

<b>Application Number:</b>	2024/0382	<b>Application Type:</b>	Full
<b>Proposal:</b>	Drilling of underground borehole for ground source heating purposes and associated underground pipework.	<b>Location:</b>	Land Adjacent To 18 Farholme Lane Stacksteads Bacup Lancashire OL13 0EU
<b>Report of:</b>	Head of Planning and Building Control	<b>Status:</b>	For Publication
<b>Report to:</b>	Development Control Committee	<b>Date:</b>	10/12/2024
<b>Applicant:</b>	Rosendale Valley Energy	<b>Determination Expiry Date:</b>	25/11/2024 EOT agreed until 17/12/2024
<b>Agent:</b>	Mr Tom Woof		

<b>Contact Officer:</b>	Aqib Saghir
<b>Email:</b>	<a href="mailto:planning@rossendalebc.gov.uk">planning@rossendalebc.gov.uk</a>

<b>REASON FOR REPORTING</b>	
<b>Outside Officer Scheme of Delegation</b>	Yes – <b>Planning application by Council</b>
<b>Member Call-In</b> Name of Member: Reason for Call-In:	N/A
<b>3 or more objections received</b>	No
<b>Other (please state):</b>	

## HUMAN RIGHTS

The relevant provisions of the Human Rights Act 1998 and the European Convention on Human Rights have been taken into account in the preparation of this report, particularly the implications arising from the following rights:

### Article 8

The right to respect for private and family life, home and correspondence.

### Article 1 of Protocol 1

The right of peaceful enjoyment of possessions and protection of property.

## 1. RECOMMENDATION

That planning permission be approved subject to the conditions set out in this report.

## **APPLICATION DETAILS**

### **2. SITE**

The application site is a triangular shaped plot of approximately 0.01 hectares in area which lies to the side (southwest) of the gables of 18 Farholme Lane and 19 David Street. The surrounding area is largely residential although there are industrial premises to the south east and south west. The land is currently hard surfaced with stone flags and currently forms part of the pavement.

The application site is not allocated with any site specific policy within the Development Plan. The site falls within the urban boundary.

### **3. RELEVANT PLANNING HISTORY**

2010/0685 - Environmental improvement scheme including alleygating, fencing, paving, installation of washing lines, creation of communal and individual bin storage and car park improvements – Approved: 17/02/2011

The above planning permission does not appear to have been implemented.

### **4. PROPOSAL**

Planning permission is sought to drill a 150mm diameter borehole within the land and to lay underground pipework/install ancillary equipment to connect this with a ground source floor heat pump to be installed in 18 Farholme Lane. The intention is that this development will provide ambient heat to that pump. The proposal forms part of a wider Rossendale Valley Energy project which seeks to deliver low cost, low carbon energy to properties across Rossendale to improve energy efficiency.

The ground source heat pump is not currently installed and is not proposed as part of this application. The intention is to locate the ground source heat pump inside the property and as such it does not require planning permission.

### **5. POLICY CONTEXT**

#### **National Planning Policy Framework**

Section 2 Achieving Sustainable Development  
Section 12 Achieving Well Designed and Beautiful Places  
Section 14 Meeting the Challenge of Climate Change, Flooding and Coastal Change  
Section 15 Conserving and Enhancing the Natural Environment

#### **Development Plan**

#### **Most Relevant Local Plan Policies (although Local Plan should be read as a whole)**

Policy SD1 Presumption in Favour of Sustainable Development  
Policy SD2 Urban Boundary and Green Belt  
Policy ENV1 High Quality Development in the Borough  
Policy ENV4 Biodiversity, Geodiversity and Ecological Networks  
Policy ENV8 Other Forms of Energy Regeneration  
Policy ENV9 Surface Water Run-off, Flood Risk, Sustainable Drainage and Water Quality  
Policy TR4 Parking  
Appendix 1 Parking Standards

## **Other Material Considerations**

National Planning Practice Guidance

### **6. CONSULTATION RESPONSES**

<b>Consultee</b>	<b>Objection</b>	<b>Conditions</b>
RBC Environmental Health	No comments received	N/a
LCC Archaeology	No comments received	N/a
RBC Property Services	No comments received	N/a
LCC Highways	No	No
United Utilities	No	No
Environment Agency	No	No

### **7. REPRESENTATIONS**

To accord with the General Development Procedure Order, neighbour letters were sent out to nearby residential properties.

