

<b>Application Number:</b>	2024/0391	<b>Application Type:</b>	Full Planning Permission
<b>Proposal:</b>	The creation of a Synthetic Turf Pitch at The Adrenaline Centre, including Fencing, Floodlighting & Ancillary Equipment.	<b>Location:</b>	The Adrenaline Centre Helmshore Road Haslingden Rossendale BB4 4DN
<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>	14 <sup>th</sup> January 2025
<b>Applicant:</b>	Rossendale Borough Council	<b>Expiry Date:</b>	17 <sup>th</sup> January 2025

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<b>REASON FOR REPORTING</b>			
<b>Outside Officer Scheme of Delegation</b>			
<b>Member Call-In</b>			
Name of Member:			
Reason for Call-In:			
<b>3 or more objections received</b>		<b>3 + objections</b>	
<b>Other (please state):</b>		<b>Yes – Council application on Council Owned Land</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 authority is delegated to Chair, Vice Chair and Head of Planning to approve the application subject to remaining matters being resolved and subject to the conditions contained within the report and any other amendments required to the conditions that may be suggested by consultees.

## 2. APPLICATION SITE

The application relates to football pitches at the Adrenaline Centre.

The site is a natural grass area of the Adrenaline Centre used for junior / small sided football that has three small pitches with the following markings:

- 1 x 55m x 37m
- 2 x 37m x 27m

The proposed location of the facility is bounded by the following:

- North – A small number of trees and some undergrowth, with a 5-foot-high stone wall on the perimeter and elements of housing and gardens beyond
- East – The tennis courts and MUGA and the car park for the Adrenaline Centre
- South – a steep bank which goes down to further natural turf pitches on the site.
- West – a sloped wooded / overgrown area descending to housing below

Dwellings are located adjacent to the site on Balmoral Road, Osborne Way, Buckingham Close, Myrtle Grove and Mayfield Avenue.

The site is also located within the Urban Boundary and designated for recreation.

## 3. RELEVANT PLANNING APPLICATION HISTORY

1979/0157 - Erection of changing rooms (Approved)

X/1990/041 - First floor extension to provide changing room (amended scheme) (Approved)

X/1992/547 – Proposed roof alteration (Approved)

X/2007/409 - Two-storey gym extension to south-west corner. Extension to Car Park (Approved)

2010/0538 - Construction of 2-storey extension to north side of existing building (inc 6-lane swimming pool), and altered/extended parking facilities on south side (Outline) (Approved)

2011/0078 - Erection of new Tennis Club Building (Approved)

2011/0081 - Application for approval of details of appearance & landscaping pursuant to Outline Approval 2010/538 for Construction of 2-storey extension of building and altered/extended parking facilities (Approved)

2013/0480 - Demolition of existing tennis club building and erection of new to the side of existing tennis courts (Approved)

## 4. PROPOSAL

The application seeks permission to construct a new Synthetic Turf Sports pitch with associated features including:

- FA guideline 11v11 Synthetic Turf Pitch (STP) for community use, sized 91m x 55m with additional FA recommended 3m safety run off and additional cross play markings for small sided and junior football.
- Installation of new hard standing surface for pedestrian access, goal / maintenance storage container, spectator viewing and maintenance / emergency vehicle access.
- Installation of new 4.5m (maximum) high twin bar panel fencing.
- Acoustic barrier fencing required for mitigation along northern pitch boundary
- Installation of new LED floodlighting system
- Installation of areas of biodiversity mitigation / enhancement.

The proposed new facility will offer a variety of football pitch sizes and training areas suitable for a range of age groups within the same enclosed playing space. This supports grassroots sport development plans, and the design will follow the Football Association's Technical Guidance and Current Standards for a Synthetic Turf Community usage 91m x 55m compliant pitch. The STP will be capable of supporting the following formal pitch arrangement(s):

Pitch Type	Pitch Size	Quantity
11v11 Football	91 x 55m	1
9v9 Football	73 x 46m	1
7v7 Football	55 x 37m	2
5v5 Football	37 x 25.5m	4

The proposed hours for use of the pitches is proposed from 9am to 10pm, 7 days a week.

## 5. POLICY CONTEXT

### National Planning Policy Framework

- Section 2 Achieving sustainable development
- Section 4 Decision-making
- 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

### Development Plan

#### Local Plan Policies

- SD1: Presumption in Favour of Sustainable Development
- SD2: Urban Boundary and Green Belt
- ENV1: High Quality Development in the Borough
- ENV3: Landscape Character and Quality
- ENV5: Green Infrastructure networks

ENV6: Environmental Protection  
 LT1: Protection of Playing Pitches, Existing Open Space, Sport and Recreation Facilities  
 LT2: Community Facilities  
 TR4: Parking

**Other material considerations**

National Planning Practice Guidance  
 National Design Guide  
 RBC Climate Change SPD

**6. CONSULTATION RESPONSES**

<b>Consultee</b>	<b>Summary of response</b>
LCC Highways	No objection subject to recommended conditions and informative
Environmental Protection	No objection subject to recommended informatives
Tree Consultant	No objections
Environmental Health	No comments
Sport England	No objection subject to recommended conditions

**7. REPRESENTATIONS**

To accord with the General Development Procedure Order a site notice was posted on 22.10.2024 and neighbouring properties were notified by letter sent out on 17.10.2024.

7 representations have been received all objecting to the development for the following reasons in summary:

*Principle*

- *Lack of consultation with surrounding residents.*
- *Orientation of pitches changing and could cause damage to properties due to stray balls.*
- *Query sufficient changing facilities in sports centre.*

*Drainage*

- *Lack of drainage information with the application. Drainage is currently an issue.*

*Noise*

- *A noise report has been submitted as part of the application, but it has not assessed the impact upon 2 habitable room windows immediately adjacent to the proposed development. On page 25 of the Noise assessment, there is a plan, which identifies the expected noise levels to No. 3 Myrtle Grove. These have highlighted that the noise levels would be at 47dB and 49dB at the kitchen, dining room and bedroom windows on the rear elevation, which is marginally below the threshold of 50dB. However, the noise assessment has*

*not considered the noise levels in the rooms immediately adjacent to the boundary.*

- We acknowledge that there are existing sports pitches on the site. But it is important to note that these can only be used during daylight hours currently. As such, the proposed opening hours of 09.00 to 22.00 would significantly increase the noise levels and lighting issues immediately adjacent to our property.*
- I have concerns with regards to the operational hours. The proposed closing hour of 10pm is far too late for the noise and lighting that local residents will be subjected to. The hours should be restricted to closure at 8:30pm, which should include lights off and allowing for users to leave the site within reasonable hours of the evening. It is not unreasonable to assume that residents should be able to maintain their existing sleep patterns, particularly for children whose bedrooms will be affected*
- With regards to noise, the area is set within a suburban context and therefore relatively unspoilt. Despite existing facilities close by, the existing noise levels are low resulting in a quiet residential area. The proposed facility is a significant change from the existing use resulting in a more intensive impact. Additionally, the desktop study exercise which has been carried out is very subjective, what if the proposed noise reducing proposals do not meet these levels? Will the outcome of the noise study be made part of the planning conditions?*
- The location is very close to residential properties, I see that a noise reducing fence is planned for the northern side, but there is no mention of the houses to the western side ie Osborne Way. The opening times are late into the evening, noise can already be heard at my property which is acceptable during the day but I object to this into the evening all year round.*

#### *Lighting*

- We are concerned that the proposed floodlights would have a significant adverse impact upon the living room, which are located 1 metre off the boundary and the rooflights to the bedroom. It would be impossible to have an early night as the floodlights would be lit until 10pm. It is not clear how the lighting would be controlled and how it would be maintained that this would be switched off at 10pm*
- The light pollution problem is also an issue for us and wildlife in the area. We already have an astro turf pitch, which with the floodlights have an impact on local wildlife and already shines into our property.*
- The application is supported by a 'Lighting Study', a desktop exercise showing the possible illumination outputs and location. However, what are the planning conditions if these are not met? Will additional work be undertaken to meet them? These readings are at ground level, with a number of properties nearby having first floor bedroom windows (possibly the most important when referencing light levels) with some overlooking onto the proposed area. What are the expected illumination levels at this point? Have these been considered? Will the requirements of this lighting study be made a condition of the planning approval?*
- Although there are existing facilities which are floodlit close by the proposed development is significantly closer to residential properties and therefore the impact will be much more significant. "Glare" from the lighting will be a significant factor due to the height and capacity of the lighting units. The Institute of Lighting Professionals - The Reduction of Obtrusive Light - Guidance Note GN01/12' has such guidance been considered?*

- *I am very concerned about the light pollution so close to our home, the plans clearly show that my property will be effected by this by intruding into a bedroom on the rear of my property.*

#### *Highways, Access and Parking*

- *The Design and Access statement confirms that there are 2 Public Rights of Way (PROW), which pass through the site. These are not shown on the proposed site plan, so it is not possible to assess the impact upon the PROW. We note from the dates on the application page on the Council's website that the application has not been advertised in the press or by site notice as is required for a development affecting a PROW under the Development Management Procedure Order.*
- *The development layout plan shows a 3 metre wide access form Mayfield Avenue to the proposed sports pitch, which would be wide enough for vehicular use. The proposed site plan does not show any land to the east of the proposed access and as such, it is not possible to confirm if the required levels of visibility would be available to mke this access safe to use.*
- *In addition, there is a concern that people visiting the centre will use this access and will park on Mayfield Avenue instead of using the existing car park for the Adrenaline centre. This will in turn have an adverse impact upon the residents of Mayfield Avenue. I would also like to ask why the access road cannot be linked from the existing car park to the proposed pitch. There could even be an opportunity to provide some additional car parking, while reducing the impact upon the neighbouring residents.*
- *It is simply ludicrous to think that 60 or 96 vehicles can be accommodated in a car park with 108 spaces during busy periods without any impacts on the surrounding area. If more parking is required, then this should be accommodated on the Adrenaline Centre's land and not a residential estate, which has its own parking demands.*

