

Application Number:	2024/0404	Application Type:	Full
Proposal:	The erection of a single storey 4,363 sqm GEA (4,110 sqm GIA) Class B8 storage & distribution building (which includes ancillary 470 sqm GIA offices /staff welfare facilities); the construction of a service yard / hardstanding for the purposes of outdoor storage; the retention and minor reconfiguration of the existing Cornerbrook lift training business at the western side of the site (part retrospective) and the provision of its own dedicated access; provision of a total 52 car parking spaces (of which 46 are standard spaces [14 of which are dedicated to the Cornerbrook business], 3 disability spaces and 3 spaces served with electric charging points), 22 HGV parking spaces and 8 cycle parking spaces; hard and soft landscaping; boundary fencing and security gates; external safety / security lighting; the widening / reconfiguration of the existing access from Blackburn Road and; the construction of a realigned / repositioned public footpath alongside the River Irwell.	Location:	Site Of Former Mayfield Chicks, Blackburn Road, Ewood Bridge, Rossendale, BB4 6JY.
Report of:	Head of Planning and Building Control	Status:	For publication
Report to:	Development Control Committee	Date:	25/02/2025
Applicant:	Melba Products Ltd	Determination Expiry Date:	28/02/2025
Agent:	Richard Gee (Roman Summer Associates Ltd)		

Case Officer:	James Dagleish
Email:	planning@rossendalebc.gov.uk

REASON FOR REPORTING	
Outside Officer Scheme of Delegation	Yes
Member Call-In Name of Member: Reason for Call-In:	No
3 or more objections received	Yes
Other (please state):	Major Application

HUMAN RIGHTS

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

Article 8

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

Article 1 of Protocol 1

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

1. RECOMMENDATION

That Members resolve that they would be minded to grant planning permission and that the determination of the application hereafter be delegated to the Head of Planning as follows:

(1) To complete a suitable Section 106 Agreement to secure:

- Green Belt compensation contributions – including the following:
 - o £6,000 towards the planting of trees in Rossendale as part of the Rossendale Forest initiative.
 - o £2,000 towards the implementation of footpath improvements on land from the northern tip of the application site to the underpass beneath the A56.
- Ongoing maintenance of the new footpath through the application site, adjacent to the River Irwell.
- An obligation that the submitted Delivery & Servicing Strategy (ref: J000502-DSS01d dated December 2024) will be implemented at all times.
- Current Rossendale Borough Council S.106 monitoring and recording fees.
- Any other reasonable and necessary contributions or obligations required.

(2) To carry out drafting amendments and any other alterations to any planning condition or S.106 Agreement, and to insert any other required planning conditions.

(3) To have discretion to refuse planning permission if the S.106 Agreement is not completed within a reasonable timescale.

(4) That upon satisfactory completion of the above legal agreement that planning permission be granted subject to the conditions contained within this report or as amended by the above.

2. APPLICATION SITE

The application relates to an irregular shaped plot of land, located to the north of Blackburn Road (B6527) and adjacent to the eastern bank of the River Irwell. The land is to the north of Ashenbottom Farm. The A56 runs to the north and east of the site.

The southern part of the site is occupied by a crane training and hire business (Cornerbrook) which is housed in portacabin-type buildings. There is a large area of hard standing on the main part of the site, with grassland covering the northern end. Whilst the site now has a relatively open character, it is understood that the southern part of the site previously contained a large hatchery building operated by the former Mayfield Chicks poultry company (which was destroyed in a fire around 2002). The site has more recently been used by James Killelea and Company to store vehicles and materials.

Access to the site for vehicles and pedestrians is via a lane leading off Blackburn Road.

The entire site is designated as an Employment Allocation in the adopted Local Plan, and is within the urban boundary. The southern portion is designated EE10 (Mayfield Chicks & Adjoining Ewood Bridge Mill), and the northern portion is NE1 (Extension to Mayfield Chicks, Ewood Bridge).

The Council's Local Plan (policies map) allocates an area of land for a 'park and ride' facility between the allocated employment sites and the East Lancashire Railway.

The site is also designated as Green Infrastructure (grassland 3-5km corridor). The site is also designated as a mineral safeguarding area.

The site is not within a Conservation Area but Ashenbottom Farm (located around 30m to the south) is a Grade II Listed Building. Further to the west lies Ewood Hall, a Grade II* Listed Building.

Public Footpath No. 309 runs along the western edge of the site. The site is within flood zones 2 and 3.

3. RELEVANT PLANNING APPLICATION HISTORY

X/1992/102 - Erection of warehouse unit with reception office toilets and canteen (adjacent site) (approved)

X/1993/304A - Erection of non-illuminated hoarding signage (approved)

X/2002/420 - Re-instatement of former poultry hatchery destroyed by fire (approved)

4. PROPOSAL

Planning permission is sought for the construction of a building of 4.363 square metres (m²) gross external area (4,110m² internal), to be used for Class B2 (manufacturing) and Class B8 (storage and distribution) to serve the on-going and future business requirements of Melba Products Ltd – trading as Melba Swintex (Melba), which

manufactures and distributes a wide range of temporary traffic management products such as pedestrian barriers, traffic cones and signs.

It is understood that Melba's existing facility in Stubbins is at maximum capacity – with an urgent need for more capacity to enable the business to meet demand.

The proposed building is to be clad in neutral-toned, insulated metal panels, with a green camouflage effect designed to help break up its massing. This design seeks to create the impression of two smaller buildings on either side, allowing the central section to blend into the background, reducing the visual impact. A natural stone base has been introduced at the corners of the building. Solar PV panels are proposed to be integrated into the roof of the building, to allow on-site renewable energy generation.

Permission is also sought to retain and slightly reconfigure the existing structures and use of the southern portion of the site at the Cornerbrook crane training and hire business.

The remainder of the site will be used as open hard standing for storage and for car / HGV parking and maneuvering, plus landscaping, planting and biodiversity enhancement areas. Perimeter fencing and lighting are also proposed. It is proposed to retain and enhance the existing public right of way alongside the river bank adjacent to the site.

In summary, the application proposes the following:

- The erection of a single storey 4,363 sqm GEA (4,110 sqm GIA) Class B8 storage & distribution building (which includes ancillary 470 sqm GIA offices /staff welfare facilities);
- The construction of a service yard / hardstanding for the purposes of outdoor storage;
- The retention and minor reconfiguration of the existing Cornerbrook crane / lift training business at the western side of the site (part retrospective);
- Provision of new parking, servicing and access arrangements.
- Hard and soft landscaping;
- Boundary fencing and security gates;
- External safety / security lighting;
- The widening / reconfiguration of the existing access from Blackburn Road; and
- The construction of a realigned / repositioned public footpath alongside the River Irwell.

