



is single storey with an external roof height of around 4 metres. There is a light roof over the northern part of the mill building which is enclosed and thus obscured by stone wall on 3 sides. To the south stands a more modern industrial building with the lower part of the building constructed in block work and the upper part of the building clad in corrugated metal sheeting. This southern building and remaining open land to the south of the site is visible from Bolcholt Way

- 1.3 Access to this part of the site is currently taken from Fall Barn Fold.

#### Existing Rawtenstall Health Centre

- 1.4 The Existing Health Centre forms the second smaller element of the site and is located to the north of Bacup Road directly facing the larger Albion Mill site.
- 1.5 At present the health centre occupies the greater part of the site and is part single storey and part two storey. Vehicular access is currently taken centrally from the Bacup Road boundary with car parking provision to the rear of the site.
- 1.6 To the east of the site on Bacup Road are semi detached residential properties with a playing field to the rear. To the north of the site stand two storey residential properties which are elevated above the level of the application site. Access to these residential properties is taken from Greenbank Park adjacent to the western boundary of the site. To the west is Worswick Memorial Cricket Ground.
- 1.7 There are a number of trees around the perimeter of the site with the majority of mature trees on a neighbouring site along the western boundary with Greenbank Park.

## **2. Relevant Planning History**

- 2.1 There is a history of recent planning applications for mixed use residential led schemes on the site of the former Albion Mill. There have been no previous applications for replacement health care provision.
- 2.2 Planning application 2005/370 for the erection of 522 square metres of retail space and 100 apartments was recommended by refusal by officers at the 10<sup>th</sup> November 2005 Development Control Committee. However, the application was formally withdrawn before the decision could be made. It should be noted that this application preceded the publication of the Rawtenstall Town Centre Area Action Plan. The application was recommended for refusal on the following grounds:
- 1. The proposed development would contribute towards an inappropriate excess in housing-supply provision, contrary to Policy 12 of the adopted Joint Lancashire Structure Plan and the Rossendale BC Housing Position Statement (August 2005). Although the application site lies within the Rawtenstall Town Centre Area Action Plan the proposal does not provide*

*satisfactorily for the regeneration of the site in terms of the scale and mix of uses proposed, nor has the applicant shown how the proposal meets an identified housing need, contrary to Criteria D and E of the Position Statement.*

- 2. The retail element of the proposal fails the sequential approach to site selection, in that there exist better located town centre shopping function and the applicant has failed to demonstrate that the proposal would not adversely affect the vitality and viability of Rawtenstall Town Centre. Therefore, the proposal is contrary to PPS6: Planning for Town Centres and Policy 16 (Retail, Entertainment and Leisure Development) of the Joint Lancashire Structure Plan 2001-1016.*
- 3. The proposal does not fully accord with the 'preferred options' of the emerging Rawtenstall Area Action Plan, nor has it been demonstrated that the proposal will deliver the regeneration or other material planning benefits to justify an exception to the policies referred to above.*

2.3 In September 2006, a further application on the Albion Mill site for the erection of 82 apartments, 942 sq m of retail floor space and 696 sq m of office floor space was recommended for refusal by Officers on the following grounds:

- 1. The applicant has not demonstrated that there is justification for a reduction in employment provision on the site and an increase in retail and residential development, nor has the case been made for an exception to the policy to be made. As such, the proposal does not fully accord with the 'Revised Preferred Options Report' of the emerging Rawtenstall Town Centre Area Action Plan, Joint Lancashire Structure Plan and the Council's Housing Position Statement.*
- 2. The proposed development would contribute towards an inappropriate excess in housing-supply provision, contrary to Policy 12 of the adopted Joint Lancashire Structure Plan and the Rossendale BC Housing Position Statement (August 2005). Although the application site lies within the Rawtenstall Town Centre Area Action Plan the Applicant has not shown how the proposal meets an identified local housing need. The proposal is thereby contrary to Criteria C, D and E of the Council Housing Position Statement.*
- 3. The proposed development, by reason of its size, height and design, would detrimentally affect the setting on the Rawtenstall Town Centre Conservation Area and the visual amenity of the street-scene along Bacup Road and Bolcholt Way. As such the proposed development conflicts with PPG15 – Planning and the Historic Environment, Policy 21 – Lancashire's Natural & Man-Made Heritage and Policies DC1 – Development Criteria and HP1 – Conservation Areas of the adopted Rossendale Local Development Plan.*
- 4. The application forms, supporting documents and submitted plans contain inadequate information in relation to Flood Risk, Wildlife Survey, security measures, servicing arrangements, hours of operation, bin cycle storage,*