No objections have been received to the planning application.

### **8. ASSESSMENT**

#### **Principle**

The proposal is considered to be acceptable in principle. It is 'in line' with the aims of Policy ENV8 of the adopted Local Plan and of Section 14 of the NPPF in so far as it promotes the use of low carbon energy. The application site is also sustainably located within the identified Urban Boundary and the development is related to the provision of ground source heat pumps that are to be installed within the adjoining properties to improve the energy efficiency of the application site properties.

#### **Visual Amenity**

The development will have no significant impact on the appearance of the surrounding area once completed. The proposed works are modest in nature, are to be primarily carried out underground, and will leave the site similar in appearance to its current condition with the intention being to relay the stone flags. In the worst case scenario, it may prove necessary for the new pipework to enter the adjoining property slightly above ground level and in these circumstances it will need to be protected with metal casing. This will be visible but the agent has indicated that it will be modest in size, measuring just 150mm x 100mm x 50mm, and it will also be viewed against the 'backdrop' of the property. Consequently, it is considered that even in these circumstances the development will have no significant effect upon the appearance of the area.

In view of this, provided that a condition is imposed to ensure the satisfactory re-instatement of the land, it is considered that the proposal will be acceptable in visual amenity terms reasonably satisfying the requirements of Policy ENV1 of the Local Plan and Sections 12 and 15 of the National Planning Policy Framework in this regard.

## **Residential Amenity**

Given the modest scale of the development, and the proposal to locate it underground, it will have no impact upon the level of light received by the neighbouring properties. Additionally, it is not envisaged that a development of this nature or scale will cause undue disturbance, by reason of noise, to those properties.

In view of the above the proposal is considered to be acceptable in Neighbour Amenity terms reasonably meeting the requirements of Policy ENV1 of the Local Plan in this regard.

## **Highway Safety**

The land on which it is proposed to carry out the works is currently used as pavement. However, following the completion of these works it is proposed to re-instate the land using the existing stone flags and this can reasonably be required by condition. In view of this the proposal will not lead to the long-term loss of pavement nor should it have any other significant permanent effect upon highway safety.

Given the above, it is considered that the proposal will be acceptable in highway safety terms reasonably satisfying the requirements of Policy TR4 of the adopted Local Plan in this regard. County Highways support this view and raise no objections to the proposal.

## **Ecology and Biodiversity**

Given the modest scale, and proposed location, of the development it is not envisaged that it will cause harm to anything of ecological value. It is therefore considered that it will be acceptable in this regard reasonably meeting the requirements of Policies ENV1 and ENV4 of the Local Plan and Section 15 of the National Planning Policy Framework.

## **Flood Risk and Drainage**

It is not envisaged that the development will have any drainage implications. A public sewer lies to the rear of the site. However, the agent has indicated that the works are to be carried out at least three metres away from this so it should not be significantly affected. United Utilities have been consulted and raised no objection to the proposed development.

The site lies wholly within Flood Zone Three as identified by information supplied by the Environment Agency. However, users of the land should not be at any greater future risk of flooding than they are now as the development is to be carried out primarily underground.

The proposal should not exacerbate issues of flooding elsewhere either given the intention to re-instate the land following the completion of the works. This should ensure that it remains open and as such does not inhibit the flow of surface water.

it is considered that the scheme will be acceptable in drainage and flood risk terms reasonably satisfying the requirements of Policies ENV1 and ENV9 of the Local Plan and Section 14 of the National Planning Policy Framework in this regard.