5. POLICY CONTEXT

National

National Planning Policy Framework ('The Framework')

- 2 – Achieving Sustainable Development
- 4 – Decision Making
- 6 – Building a Strong, Competitive Economy
- 8 – Promoting Healthy and Safe Communities
- 9 – Promoting Sustainable Transport
- 11 – Making Effective Use of Land

- 12 – Achieving Well Designed and Beautiful Places
- 13 – Protecting Green Belt Land
- 14 – Meeting the Challenge of Climate Change, Flooding and Coastal Change
- 15 – Conserving and Enhancing the Natural Environment
- 16 – Conserving and Enhancing the Historic Environment

Development Plan Policies

Rossendale Local Plan

- SS: Spatial Strategy
- SD1: Presumption in Favour of Sustainable Development
- SD2: Urban Boundary and Green Belt
- SD3: Planning Obligations
- SD4: Green Belt Compensatory Measures
- EMP1: Provision for Employment
- EMP2: Employment/mixed-use allocations and existing employment sites
- EMP3: Employment Site and Premises
- EMP4: Development Criteria for Employment Generating Development
- NE1: Extension to Mayfield Chicks, Ewood Bridge
- ENV1: High Quality Development in the Borough
- ENV2: Historic Environment
- ENV3: Landscape Character and Quality
- ENV4: Biodiversity, Geodiversity and Ecological Networks
- ENV5: Green Infrastructure networks
- ENV6: Environmental Protection
- ENV9: Surface Water Run-Off, Flood Risk, Sustainable Drainage and Water Quality
- ENV10: Trees and Hedgerows
- TR2: Footpaths, Cycleways and Bridleways
- TR3: Road Schemes and Development Access
- TR4: Parking

Other Material Considerations

- National Planning Practice Guidance
- Climate Change SPD
- Compensation Measures for Green Belt Release Document (January 2023)
- Planning (Listed Buildings and Conservation Areas) Act 1990

6. CONSULTATION RESPONSES

Consultee	Response
Cadent	No comments received
Coal Authority	No comments to make on the application
Ecology (GMEU)	No objection subject to BNG and conditions
Tree Consultant (Ecus)	No objection subject to conditions
East Lancashire Railway	No comments received

Consultee	Response
Environment Agency	No objection subject to conditions
Land Contamination Consultant	No objection subject to conditions
Fire Brigade	No objection – advice provided for applicant
Heritage Consultant (Growth Lancashire)	No objection subject to balancing exercise
National Highways	No objection subject to conditions
LCC Archaeology	No objection
LCC Active Travel	No objection
LCC Development Management	No comments received
LCC Lead Local Flood Authority	No objection subject to conditions
LCC Minerals and Waste	No comments received
LCC Public Rights of Way	No objection
LCC Property Group	No comments received
LCC Highways	No objection subject to conditions and S.106
Landscape Consultant (Penny Bennett Landscape Architects)	No objection
RBC Building Control	No comments received
RBC Environmental Health	No objection
RBC Forward Planning	No objection
United Utilities	Objection (odour) / No objection (drainage)

7. REPRESENTATIONS

To accord with the General Development Procedure Order site notices were posted and the application was advertised in the local press. Surrounding properties were notified by letter.

One supporting comment has been received.

Six objections have been received raising the following issues in summary:

- Highway safety concerns.
- Concern over HGV routes / movements.
- Traffic congestion.
- Impact at the operator's other site in Stubbins.
- Cumulative impact with other developments.
- Noise pollution.
- Visual impact.
- Speed limit needs to be reduced on adjacent highway.

- Impacts on public rights of way.
- Light pollution.

8. ASSESSMENT

Principle

The site lies within the Urban Boundary, where the Local Plan seeks to locate the majority of new development, via Policy SD2. The site is also within an Employment Allocation (EE10 and NE1).

Policy EMP1 of the Local Plan states that:

“The Council, together with developers and other partners, will seek to provide sufficient employment land to meet the Borough’s gross requirement of 27 hectares for business, general industrial or storage and distribution (Use Classes E(g), B2 and B8) for the Plan period of 2019 - 2036.”

Policy EMP2 goes on to set out sites that are specifically allocated for existing and new employment land (such as EE10 and NE1 – which encompass the site in question).

Site Specific Policy NE1 relates to the land in question, and is supportive of new high quality development comprising E(g) Business, B2 (General Industrial) and B8 (Storage or Distribution) subject to the application satisfying six criteria (a-f).

The proposals have a net developable area of 1.45 ha – which is less than the suggested maximum of 1.57 ha noted in site specific policy NE1. As required, the development would also avoid the land on the northern boundary of the allocation which is identified as grassland stepping stone habitat on the Lancashire Grassland Ecological Network Map.

The Council’s Forward Planning team has raised no objection to the proposals, and has been involved in discussions with the case officer and the applicant in relation to the provision of Green Belt compensation in line with Policy SD4 (this is dealt with in a later section of this report).

It is considered that the development concept proposed is in broad accordance with the aims of the Local Plan in terms of principle, and an assessment of the scheme against the various themes of the site-specific policy will be undertaken later in this report under the most relevant headings.

Visual Amenity and Landscape Impact

Although it is located within the urban boundary, given the site’s location adjacent to open countryside and Green Belt, the Irwell Sculpture Trail, public rights of way and the East Lancashire Railway, matters of visual amenity and landscape character are of particular importance to the overall acceptability of development on the site.

Paragraph 135 of the Framework states:

“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, while not preventing or discouraging appropriate innovation or change (such as increased densities)”

Policy ENV3 of the Local Plan requires development to protect and enhance the character and quality of the landscape.

Policy ENV1 of the Local Plan states:

“A Development Brief or Design Code (as appropriate) will be required to support major new development and smaller proposals as appropriate (this document will be proportionate to the size of the scheme). Such documents should set out the design principles, the appropriateness of the development in the context of the area and consideration of innovative design.”

In response to the above, the application is supported by a Development Brief prepared by RPG Architects.

In order to ensure that a thorough assessment of the scheme’s landscape and visual impact has been carried out, officers have consulted our advisor on such matters, (Penny Bennett Landscape Architects) on the proposals.

Penny Bennett concluded in her initial comments as follows:

“This is a well-considered scheme which makes good use of the site, and although the proposal is of a large scale, its impact on the surrounding Settled Valley landscape will be acceptable. The design team have largely addressed the criteria set out in Site Specific Policy NE1, though more information is needed to address the enhancement of the stepping stone grasslands.

At this stage the information given for the enhancement grasslands is inadequate, and further information is required for the seed mixes, plug plants and cultivation methods for these important stepping stone grasslands, the current specification for cultivating this area needs to be revised so the protected grasslands are not harmed.

The architects have sought to minimise the visual impact of the building with a simple design and good use of colour.

Lighting design has addressed the issues relating to wildlife movement after dark and comprehensive new planting to the periphery of the site will reinforce wildlife corridors. More detail is required for certain elements such as paving to the car park and fencing, and there is scope for the design of the entrance area to be developed more sensitively so it has less impact on the setting of the listed farmhouse.”

Further to the above comments, officers have liaised with the applicant’s agent to obtain further details in relation to the stepping stone grasslands, planting specifications and paving / fencing details – and Penny Bennett has confirmed that she is now satisfied with the submitted details.

Green Belt Compensation Measures

Policy SD4 of the Local Plan sets out the Council's requirements in relation to Green Belt compensation – which apply to this site, which was released from Green Belt when the Local Plan was adopted. In addition, the site-specific Policy NE1 also includes requirements for contributions specific to development on this site.

Having reviewed the submission and taken advice from the Council's Forward Planning team and LCC's Active Travel team, officers consider that Rossendale Forest and improvement works to Public Rights of Way (PROWs) in the vicinity of the site (including the re-surfacing of part of PROW 14-4-FP309, and the creation of a new footpath leading from that PROW along the edge of the River Irwell within the application site) are the two most important measures in this case, for which contributions will be sought accordingly.