*uses of the proposed units and possible extra ducting and sound insulation, to enable the scheme to be properly assessed and thereby contrary to PPS9 – Biodiversity and Geological Diversity, PPG15 – Development and Flood Risk, Policies LJSP and Policies E12 – Noise Attenuation, E13 – Noise Sources, and DC1 – Development Criteria of the Rossendale Local Plan.*

5. *The proposed development, by reason of the non-completion of a section 106 agreement, does not make adequate provision for Public Open Space or Affordable Housing and is thereby contrary to PPG 17 – Planning for Open Space, Sport and Recreation and PPG 3 – Housing and Policy 12 of the Joint Lancashire Structure Plan.*

2.4 A further application 2007/484 for the erection of 76 apartments, 489.5 sq m of retail floorspace and 1103.25 sq m of office floorspace was refused by the Development Control Committee in October 2007. The following reasons for refusal were attached to the decision:

1. *The application and supporting information have not properly assessed the potential for Flood Risk or ground contamination on the site thus preventing the proposed development from responding to the threat of flood risk and ground contamination and the proposal from being properly assessed. The application therefore conflicts with PPS 23 – Planning and Pollution Control, PPS25 – Flood Risk and Saved Policy E7 – Contaminated Land of the former Rossendale District Local Plan.*
2. *The proposed development by reason of the proposed materials and lack of supporting information are considered to be discordant with the architectural integrity of the proposed blocks, would not constitute high quality design, which would be inappropriate to the setting of the Listed Weaver’s Cottage and Rawtenstall Town Centre Conservation Area and would not reinforce the local distinctiveness of the Borough. As such, the proposed development would conflict with PSS 1 – Delivering Sustainable Development, PPS3 – Housing, PPG15 – Planning and the Historic Environment, Policy 21 - Lancashire’s Natural & Man-Made Heritage of the Joint Lancashire Structure Plan and Saved Policies HP1 – Conservation Areas, HP2 – Listed Buildings, DC1 – Development Criteria and DC4 – Materials of the former Rossendale Local Plan.*
3. *The applicant has failed to satisfactorily complete a section 106 agreement making provision for affordable housing or commuted sum payment towards public open space. As such, the proposed development conflicts the Council’s Interim Housing Position Statement and Saved Policy DC3 – Public Open Space of the former Rossendale District Local Plan.*

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

#### Albion Mill

- 3.1 The proposal seeks to demolish the former Tomlinson Footwear Works to provide a new multi function health care facility, pharmacy and associated

visitor car parking. The proposal would provide approximately 5775 sq m of gross floorspace.

- 3.2 The building is three storey in height and would measure 10.8m to the eaves and would include shallow curved roof. The north elevation would be set back 6m from Bacup Road and would continue the building line of the neighbouring terrace properties. It includes a pharmacy shop front and out of hours and staff entrances and the main pedestrian entrance. The entrance would be centrally located and articulated by a two storey glazed element and canopy.
- 3.3 A similar entrance feature is also provided within the southern elevation facing Bocholt Way. Both main entrances would be directly connected by a double height, naturally lit and ventilated atrium space which would also aid internal orientation and to act as a focal point for activity.
- 3.4 The east elevation would include a gable section element similar in size to the gable of number 136 Bacup Road. The remainder of the east elevation would be set back 19.8m. This part of the building would effectively wrap around the area allocated for mobile medical units.
- 3.5 The pharmacy would have its own designated entrance point from Bacup Road and a separate entrance from the main entrance lobby. It would also include shop front windows on both the Bacup Road elevation and Fall Barn Fold. Further glazed folding doors would be contained within the western elevation which would provide access to a small landscaped area accessible from the health promotion area of the building.
- 3.6 The appearance of the building would be predominately natural stone together with powder coated aluminium windows and glazing. The window details would be articulated by wet cast natural stone and would be recessed from the main facades.
- 3.7 A substation, waste facilities and cycles store would be provided within the visitor car park between car parking provision and the garages to the rear of the residential properties on Bacup Road.
- 3.8 The applicant has also indicated that part of the visitor car park would, on occasion, provide a parking area for mobile medical units. The external double mobile unit service pad is located adjacent to the south east corner of the building and will support the full range of articulated service vehicles.
- 3.9 Landscaping details have been submitted which include a landscaping along the Bacup Road elevation but not in front of the proposed pharmacy. Soft landscaping is also proposed on Fall Barn Fold and along the Bolcholt Way elevation. The landscaping details also indicate that a new stone wall 1.5m in height would replace the concrete panel and post boundary treatment along Bolcholt Way which would be constructed from the existing natural stone façade of the Mill as would the boundary treatment around the landscaping on Bacup Road.

