	bed 1 [sq.m]	bed 2
1	1B2P	52.3	12.1	not part of this application
2	1B2P	73.4	13.4	not part of this application
3	2B3P	66.8	11.8	14.4 not part of this application
4	1B1P	47.9	12.8	not part of this application
5	1B1P	38.7	12.4	
6	1B1P	38.7	12.4	
7	1B1P	38.7	12.4	
8	1B1P	38.7	12.4	

SHADED AREAS INDICATE
 PREMISES APPROVED FOR
 CONVERSION TO 4nr FLATS
 REF 2021/0542
 [not part of this
 application]



premises at Manchester Road
 SKETCH Front Elevation
 for Ruth Hilton and Steve Endecott

HATCHED AREAS INDICATE
 PREMISES APPROVED FOR
 CONVERSION TO 4nr FLATS
 REF 2021/0542
 [not part of this
 application]



MATERIALS PALLETTE

ELEMENT	DESCRIPTION
1	thin blue slate
2	plastic rainwater goods and flush stained timber fascia
3	natural masonry walling
4	art stone lintels and subcills
5	plastic frames with double glazed units replicating sliding sash design

scale 1-50@A2
 date Aug '23
 drawn IS
 dwg.nr. H425-102

premises at Manchester Road
 SKETCH Rear Elevation
 for Ruth Hilton and Steve Endecott

HATCHED AREAS INDICATE
 PREMISES APPROVED FOR
 CONVERSION TO 4nr FLATS
 REF 2021/0542
 [not part of this
 application]



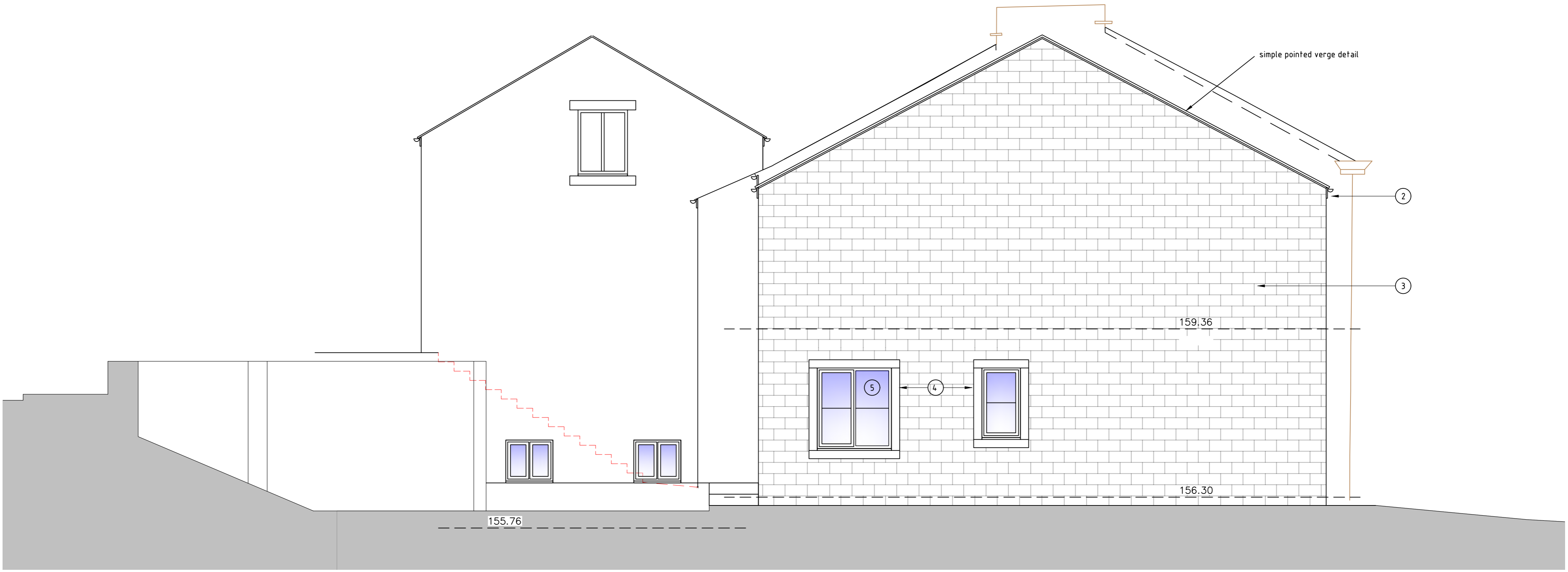
PROPOSED REAR ELEVATION

MATERIALS PALLETTE

ELEMENT	DESCRIPTION
1	thin blue slate
2	plastic rainwater goods and flush stained timber fascia
3	natural masonry walling
4	art stone lintels and subcills
5	plastic frames with double glazed units replicating sliding sash design

scale 1-50@A2
 date Aug '23
 drawn IS
 dwg.nr. H425-103

premises at Manchester Road
 SKETCH Side and Return Elevation
 for Ruth Hilton and Steve Endecott