Such contributions would be secured via a Section 106 agreement if it is resolved to grant Planning Permission.

Ecology, Green Infrastructure and Biodiversity Net Gain (BNG)

BNG

A metric and supporting BNG report have been provided. The report shows that the development cannot achieve a 10% gain in biodiversity on-site.

As such, the applicant proposes to purchase statutory BNG credits to ensure that the development contributes to providing a 10% gain as required (off site).

The Council's consultant Ecologist (GMEU) has no objection to the above proposals, which will be dealt with when the applicant applies to discharge the statutory BNG condition.

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

Ecology

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”.

The Council's ecology consultant (GMEU) has no objection to the proposals, subject to the inclusion of several conditions to protect certain species and habitats on site, and to prevent the spread of invasive species.

Green Infrastructure

The majority of the site is designated as Green Infrastructure (grassland) on the Policies Map accompanying the Local Plan.

The development will inevitably result in the loss of some grassland on the site. That said, the site is allocated as an employment site within the Local Plan, and a significant amount of development was envisioned on the site when the Local Plan was adopted.

The proposals aim to retain and enhance the grassland stepping stone habitat however some of the woodland habitat will be lost. Native tree planting is however proposed along the south, south-eastern boundary of the site and along the north and western edge of the proposed car-park. In addition, native hedgerow planting is proposed along the northern and southern boundaries of the site and along the western edge of the car-park. Therefore, the development is considered to retain as much as possible the function and connectivity of the grassland and woodland ecological networks and provide mitigation measures. In terms of amenity / usability, the Irwell Sculpture Trail along the river is proposed to be improved as part of the development.

It is considered that the development, through the proposed scheme of landscaping, will adequately ensure that the ability of the site to function as part of the Green Infrastructure network will be maintained as much as possible.

Residential / Neighbour / Occupant Amenity

Local Plan Policy ENV1 provides a detailed set of criteria with which new development must comply, including in relation to neighbour amenity.

Given the location and orientation of the proposed development, it is not considered that it would result in undue harm to the light, outlook or daylight enjoyed by residents of any nearby residential properties.

The Council's Environmental Health team has raised no objection to the application.

An objection has been received from United Utilities on the grounds that the new development may be susceptible to odour nuisance from the existing Wastewater Treatment Works (WwTW) operate by United Utilities which lies to the south west of the site. Following receipt of the objection, the case officer met with United Utilities to discuss their concerns – which are based on the WwTW causing nuisance to the occupants of the development, rather than any nuisance which may be caused by the proposed development itself.

The applicant has been made aware of the objection, and has stated that they have no issue with odour on the site (the existing Cornerbrook business on site has not reported any odour issues) and accept that they would be proceeding with the development at their own risk of any future odour nuisance. That said, the case officer

has confirmed with the Council's Environmental Health team that no odour complaints have been received from the vicinity of the site previously. The Environmental Health team have also stated that given that the potentially odour-causing use is already in situ (the WwTW), they would not object to the development given that it will not contribute to any odour issues itself. The case officer has not perceived any odour issues whilst visiting the site.

In view of the above and in the absence of any objection from the Council's Environmental Health team, it is not considered that refusal of the application on grounds of susceptibility to a potential odour issue from the WwTW would be warranted. The site is allocated for employment development within the Local Plan, and there is nothing to indicate that the development would itself contribute to any odour issues.

Heritage Impact

A Heritage Statement and Impact Assessment accompanies the application, and addresses the impact on nearby listed assets.

The site is located adjacent to Grade II listed Ashenbottom Farmhouse and nearby Grade II* listed Ewood Hall. It also sits adjacent to Ewood Bridge and Ewood Bridge Mill, which can be considered Non-Designated Heritage Assets.

The Council's heritage consultant (Growth Lancashire) has commented on the application, stating:

"I feel that the proposed development will cause some low-level harm (less than substantial harm) to the setting of the Grade II listed building. In respect of the harm identified it will be down to the LPA to consider whether the public benefits, outweigh the identified 'less than substantial' harm caused by the proposal.

In undertaking that exercise the LPA needs to ensure to give great weight to the asset's conservation. If after giving 'great weight' (P.205) to the harm the LPA is satisfied that a positive balance can be achieved, then the proposal would meet the objectives of Chapter 16 of the NPPF and accord with the heritage policies of the Local Plan.

Paragraph 209 of the NPPF states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining any application. I consider that the proposal would cause minor/negligible harm to the significance of the non-designated heritage assets."

It is proposed to plant new native trees to compensate for the impact of the loss of existing trees on site. Although such trees will take some time to fully establish, it is considered that once they do so, they will assist in mitigating the impact of the development on the setting of the Grade II listed building.

The Framework requires that such less than substantial harm is balanced against the public benefits of the proposals at hand. A balancing exercise will therefore be carried out later in this report.

Climate Change

The Council has adopted a Climate Change Supplementary Planning Document (SPD). The SPD is a material consideration in the determination of this planning application.

The SPD focuses on four themes: Reducing the dominance of fossil-fuelled vehicles via encouraging sustainable and more active transport; Improving energy efficiency and promoting renewables in the Borough; Water interventions; and Biodiversity and Green Infrastructure.

The submitted application demonstrates satisfactorily that the development has been designed with consideration of the need to be adaptable to climate change as per the requirements of Local Plan Policy ENV1(q). Sustainable transport infrastructure (cycle storage) within the development has been incorporated, and the development would utilise solar PV panels to generate on-site renewable electricity.

Flood Risk and Sustainable Drainage

The Environment Agency, Lead Local Flood Authority, and United Utilities have been consulted on the application. None raise any objections in relation to flood risk / drainage, subject to the inclusion of appropriate conditions.

Access and Highway Safety

The proposed development is compliant with the Council's Local Plan in terms of vehicle parking provision.

The Local Highway Authority raises no objection to the proposed development, subject to conditions and a requirement for the applicant to comply with the submitted Delivery & Servicing Strategy (ref: J000502-DSS01d dated December 2024) to be contained within a S.106 Agreement.

Initially, concerns were raised by the Local Highway Authority on the impact of additional HGVs using the access to the roundabout near to the Woolpack public house, where access is taken on to the A56. However, further to submission of the above document (which includes restrictions on the numbers of HGVs which will use the site on a daily basis), the Local Highway Authority are satisfied that no contribution is required to increase the capacity of the access on to that roundabout. If HGV numbers are proposed to increase in future, the applicant would have to apply to amend the S.106 Agreement, at which point the Local Highway Authority could again be consulted and if necessary require a contribution for increasing the capacity of the access on to the roundabout.

Local residents have raised concerns about HGVs using the Market Street through Edenfield to reach the site. However, the submitted Delivery & Servicing Strategy shows that HGVs would avoid that route to the site – instead travelling via the A56. Compliance with the document would again be required by the S.106 Agreement in this regard.

Subject to the above, and the conditions suggested by LCC Highways, it is considered that the scheme is acceptable in relation to access, parking and highway safety.