## 9. SUMMARY REASON FOR APPROVAL

The scheme is considered to be acceptable in principle as it proposes sustainably located development within the Urban Boundary that promotes the use of low carbon energy. The application seeks to provide improved energy efficiency for the property located at the application site as part of Rossendale Valley Energy' project.

Furthermore, subject to the land being satisfactorily re-instated following the completion of the works, it is considered that it will safeguard the character of the surrounding area, will not harm the amenities currently enjoyed by the neighbouring properties, and will not give rise to any undue highway safety, drainage, ecological or flood risk concerns.

The proposal is therefore considered to be in accordance with the requirements of Policies SD1, SD2, ENV1, ENV4, ENV8, ENV9, TR4 and Appendix 1 of the Council's adopted Rossendale Local Plan, Sections 2, 12, 14 and 15 of the National Planning Policy Framework.

## 10. CONDITIONS

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

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

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

<u>Drawing Title</u>	<u>Drwg No</u>	<u>Date Rec'd</u>
Location Plan	24_061_FL_PL01 Rev A	30/09/24
Proposed Site Layout Plan	24_061_FL_PL02 Rev A	30/09/24
<u>Document Title</u>	<u>Ref</u>	<u>Date Received</u>
Site Risk Assessment	-	21/11/24

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development, in accordance with the requirements of Policies SD1, SD2, ENV1, ENV2, ENV4, ENV8, ENV9, TR4 and Appendix 1 of the Council's adopted Rossendale Local Plan 2019 to 2036, and Sections 2, 12, 14 and 15 of the National Planning Policy Framework.

3. The existing natural stone flags, that are to be removed in order to allow for the construction of the development, shall be re-laid in their former positions within three months of the completion of the development, and they shall thereafter be satisfactorily retained at all times.

Reason: In the interests of visual amenity, in accordance with the requirements of Policies ENV1 of the Council's adopted Rossendale Local Plan 2019 to 2036 and Sections 12 and 15 of the National Planning Policy Framework.

## 11. 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 has worked proactively and positively to issue the decision without delay. The Local Planning Authority has therefore implemented the requirement as set out in Paragraph 38 of the National Planning Policy Framework.
2. Your attention is drawn to the comments from United Utilities.
3. The grant of planning permission will require the developer to obtain the appropriate permits to work on, or immediately adjacent to, the adopted highway network. The applicant should be advised to contact Lancashire County Council's Highways Regulation Team, who would need a minimum of 12 weeks' notice to arrange the necessary permits. They can be contacted on [lhsstreetworks@lancashire.gov.uk](mailto:lhsstreetworks@lancashire.gov.uk) or on 01772 533433.



**LEGEND**

- Planning Boundary
- Title Ownership



**NOTES:**

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 Read in conjunction with supporting documentation  
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 Users of this documentation are responsible for checking which revision is current



CLIENT: Rossendale Vally Energy

DOCUMENT TITLE:  
 18 Farholme Lane  
 Location Plan

SCALE  
 1:1250 @A3

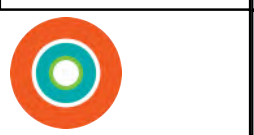
REV. A



PROJECT: NZTS

ISSUING ORGANISATION:  
 Prospus Group Ltd

24\_061\_FL\_PL01



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 The Carlisle Office  
 (+44) 1228 900 949

