



- 2.1 In 1990, planning permission was granted for the erection of a food retail store, offices, shops and a kindergarten together with associated car parking. Planning application 14/90/387.

### **3. The Current Proposal**

- 3.1 The proposal is in the main a change of use application from A1 retailing to a Health and Fitness Leisure Club (Class D2). In conjunction with the change of use the proposal includes a number of internal and external alterations including the provision of a mezzanine floor level (an increase of 1,267 square metres), additional windows, a spiral staircase on the western elevation and an external staircase on the northern elevation to the rear of the building. The external alterations are discussed in more detail within the appraisal aspect of the report.
- 3.2 Car parking and access would remain unchanged from that of the former Kwik Save use. First Business Support uses the adjoining building for office purposes. A total of 111 car parking spaces are available.

### **4. Policy Context**

- 4.1 The Development Plan within Rossendale comprises the Local Plan (adopted 12<sup>th</sup> April 1995), the Joint Lancashire Structure Plan 2001-2016 (adopted 31<sup>st</sup> March 2005) and Regional Planning Guidance (RPG) 13 (which became Regional Spatial Strategy (RSS) and part of the development plan from 28<sup>th</sup> September 2004).

#### Rossendale District Local Plan (Adopted 1995) (Saved Policies only)

- 4.2 Policy DS.1 (Urban Boundary) states that *“the Council will seek to locate most new development within a defined boundary – the Urban Boundary – and will resist development beyond it unless it complies with policies DS3 and DS5. The urban boundary is indicated on the proposals map”*
- 4.3 Policy DC.1 (Development Criteria) states that all applications for planning permission will be considered on the basis of a) location and nature of proposed development, b) size and intensity of proposed development; c) relationship to existing services and community facilities, d) relationship to road and public transport network, e) likely scale and type of traffic generation, f) pollution, g) impact upon trees and other natural features, h) arrangements for servicing and access, i) car parking provision j) sun lighting, and day lighting and privacy provided k) density layout and relationship between buildings and l) visual appearance and relation to surroundings ,m) landscaping and open space provision, n) watercourses and o) impact upon man-made or other features of local importance.
- 4.4 Policy DC.4 (Materials) Places an emphasis on local natural stone and Welsh blue slate to match the texture, general appearance and weathering characteristics for surrounding area.

## Joint Lancashire Structure Plan 2001-2016

- 4.5 Policy 1b (General Policy) requires development to contribute to achieving high accessibility for all by walking, cycling and public transport.
- 4.6 Policy 2 (Main Development Locations) states that most development should be located within identified principal urban areas, which include Rawtenstall.
- 4.7 Policy 16 (Retail, Entertainment and Leisure Development) states, in part, that retail development should reflect the scale and function of the town centre in which it is to be located. It should also be located in accordance with the sequential approach and should satisfy certain other specified criteria.
- 4.8 The parking standards require that in towns such as Rawtenstall, car parking be provided for leisure development at the rate of one space per 23 square metres gross floor area with one in every ten spaces being a mobility space. They also require that provision be made for bicycles and motorcycles at the respective rates of one space per ten and one space per twenty five of the car parking spaces provided. This provision is reflected in the advice from LCC Planning.

## Regional Spatial Strategy

- 4.9 Regional Planning Guidance was adopted in March 2003 and following the commencement of the new Planning and Compulsory Purchase Act is now the Regional Spatial Strategy for the North West (RSS).
- 4.10 The key objectives of relevance to this proposal in RSS include:
- achieving greater economic competition and growth with associated social progression;
  - to secure an urban renaissance in the cities and towns of the north west;
  - to ensure active management of the Region's environmental and cultural assets;
  - to secure a better image for the Region and high environmental and design quality; and
  - to create an accessible Region with an efficient and fully integrated transport system
- 4.11 Policy DP1 requires that development plans adopt the following sequential approach to meet development needs, taking into account local circumstances: the characteristics of particular land uses, and the spatial development framework; the effective use of existing buildings and infrastructure within urban areas particularly those which are accessible by public transport, walking or cycling; the use of previously developed land particularly that which is accessible by public transport walking or cycling; and thirdly development of previously undeveloped land that is well related to houses, jobs and so on and can be made accessible by public transport, walking or cycling.
- 4.12 Policy EC8 states that development plans should recognise the continued need to protect, sustain and improve all the town and city centres in the region

including the role of the Regional Poles (Liverpool and Manchester/Salford) as regional shopping centres, by encouraging new retail, leisure, and/or mixed use development within existing defined town and city centres boundaries. Moreover it requires that a sequential approach to such development be adopted in accordance with national planning policy and the core development principles. Where a need is established and where application of the sequential approach has indicated that no suitable town centre sites are available new or expanded developments in urban areas will be considered where their function forms the core of a mix of uses including housing and only then when public transport is accessible.