Land Contamination

Subject to the inclusion of appropriate conditions requiring further site investigation and mitigation, neither the Environment Agency nor the Council's land contamination consultant have any objection to the proposed scheme.

Planning Balance and Conclusion

S.38(6) of the Planning and Compensation Act 1991 requires applications to be determined in accordance with the development plan unless material considerations indicate otherwise. That remains the starting point for decision-making.

In principle, the development is acceptable on the site. However, owing to the identified less than substantial harm to the setting of nearby designated heritage assets, it is necessary to carry out a balancing exercise of the public benefits of the proposal against the identified harm to the significance of the heritage asset, in accordance with the requirement contained in Section 16 of the Framework.

Public Benefits of the Development

The development would provide a very substantial amount of new employment floor space on a site allocated for such a use within the Council's Local Plan. It is estimated that the proposal would provide around twenty new full time equivalent jobs on the site. Accordingly, substantial weight is afforded to this benefit.

The development would enable a local business to significantly expand their operations within the Borough, supporting economic growth in line with the aims of Section 6 of the Framework. Given the scale of the proposals, and the fact that the development would be in a location identified for such growth, substantial weight is afforded to this benefit.

The development would significantly upgrade the existing path adjacent to the River Irwell, which is currently unsurfaced, uneven and difficult to use particularly in times of wet weather. This would provide benefits for people using the path for recreation. Moderate weight is afforded to this benefit.

Harm Caused by the Development

The Council's heritage consultant has identified that the proposals will cause *low level, less than substantial harm* to the setting of the nearby Grade II Listed Building. Whilst the Framework requires that the decision-maker afford 'great weight' to such harm, it must be recognised in this case that such harm is likely to be low level, and mitigated as far as possible by the proposed planting of trees on the site to eventually break up direct views of the development within the setting of the Listed Building. Nevertheless, as required by the Framework, substantial weight is afforded to the identified harm.

Balance

All other matters in the planning balance have been assessed earlier in this report and subject to the proposed plans (including any mitigation measures) being implemented in accordance with the suggested conditions, it is considered that such matters have a neutral impact on the planning balance.

Whilst weight is duly afforded to the low-level harm caused to the setting of the nearby Listed Building, it is not considered that such harm outweighs the significant public benefits of the scheme in this case.

9. CONCLUSION

Overall it is considered that the proposals are in accordance with the Development Plan for the Borough. As such, planning permission should be granted, subject to the suggested conditions and the relevant legal agreement.

10. CONDITIONS

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

Reason: Required by Section 51 of the Planning and Compulsory Purchase 2004 Act.

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

Document Title	Document Reference
11637-PL06_-	Proposed Contextual Sections
11637-PL08_A	Proposed Roof Plan
E301.P1	Proposed External Lighting Layout
11637-PL07_C	Proposed Ground Floor Plan
11637-PL09_A	Proposed Elevations and Section
11637-PL11_A	Proposed Plans and Elevations Cornerbrook Buildings (Building 1 – Office Relocated)
11637-PL05_E	Proposed Site Plan
4688 101G	Landscape Layout
4688 201E	Planting Plan (1 of 4)
4688 202E	Planting Plan (2 of 4)
4688 203D	Planting Plan (3 of 4)
4688 204F	Planting Plan (4 of 4)
4688 301	Fence Detail
4688 302	Gate Detail
4688 303	Cobblestone Paving Detail
9459-SWF-XX-XX-D-C-1103	Proposed Drainage Sheet 1
9459-SWF-XX-XX-D-C-1104	Proposed Drainage Sheet 2
9459-SWF-XX-XX-D-C-1401	Typical Manhole Details
9459-SWF-XX-XX-D-C-1402	Typical Manhole Details
9459-SWF-XX-XX-D-C-1402	Typical Drainage Details
9459-SWF-XX-XX-D-C-1403	Flow Control & Separator

9459-SWF-XX-XX-D-C-1404	Dry Swale Details
9459-SWF-XX-XX-D-C-1701	Manhole Schedule
11637-PL01_A	Site Location Plan
11637-5.01	Design and Access Statement
24045	Ecological Appraisal Report
September 2024	Construction Management Plan
11637-5.01	Development Brief
1781-DOA-001	Design Note – External Lighting
E301.P1	Proposed External Lighting Report
J000502-TA01b	Transport Assessment
J000502-DSS01D	Delivery and Servicing Strategy
9459-SWF-XX-XX-TC-C-1001	Drainage Calculations Rev. A
9459-SWF-XX-XX-TR-S-0201	Drainage Strategy

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

3. Prior to the commencement of any above-ground construction, full details (including physical samples and supporting trade literature) of the following shall be submitted to and approved in writing by the Local Planning Authority:
- Facing materials / cladding
 - Roofing materials

The development shall thereafter be implemented in strict accordance with the approved details and they shall be retained as approved thereafter.

Reason: In the interests of securing a high-quality finish and appearance to the development.

4. The development shall proceed in strict accordance with the approved landscaping scheme (as shown on drawings 4688 101G, 4688 201E, 4688 202E, 4688 203D, and 4688 204F).

Hard landscaping forming part of the approved scheme shall be completed prior to first use / occupation of the development or in accordance with an alternative implementation programme that has first been submitted to and approved in writing by the Local Planning Authority. All soft landscaping and planting forming part of the approved scheme shall be undertaken in the first planting season following substantial completion or first use of the development (whichever is the sooner).

Any shrubs/trees forming part of the approved scheme of landscaping which are removed, die or become seriously damaged / diseased within 10 years of planting shall be replaced in the next planting season by specimens of a similar size and species.

Reason: In the interests of visual amenity, heritage impact and biodiversity.

5. During the construction phase, no external running of machinery or construction works shall take place on the site other than between the following hours:
- Monday to Friday 07:30 to 18:00

- Saturday 09.00 to 13.00

External running of machinery and construction works shall not take place on Sundays or Bank or Public Holidays.

Reason: To ensure that the development work does not cause undue noise nuisance and disturbance to nearby residential properties at unreasonable hours.

6. Development may not be begun unless:

- (a) a biodiversity gain plan has been submitted to the Local Planning Authority, and
- (b) the Local Planning Authority has approved the plan.

Reason: Required under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).

7. 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.

8. No part of the development hereby approved shall be brought into use 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.

9. 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.

10. All Heavy Goods Vehicles (HGVs) travelling to and from the site shall do so in line with the timings and routing set out within the submitted Delivery & Servicing Strategy (ref: J000502-DSS01d dated December 2024), and shall avoid travelling via Market Street, Edenfield. The operator of the development shall at all times maintain a log / record of all HGV movements to and from the site (including the times and dates of such movements), and that log / record shall be made available upon request for the Local Planning Authority to inspect at any time.

Reason: In the interests of highway safety.

11. Prior to first use or occupation of the development, the approved scheme of palisade fencing to be erected along the boundary between the development site and the land owned by the highway authority for the A56 trunk road, shall be implemented in full.

The approved fencing shall be retained thereafter for the lifetime of the development, and shall only be repaired / replaced on a like-for-like basis.

Reason: For reasons of safety, liability and maintenance in accordance with paragraph 57 DfT Circular 01/2022.

12. Prior to any earthworks or vegetation clearance taking place associated with the implementation of the approved footpath and associated landscaping alongside the River Irwell, an updated otter survey shall be provided to and agreed in writing by the Local Planning Authority.