#### *General*

- *No details of the finished floor levels have been provided and minimal details of the cut and fill have been provided – there are no plans to show the extent of the cut and fill. As such, we would ask that full section plans (East – West and North to South) are provided and that these should include the location of the residential properties on the northern and western boundaries.*
- *No plans detailing the 0.6 metre cut and fill referred to on page 6 have been submitted and as such, it is not possible to assess what impact the proposed development, including the height of the proposed acoustic fence would have on our property.*
- *We have concerns about the location and height of the acoustic fence. There are no other timber fencing of this height in the immediate vicinity and the proposed fencing would be a prominent and urbanising feature, which would look out of place on a grassed playing field*
- *We have read through the BNG information but it is not clear if the hedgerows, labelled H2 and H3 on the tree plan are to be retained. As these provide a buffer between our property and the playing field, we would strongly object if these hedgerows are to be lowered or removed.*

*In September 2023 the European Commission adopted the restriction on the sale of intentionally added microplastics on the European market including rubber infill (e.g. used car tyres containing chemicals such as lead and mercury) for such proposed*

*synthetic pitches. There are strong ties with carcinogenic and environmental impacts. The University of Stirling have called for Scotland to ban artificial pitches of this type.*

*Although this ruling does not prevent the use until 2031, what considerations have been given to this topic? Will the proposed pitch protect our residents and communities for the future? The current lack of alternatives can be no substitution for a poor and potentially negatively long impacting decision at this point.*

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

## **8. ASSESSMENT**

The main considerations in this case are as follows:

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

### **Principle**

The proposed development is located within the urban boundary, where the Local Plan seeks to locate the majority of new development.

The site is designated as a Playing pitch/recreational facility in the Rossendale Local Plan and is protected by Strategic Policy LT1 – Protection of playing pitches, existing open space, sport and recreation facilities.

The Framework states as follows:

*Existing open space, sports and recreational buildings and land, including playing fields and formal play spaces, should not be built on unless:*

- a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or*
- b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or*
- c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.*

The proposal is for the redevelopment of the existing facilities to provide improved playing facilities, and additional floodlighting.

It is considered that proposed development has the potential to satisfy criterion c) above and would result in a benefit in terms of playing surface which would be able to be used for longer periods and in all weather conditions throughout the year.

Sport England have confirmed as follows:

*The proposal has been considered under Exception 5 of the Playing Fields Policy, with the additional information now submitted, there is adequate information and justification to demonstrate that the proposed 3G pitch, with ancillary access and sports lighting will result in sufficient benefit to the development of sport as to outweigh the detriment caused by the loss of natural turf playing field.*

*The biodiversity net gain measures associated with the proposal have been considered and found to be acceptable under Exception 3.*

## **Use**

Currently, due to lack of appropriate flood lighting, all of the pitches located at the Adrenaline Centre can only be used during daylight hours. In addition there are significant existing drainage issues in inclement weather – meaning that the pitches cannot always be used to their full potential.

Consultation with existing football clubs in the Borough identified their difficulty (and need to travel out of the borough), particularly for suitable winter training facilities and small sided match play venues.

The proposed pitches will offer longer hours due to floodlighting and a better surface to play on, which will remain consistent and useable year-round.

The majority of matchplay usage for the new pitch will be either 5 v 5, 7 v 7, youth 11 v 11 or adult matchplay with a limited requirement for 9 v 9. This will continue to encourage football and grow the sport amongst the younger generation.

## **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.” (Para 131)*
- *“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.” (Para 135).*

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

The existing site is surrounded by mature landscaping and trees. Whilst the proposed development is contained within the existing boundaries of the site, due to the openness of the site and the heights of the development proposed some elements will be visible from a distance.

The pitch is to be surrounded by 4.5m high proposed twin bar panel fencing with noise reducing neoprene (or similar) washers. In addition a 4m high acoustic board fence is



to be installed along site boundary to sufficiently reduce noise transmission to the nearby residential area (as per noise impact assessment report).

There are 6 proposed lighting columns that are 15m in height. These will be Philips Asymmetric OptiVision LED GEN 3.5 Floodlights. A total of 12no. lights would be used to achieve an average of 200lux illumination.

Whilst all of the above would be visible from surrounding areas, the proposed materials and colours of all elements of the development are appropriate for their use on the site. It is considered that the visual amenity of the proposed development is acceptable in the context of the existing sports facility, and having regard to the wider area.

As such, the scheme is in accordance with Section 12 of the Framework and Policy ENV1 of the Rossendale Local Plan.

### **Residential Amenity**

The Framework 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 residential properties to the north (Myrtle Grove, Mayfield Avenue) and west (Balmoral Road, Osborne Way and Buckingham Close). The properties to the west are at a lower level than the application site.

Concerns have been raised by a number of residents in terms of the impacts of the additional noise from longer hours and the floodlighting causing light pollution and nuisance.

However, the Council’s Environmental Health team have been consulted and have no objections to the proposed development.

A noise assessment has been submitted alongside this application which concludes as follows:

*The assessment includes the prediction of noise emission from the proposed AGP at the nearby noise-sensitive properties, based on noise level data from activities measured at existing AGPs.*

*A 4m barrier is required to the north of the site. The barrier will need to have a minimum height of 4m from the ground and be close boarded with a surface mass of 10kg/m<sup>2</sup>. This is to be not in contact with the perimeter fencing.*

*Noise levels were measured at nine sports sessions on four separate AGPs. The measurements included football, hockey and rugby, with men, women and children participating in different sessions. The purpose of the measurements was to determine a 'typical' noise level for an AGP sports session.*

*A noise model has been generated of the development site, utilising these previous measurements as its basis.*

*The highest predicted noise level from the proposed AGP is 48 dB LAeq (1 hour) at the façade of the nearest NSR. The predicted noise level is below the proposed criterion of 50 dB LAeq (1 hour) derived from WHO 1999 as being the threshold for the onset of moderate community annoyance.*

*The World Health Organisation provides a sound reduction through an open window of 15 dB(A) which results in a predicted internal equivalent noise level of 33 dB LAeq (1 hour) at the NSR.*

*The predicted noise level in the gardens is below the proposed criterion of 50 dB LAeq (1 hour).*

*The predicted maximum noise level from voice and ball impact are within the proposed criterion and is thus considered acceptable.*

*Implementing a no-whistle-policy for the more noise-sensitive evening periods of community use (19:00hrs – 22:00hrs) is deemed a suitable mitigation measure to control noise from whistles.*

Whilst the application form states hours of use as being 09:00 am to 22:00, the noise assessment was carried out assuming hours of use being 08:00 to 22:00 Monday to Friday, and 08:00 to 18:00 Saturday and Sunday. It is therefore considered appropriate to restrict the use on Saturdays and Sundays to finish at 18:00 as detailed in the noise assessment.

In terms of the lighting assessment, the lighting assessment indicates that light spill behind the columns will not be an issue – and as such there will be no significant detriment to neighbour amenity arising from the proposed floodlighting. The Environmental Health team have again raised no objection in this regard.

Subject to appropriate conditions in relation to the hours of use, floodlighting and bulbs used, the proposed development will not impact on the residential amenity of nearby occupiers and is in accordance with Policy ENV1 and the Framework.

## **Access, Parking and Highway Safety**

In terms of impact on Access, Parking and Highway safety, LCC Highways have commented as follows:

*Having reviewed the documents submitted, together with site observations, Lancashire County Council acting as the local highway authority does not raise an objection regarding the proposed development and concludes that there are no highway grounds to support an objection as set out by NPPF. However, the following comments should be noted and conditions and informative notes applied to any formal planning approval granted.*

### **Vehicle & cycle parking**

*The highway authority recommends that parking for two minibuses is provided. Whilst the provision of such bays may lead to the loss of some car parking this should be outweighed by the overall decrease in car parking demand, which the minibuses will replace. Typical dimensions of a 14 seat minibus are 2.2m x 7m. The bays would therefore need to be wider and longer with appropriate manoeuvring space. Additional secure, covered cycle storage should also be provided on site to support and encourage sustainable forms of transport for both customers and staff.*

### **Car Parking Management & Travel Plan**

*A more detailed Car Parking Management Plan should be submitted and be controlled by condition detailing the operational requirements on a match or tournament day, or any other day whereby the off-street parking provision is expected to be insufficient to accommodate the need.*

*The plan should seek to minimise the generation of private car journeys on tournament/ match days in particular, by communication with clubs and organising bodies prior to events.*

*Active management on match days should be detailed, including any temporary signage and marshals which assist drivers to find allocated car parking or minibus spaces, to minimise disruption. The allocation of priority car parking spaces for those car sharing or arriving by minibus should be considered. This should be an incentive for clubs and parents to reduce the vehicle demand by having a car parking space within the car park.*