- 3.10 Fall Barn Fold would be widened at its junction with Bacup Road together with the provision of a pavement.

#### Existing Rawtenstall Health Centre

- 3.11 The construction of the development would be phased. The first phase would provide the new health facility following the demolition of Albion Mill. Once complete there would be a period of commissioning and handover which would also allow the existing Rawtenstall Health Centre to re-locate to the new facilities.
- 3.12 Phase 2 would comprise the demolition of the existing Rawtenstall Health Centre, clearance, site preparation, service infrastructure works, highway improvements and construction of the new staff car park.
- 3.13 The car park would provide 80 staff car parking spaces and 8 accessible bays. The access to this part of the site would remain as per the existing access to the existing Health Centre.
- 3.14 A pedestrian crossing facility would be provided across Bacup Road to link both sites.
- 3.15 None of the trees on site are proposed to be removed.

## **4. Policy Context**

The Development Plan for Rossendale now comprises the Saved Policies of the Rossendale District Local Plan (adopted originally 12th April 1995 with the Saved Policies taking effect from 27th September 2007, following the Secretary of State's Direction), and the Regional Spatial Strategy for the North West of England (RSS), which was published 30th September 2008.

### **4.1 National Planning Guidance**

It is considered that the following national guidance and statements are most relevant to this proposal and the detailed appraisal will refer to each as necessary below:

PPS1 - Sustainable Development  
PPG13 - Transport  
PPG15 - Historic Environment  
PPS23 – Planning and Pollution Control  
PPG24 – Noise  
PPG25 - Flood Risk

### **4.2 Development Plan Policies**

Adopted Regional Spatial Strategy

- 4.3 Regional Planning Guidance was adopted in September 2008. 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
- 4.4 **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.
- 4.5 **Policy DP3** promotes sustainable economic development and seeks to improve productivity. Moreover, it states that sustainable economic growth should be promoted, and so should reductions of economic, environmental, education, health and other social inequalities between different parts of the North West, within sub-regions, and at local level.
- 4.6 **Policy DP5** seeks to ensure that development is located so as to reduce the need to travel, especially by car, and to enable people as far as possible to meet their needs locally.
- 4.7 **Policy L1** states 'Plans, strategies, proposals and schemes (including those of education, training and health service providers) should ensure that there is provision for all members of the community... for:
- The full spectrum of education, training and skills provision, ranging from childcare and pre-school facilities, through schools, to further and higher education and to continuing education facilities and work related training;
  - **Health facilities ranging from hospitals down to locally based community health facilities; and**
  - Sport, recreation and cultural facilities'

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

- 4.8 **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*"