If no otter holts are identified within the zone of influence of the development, then the development shall be carried out in accordance with the precautionary working methods for otter contained in the Otter Survey Report (Ecology Services reference 24068 Section 5.5).

If otter holts are located an updated otter working measures method statement shall be provided and agreed in writing by the Local Planning Authority prior to any earthworks or vegetation clearance taking place. The development shall thereafter proceed in accordance with the approved method statement.

Reason: In the interests of protecting otters.

13. Prior to the installation of any external lighting, an external lighting design strategy shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall:

- Provide detailed specifications of the appearance, height and materials of all external lighting installations;
- Show how and where external lighting will be installed, and through appropriate lighting contour plans demonstrate clearly that any impact on bats and the River Irwell corridor is negligible;
- Specify frequency and duration of use.

All external lighting shall be installed in accordance with agreed specifications and locations set out in the strategy.

Reason: In the interests of protecting biodiversity.

14. Prior to commencement of any earthworks within 30m of the site boundaries, a survey of the land (where accessible) by a suitably experienced ecologist for badger setts shall take place, and the findings (along with any proposed mitigation measures if found to be necessary) shall be supplied to and approved in writing by the Local Planning Authority.

The development shall thereafter be implemented in accordance with the approved details.

Reason: In the interests of protecting badgers.

15. No works or vegetation clearance shall occur along or adjacent to the River Bank (including improvements to the path or public right of way) unless a survey for kingfisher nest holes by a suitably experienced ecologist has first been carried out, and written confirmation has been provided to the Local Planning Authority that no active kingfisher nests are present.

Reason: In the interests of protecting biodiversity.

16. No works to trees or shrubs shall occur between the 1st March and 31st August (inclusive) in any year unless a nesting bird survey by a suitably experienced ecologist has first been carried out, and the results (along with any necessary proposed mitigation measures) have been supplied to and agreed in writing by the Local Planning Authority.

The development shall thereafter proceed in accordance with the approved details and mitigation measures.

Reason: In the interests of protecting biodiversity.

17. Vegetation clearance and earthworks shall be carried out in strict accordance with the details / measures to protect amphibians and mammals contained in the submitted Reptile Survey Report (Ecology Services reference 24069 Section 5.7) and Ecological Appraisal Report (Ecology Services reference 24045 Section 5.58).

Reason: In the interests of protecting biodiversity.

18. Prior to any earthworks taking place, a method statement (by a specialist invasive species contractor) detailing control and biosecurity measures for Himalayan balsam and Japanese knotweed shall be supplied to and approved in writing by the Local Planning Authority. The approved method statement shall be adhered to and implemented in full as part of the development.

Reason: To control / prevent the spread of invasive species.

19. No development, site clearance, or earth moving operations shall take place, nor shall material or machinery be brought on site, until a method statement to protect the River Irwell from accidental spillages, sediment discharge, dust and debris has been supplied to and agreed in writing by the Local Planning Authority.

The approved method statement shall be strictly implemented for the duration of the construction period.

Reason: To protect the River Irwell from pollution.

20. No development shall take place until all the retained trees within the site as shown on the Tree Protection Plan, have been protected. Such protection shall be installed in accordance with the specification described in the submitted Arboricultural Impact Assessment and Arboricultural Method Statement documentation, in the positions as shown on the Tree Protection and Retention Plan, and shall remain in place until all development is completed. No work, including any form of drainage or storage of materials, earth or topsoil shall take place within the perimeter of such fencing.

The development shall be carried out in accordance with the other measures included within the submitted Arboricultural Impact Assessment and Arboricultural Method Statement.

Reason: To protect trees being retained on the site and ensure best practice.

21. Prior to the first occupation / use of the approved development, a detailed scheme for the provision and construction of the new / restored Irwell Sculpture Trail pathway (including the timing of its implementation / completion) shall be submitted to, and approved in writing by, the Local Planning Authority.

The scheme shall:

- Include plans showing the detailed location and routing of the new restored pathway in context with the River Irwell bank top
- Clearly indicate where the existing footpath can be set back from the current routing.
- Avoid options that rely on new hard and engineered retaining structures along River Irwell
- Detail how the river bank (and a buffer zone) will be protected during pathway construction
- Provide details of proposed footpath design and construction

- A clear timeframe for the delivery and completion of the approved pathway and associated landscaping works

Thereafter, the development shall be carried out in accordance with the approved scheme.

Reason: To protect biodiversity along the river bank and ensure that the new footpath is delivered appropriately.

22. The development shall be carried out in accordance with the submitted flood risk assessment (ref HYD982_FORMER.MAYFIELD.CHICKS.SITE_FRA - 29th September 2024) and the following mitigation measures it details:

- Unless otherwise agreed in writing, finished floor levels shall be set no lower than 152.000 metres, as shown on the approved architectural and drainage plans.
- No development shall be in Flood Zone 2 or 3 without permission except for any such development specifically authorised by this application.
- No development within 8m of a designated Environment Agency Main River (River Irwell) except for any such development specifically authorised by this application.

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/ phasing arrangements.

The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason: To reduce the risk of flooding to the proposed development and future occupants

23. Prior to first occupation or use of the development, a landscape and ecological management plan, including long-term design objectives, management responsibilities and maintenance schedules for all landscaped areas, shall be submitted to and approved in writing by the Local Planning Authority.

The landscape and ecological management plan shall be carried out strictly as approved.

The plan shall include the following elements:

- details of maintenance regimes of retained and enhanced riparian woodland and grassland habitats.
- details of any new habitat created on site including new multifunctional SUDs features.
- details of treatment of site boundaries and/or buffers around water bodies
- details of management responsibilities over the longer term including adequate financial provision and the named body responsible for management plus a detailed management plan.

Reason: To ensure the protection of wildlife and supporting habitat and to secure opportunities for enhancing the site's nature conservation.

24. Notwithstanding any information submitted with the application, no development shall take place until an investigation and risk assessment has been submitted to and approved in writing by the Local Planning Authority.

The submitted report shall include:

i) Where potential risks are identified by the Preliminary Risk Assessment, a Phase 2 Site Investigation report shall also be submitted to and approved in writing by the Local Planning Authority prior to commencement of development. The investigation shall address the nature, degree and distribution of land contamination on site and shall include an identification and assessment of the risk to receptors focusing primarily on risks to human health, groundwater and the wider environment; and

ii) Should unacceptable risks be identified the applicant shall also submit and agree with the Local Planning Authority in writing a contaminated land remediation strategy (including verification plan) prior to commencement of development.

The development shall thereafter be carried out in full accordance with the duly approved remediation strategy or such varied remediation strategy as may be agreed in writing with the Local Planning Authority.

Reason: To mitigate hazards associated with land contamination, and to prevent pollution.

25. Pursuant to condition 24 and 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 mitigate hazards associated with land contamination, and to prevent pollution.

26. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the local planning authority. The remediation strategy shall be implemented as approved.

Reason: To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site.

27. No development shall take place, including any works of demolition or site clearance, until a Construction Management Plan (CMP) or Construction Method Statement (CMS) has been submitted to, and approved in writing by the Local Planning Authority.