- 4.13 Policy EC9 states that development should facilitate the provision of employment opportunities by encouraging the growth of investment in tourism within the North West. New locations should build on areas with existing major tourism and leisure attractions or where development will contribute to regeneration.

#### Draft Regional Spatial Strategy (Draft RSS)

- 4.14 The panel report on draft RSS is currently out and the changes proposed are expected shortly. The Draft RSS ('The North West Plan') was published for its first formal public consultation exercise in January 2006 and will cover the period from 2003 to 2021.
- 4.15 Draft RSS focuses on the needs of the region as a whole but highlights those areas that need more specific guidance or a different approach. This intended to improved the coordinated and delivery of regional policy and sustainable development.
- 4.16 Draft RSS should be considered as a material planning consideration in the determination of this application .

### **5 Other Material Planning Considerations**

#### PPS1: Delivering Sustainable Development

- 5.1 PPS1 states that sustainable development is the core principle underpinning planning. Planning should facilitate and promote sustainable and inclusive patterns of urban and rural development by: making suitable land available for development in line with economic, social and environmental objectives to improve people's quality of life; contributing to sustainable economic development; protecting and enhancing the natural and historic environment, the quality of the countryside and existing communities; ensuring high quality development; and supporting existing communities and contributing to the creation of safe, liveable and mixed communities with good access to jobs and key services for all. On sustainable economic development, local authorities should recognise that economic development can deliver environmental and social benefits; that they should also recognise the wider sub regional and regional economic benefits and that these should be considered alongside any adverse local impacts.

- 5.2 Para 28 of PPS1 advises that planning decisions should be taken in accordance with the development plan unless other material considerations indicate otherwise.
- 5.3 Para. 29 of PPS1 acknowledges that in some circumstances, a planning authority may decide in reaching a decision to give different weight to social, environmental, resource or economic considerations. Where this is the case the reasons for doing so should be explicit and the consequences considered. Adverse environmental, social and economic impacts should be avoided, mitigated or compensated for.

#### PPS6: Planning for Town Centres

- 5.4 The Government published PPS6 in March 2005. It replaces PPG6 and subsequent ministerial statements of clarification. Leisure provision is defined as a Town Centre uses in PPS6 and therefore relevant in the assessment of this proposal. The key objective of this policy is to promote vital and viable town centres and to “*put town centres first*”. Para 3.4 of PPS6 states that local planning authorities should require applicants to demonstrate:

**a) “the need for development”**

In relation to need full account should be taken of qualitative and quantitative considerations. Greater weight should be placed on quantitative considerations, based on data and other objective evidence except where socially excluded communities are currently denied access to a range of services and facilities.

**b) “that the development is of an appropriate scale”**

That the scale of the development is appropriate relative to the role and function of the centre and the catchment area that it seeks to serve.

**c) “that there are no more central sites for the development”**

That there are no more central sites for the development. In this respect the PPS identifies the first choice as being town centre sites followed by edge of centre sites and lastly out of centre sites.

**d) “that there are no unacceptable impacts on existing centres”**

That there are no unacceptable impacts on existing centres. In this respect Local Authorities should make an explicit assessment of the likely impact of a proposed development upon existing centres.

**e) “that locations are accessible”**

That the proposed location is accessible by a choice of means of transport including public transport, walking, cycling and by car, together with the impact on car use, traffic and congestion levels.

- 5.5 Paragraph 3.4 states that, as a general rule developments should satisfy all these considerations.

#### PPG13: Transport

- 5.6 The main objective of PPG13 is to promote more sustainable transport choices for both people and moving freight. It aims to promote accessibility to jobs, shopping, leisure facilities and services by public transport, walking and cycling and reduce the need to travel, particularly by car. For retail and leisure developments policies should seek to promote the vitality and viability of town centres, which should be the preferred locations for new retail and leisure development. Preference should be given first to town centres then edge of centre and then on out of centre sites in locations which are (or will be) well served by public transport.