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 Prospus Group Ltd

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**Legend**

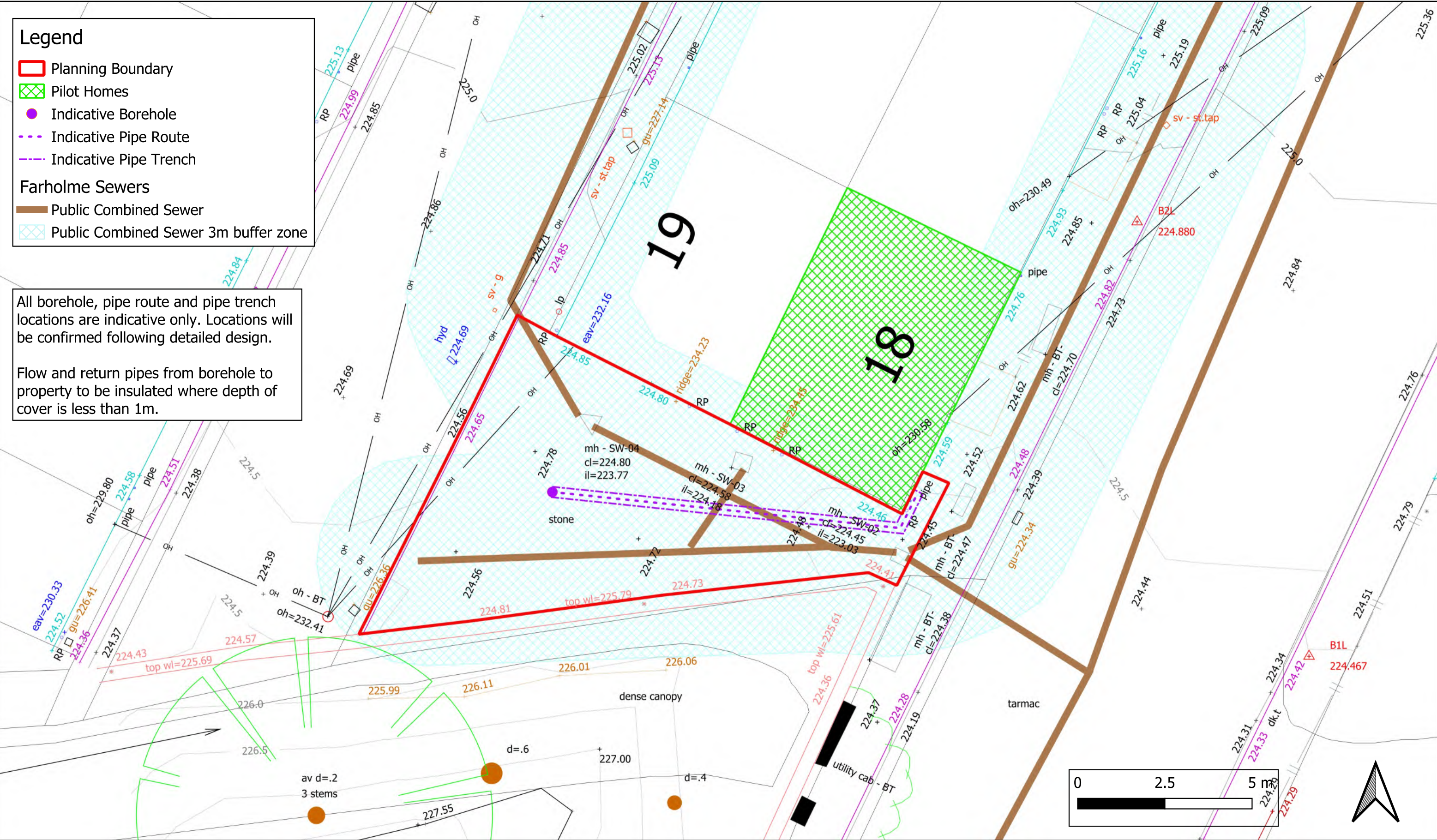
- Planning Boundary
- Pilot Homes
- Indicative Borehole
- Indicative Pipe Route
- Indicative Pipe Trench

**Farholme Sewers**

- Public Combined Sewer
- Public Combined Sewer 3m buffer zone

All borehole, pipe route and pipe trench locations are indicative only. Locations will be confirmed following detailed design.

Flow and return pipes from borehole to property to be insulated where depth of cover is less than 1m.



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CLIENT: Rossendale Vally Energy

PROJECT: NZTS

ISSUING ORGANISATION:  
 Prospus Group Ltd

DOCUMENT TITLE:  
 18 Farholme Lane  
 Proposed Site Plan

24\_061\_FL\_PL02

SCALE  
 1:100 @A3

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