The plan / statement shall provide:

- 24 Hour emergency contact number.
- Details of the parking of vehicles of site operatives and visitors.
- Details of loading and unloading of plant and materials.
- Arrangements for turning of vehicles within the site.
- Swept path analysis showing access for the largest vehicles regularly accessing the site and measures to ensure adequate space is available and maintained, including any necessary temporary traffic management measures.
- Measures to protect vulnerable road users (pedestrians and cyclists).
- The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate.
- Measures to deal with dirt, debris, mud, or loose material deposited on the highway as a result of construction.
- Measures to control the emission of dust and dirt during construction.
- Details of a scheme for recycling/disposing of waste resulting from demolition and construction works.
- Construction vehicle routing.
- Delivery, demolition, and construction working hours.

The approved Construction Management Plan or Construction Method Statement shall be adhered to throughout the construction period for the development.

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

28. Construction-related HGV movements and deliveries shall not take place between 8:00am and 9:00am or between 2:30pm and 4:30pm during school term time.

Reason: In the interest of highway safety.

29. For the full period of construction, facilities shall be available on site for the cleaning of the wheels of vehicles leaving the site and such equipment shall be used as necessary to prevent mud, stones and debris being carried onto the highway.

Provision to sweep the surrounding highway network by mechanical means shall be made available and the roads adjacent to the site shall be mechanically swept as required during the full construction period.

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

30. No part of the development hereby approved shall commence until a scheme for the construction of the site access and the off-site works of highway mitigation has been submitted to, and approved in writing by, the Local Planning Authority.

Reason: In order to satisfy the Local Planning Authority that the final details of the highway scheme/works are acceptable before work commences on site.

31. No part of the development hereby approved shall be occupied or brought into use until all of the highway works have been constructed and completed in accordance with a scheme that has first been submitted to and approved in writing by the Local Planning Authority.

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.

32. The development shall not be occupied or brought into use until the car parking area has been surfaced or paved in accordance with a scheme which has first been submitted to and approved in writing by the Local Planning Authority, and the car parking spaces and manoeuvring areas have been marked out in accordance with the approved scheme.

The car parking area shall thereafter be kept free of obstruction and available for the parking cars at all times.

Reason: To allow for the effective use of the parking areas.

33. No development shall commence in any phase until a detailed, final surface water sustainable drainage strategy for the site has been submitted to, and approved in writing by, the Local Planning Authority.

The detailed surface water sustainable drainage strategy shall be based upon the indicative surface water sustainable drainage strategy (September 2024, Ref: 9459-SWF-XX-XX-TR-S-0201, SWF Consulting) and site-specific flood risk assessment (September 2024, Ref: HYD982_FORMER.MAYFIELD.CHICKS.SITE_FRA, Betts Hydro) and indicative surface water sustainable drainage strategy (September 2024, Ref: 9459-SWF-XX-XX-TR-S-0201, SWF Consulting) submitted and sustainable drainage principles and requirements set out in the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems.

No surface water shall be allowed to discharge to the public foul sewer(s), directly or indirectly.

The details of the drainage strategy to be submitted for approval shall include, as a minimum;

- a) Sustainable drainage calculations for peak flow control and volume control for the:
- i. 100% (1 in 1-year) annual exceedance probability event;
 - ii. 3.3% (1 in 30-year) annual exceedance probability event + 40% climate change allowance, with an allowance for urban creep;
 - iii. 1% (1 in 100-year) annual exceedance probability event + 45% climate change allowance, with an allowance for urban creep

Calculations must be provided for the whole site, including all existing and proposed surface water drainage systems.

- b) Final sustainable drainage plans appropriately labelled to include, as a minimum:

- i. Site plan showing all permeable and impermeable areas that contribute to the drainage network either directly or indirectly, including surface water flows from outside the curtilage as necessary;
- ii. Sustainable drainage system layout showing all pipe and structure references, dimensions and design levels; to include all existing and proposed surface water drainage systems up to and including the final outfall;
- iii. Details of all sustainable drainage components, including landscape drawings showing topography and slope gradient as appropriate;
- iv. Drainage plan showing flood water exceedance routes in accordance with Defra Technical Standards for Sustainable Drainage Systems;
- v. Finished Floor Levels (FFL) in AOD with adjacent ground levels for all sides of each building and connecting cover levels to confirm minimum 150 mm+ difference for FFL;
- vi. Details of proposals to collect and mitigate surface water runoff from the development boundary;
- vii. Measures taken to manage the quality of the surface water runoff to prevent pollution, protect groundwater and surface waters, and deliver suitably clean water to sustainable drainage components;

c) Evidence of an assessment of the existing on-site surface water drainage systems to be used, to confirm that these systems are in sufficient condition and have sufficient capacity to accept surface water runoff generated from the development.

d) Evidence that a free-flowing outfall can be achieved. If this is not possible, evidence of a surcharged outfall applied to the sustainable drainage calculations will be required.

The sustainable drainage strategy shall be implemented in accordance with the approved details.

Reason: To ensure satisfactory sustainable drainage facilities are provided to serve the site in accordance with Paragraphs 173 and 175 of the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems.

34. No development shall commence until a Construction Surface Water Management Plan, detailing how surface water and stormwater will be managed on the site during construction, including demolition and site clearance operations, has been submitted to and approved in writing by the Local Planning Authority.

The details of the plan to be submitted for approval shall include method statements, scaled and dimensioned plans and drawings detailing surface water management proposals to include for each phase, as a minimum:

- a) Measures taken to ensure surface water flows are retained on-site during the construction phase(s), including temporary drainage systems, and, if surface water flows are to be discharged, they are done so at a restricted rate that must not exceed the equivalent greenfield runoff rate from the site.
- b) Measures taken to prevent siltation and pollutants from the site entering any receiving groundwater and/or surface waters, including watercourses, with reference to published guidance.

The plan shall be implemented and thereafter managed and maintained in accordance with the approved plan for the duration of construction.

Reason: To ensure the development is served by satisfactory arrangements for the disposal of surface water during each construction phase(s) so it does not pose an undue surface water flood risk on-site or elsewhere during any construction phase in accordance with Paragraph 173 of the National Planning Policy Framework.

35. The commencement of use of the development shall not be permitted until a site-specific Operation and Maintenance Manual for the lifetime of the development, pertaining to the surface water drainage system and prepared by a suitably competent person, has been submitted to and approved in writing by the Local Planning Authority.

The details of the manual to be submitted for approval shall include, as a minimum:

- a) A timetable for its implementation;
- b) Details of the maintenance, operational and access requirement for all SuDS components and connecting drainage structures, including all watercourses and their ownership;
- c) Pro-forma to allow the recording of each inspection and maintenance activity, as well as allowing any faults to be recorded and actions taken to rectify issues;
- d) The arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme in perpetuity;
- e) Details of financial management including arrangements for the replacement of major components at the end of the manufacturer's recommended design life;
- f) Details of whom to contact if pollution is seen in the system or if it is not working correctly; and
- g) Means of access for maintenance and easements.

Thereafter the drainage system shall be retained, managed, and maintained in accordance with the approved details.

Reason: To ensure that surface water flood risks from development to the future users of the land and neighbouring land are minimised, together with those risks to controlled waters, property, and ecological systems, and to ensure that the sustainable drainage system is subsequently maintained pursuant to the requirements of Paragraph 175 of the National Planning Policy Framework.