*A Travel Plan should also be submitted*

### **Construction site access & off-site highway works**

*The access for construction vehicles is proposed to be from Mayfield Avenue. The existing dropped vehicle crossing on Mayfield Avenue will need widening to allow construction vehicles to access the site. The access should be proved by a swept path analysis for the largest vehicle expected on site. Amendments to the access will need to be carried out under a legal agreement (Section 278) with Lancashire County Council as the highway authority. Works should include, but not be exclusive to, the construction of the access to an appropriate standard and may require the re-location or strengthening of the footway telecommunications box.*

*Improvements to support sustainable travel will also be required on the surrounding highway network. These include:*

- Upgrades to the existing dropped pedestrian crossings either side of main vehicular access on Helmsore Road to include buff coloured tactile pavings.*

- *Upgrades to the two nearest bus stops outside 261 Helmshore Road and the garage on the opposite side of the road to quality bus stop standards.*

### **Construction traffic**

*The site is located immediately adjacent to a residential estate. There are a number of routes to the Mayfield Avenue access from the wider highway network. However, all traffic associated with the development should only use Jubilee Road then Mayfield Avenue and vice versa. No construction or delivery vehicles should arrive or leave via Helmshore/Mayfield Avenue or Jubilee Road/Clarence Avenue/Mayfield Avenue due to the narrowness and layout of the carriageways, together with an existing high level of residential on-street parking.*

### **Conclusion**

*Lancashire County Council acting as the highway authority does not raise an objection regarding the proposed development and are of the opinion that the proposed development will not have a significant impact on highway safety, capacity or amenity in the immediate vicinity of the site.*

The Highway Authority are satisfied that subject to recommended conditions, the proposed development is acceptable in terms of highways safety.

As such, it is considered that the proposed development, with the recommended conditions, is in accordance with the Rossendale Local Plan and the Framework.

### **Land Contamination**

Two documents have been submitted as part of the planning application:

- 2024\_0391-PRE\_INVESTIGATION\_DATA\_PACKAGE
- 2024\_0391-GROUND\_INVESTIGATION\_SMALL

Both documents have been assessed by the Council's Environmental Protection Consultant who has confirmed as follows:

*I have no objection to the proposals but recommend that a watching brief for unexpected contamination is maintained throughout the groundwork. A suitable informative is listed below.*

*The applicant is advised that materials imported to the site must be clean and suitable for use. The use of potentially contaminated materials is not recommended. For future reference, the applicant and consultant are advised the Desk Study should contain the environmental search report including historical maps.*

Based on the above, the proposed development is acceptable and there will be 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, Trees and Biodiversity Net Gain**

#### ***Biodiversity Net Gain***

A metric and supporting BNG report has been provided, which includes the whole site and not just the site within the red edge. The report shows the development will result

in a net loss of biodiversity at the site of 27.22%. Accordingly, it has not been demonstrated that the 10% gain in biodiversity can be achieved on-site.

The Council's consultant Ecologist has provided comments on the proposal as follows:

#### *Protected Habitats and Species*

*Within this report a Preliminary Ecological Appraisal the plantation woodland is identified as an important wildlife corridor providing foraging features for bats. The ecology report states that appropriate lighting measures should be incorporated into the CEcMP R2. However R2 within the report does not contain any details of lighting and the lux levels on the lighting plan show there will be light spill on these areas, in exceedance of the limits generally accepted to cause potential disturbance to bats (3lux maximum). Further information relating to lighting levels is therefore required, to detail how the lux levels will be reduced to below an acceptable limit.*

*In addition to this, we would advise that the precautionary measures identified in the PEA (pre-works checks for badgers and provision of a CEcMP) should be secured via appropriate conditions.*

#### *Biodiversity Net Gain (BNG)*

*Notwithstanding my above comment with regards to the front page of the metric, the baseline habitats on the site appear to be reflective of the habitats on the site, which are of low value in terms of biodiversity. The post development calculations indicate that a loss of -0.58 (or -27.22%) will occur as a result of the proposals, and the trading rules have not been satisfied. It is proposed that off-site units will be purchased from a habitat bank, which should be feasible. The LPA can therefore be confident that the Biodiversity Gain Condition (BGC) will be able to be discharged.*

*We would therefore advise that a biodiversity gain condition applies to any planning permission detailing that a Biodiversity Gain Plan or similar should be submitted and agreed in writing by the LPA, prior to the commencement of any development. This should include an updated Statutory Metric with accurate condition assessment scores, an off-site baseline and post-development plan if required, and the process by which a finalised number of off-site units will be secured, or a commitment to purchase statutory credits only as a last resort.*

*It is further recommended that Habitat Monitoring and Management Plan providing details of roles and responsibilities for the proposed on-site habitat creation and/or enhancement be provided prior to the commencement of the development. This should also include, for example, monitoring requirements and timeframes. Such information could be conditioned or requested as part of a S106 legal agreement.*

Should approval for the development be granted, the statutory BNG condition will be applied to the approval and will require discharging by the Council prior to development work commencing.

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 identified as maintained amenity grassland with little ecological value.

Himalayan Balsam was noted within the boundaries of the field to the south-west, and within the plantation woodland to the north-west and several other species were identified. Although only Himalayan Balsam was identified on site during the field survey, there still remains a risk that other species identified within the desk study could be present or could be introduced into site through the works. This risk can be minimised through the use of adequate biosecurity measures.

The Ecological Appraisal states in terms of biodiversity opportunities as follows:

*The development presents the following opportunities to enhance the site for biodiversity and work towards the target of 10% net gain:*

- *Enhancement or creation of wildflower grassland margins to provide larval food for caterpillars and to attract butterfly and moth species.*

Any comments from the Council’s Ecology Consultant GMEU will be reported in the update report to Committee.

### **Surface Water Drainage**

The proposal is for the refurbished synthetic turf pitch to have the following design features:

- Surface layer will be a new synthetic turf surface, which will have a porosity rate measured at a minimum of 500mm/hr
- Beneath the synthetic turf will be a new permeable shockpad layer, which will have a porosity rate measured at a minimum of 1000mm/hr
- Beneath the shockpad layer will be the existing open textured porous macadam, which has a porosity rate measured at a minimum of 1000mm/hr
- Beneath the open textured porous macadam is a sub base comprising of stone, which has been measured to have a porosity rate > 2000mm/hr.

The addendum to the Planning Statement states as follows in relation to drainage

*Whilst the proposed development is designed to be a water compatible development which is not damaged during flood event. In the case that percolation into the ground or attenuation within the construction is not enough to prevent surface flooding, the surface materials used within the development have been chosen as they are not affected by flood events, in accordance with guidance for water compatible developments as outlined in NPPF documentation.*

Generally, based on 300mm deep sub-base (405mm total construction depth) and a gradient of 1:300, and restricting the off-site flow rate to 2.5 l/s it is found that the following return storms, give the stated results.

- 1 in 30 year No above ground flooding
- 1 in 100 year No above ground flooding
- 1 in 100 year + 45% Climate change 50m<sup>3</sup> above ground flooding

The above ground flooding can be retained above the level of the pitch by using containment barriers, which will also act as infill migration mitigation features, as the pitch is considered flood compatible.

### Drainage Strategy

The geotechnical investigation stated that soakaways / infiltration would not be viable, rainwater harvesting is not an option as it would not be of suitable purity, hybrid solutions and discharge into a water body is not possible due to a lack of water body on or near to the site, therefore the drainage strategy will follow number 5. In the following hierarchy list.

1. Rainwater re-use (rainwater harvesting/greywater recycling)
2. An adequate soakaway or other infiltration system
3. Hybrid solution of infiltration and discharging to a surface water body
4. To a surface water body (e.g. an ordinary watercourse)
5. To a surface water sewer, highway drain, or other drainage system
6. To a combined sewer

Water percolating through the pitch construction will be removed and any water which cannot be attenuated within the design of the pitch and its foundations in time of flood will be removed from below the construction by a system of perforated plastic pipe land drains set at 10m centre, being collected by a perimeter drain. At the drains lowest point there will be a collection pit where a flow rate restrictor will be installed to prevent excess flow into the on-site surface water drainage system and allow water to attenuate in the pitch base under flood conditions. The surface water will then be removed from the site at a steady flow rate the existing surface water drainage system currently used by the Adrenaline Centre building and the outdoor pitches.

A comprehensive drainage assessment of the existing system is to be undertaken on the 9th December 2024 to determine the potential impact on the capacity of the existing systems, to identify the invert levels of existing features, and to confirm drainage gradients achievable across the proposed AGP area.

Having regard to the above, it is considered appropriate to include a suitable condition to ensure that adequate surface water drainage is in place to serve the development.