- 4.9 **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.
- 4.10 **Policy DC.4** (Materials) Places an emphasis on local natural stone and Welsh blue slate to match the texture, general appearance and weathering characteristics of the surrounding area
- 4.11 **Policy HP.1** (Conservation Areas) Provides a number of criteria for which planning application within conservation areas will be assessed. Whilst the proposal is not located with any of the Boroughs Conservation Area's the Rawtenstall conservation area bounds the site.
- 4.12 **Other Material Planning Considerations**
- Lancashire CC - Planning Obligations paper June 2006
- 4.13 LCC and Rossendale Borough Council have approved a Planning Obligations Policy Paper which aims to provide a consistent approach to securing appropriate mitigation for development proposals. The implications of this proposal and the detail of the obligation paper is discussed later in this report. The July 2008 version of the Obligation Paper has not been adopted by the Borough Council and therefore is not considered in this report.
- Lancashire CC - Parking Standards
- 4.14 Further to policy 7 of the Structure Plan the parking standards SPG is relevant to guidance the appropriate provision of parking spaces, disabled parking provision and cycle storage.
- RBC Rawtenstall Town Centre AAP
- 4.15 Rossendale Borough Council consulted on the Core Strategy Preferred Options Report and the Rawtenstall Area Action Plan (AAP) Revised Preferred Options Report in March and April 2006. Following this consultation the Government Office for the North West asked the Council to prepare an Addendum Report to both of these documents to describe the options that the Council had considered but not taken forward as Preferred Options. This consultation was undertaken in October 2006. The AAP preferred options for this site is discussed in more detail later in this report.
- 4.16 The Council commissioned King Sturge to undertake an Employment Land Study, which was published in May 2007 and formally approved by Cabinet on 14th November 2007 to be used as a material consideration for the purposes of Development Control. This study is discussed in more detail later within this report..



## **5. CONSULTATIONS**

### **5.1 INTERNAL CONSULTATIONS**

Environmental Health – No comments or observations to make

Forward Planning – No objection. Comments are included directly into this report in relation to the weight of the AAP and employment land supply.

Estates – No response

Street Scene and Liveability – No response

### **5.2 EXTERNAL CONSULTATIONS**

Environment Agency – No objection subject to the provision of conditions relating to surface water drainage, surface water regulation and minimum floor levels.

English Heritage – No comments to make regarding the proposal

Lancashire County Council -

Highways – No objection subject to the provision of a S278 agreement to secure a pedestrian crossing, bus stops, cycle ways and Traffic Regulation Orders on Fall Barn Fold to restrict waiting.

Planning Contributions – response received 23<sup>rd</sup> October 2008 and the request is being considered . Further update will be provided at the Committee meeting.

United Utilities – No objection

Natural England – No objection confirming that there is no impact upon landscape quality. However, they advise that there may be bats within the existing building and that bats are protected species.

Rossendale Civic Society – No objections reported verbally to Linda Fisher

Police Architectural Liaison – No response

Elevate – No response

Rossendale Chamber of Commerce – No response

## **6. REPRESENTATIONS**

6.1 A press advertisement was placed in the Rossendale Free Press; site notices were posted (02/09/08) and letters were sent to neighbours (02/09/08). Two letters of objection have been received in response to the application publicity. The following issues have been raised:

- Road access to the rear appears to be too narrow
- Potential for blockage to access of Ilex Mill and restrict emergency access
- The building should be of stone or reconstituted stone

## 7. REPORT

The main issues in the determination of the application are: whether the principle of the redevelopment of the site is acceptable; whether the proposed design and access is acceptable; whether the impacts of the proposed development in relation to trees and public realm are acceptable; whether the impacts of the proposed development on the historic environment would be acceptable; whether the proposal would safeguard the setting of neighbouring listed buildings; whether the proposal would safeguard residential amenity; whether the highway implications of the proposed development are acceptable; and whether the proposed development would accord with the Council's planning obligations paper and emerging AAP for Rawtenstall Town Centre. These issues will be discussed in turn below.

### 7.1 Principle of Development

7.1.1 This site has been previously developed and is therefore considered brownfield land. The site is well located to the town centre between Bacup Road and Bolcholt Way. Therefore, in general terms the principle of the redevelopment of the site is not considered inappropriate. However, it is necessary to consider the nature of the proposal within the context of the AAP, employment land study and the need for health care provision within the Borough in considering the appropriateness of the principle of development.

7.1.2 Therefore, the following sections of this report consider the AAP, King Sturge report (the employment land study) and Provision of Health Care together with the weight which should be afforded to each element. The remainder of this report then considers the detailed aspects of the proposal against the remaining provisions of the development plan and all other material planning considerations.