36. The commencement of use of the development shall not be permitted until a site-specific verification report, pertaining to the surface water sustainable drainage system, and prepared by a suitably competent person, has been submitted to and approved in writing by the Local Planning Authority.

The verification report must, as a minimum, demonstrate that the surface water sustainable drainage system has been constructed in accordance with the approved drawing(s) (or detail any minor variations) and is fit for purpose. The report shall contain information and evidence, including photographs, of details and locations (including national grid references) of critical drainage infrastructure (including inlets, outlets, and control structures) and full as-built drawings. The scheme shall thereafter be maintained in perpetuity.

Reason: To ensure that surface water flood risks from development to the future users of the land and neighbouring land are minimised, together with those risks to controlled waters, property, and ecological systems, and to ensure that the development as constructed is compliant with the requirements of Paragraphs 173 and 175 of the National Planning Policy Framework.

37. The development hereby permitted shall not commence unless and until all of the highway works to facilitate construction traffic access to the development site have been constructed in accordance with a scheme which shall first have been submitted to and approved in writing by the Local Planning Authority.

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

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 applicant is reminded that it is an offence to disturb, harm or kill bats. If a bat is found during development all work should cease immediately and a suitably licensed bat worker employed to assess how best to safeguard the bat(s).
3. The Environmental Permitting (England and Wales) Regulations 2016 require a permit to be obtained for any activities which will take place:
 - on or within 8 metres of a main river (16 metres if tidal)
 - on or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal)
 - on or within 16 metres of a sea defence
 - involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
 - in the floodplain of a main river if the activity could affect flood flow or storage and potential impacts are not controlled by a planning permission

For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activities/environmental-permits> or contact the Environment Agency's National Customer Contact Centre on 03708 506 506. The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted,

and the applicant is advised to consult with the Environment Agency at the earliest opportunity.

4. 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.
5. The applicant must clear any geotechnical matters with Building Control. The site is partly within a Radon Affected Area (Class 2 or 1-3%) which doesn't normally attract attention from Building Control unless there are potentially going to be basements present. The applicant may wish to consider future Health and Safety requirements but this falls outside of planning control.
6. The applicant's attention is drawn to the comments provided by Lancashire County Council's Public Rights of Way team, in relation to footpaths in the vicinity of the site.
7. 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 or on 01772 533433.
8. The alterations to the existing highway as part of the new works may require changes to the existing street lighting at the expense of the developer.
9. The grant of planning permission will require the applicant to enter into an appropriate legal agreement (Section 278), with Lancashire County Council as Highway Authority prior to the start of any development. The applicant should be advised to contact the county council for further information by telephoning the Development Support Section on 0300 123 6780 or email developeras@lancashire.gov.uk, in the first instance to ascertain the details of such an agreement and the information to be provided, quoting the location, district and relevant planning application reference number.
10. The grant of planning permission does not entitle a developer to obstruct a right of way and any proposed stopping-up or diversion of a right of way should be the subject of an Order under the appropriate Act. The applicant is advised to contact Lancashire County Council's Public Rights of Way section by email on PROW@lancashire.gov.uk, quoting the location, district, and planning application number, to discuss their proposal before any development works begin.
11. This consent does not give approval to a connection being made to Lancashire County Council's highway drainage system.
12. Under Section 23 of the Land Drainage Act 1991, as amended by the Flood and Water Management Act 2010, there is a legal requirement to obtain consent from Lancashire County Council, as Lead Local Flood Authority, prior to undertaking certain works on ordinary watercourses. This includes permanent and/or temporary works and may also include repairs to certain existing structures and maintenance works.

Consent is required irrespective of whether the watercourse is open or culverted (piped or otherwise enclosed) and notwithstanding of any planning permission.

- In line with Lancashire County Council's Ordinary Watercourse Regulation Policy OWC2, applicants should avoid crossing, diverting and/or culverting an ordinary watercourse.
- Written consent must be obtained before starting works on site. There is no legal means for Lancashire County Council to issue retrospective consent.
- Consent applications take up to 2 months to process from the date on which the application is valid and payment of the correct fee has been received in full.
- Consent applications may be refused if there is insufficient evidence to demonstrate compliance with Lancashire County Council's Ordinary Watercourse Policies OWC1, OWC2, OWC3, OWC4 and OWC5.
- It is an offence to carry out works under Section 23 of the Land Drainage Act 1991 (as amended) without the appropriate consent. Unconsented works may be subject to enforcement action under Section 24 of the Land Drainage Act 1991 (as amended).
- If the works include adoption of a new asset, such as a road or sewer, then applications for adoption may be refused by the adopting body without the appropriate consent for works to the ordinary watercourse.
- Sites may be inspected before, during and after the issuing of consent.

Once planning permission has been obtained it does not mean that Ordinary Watercourse Consent will be given. It is strongly advised that you obtain any required consent before or concurrently as you apply for planning permission to avoid delays. Lancashire County Council's ordinary watercourse regulation policies, guidance, application validation checklist and pro-forma can be found at:
<https://www.lancashire.gov.uk/flooding/ordinary-watercourse-regulation/>

13. The following advice is provided to inform the applicant of the Lead Local Flood Authority's expectations at the discharge of conditions stage:

Contributing Area – the greenfield runoff rates appended to the submitted drainage strategy calculate the greenfield runoff rate of 56.14 l/s (Qbar) based on the total site area of 4.119 ha. This area should be consistent with the contributing area (the catchment which will drain to the proposed drainage system), as set out in section 24.2 of the CIRIA SuDS Manual, however the area included in the submitted drainage calculations is limited to 2.116 ha. The applicant must provide a consistent area at the detailed design stage, and demonstrate how any areas of the site which are discounted from the contributing area will drain during the design storm (directly to the main river, for example).

Should the calculations be based solely on the proposed impermeable area, then the applicant will be expected to apply a volumetric runoff coefficient of 1.00 as a minimum. Appendix H of the submitted drainage strategy report includes estimations of surface water storage requirements. These calculations acknowledge the positively drained area to be consistent with the total site area, however, it is not clear that this area has been applied in the submitted calculations.

The applicant must clearly set out the design parameters for their modelled drainage system in order to discharge the LLFA's recommended pre-commencement condition. If the applicant wishes to discuss any aspects of this response with the

Lead Local Flood Authority, they can do so through its planning advice service.

GENERAL NOTES

1. This drawing is the copyright of tpm landscape Ltd and cannot be reproduced in any form without the consent of the company.
2. This drawing is to be read in conjunction with detail landscape drawings, details and specification.
3. This drawing is to be read in conjunction with all relevant Architects', Engineer's, Specialists, Bills of Quantities and Specifications.
4. The insertion of any firm or proprietary brand on this drawing is an indication of the class or quality required and does not exclude the use of alternative materials that are equal in performance, quality and appearance, provided that they have been approved in writing by the Landscape Architect.
5. The Contractor is responsible for accurately ascertaining the position of underground services and responding to all relevant service easement requirements.
6. All dimensions are in millimetres unless stated otherwise, for the purposes of construction this drawing must not be scaled and only written dimensions used. Written and scaled dimensions to be checked on site, any discrepancies reported prior to work commencing, IF IN DOUBT PLEASE ASK.
7. All work and materials are to be in accordance with the relevant British Standards and Code of Practice.
8. All Proprietary products are to be used strictly in accordance with the manufacturer's instructions and details.