## 9. CONCLUSION

It is considered that subject to appropriate conditions the proposed development is acceptable and in accordance with the Rossendale Local Plan and the 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 Section 51 of the Planning and Compulsory Purchase Act 2004.*

2. The development shall be carried out in accordance with the following:

Drawing No: LSUK 24-0259(G-210036) 01P - Location Plan V01 received  
03.10.2024  
Drawing No: LSUK 24-0259(G-210036) 02P - SITE PLAN V01 received  
03.10.2024  
Drawing No: LSUK 24-0259(G-210036) 03P - Development Layout V02 received  
03.10.2024  
Drawing No: LSUK 24-0259(G-210036) 04AP - Elevations V01 received  
03.10.2024  
Drawing No: LSUK 24-0259(G-210036) 04BP - Elevations V01 received  
03.10.2024  
Drawing No: LSUK 24-0259(G-210036) 04CP - Elevations V01 received  
03.10.2024  
Drawing No: LSUK 24-0259(G-210036) 04DP - Elevations V01 received  
03.10.2024  
Drawing No: LSUK 24-0259(G-210036) 05P - Layout Over Topo V01 received  
03.10.2024  
Drawing No: LSUK 24-0259(G-210036) 06P - Component Design V01 received  
03.10.2024  
Drawing No: LSUK 24-0259(G-210036) 07P - BNG Design V01 received  
10.12.2024  
Drawing No: JSL5264\_700 - Tree Constraints Plan received 03.10.2024  
Electricity Capacity received 03.10.2024  
JSL5264\_750 - Tree Survey Schedule received 03.10.2024  
Noise Assessment received 03.10.2024  
Proposed Lighting received 03.10.2024  
Suggested Actions to get 10 Percent Gain received 03.10.2024  
LSUK.24-0259(G-210036)\_DAS\_V1 - Design and Access Statement received  
03.10.2024  
RT-MME-180726-02 - BNG Baseline V1 received 05.12.2024 Public  
RT-MME-180726\_01 - Preliminary Ecological Appraisal received 03.10.2024  
STW6474\_REVB - Pre Investigation Data Package received 03.10.2024  
STW6603-R01-REV\_A - Ground Investigation Small received 03.10.2024  
Adrenaline 3G Consultation Report received 10.12.2024  
Adrenaline POU received 10.12.2024  
Pitch Analysis received 10.12.2024  
Pitch Layouts All Sites received 10.12.2024  
Planning Support Addendum received 10.12.2024  
Rossendale Football Report received 10.12.2024  
Rossendale Playing Pitch Strategy received 10.12.2024

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

3. No demolition, or tree / 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 been carried out immediately prior to works taking place and provided written confirmation 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*

4. Prior to any earthworks, vegetation clearance or demolition taking place, a method statement detailing eradication or avoidance measures for Himalayan balsam shall be submitted to and agreed in writing by the Local Planning Authority. The agreed method statement shall be adhered to and implemented in full for the duration of development works.

*Reason: To prevent the spread of invasive species*

5. Prior to the commencement of development, details of a sustainable surface water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage scheme 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 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 scheme 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 first use of the proposed development, the drainage scheme shall be fully 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 and ensure there is no impact on the remaining pitches.*

6. Construction works shall not take place outside the following hours:

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

Construction works shall not take place on Sundays, or Bank / Public Holidays. Access and egress for delivery vehicles shall be restricted to the working hours indicated 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.*

7. The development hereby permitted shall only be used or operated between the hours of 08:00 to 22:00 Monday to Friday, and 08:00 to 18:00 Saturday and Sunday (and Bank Holidays).

*Reason: In the interests of the amenity of the surrounding residential areas*

8. The floodlighting shall only be used or operated between the hours of 08:00 to 22:00 Monday to Friday, and 08:00 to 18:00 Saturday and Sunday (and Bank Holidays).

*Reason: In the interests of the amenity of the surrounding residential areas*

9. No part of the development hereby approved shall be commenced until all the highway works to widen and amend the vehicular access on Mayfield Avenue have been constructed and completed in accordance with a scheme that has first been submitted to and approved by the Local Planning Authority.

*Reason: To enable all construction traffic to enter and leave the site in a safe manner without causing a hazard to other road users.*

10. No development shall take place, including any works of site clearance, until a construction method statement (including a construction site plan) 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 Arrangements for vehicles to turn within the site
- iv The storage of plant and materials used in constructing the development
- v The erection and maintenance of security hoarding
- vi Wheel washing facilities and mechanical road sweeping
- vii Measures to control the emission of dust and dirt during construction
- viii A scheme for recycling/disposing of waste resulting from clearance and construction works
- ix Routeing of delivery vehicles to/from site via Jubilee Road and Mayfield Avenue
- x Timing of deliveries or site visits by HGVs
- xi Measures to ensure that construction and delivery vehicles do not impede access to neighbouring properties.

*Reason: In the interest of highway safety*

11. No part of the development hereby approved shall be commenced until the internal vehicle route from Mayfield Avenue to the development site has been constructed and surfaced in bound porous material in accordance with a scheme first submitted to and approved in writing by the Local Planning Authority.

*Reason: To prevent stones, mud and debris from being carried onto the public highway network to the detriment of highway safety.*

12. Within three months of the grant of planning approval a scheme for the construction of off-site highway improvement works shall be submitted to the Local Planning Authority for its approval.

The approved works shall be completed in their entirety prior to first use of the approved development.

The works shall include, but not be exclusive to, the provision of buff coloured, tactile pavings to the dropped pedestrian crossings either side of the site's entrance on Helmshore Road and upgrades to the bus stops outside 261 Helmshore Road and the garage opposite (stop ID 25001386).

*Reason: To support sustainable forms of transport.*

13. Prior to first use of the approved development a new section of 3.5m wide shared path for pedestrians and cyclists shall be constructed from the Mayfield Avenue access to connect with internal pathways in accordance with a scheme first submitted to and approved in writing by the Local Planning Authority. The path shall be maintained thereafter.

*Reason: To support sustainable forms of transport.*

14. Prior to first use of the approved development two minibus parking spaces shall be provided in accordance with a scheme first submitted to and approved in writing by the Local Planning Authority. The parking spaces shall be maintained thereafter.

*Reason: For the effective use of car parking.*

15. Prior to first use of the approved development improved and increased cycle storage facilities shall be provided in accordance with a scheme to first submitted to and approved in writing by the Local Planning Authority. The facilities shall be maintained thereafter.

*Reason: To support sustainable forms of transport.*

16. Prior to the first use of the approved development, a Car Parking Management and Travel Plan shall be submitted to and agreed in writing by, the Local Planning Authority. The plan shall include:

- a) measures for the management of car use and on-site car parking, and
- b) a strategy to secure and sustain decreases in car use for travel to and from the site for all users. (This shall include car sharing, public transport, cycling and walking).

The Plan shall specify a plan period and contain relevant surveys, reviews and monitoring mechanisms and identify targets, timescales, phasing programme and management responsibilities.

The Car Parking Management and Travel Plan shall then be implemented in accordance with the agreed details and retained for the duration of the development, unless otherwise agreed in writing by the Local Planning Authority.

*Reason: To ensure the development supports sustainable transport options.*

17. The surface water from the approved internal vehicle access route from Mayfield Avenue shall be collected within the site and drained to a suitable internal outfall. Prior to commencement of the development details of the drainage strategy shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details.

*Reason: In the interest of highway safety to prevent water from discharging onto the public highway.*

18. The development shall not commence until a Habitat Management and Monitoring Plan (HMMP), prepared in accordance with the approved Biodiversity Gain Plan and including:

- a) a non-technical summary;
- b) the roles and responsibilities of the people or organisation(s) delivering the HMMP;
- c) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;
- d) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and
- e) the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority

has been submitted to, and approved in writing by, the local planning authority.

The created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP.

*Reason: To ensure the approved Biodiversity Gain Plan is delivered and to ensure the habitat created in line with the approved HMMP is appropriately managed and monitored for 30 years from the completion of the development hereby approved.*

19. No part of the development hereby approved shall be occupied until:

- a) the habitat creation and enhancement works set out in the approved HMMP have been completed; and
- b) a completion report, evidencing the completed habitat enhancements, has been submitted to, and approved in writing by the Local Planning Authority.

*Reason: To ensure the habitat creation and enhancement works set out in the approved HMMP are completed to the satisfaction of the local planning authority.*

20. Monitoring reports shall be submitted to and approved in writing by the local planning authority in accordance with the methodology and frequency specified in the approved HMMP.

*Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 and policy ENV4 of the Local Plan.*

21. No development shall commence until full details of:

- a) the works/contractors' compound (including any buildings, moveable structures, works, plant, machinery, access and provision for the storage of vehicles, equipment and/or materials); and
- b) a scheme for the removal of the works/contractors' compound and the restoration of the land on which it is situated;

have been submitted to and approved in writing by the Local Planning Authority (after consultation with Sport England).

The works/contractors' compound shall not be provided and used on the site other than in accordance with the approved details and shall be removed, and the land on which it is situated restored in accordance with the approved details, before first use of the development hereby approved.

*Reason: To protect the playing field from damage, loss or availability of use and to accord with Development Plan Policy LT1.*

22. No development shall commence until a scheme to ensure either:

- a) the continuity of the existing sports use of the playing fields and sports facilities; natural turf football pitches, tennis courts and MUGA; or
- b) the provision of replacement facilities (during construction works)

has been submitted to and approved in writing by the Local Planning Authority (after consultation with Sport England).

The scheme must set out details of the size, location, type and make-up of the facilities or replacement facilities (as appropriate) together with arrangements for access. The scheme must include a timetable for the provision of the facilities or replacement facilities (as appropriate). The approved scheme shall be implemented and complied with in full throughout the development works.

*Reason: To protect [playing fields/sports facilities] from damage, loss or availability of use during the construction of the development and to accord with Development Plan Policy LT1*

23. Use of the development shall not commence until:

- (a) certification that the Artificial Grass Pitch hereby permitted has met FIFA Quality Concept for Football Turf – FIFA Quality or equivalent International Artificial Turf Standard (IMS), and
- (b) confirmation that the facility has been registered on the Football Association's Register of Football Turf Pitches

have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the development is fit for purpose and sustainable, provides sporting benefits and to accord with Development Plan Policy LT1.

24. Before the 3G pitch is first brought into use, a Management and Maintenance Scheme for the facility including management responsibilities, a maintenance

schedule, a mechanism for review, and measures to ensure the replacement of the Artificial Grass Pitch within a 10-15 year period if it becomes necessary, shall be submitted to and approved in writing by the Local Planning Authority (after consultation with Sport England).