#### Rawtenstall Area Action Plan – Revised Preferred Options

- 5.7 The latest Area Action Plan for Rawtenstall Town Centre (AAP) which has been through a number of rounds of public consultation earmarks the Kwik Save site as being edge of centre. The AAP states that *“within these areas a mix of uses will be encouraged which may include leisure and office development”*.
- 5.8 The AAP also states that *“in terms of spatial strategy, the revised preferred option proposes that appropriate locations for new leisure development include Bacup Road, Queen’s Street and the area around the East Lancs Railway Station.”*

## **6. CONSULTATIONS**

### **6.1 INTERNAL CONSULTATIONS**

Environmental Health – No objection subject to the provision of conditions requiring noise mitigation measures and hours of use.

### **6.2 EXTERNAL CONSULTATIONS**

Environment Agency – No objection

Lancashire Constabulary – No response

Lancashire County Council

Highways – Do not object on traffic or highways grounds although may have further comments to make on the layout and car parking.

Strategic Planning – Consider that the application conforms with the requirements of the Structure Plan. Their comments are to be read in conjunction with comments made in relation to 2007/630

Further advice is given regarding accessibilities and planning obligations. The detail of which is discussed later in this report.

Planning Contributions – Response expected Monday

Rossendale Civic Trust – No response

United Utilities – No objection subject to a condition regarding drainage. I have attached a condition to this end and an informative drawing the applicants attention to the complete advice.

East Lancashire Railway – Awaiting response

## **7. REPRESENTATIONS**

- 7.1 A press advertisement was placed in the 18<sup>th</sup> October 2007 edition of the Rossendale Free Press; site notices were posted 18/10/07. Neighbour letters were sent to neighbours 30/11/07 to go above and beyond statutory consultation requirements.
- 7.2 No representations have been received in response to the application publicity.

## **8. REPORT**

- 8.1 Given the relationship of this current proposal to the approved scheme for the whole of New Hall Hey, I consider that the main issues for consideration are whether the proposed uses would have a detrimental impact upon the vitality and viability of Rawtenstall; whether the proposal accords with local, regional and national planning policy; whether the changes provide for adequate parking and servicing appropriate for the proposed use; whether the proposed changes would result in an adverse impact upon the surrounding road network; whether the proposed amendments to the external appearance of the units provide an appropriate design, whether residential amenity would be safeguarded, and any other relevant material considerations.

### Principle

- 8.2 In order to ascertain whether or not this proposal is acceptable in principle it needs to be considered against Policy 16 of the Joint Lancashire Structure Plan (RSS) and the advice contained within PPS6 given that policies S1 and S2 of the Rossendale District Local Plan have not been saved. In accordance with the above policies the applicant has submitted a leisure impact assessment prepared by their agents, Savills.
- 8.3 Given the approval of the wider scheme at New Hall Hey and the applicants request to link the proposal and application 2007/630 the following section of this report considers need, impact and the sequential assessment in relation to the submitted impact assessment. Advice on the leisure impact assessment has been provided by the Council's consultants Nathaniel Lichfield and Partners (NLP) who have consistently provided retail / town centre advice in Rossendale.
- 8.4 NLP's assessment of the submitted retail assessment comprises a review of:
- the data sources used;
  - the methodology and key assumptions;

- the assessment of need;
  - the application of the sequential approach; and
  - the validity of the interpretation of the retail capacity and impact assessment results.
- 8.5 The Kwiksave proposals involve a change of use to Class D2 and an increase in floorspace of 1,267 sq.m. The statement submitted with the application deals with the need for the proposed health and fitness club in both quantitative and qualitative terms. It concludes that membership capacity that exists today within Rawtenstall is sufficient to support the proposed health and fitness club and two additional facilities.
- 8.6 In terms of the NLP Retail and Town Centre Study 2005, NLP have already confirmed at para. 13.34 that the potential catchment population used within the Study is sufficient to support new commercial leisure uses including small/medium sized private health clubs. At para. 11.24 NLP confirmed that Rossendale's catchment population is theoretically capable of supporting large private health clubs.
- 8.7 Given the above, and based on previous work prepared by NLP, I am advised by NLP that there is a quantitative and qualitative need for a health and fitness club in Rawtenstall. In terms of scale, the fact that the scheme utilises an existing building (despite the addition of a mezzanine floor) it is consider that the proposals are appropriate in scale terms.
- 8.8 The applicants deal with impact of the health and fitness proposals in Section 9 of their Statement. The applicants state at para. 9.2:
- “The provision of the Brooks Health and Fitness Club will have no impact on existing local authority leisure centres as it serves a different market to that proposed. The closest competing facility is the Village Hotel Health and Fitness club in Bury which is approximately 12.2 kms from the site and is located within the Village Hotel. This facility is therefore not located in a town centre which is afforded protection under PPS6. It is therefore concluded that the leisure element of the Hotel proposal would have no unacceptable impact on Rawtenstall Town Centre. It is believed that the proposal will add to and enhance the existing facilities.”*
- 8.9 I accept this point and given the lack of competing facilities that the proposals will have no adverse impact upon the vitality and viability of Rawtenstall town centre.
- 8.9 Based on the above and subject to NLP's comments on the sequential approach, I consider that the Kwiksave proposals on their own comply with the PPS6 policy tests of need, scale and impact. This view is supported by the Council's own retail consultants.
- 8.10 The other relevant material considerations are discussed later in this report.