PROPOSED SIDE AND RETURN ELEVATIONS

MATERIALS PALLETTE

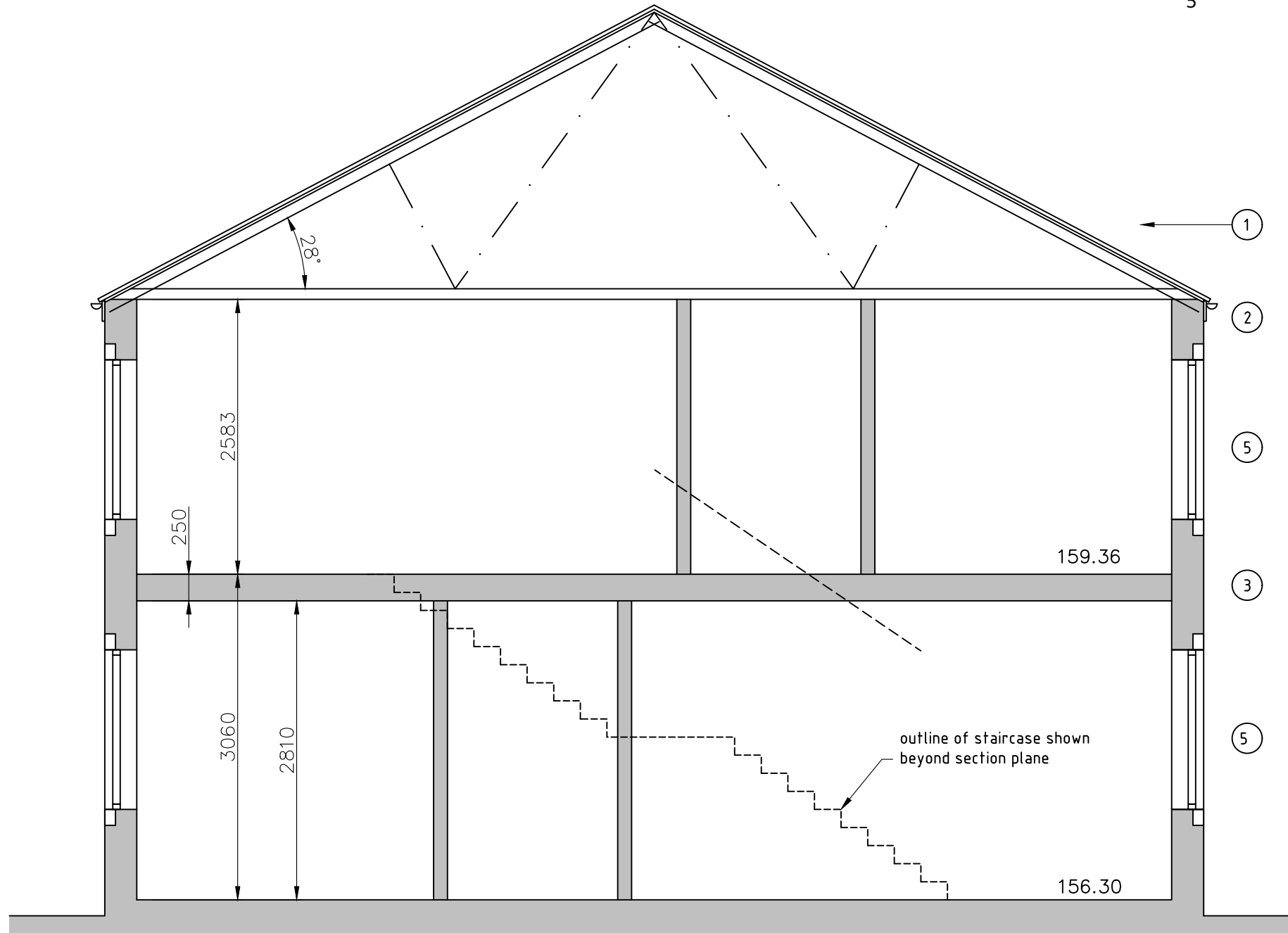
ELEMENT	DESCRIPTION
1	thin blue slate
2	plastic rainwater goods and flush stained timber fascia
3	natural masonry walling
4	art stone lintels and subcills
5	plastic frames with double glazed units replicating sliding sash design

scale 1-50@A2
 date Aug '23
 drawn IS
 dwg.nr. H425-104

premises at Manchester Road
 SKETCH Gable Elevation & proposed Section
 for Ruth Hilton and Steve Endecott