The measures set out in the approved scheme shall be complied with in full, with effect from commencement of use of the 3G pitch.

Reason: To ensure that a new 3G facility is capable of being managed and maintained to deliver a sport facility which is fit for purpose, sustainable and to ensure sufficient benefit of the development to sport and to accord with Local Plan Policy LT1.

25. Prior to any floodlights or associated columns being installed on site, full details of proposed lighting levels, light spill, and measures to reduce these to an acceptable limit (to avoid harm to bats in the nearby woodland), shall be submitted to and approved in writing by the Local Planning Authority.

The approved details and measures shall thereafter be implemented, and shall be maintained for the lifetime of the development.

Reason: To avoid harm to bats foraging in the nearby woodland.

## 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 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. The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless:
  - (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
  - (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Rossendale Borough Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply.

Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements are considered to apply

3. The grant of planning permission will require the applicant to enter into an appropriate legal agreement (Section 278), with Lancashire County Council as the Highway Authority prior to the start of any development. For the avoidance of doubt works shall

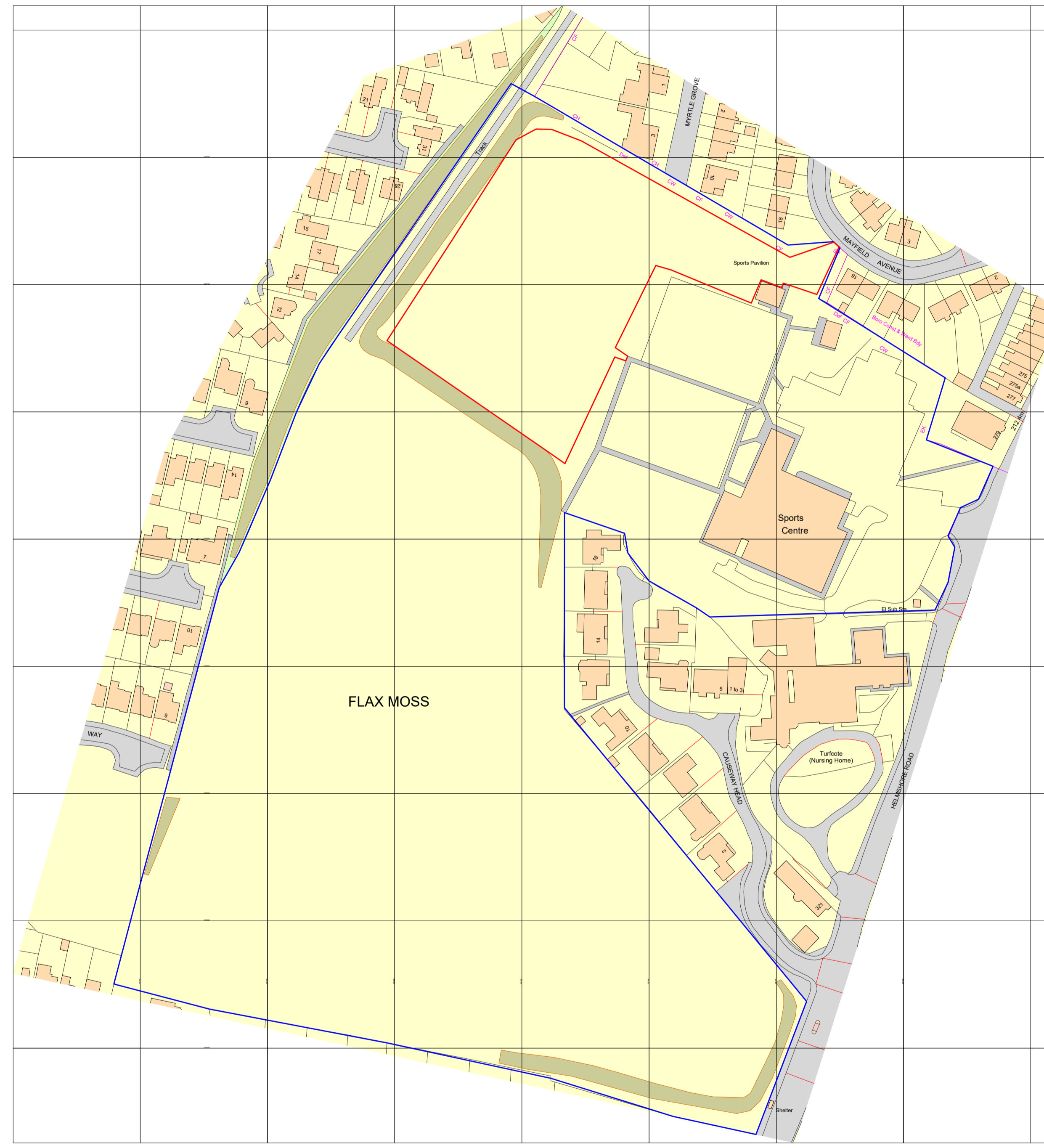
include, but not be exclusive to, the construction of the amended access on Mayfield Avenue to an appropriate standard, the provision of buff coloured, tactile paved dropped pedestrian crossings either side of the site's entrance on Helmshore Road and upgrades to the bus stops outside 261 Helmshore Road and the garage opposite (stop ID 25001386). The applicant should contact the county council for further information by telephoning the Development Control Section (Area East) on 0300 123 6780 or by email on [developeras@lancashire.gov.uk](mailto:developeras@lancashire.gov.uk) , in the first instance to ascertain the details of such an agreement and the information to be provided, quoting the relevant planning application reference number.

4. This consent does not give approval to a connection being made to Lancashire County Council's highway drainage system.
5. 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.
6. 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 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.
7. Informative (artificial grass pitches for Steps 1 to 6 of the FA's National League System) – The applicant is advised that pitches to be used for Step 1 and Step 2 level football matches should be built in accordance with FIFA Quality Concept for Football Turf - FIFA Quality Pro and Steps 3 to 6 should be built in accordance with FIFA Quality as a minimum and tested annually as per league rules

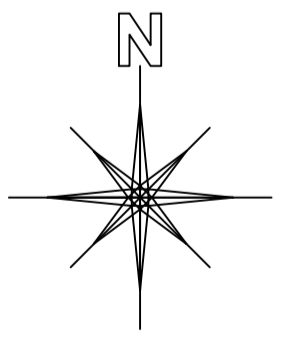
# LOCATION PLAN

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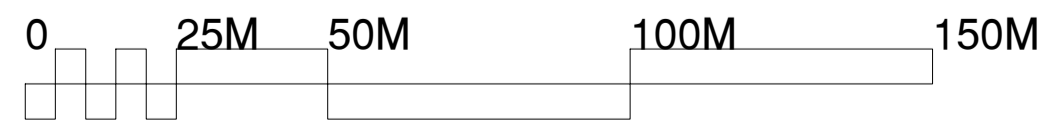
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AUTHOR: FOOTBALL FOUNDATION  
 CLIENT: ARTIFICIAL GRASS PITCH (AGP) DEVELOPMENT  
 PROJECT: ADRENALINE CENTRE

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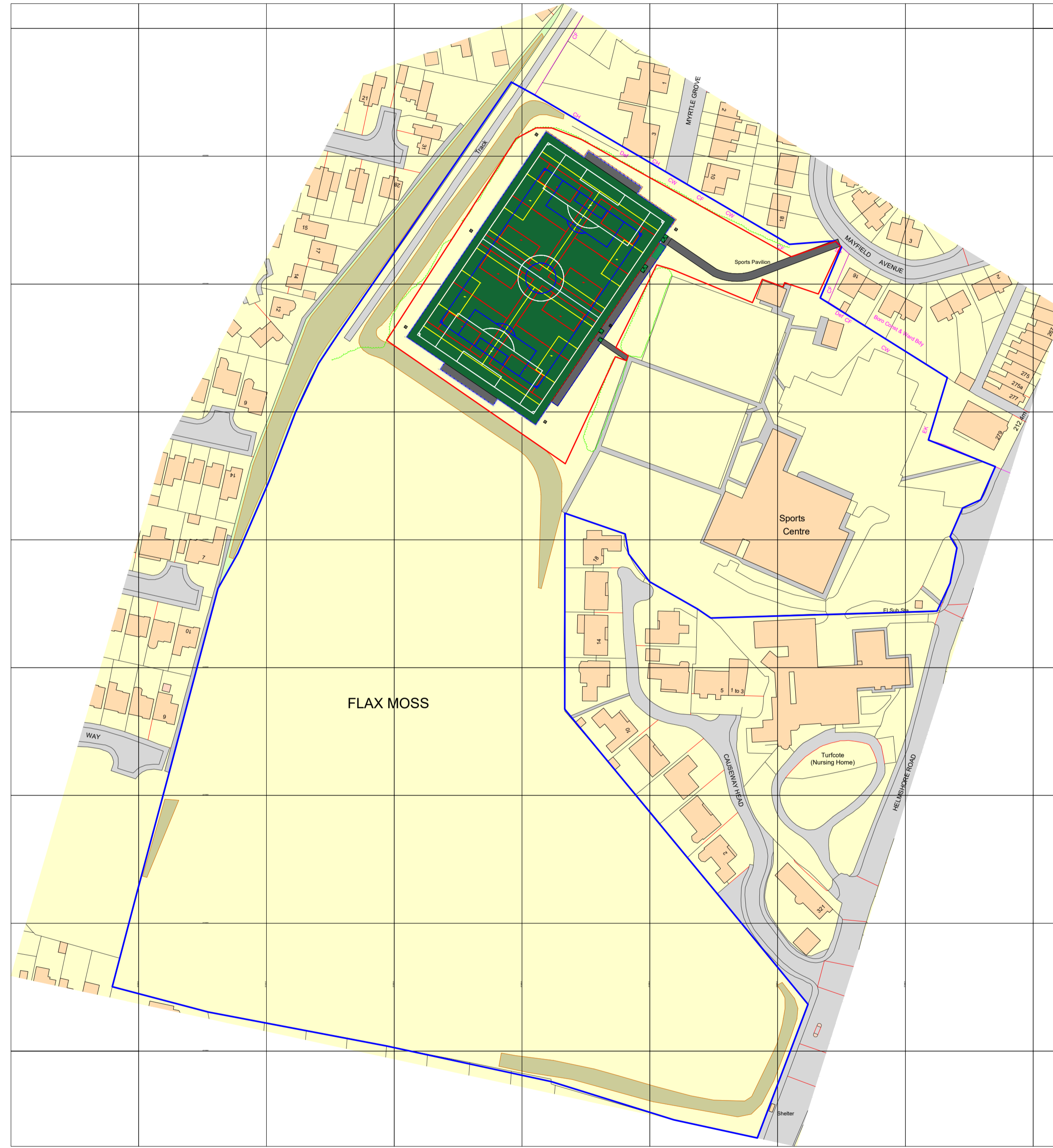
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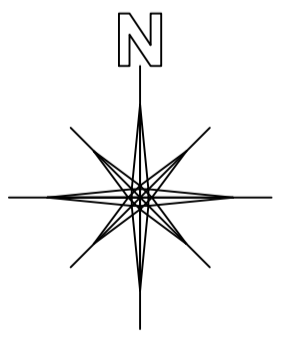
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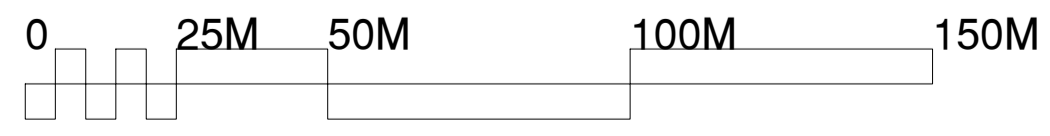