#### Area Action Plan

7.1.3 In May 2006 a revised Preferred Options Report was published for consultation; since that time, and following the advice of Government Officer North West, the progress of the AAP has been delayed to facilitate the progress of the Core Strategy. As such, **only limited weight can be afforded to the AAP at this time.**

7.1.4 However, the AAP indicates that the application site is suited to a mixed use high quality development area, giving an indicative threshold of 55 dwelling

units 490 square metres of retail and 1835 square metres of office accommodation. The supporting text highlights that any future development should respond to Ilex Mill, Weavers' Cottage and the terraced houses to the south of Bacup Road. Particular consideration should be given to the views of the building from Bocholt Way as well as to the massing, architectural composition and materials to be used in the construction of the proposed development. Provision should also be made for a public waterside space and route along the River Irwell.

- 7.1.5 Moreover, members will recall that planning permission has now been granted for a foodstore on the site of the former bus depot. In considering that scheme of particular relevance was the *'Creation of a waterfront pedestrian route – providing a connection between the current Focus store, through Ilex Mill and the redeveloped Tomlinson's Works and east along the river'* This particular element was secured through the use of a S106 agreement to safeguard land for riverside access.
- 7.1.6 The current proposal has limited river frontage. However, in order to continue the aspirations of the AAP and to enhance connectivity within this part of the town centre, the scheme would safeguard the pedestrian route to the south of Fall Barn Fold. Moreover, this area and the boundary with Bolcholt Way would be further enhanced by way of landscape and through the re-use of the existing stone façade of the Albion Mill along the southern boundary as a 1.5m boundary wall.
- 7.1.7 The design of the scheme is considered later in this report. However, the principles of layout and design incorporate orientation to Bacup Road and Bolcholt Way with mirrored pedestrian access point linked through a centre atrium.
- 7.1.8 Therefore, given that the AAP has limited weight it would not be appropriate to refuse the principle of providing a health care facility rather than a mixed use residential and office scheme as indicated by the AAP. Nevertheless, in appraising the scheme key urban design aspirations set out within the APP for this site will be considered later in this report.

#### Employment Land Provision – King Sturge Report

- 7.1.9 The site is part of a wider Employment Area, as designated under Policy J3 of the Rossendale District Local Plan. This local plan policy has not, however, been saved under the Saved Policies Document.
- 7.1.10 King Sturge in their "Employment Land Study" (May 2007) identifies this site within a wider area including the former bus station, Focus DIY, Ilex and Tomlinson's. Whilst the report acknowledges that the area is only partially in employment use it refers to the mixed use aspirations for the area of the AAP. The report states that the wider area would be *'well located for office use, and should attract occupier interest over time. The site should be retained as far as possible for office development as one of the few potential sites in the town centre. Mixed use in line with the masterplan is likely to be necessary in order to fund office development and would contribute to the town's vitality.'*

- 7.1.11 The Employment Land Study is a material planning consideration. However, it should be noted that the suitability appraisal in relation to this site is aligned with the aspirations of the AAP which has limited weight at this stage. However, the main thrust of the employment land study is to identify appropriate sites for employment provision within the borough. The study will help formulate the core strategy and allocation DPD.
- 7.1.12 In this particular case, the proposed health care facility (when operational) would provide 150 full time equivalent employees. **This would create an extra 90 jobs within Rawtenstall town centre, many employed in professional, technical and administrative functions allied to health care provision.** Further jobs would be created during the construction period. Therefore, it can be observed that the proposal would result in significant employment provision within the borough in close proximity to the town centre which will contribute towards the vitality of the town from both workers and visitors of the service. Clearly, the satisfaction of these principles is a key element of the employment land study.
- 7.1.13 The wider benefits to the borough in terms of improved health care provision are set out below.

#### Health Care Provision

- 7.1.14 East Lancashire Teaching Primary Care Trust (ELtPCT) is an NHS organisation providing and purchasing health services across five boroughs in East Lancashire, including Rossendale.
- 7.1.15 ELtPCT propose to make changes to the way in which services are delivered in Rossendale and their location. In particular, they plan to relocate services currently provided at Rawtenstall Health Centre to a brand new facility, improving the range of services and access to them. Services will include an Urgent Care Centre, a Birthing Unit, Diagnostics and Out-patient facilities. Further information is provided below regarding the services which would be provided from the new facility.
- 7.1.16 The new health facilities in Rossendale will be one of the first of its kind delivering not only primary care services such as GPs and treatment rooms but also a wide range of acute care services such as out-patient clinics, minor surgery and diagnostics usually only found in a hospital setting.
- 7.1.17 The building has been designed to be flexible in that many of the clinical rooms can be used by different clinical groups so that room usage is maximised.
- 7.1.18 Below is the list of services currently identified which will be delivered from the new health facilities.