MATERIALS PALLETTE

ELEMENT	DESCRIPTION
1	thin blue slate
2	plastic rainwater goods and flush stained timber fascia
3	natural masonry walling
4	art stone lintels and subcills
5	plastic frames with double glazed units replicating sliding sash design



SECTION CC

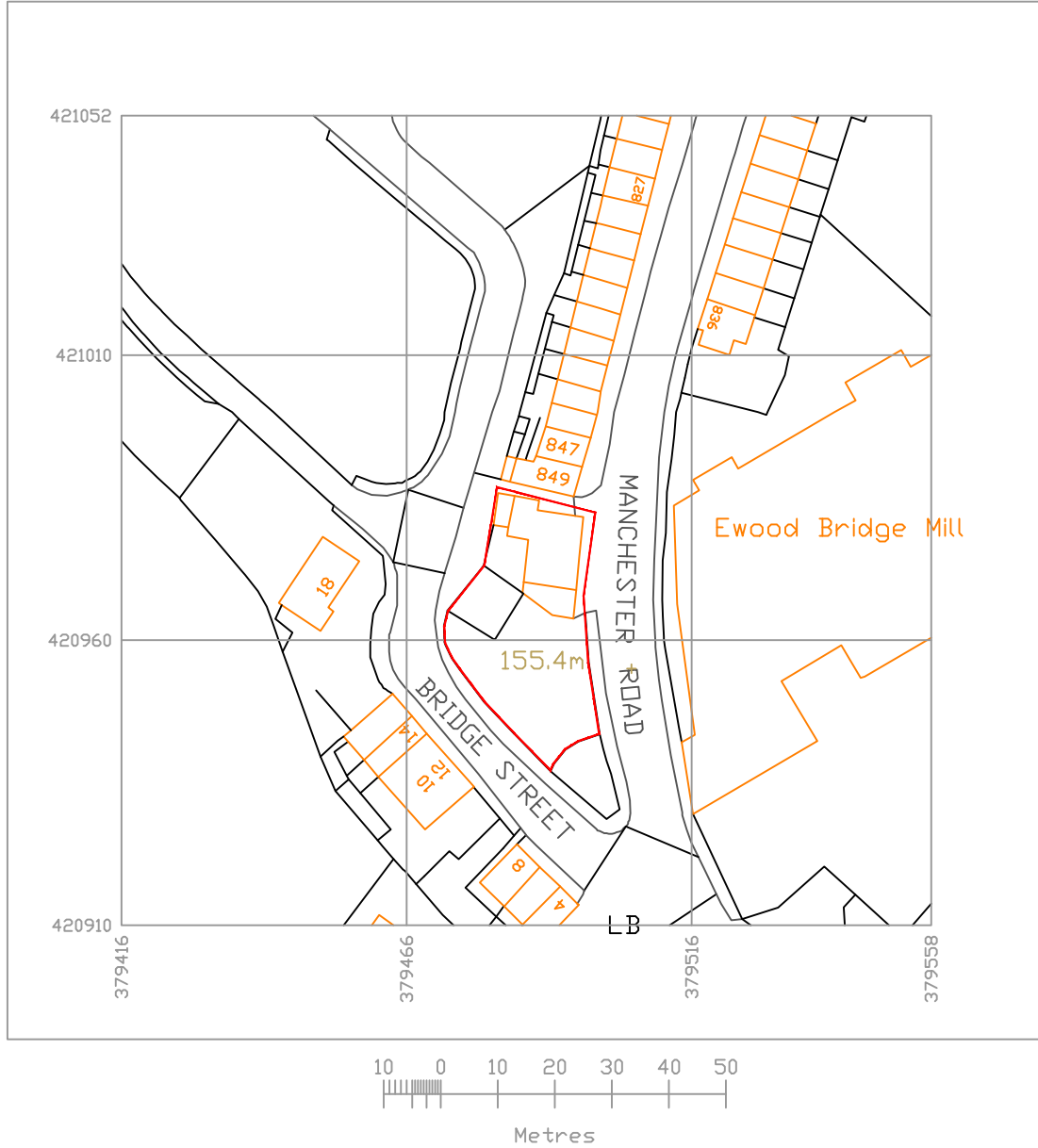
aj cocker associates
 01706 764 880

scale 1-50@A3

date Aug '23

drawn IS

dwg.nr. H425-105



AJ Cocker Associates
 176 Drake Street
 Rochdale
 OL16 1UP
 Tel: 01706 764880
 Fax: 01706 764881

Project:
 851 Manchester Road
 Haslingden
LOCATION PLAN

scale: 1-1250@A4

date: Nov 19

drawn: IS

www.ajcockerassociates.co.uk
 mail@ajcockerassociates.co.uk

Client: Ruth Hilton

Dwg. Nr. H425-07



FJ12 SUF

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