## **9 Design and Layout**



- 9.1 Given that the application is in essence a change of use application the main external appearance of the building will remain mainly unchanged by the implementation of the scheme. As stated earlier the proposal would include a mezzanine floor. Externally the alterations are quite minor. The proposed external alterations to the building are as follows:

Elevation No.1 – Looking North East (left hand elevation)

- This elevation will face the proposed garden / patio area (newly created)
- The alterations include new windows at first floor level in matching window frames. These additional windows would provide natural light to the proposed dance studio and spinning area.
- Windows and double doors are also proposed at ground floor level leading to the play and patio areas for the proposed crèche and café element
- A stainless steel spiral staircase is proposed from the first floor mezzanine area

Elevation No.2 – Looking North West (main elevation facing New Hall Hey Road)

- A glazed entrance leading to an internal lobby area
- Double doors are proposed to the health and beauty zone

Elevation No.3 – Looking South East (rear elevation)

- External staircase to the rear (also stainless steel)

- 9.2 There are no proposed changes to the existing landscaping that surrounds the perimeter of the site. However, the applicant has indicated that the garden area to the west of the site is likely to include timber decking and stone flags and a rubberised surface for the outside play. Both areas would be bounded by a 2m high stone wall to match the existing building. I have attached a condition to this end. This area was previously used as the servicing area for the retail use and has a total area of approximately 1250 square metres.

- 9.2 I am satisfied that the alterations are minimal and would retain the existing appearance of this building. Therefore, I consider that the proposal accords with the development with regard to design and layout.

## **10 Residential Amenity**

- 10.1 The applicant has indicated in the accompanying Design and Access Statement that *“It is not intended that this will be a noisy gym but nonetheless it is considered important to take noise into account when designing this scheme with particular consideration given to the neighbouring office building.”* The applicant has therefore provided a separate noise assessment.

- 10.2 The applicant has indicated that the proposal seeks consent for a 24 hour operation to allow for flexibility, although it is indicated that the likely hours of operation would be from 6.30am to 11.00pm Monday to Friday and 8.00am to 7.00pm Saturday and Sunday albeit as the business grows the hours of use may increase. Environmental Health consider that a condition restricting the

hours of operation to the following would safeguard residential amenity and allow for future expansion of the business:

- 6.30am to 11.00pm Monday to Friday and 8.00am to 9.00pm Saturday and Sunday

10.3 The assessment sets out a number of criterion necessary to protect residential amenity. They are as follows (summarised):

- All windows in the dance studio and fitness suite must be fitted with glazing of the following specification:
  - 8mm glass – nominal (6-16mm) cavity – 6mm glass; or
  - 6mm glass – nominal (6-16mm) cavity – 6.4mm acoustic laminate glass
- The windows must be unopenable and there must be no ‘straight through’ type ventilation
- Ceilings within the fitness suite and dance studios must be sound insulated
- There should be no music played in the café bar when the garden area is in use
  - No external loudspeakers
  - Inter loud speakers should be angled away from windows.

10.4 Paragraph 5.3 of the noise assessment concludes... *“subject to the implementation of our recommendations, the proposed health & fitness club will have no unacceptable impact on the adjoining offices or the nearest dwellings by way of internal noise break-out or building service noise”*. I have attached a condition requiring the recommendations of the submitted noise assessment to be implemented in full prior to first use of the use.

10.5 Moreover, the siting of the dance element has been located to the rear of the building. The closest residential use is approximately 55m from the building. The existing boundary treatment would be retained between the entrance to the new facility and New Hall Hey Road.

10.6 I have no objection from the Environmental Health. Therefore, subject to conditions, I am satisfied that the scheme would not unduly affect residential amenity.