The area of tall herb vegetation on river bank enhanced to other neutral grassland through management, seeding into and potentially plug planting. Eradicate Japanese knotweed and restore area to other neutral grassland through seeding and potentially plug planting.

Area for enhancement from Tall Forbes to woodland scrub/shrub mix planting with grassland edge.

Area of existing trees and river bank vegetation to be retained and enhanced.

Existing Slab Area

Eradicate Japanese knotweed and restore area to other neutral grassland through seeding and potentially plug planting.

Wet Woodland Area to be enhanced as Ecologist recommendations.

Replacement wet woodland planting with specimens of Oak and Silver Birch

PROPOSED SERVICE YARD

2.4m high metal security fencing in black and green

Existing Trees and Vegetation to be Pruned and Cut Back to be Clear of Service Yard

Proposed Swale

- Enhance grassland within stepping stone site to lowland meadow through management, seeding into and potentially plug planting
- Enhance condition of retained grassland outside stepping stone site through management, seeding into and potentially plug planting
- Enhance area of tall herb vegetation on river bank within stepping stone site to 'other neutral' grassland if feasible through management, seeding into and potentially plug planting
- Eradicate Japanese knotweed on river bank within stepping stone site and restore area to 'other neutral' grassland through seeding and potentially plug planting
- Reduce the amount of bramble scrub within the grassland areas and restore to 'other neutral' grassland
- Enhance some of the retained bramble scrub to mixed scrub

LEGEND

SOFT LANDSCAPE

- Existing Tree to be Retained**
Trees to be retained and protected in line with BS5837:2012.
- Existing Trees to be Removed**
- Proposed Native Trees**
Trees to be planted as 14-16cm, Extra Heavy Standard, 3-4m high. Trees to be planted with a double timber stake secured with a rubber tree tie.
- Proposed Small Ornamental Trees**
Trees to be planted as 10-12cm girth or 50L containers, 2-3m high and secured with single stake and suitable rubber ties.
- Proposed Native Hedgerows**
Native hedge mix, planted at 100-120cm, bare root stock, in a double staggered row at 300mm centres.
- Proposed Low Hedge**
40-60cm high, to be planted in instant linear troughs
- Proposed Shrub Planting**
Ornamental shrub planting, to be planted in 3-4L containers at 3-4 p/m², and enhanced by feature specimens in 10-20L pots.
- Proposed Native Scrub Mix**
Proposed native shrub mix to have minimum final growth height of 5-7M. Mix to provide breeding and foraging opportunities. To incorporate whip trees, 100-125cm, planted at 1 plants per sq.m and protected with spiral guards.
- Proposed Woodland Understorey Mix (Native)**
To be planted as bare root stock, 60-80cm, at 2p/m², and protected with spiral guards. To be planted in groups of 3-5 plants.
- Existing Ecologically Valuable Stepping Stone Grassland**
To be enhanced to lowland meadow through management, seeding into and potentially plug planting.
- Existing Grassland to be Retained/Enhanced**
To be enhanced through management, seeding into and potentially plug planting.
- Existing Tall Herb Vegetation**
To be enhanced to other neutral grassland through management, seeding into and potentially plug planting. Eradicate Japanese knotweed and restore area to other neutral grassland through seeding and potentially plug planting.

REVISION NOTES

Rev	By	Description	Date
G	JW	Updated in line with latest layout	13/01/2025
E	ct	Updated in line with ecologists comments	07/10/2024
D	EO	Updated in line with ecologists comments	02/10/2024
C	EO	Updated in line with ecologists comments	01/10/2024
B	EO	Minor amendments	27/09/2024
A	EO	Trees near the existing culvert relocated	26/09/2024

Client
Melba Swintex

Project
Mayfield Chicks, Blackburn Road

Description
Landscape Layout

Status
For Approval

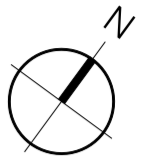
Scale @ A2 1:1000	Drawn EO	Checked CT	Date 25.09.24
Job number 4688	Drawing number 101	Revision G	

- Proposed Amenity Grass**
WFG20 Eco Species Rich Lawn as supplied by Germinal GB.
- Proposed Wetland Meadow Mix**
EMAF Emorsgate mix or similar approved for wet soils
- Proposed Compacted Hardcore Footpath**
2m wide, with timber edges
- Proposed Concrete Paving**
For the perimeter paving to the buildings, Parking bays and footpath connections through the car parks, Internal roads
- Proposed Tarmac**
For pedestrian way
- Existing Cobblestone Paving with Double Trim**
May require reconstruction or reinforcement subject to further review by SE
- Proposed Permeable Stone Paving**
For Service Yard
- Proposed New 2.2m high Palisade Fence**
Refer to drawing 4688 301 & 302
- Proposed Drainage Swale**
To Engineers details

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SITE SPECIFIC HAZARDS

IN ACCORDANCE WITH THE REQUIREMENTS OF THE CDM REGULATIONS 2015 THE FOLLOWING SIGNIFICANT RESIDUAL HAZARDS HAVE NOT BEEN DESIGNED OUT OF THIS PROJECT AND MUST BE TAKEN INTO CONSIDERATION BY CONTRACTORS PLANNING TO UNDERTAKE THE WORKS SHOWN ON THIS DRAWING:



NOTES:

— PLANNING APPLICATION BOUNDARY (4.16 HECTARES)



A	26/09/24 RED BOUNDARY UPDATED.	DB
REV.	DATE	NOTES
		INIT.

CLIENT / PROJECT
MELBA SWINTEX
MAYFIELD CHICKS SITE,
ROSSENDALE
 DRAWING TITLE
SITE LOCATION PLAN

STATUS **PLANNING**

DATE	DRAWN	SCALE @ A2
SEP'24	DB	1:1250

PROJECT NUMBER	UNIT / BLOCK	CI / SFB CODE	TYPE & NUMBER	REVISION LETTER
11637			PL01	A

Site Location Plans	L	GA Plans	P	Elevations	E
Sections	S	Details	D	Prefix Colour	C

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ROSSENDALE, EWOOD BRIDGE, BLACKBURN ROAD, MANCHESTER ROAD, BRIDGE STREET, LINCOLN PARK ROAD, ASHBOTTOM FARMHOUSE, EAST LANCASHIRE RAILWAY, A58 DUAL CARRIAGEWAY, ROSSENDALE VALLEY





FORMER MAYFIELD CHICKS SITE, ROSSENDALE

CGI- View 1



REF: 11637 - CGI 1 scale = mts



FORMER MAYFIELD CHICKS SITE, ROSSENDALE

CGI- View 2



REF: 11637-CGI 2 scale = mts



FORMER MAYFIELD CHICKS SITE, ROSSENDALE

CGI- View 3



REF: 11637-CGI 3 scale = nts



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FORMER MAYFIELD CHICKS SITE, ROSSENDALE

CGI- View 3

REF: 11637-CGI 3 scale= nts





FORMER MAYFIELD CHICKS SITE, ROSSENDALE

CGI-View 5



REF: 11637-CGI 5 scale = nts