#### Ground Floor:

- Pharmacy
- Urgent Care Centre
- Treatment Rooms

- Podiatry
- X-ray and Ultra-sound
- Health Education – including group and meeting rooms for use by community and voluntary groups such as Alcoholics Anonymous
- Midwife led Birthing Unit
- Information Pods – links to health, social & welfare information
- Medical Mobile Units
- Ambulance base

First Floor:

- Dr. Bachh's Practice
- Colo-Rectal and Endoscopy Clinics
- Out-Patient Clinics – including all those currently delivered at Rossendale General Hospital

Second Floor:

- Physiotherapy
- Elderly Day Care/Rehabilitation
- Rossendale Hospice

7.1.19 The services in this building will be available to patients across the whole of the Rossendale Valley.

Conclusion of Principle

7.1.20 In conclusion it is considered that the principle of redeveloping this site for health care provision is acceptable having regard to the weight which can be afforded to the AAP the job creation aspect of the proposal together with the range of health care facilities proposed.

7.1.21 The Forward Planning section agrees with the above points. Although not a typical employment use, the new medical facility will provide additional jobs, above those already employed at the existing health centre, including professional, technical and administrative staff, given that this new facility will offer improved medical services for the residents of Rossendale. It is considered that the central location of this facility, across the road from the existing health centre, which is accessible by public transport and close to other town centre uses, thus enabling linked trips to be made, is a sustainable use for this site. Policy DP 2 of the Regional Spatial Strategy (2008) notes that public services and facilities need “to meet the current and future needs of the whole community, ensuring that those services are conveniently located, close to the people they serve, and genuinely accessible by public transport”.

7.1.22 Hence, given the central location of this facility, on a previously developed site, which will provide a vital service for the residents of the Borough, as well as extra skilled jobs, it is considered that the principle of this development should be supported.

**7.2 Design Implications**

- 7.2.1 Paragraph 38 of PPS1 states that ‘Design policies should avoid unnecessary prescription or detail... [neither should they]...stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness particularly where this is supported by clear plan policies.’
- 7.2.2 Paragraph 16 of PPS3 states that ‘Matters to consider when assessing design quality include the extent to which the proposed development:... Is well integrated with, and compliments, the neighbouring building and local area more generally...[and]...Creates, or enhances, a distinctive character that relates well to the surroundings and supports a sense of local pride and civic identity’.
- 7.2.3 The AAP is set out earlier in this report and whilst office development is referred to the supporting text highlights that any future development should:
- response to Ilex Mill
  - response to Weavers’ Cottage
  - response to the terraced houses to the south of Bacup Road
  - consideration should be given to the views of the building from Bocholt Way as well as to the massing, architectural composition and materials to be used in the construction of the proposed development
  - provision should also be made for a public waterside space and route along the River Irwell
- 7.2.4 The building would be 3 storey in appearance 10.8m in height. The appearance of the building is predominantly natural stone with wet cast natural sandstone articulating the window details. The windows would be recessed powder coated aluminium and therefore provide depth to the elevations. The third floor elements would also be lightweight and transparent which would further help reduce the overall appearance and scale of the building from within the street scene.
- 7.2.5 Scale of the building therefore, in storey height and actual terms respects the heights and number of storeys of the neighbouring residential properties and the Weavers’ Cottage.
- 7.2.6 The overall height of the building would be similar to the height of the lower four storey element of the neighbouring Ilex Mill and 0.7m higher than the ridge of the neighbouring terrace properties on Bacup Road.
- 7.2.7 The scale and design of the building provides a strong public presence which is further enhanced by the two storey feature entrance and entrance canopy thus visitors can recognise the main entrance to the building. These entrance features lead to a two storey atrium space that would be both appropriate and welcoming to those using the building.
- 7.2.8 The building would be set back 6m from Bacup Road which would maintain the existing building line along Bacup Road. Overall the footprint of the new health centre would be located within the footprint of the former Albion Mill. This would result in a wider separation between the Weavers’ Cottage and proposal

from that currently enjoyed. The footprint would be 'set in' from the rear gardens and garage area of the properties on Bacup Road and therefore safeguarding any detrimental impact upon this residential area.