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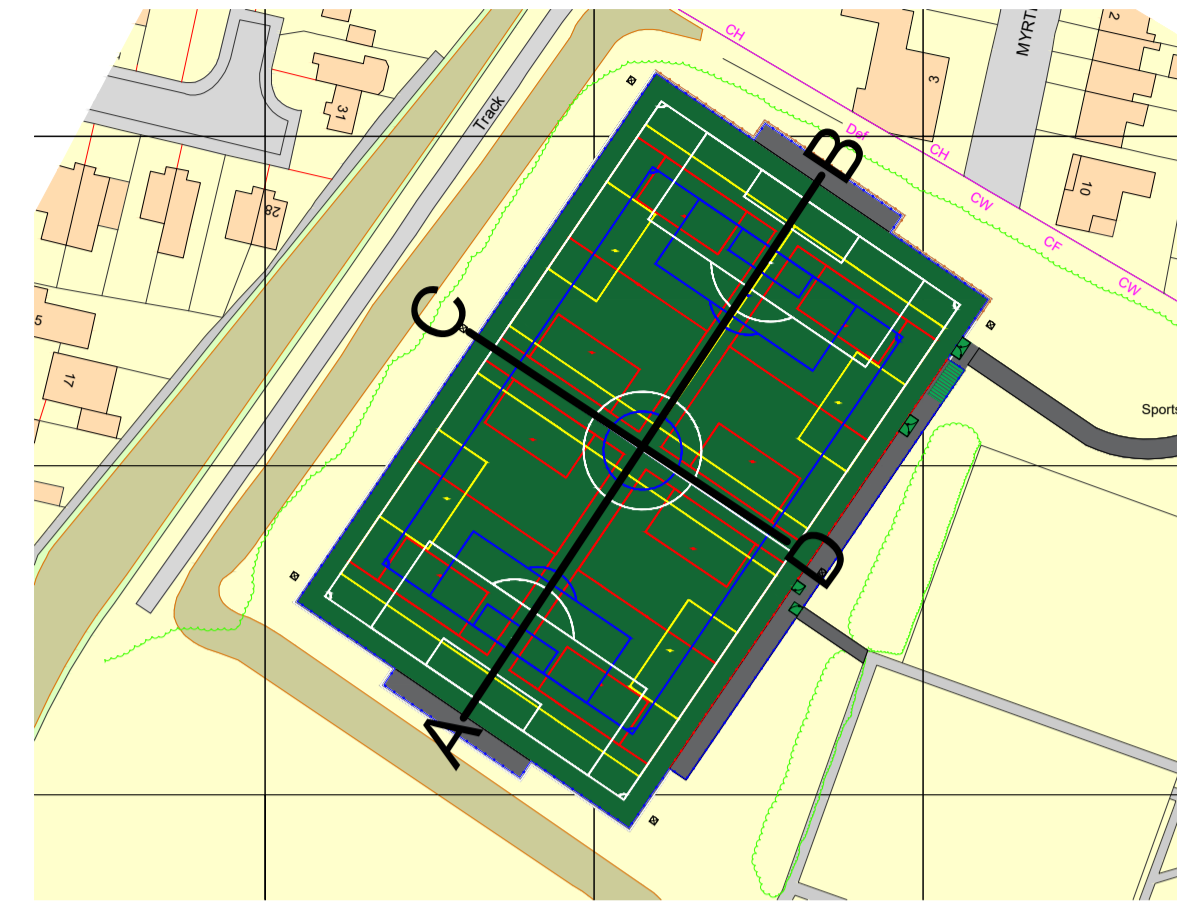
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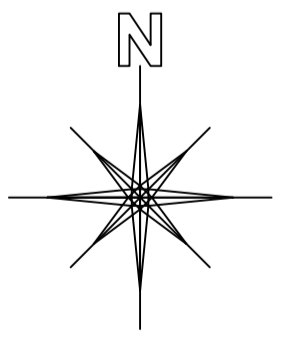
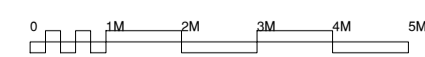
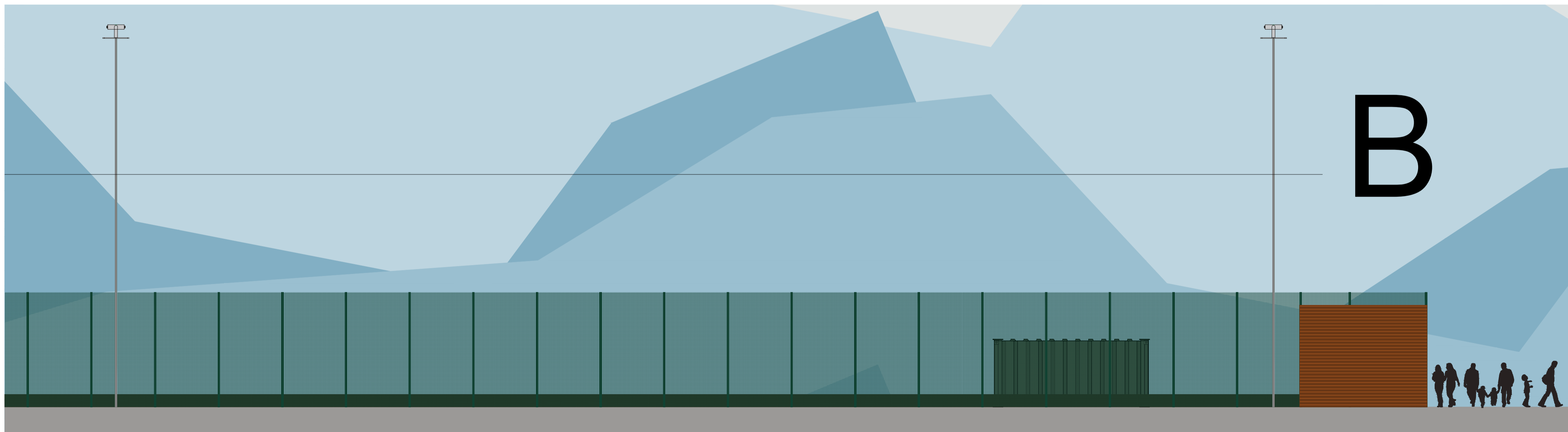
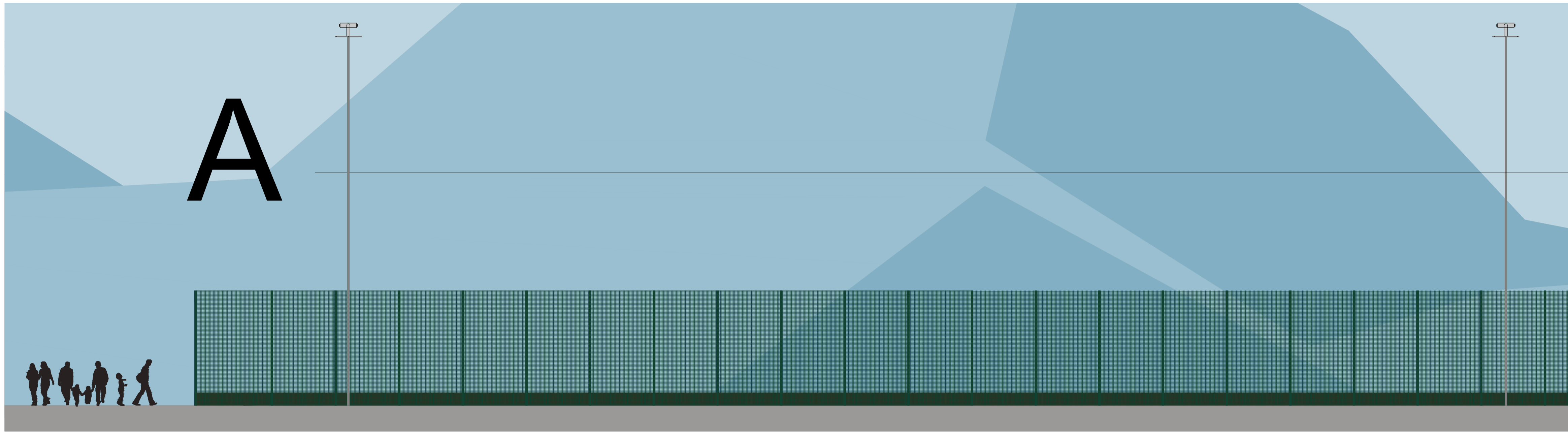
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FOOTBALL FOUNDATION