## **11 Car Parking and Access**

11.1 It is clear that the building is located within the context of a mixed use area (given that the original planning consent included retail, office and a kindergarten) and that the car park is currently used by the adjoining businesses. However, the car parking provision does not exceed the maximum levels as set out in the Joint Lancashire Structure Plan and includes the required number of mobility/motor cycle and cycle spaces. This view is

confirmed by County's planning team. However, LCC Planning do not consider that the draft travel plan fully accords with the guidance set out in the SPD. Therefore, I have attached a condition requiring a travel plan to be agreed.

- 11.2 Moreover, whilst the mixed use nature of uses in this area, it is unlikely that the greatest demand would be at a period when the existing office uses would be in conflict. Moreover, given the previous use I am satisfied that the proposal has sufficient car parking provision.
- 11.3 I have not received any comments from LCC Highways. I will report their comments prior to the meeting of the committee.
- 11.4 However, with regard access LCC Planning state "It is noted that the site is over 400 metres from the primary shopping core and involves crossing two major roads. The Rawtenstall Town Centre AAP Preferred Options Addendum document (Options 3 and 4) identifies the importance of improving pedestrian and public transport links to this part of the town centre. The scheme as submitted does nothing to address this". Notwithstanding the AAP in this instance and the requirements of the Planning Obligation Paper, the proposal seeks to change the use of an existing building. On this basis I do not consider it appropriate to secure planning obligations. I am satisfied that this is a constant approach taken by this committee.
- 11.5 However, I am mindful that the obligations secured already in relation to the wider New Hall Hey site towards sustainable transport initiatives is also likely to directly improve accessibility to this part of the Borough. Therefore, I do not consider that additional planning obligations should be sought in this instance.
- 11.6 In conclusion, I am satisfied that the scheme accords with the requirements of the development plan in this particular case.

## **12 Other Material Considerations**

- 12.1 Paragraph 28 of PPS1 advises that planning decisions should be taken in accordance with the development plan unless other material considerations indicate otherwise.
- 12.2 The applicant has indicated that the re-use of the building for a Health and Fitness centre should be seen in the context of the wider regenerative benefits given that the application for the Aldi application seeks permission on the basis that the existing retail consent for Kwik Save will be surrendered if the Aldi application obtains planning permission. That is a matter for the separate application for the Aldi 2007/630. It is accepted that the use of this building as a fitness centre is acceptable in town centre policy terms. Moreover, I have no reason to doubt that 52 jobs would be created once the consent is operational.

## **13 Other Issues**

- 13.1 The applicant has indicated that the ancillary café would be serving predominately cold food and limited hot food. Therefore, the applicant has

indicated that no fume extraction system is required. Should a fume extraction system be required in the future this would require a further planning permission.

## **14. HUMAN RIGHTS**

- 14.1 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.

## **15 CONCLUSION**

- 15.1 I am satisfied that the proposed use accords with the development plan would have not detrimental impact upon the vitality and viability of town centre. I consider that the external alterations would maintain the appearance of this natural stone building. Subject to conditions I am satisfied that the scheme would have no detrimental impact upon residential amenity. I am also satisfied that the level of on site parking is acceptable. I am satisfied that the application complies with policies of the development plan as a whole. I do not consider that there are any other material considerations which outweigh this view.

## **16. RECOMMENDATION(S)**

- 16.1 That members approve this scheme subject to the conditions set out below

## **17. REASONS FOR APPROVAL**

The decision to grant planning permission has been taken having regard to the policies and proposals in the Development Plan for Rossendale set out below, and to all relevant material considerations, including Supplementary Planning Guidance. There are no other material planning considerations that outweigh this finding:

### **REGIONAL SPATIAL STRATEGY**

DP1 - Economy in the Use of Land and Buildings  
EC8 – Town Centres – Retail, Leisure and Office Development  
EC9 – Tourism and Recreation

### **JOINT LANCASHIRE STRUCTURE PLAN**

Policy 1 General Policy  
Policy 2 Main Development Locations  
Policy 7 Parking  
Policy 16 Retail, Entertainment and Leisure Development