CLIENT

ARTIFICIAL GRASS PITCH (AGP)  
 DEVELOPMENT

PROJECT

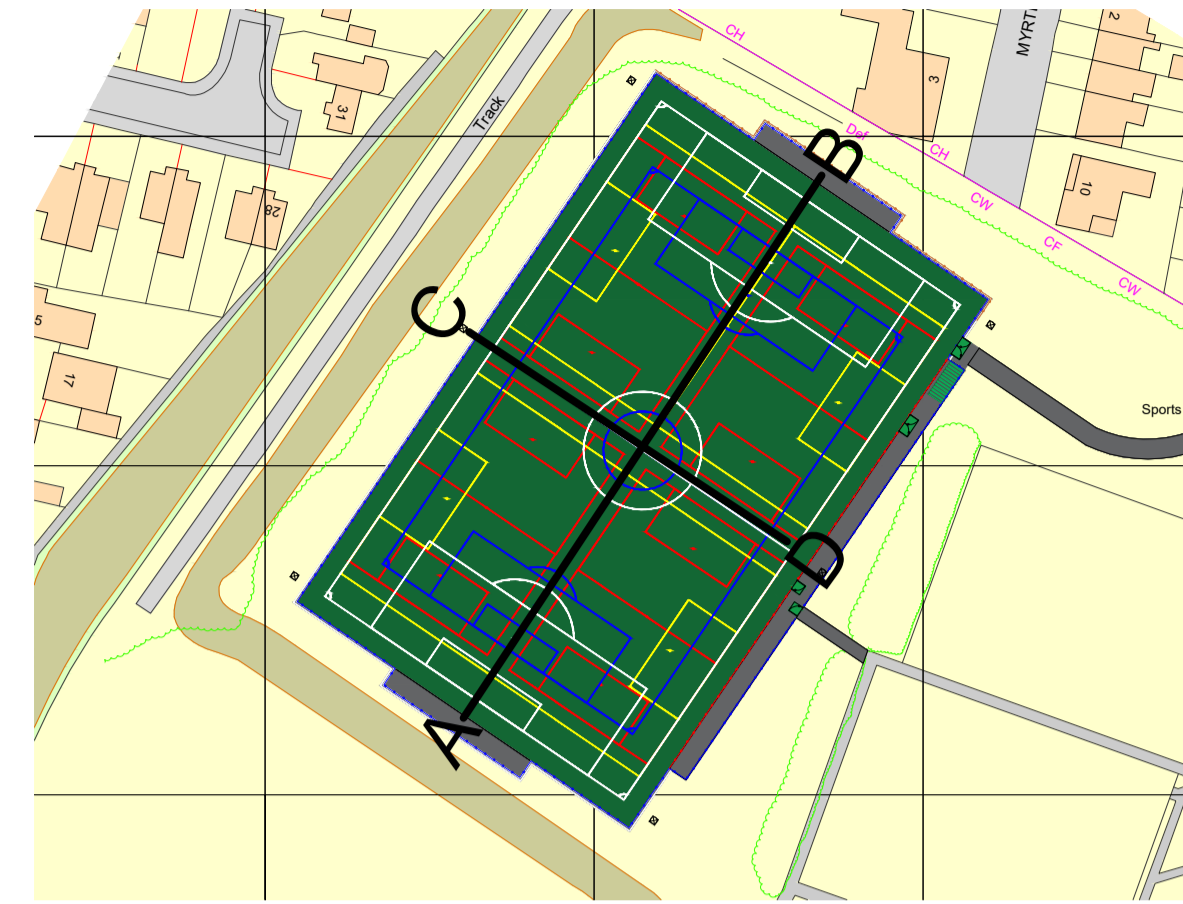
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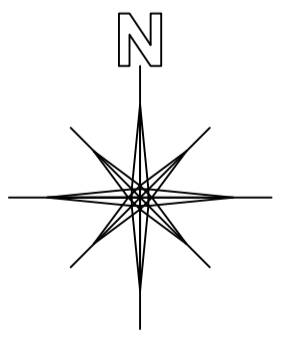
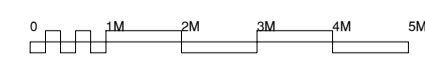
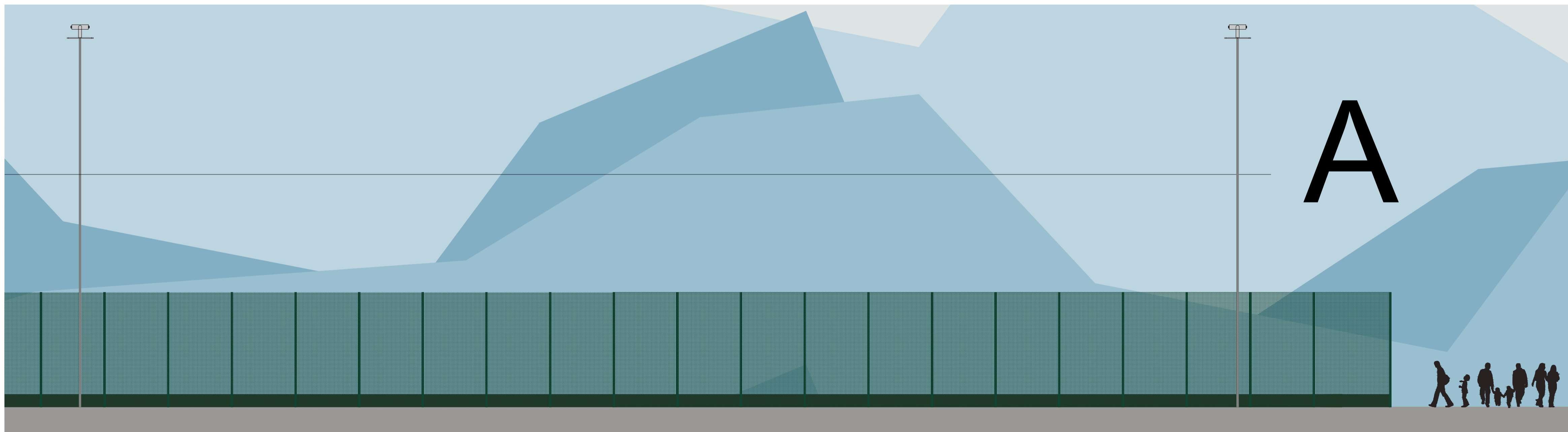
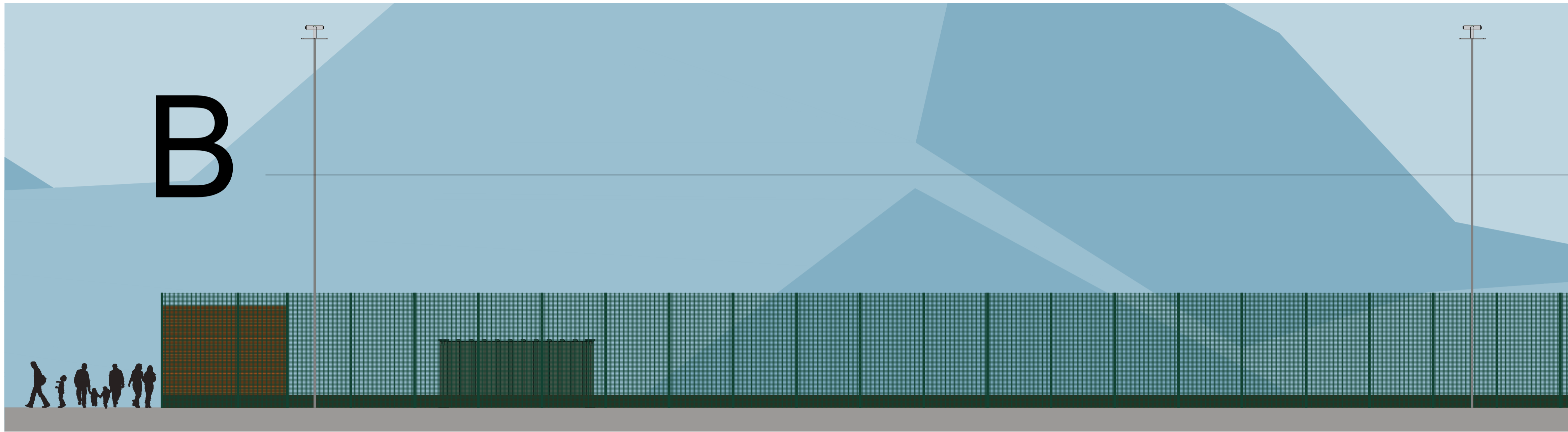
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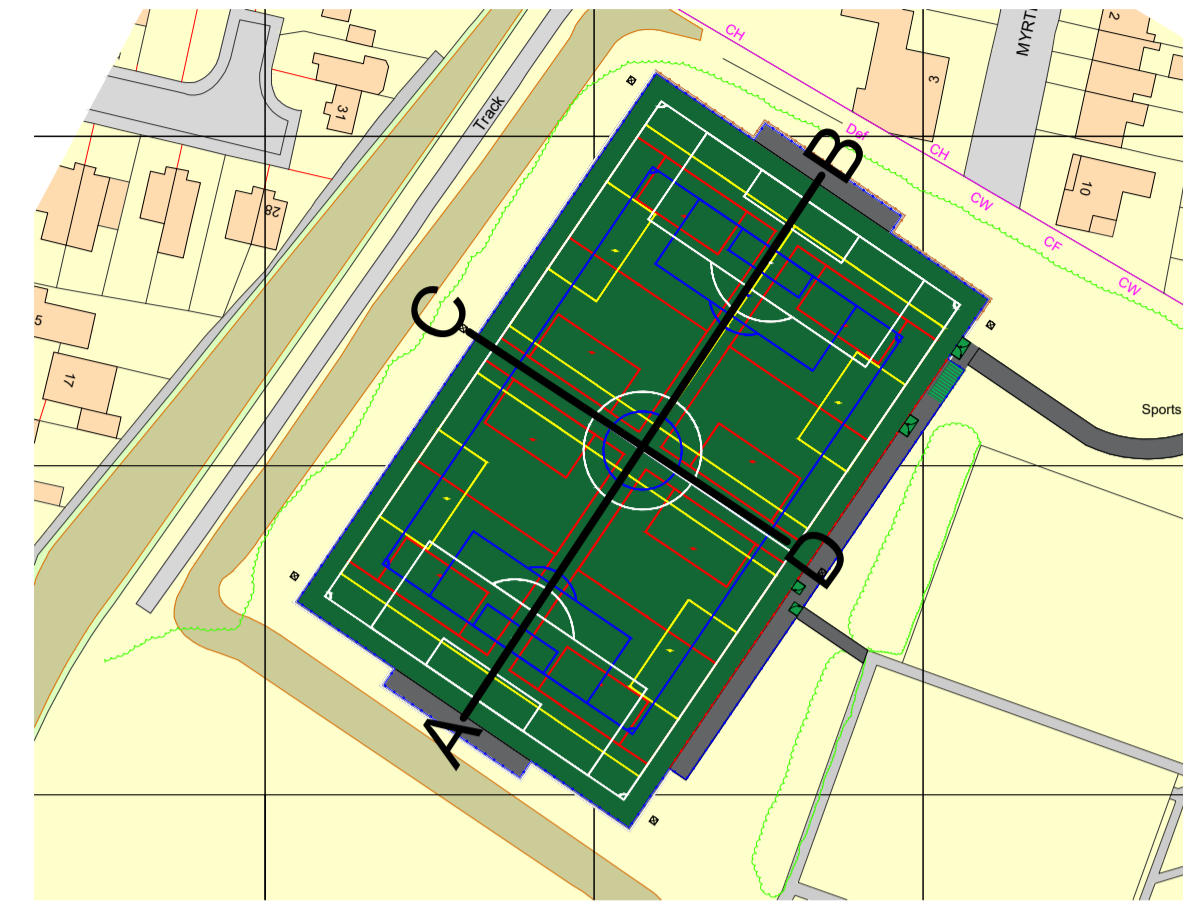
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 PROJECT: ADRENALINE CENTRE

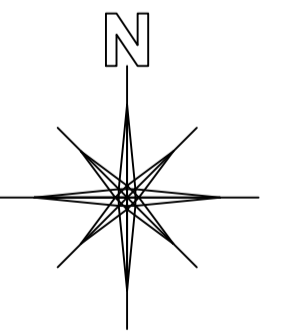
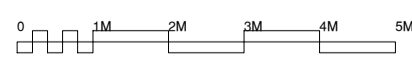
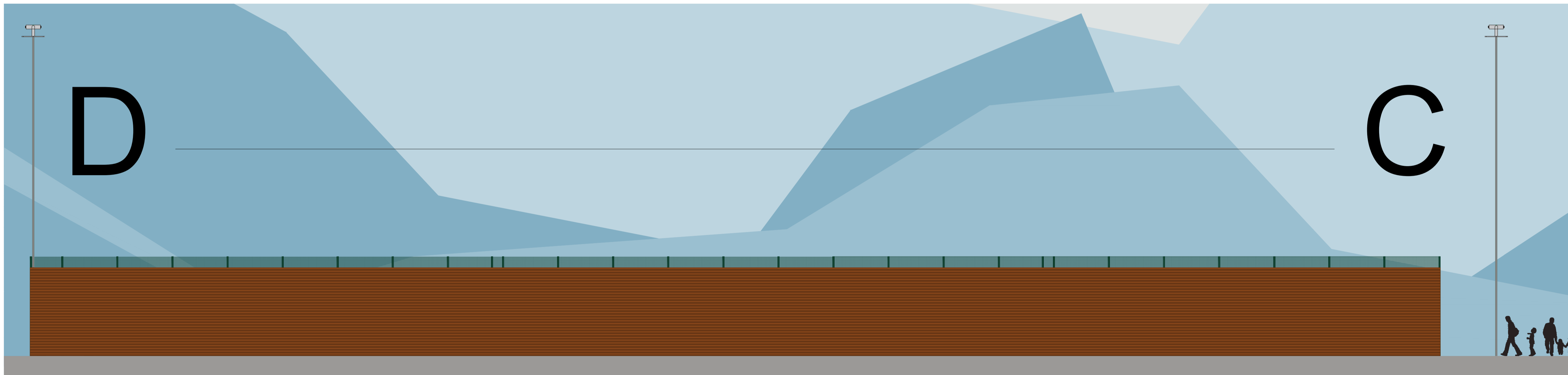
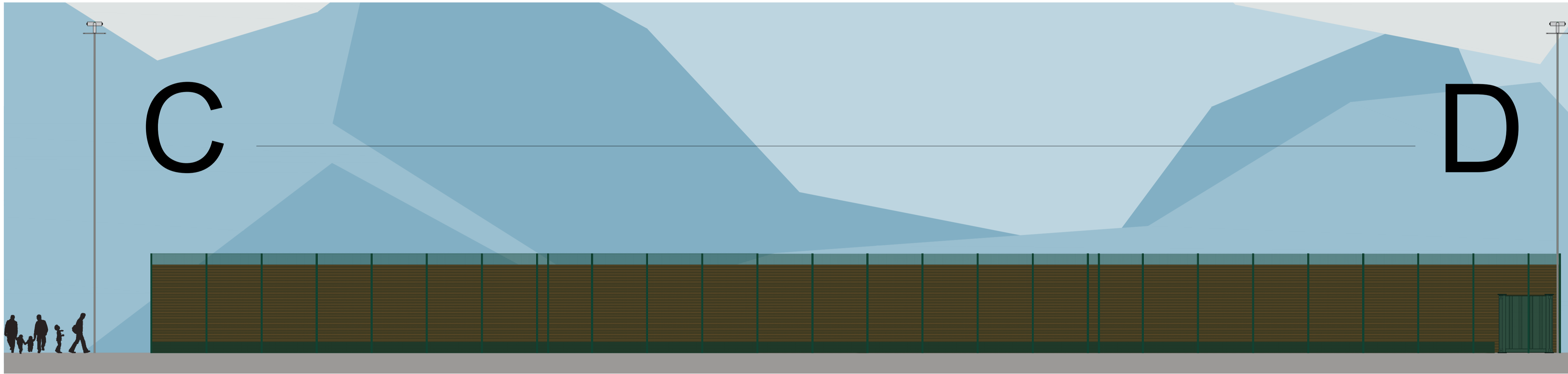
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PLANNING	MD	01	
G-210036	10/09/24		
LSUK-24-0259		24-0259(G-210036) 04b	
REV	DATE	BY	CHKD
A1	1:100		

# ELEVATIONS 3

KEY - NOT TO SCALE



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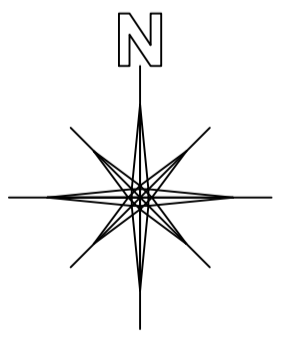
AUTHOR  
 FOOTBALL FOUNDATION  
 CLIENT  
 ARTIFICIAL GRASS PITCH (AGP)  
 DEVELOPMENT  
 PROJECT  
 ADRENALINE CENTRE

DRAWING		01	
PLANNING	MD		
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# ELEVATIONS 4

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 PROJECT ARTIFICIAL GRASS PITCH (AGP) DEVELOPMENT

ADRENALINE CENTRE

DATE	DESCRIPTION	BY	NO.
10/09/24	PLANNING	MD	01
	G-210036		
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	A1	SCALE	1:100

24-0259(G-210036) 04d