## ROSSENDALE LOCAL PAN

DS.1 Urban Boundary  
DC.1 Development Criteria  
DC.4 Materials

### 18. CONDITIONS

- 1 The development permitted shall be begun before the expiration of three years from the date of this consent.  
**Reason:** The condition is required by virtue of Section 91 of the Town and Country Planning Act 1990 (as amended).
- 2 The use hereby permitted shall ONLY be operated between the hours of 6.30am to 11.00pm Monday to Friday and 8.00am to 9.00pm Saturday and Sunday  
**Reason:** To safeguard the amenity of the neighbouring residents in accordance with policy DC1 of the Rossendale District Local Plan.
- 3 The development shall be carried out in accordance with the following plans unless otherwise agreed in writing by the Local Planning Authority:  
E011 – 001  
E011 – 002-A  
E011 – 003-A  
E011 – 004  
E011 – 005-A  
E011 – 006  
E011 – 007  
**Reason:** For the avoidance of doubt
- 4 Prior to first use of the scheme hereby approved the recommendations set out in section 4 of Hepworth Acoustic report (Report No.4849.1v1 September 2007) shall be implemented in full and a validation certificate to verify the mitigation measures provided to the Local Planning Authority.  
**Reason:** To safeguard the amenity of the neighbouring residents in accordance with policy DC1 of the Rossendale District Local Plan.
- 5 Notwithstanding the requirements of condition 4 the design of the new windows should match the design and colour of the existing windows unless otherwise agreed in writing by the Local Planning Authority.  
**Reason:** To safeguard the amenity of the area in accordance with policy DC1 of the Rossendale District Local Plan.
- 6 Prior to first use of the use hereby approved a scheme detailing the provision and position of disabled car parking spaces, cycle stores and motorcycle stores shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to first use of the scheme.  
**Reason:** In the interests of highway safety in accordance with policy DC1 of the Rossendale Local Plan.

- 7 Car park provision shall be made available at all times in conjunction with the use hereby approved.  
**Reason:** In the interests of highway safety in accordance with policy DC1 of the Rossendale Local Plan.
- 8 Notwithstanding the information shown on the approved plans a scheme detailing the design and construction method for the external staircases shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried out in accordance with the approved details prior to first use.  
**Reason:** To safeguard the amenity of the area in accordance with policy DC1 of the Rossendale District Local Plan.
- 9 Prior to first use of the development hereby approved a travel shall be submitted to and approved in writing by the Local Planning Authority. The travel plan shall accord with the advice and best practice provided in Lancashire County Council's Supplementary Planning Guidance 'Access and Parking.' The initiatives contained within the approved plan shall be implemented and shall be in place prior to the first use unless otherwise agreed in writing by the Local Planning Authority.  
**Reason:** In accordance with Policy 7 of the Joint Lancashire Structure Plan 2001-2016
- 10 The boundary wall to the garden area and play zone shall be constructed of materials to match the size, colour and texture of the existing building and shall not exceed 2m in height and shall thereafter be maintained as such.  
**Reason:** To safeguard the amenity of the area in accordance with policy DC1 of the Rossendale District Local Plan.
- 11 Notwithstanding the requirements of condition 6 a scheme detailing the design and position of the bin and cycle store shall be submitted and approved by the Local Planning Authority prior to first use. The scheme shall be carried out in accordance with the approved details prior to first occupation.  
**Reason:** To safeguard the amenity of the area in accordance with policy DC1 of the Rossendale District Local Plan.
- 12 Prior to the commencement of development a scheme for the provision of drainage and surface water shall be submitted to and approved in writing by the local planning authority. The approved details shall be implemented prior to first use.  
**Reason:** To prevent pollution of the water environment, in accordance with policy DC1 of the Rossendale Local Plan.
- 13 This permission shall not relate to the advert details shown on the submitted plan, nor does it imply that permission is likely to be forthcoming for such details.  
**Reason:** For the avoidance of doubt.
- 14 Any construction works associated with the development hereby approved shall not take place except between the hours of 8:00 am and 7:00 pm Monday to

Friday and 8:00 am and 1:00 pm on Saturdays. No construction works shall take place on Sundays, Good Friday, Christmas Day or Bank Holidays.  
**Reason:** To safeguard the amenities of nearby residential properties, in accordance with the criteria of Policy DC1 of the adopted Rossendale District Local Plan.

Informative

1. The applicant is advised that the requirements of all the conditions precedent must be satisfied prior to the commencement of the development. Failure to satisfy the conditions precedent renders all development unauthorised and unlawful and appropriate action may be taken by the Council.
2. Further to the requirements of condition 12 the applicants attention is drawn to the advice of United Utilities dated 2 November 2007 which provides detailed advice on issues of drainage
3. Further to the requirements of condition 9 the applicants attention is drawn to the response of LCC Planning dated 29<sup>th</sup> October 2007

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*LOCATION PLAN TO BE PROVIDED  
ATTACH ALL APPENDICES*