- 7.2.9 The Bocholt Way elevation, whilst to the rear of the building is similar in appearance to the Bacup Road elevation. The layout of the building is such that the main entrances on Bacup Road and fronting Bocholt Way would be identical and in line. This configuration further enhances the feeling of welcome to those people using the centre and increases the availability of natural light. It also denotes the main entrance to the building from the visitor car park.
- 7.2.10 At ground floor the proposed pharmacy would provide activity and help the building 'turn the corner'. To the east of the main entrance a landscaped area would be included to provide a defensible space in front of ground floor consultancy windows to maintain privacy to those users. This area of landscaping would be bound by a 1m high wall constructed of the stone reclaimed from the façade of the Albion Mill. It is considered that this feature will help retain key features of the areas character. This feature will also be replicated along the boundary with Bocholt Way.
- 7.2.11 In conclusion it is considered that the scheme would result in a significant improvement to the townscape through the development of this key site which would provide activity and vibrancy along Bacup Road. It is also considered that the scale and massing proposed would not detract from the character of the neighbouring conservation area and is respectful of the existing urban grain. Moreover, it is considered that the urban design principles identified in the AAP for this site would be secured through the design and layout of the scheme. Therefore, subject to a condition requiring samples of materials to be provided for the external appearance of the building, it is considered that the design of the proposal is appropriate in this instance.

### **7.3 Heritage**

- 7.3.1 The key element of PPG15 in relation to this application is to ensure the proposed development does not have any adverse impact upon the setting of the neighbouring listed buildings and Conservation Area
- 7.3.2 The site is located adjacent to the Rawtenstall Town Centre Conservation Area. The scale of the development, whilst larger in massing terms than the existing building on site, is comparable with the scale of adjacent buildings. The relationship between the proposed development and the Weavers Cottage and Ilex Mill is of particular interest, as it is important that Ilex Mill should remain the dominant building in key views of the area and that the scheme should maximise views to the Weavers Cottage.
- 7.3.3 The proposed footprint of the new health care facilities would be smaller than the existing Albion Mill. The front elevation would be set back 6m from Bacup Road, 3.6, further than the existing front elevation of the existing Mill. On Fall Barn Fold the proposal would be set back 7m from the existing elevation. The proposal would therefore be 15.6m from Weavers Cottage. Fall Barn Fold

would also be widened and realigned at the junction with Bacup Road which would create a larger pedestrian area directly adjacent to the Weavers Cottage.

- 7.3.4 It is considered therefore that the proposal would increase the inter-visibility of the Weavers Cottage particularly when travelling west towards the town centre.
- 7.3.5 From the east the proposal would be of a similar vertical scale to that of the terrace properties which bound the site on Bacup Road. As discussed earlier in this report, the height of the proposal would be 10.8m, 0.7m higher than the ridge of the neighbouring house. The lower section of Ilex Mill is 4 storey in appearance and the proposal would be in excess of 45m from closest element of Ilex Mill. Therefore, given the height and siting of the proposal, it is considered that the proposal would not compete with Ilex Mill and that Ilex Mill would remain the dominant feature and would not compete with Ilex in these important views and, as such, the proposed scale is acceptable.
- 7.3.6 English Heritage have been consulted on this application given the amount of floorspace proposed adjacent to a conservation area. Having considered the supporting information together with photographs of the existing buildings English Heritage do not wish to offer any comment on the proposal.
- 7.3.7 Moreover, the materials proposed are discussed earlier in this report and are considered appropriate within the setting of the listed building and the context of an adjoining conservation area. Therefore, I am satisfied that this proposal would not have any detrimental impact upon the setting of these important listed buildings.

## **7.4 Residential Amenity**

- 7.4.1 The proposed facility would be operational during different times of the day. The birthing unit would be available 24 hours a day. The health care facility would be open 8.00am until 9.00pm Monday to Friday and until 1.00pm on Saturdays. The out of hours care would be available between the hours of 8.00am and 11.00pm seven days a week.
- 7.4.2 An acoustic report has been submitted with the application details. The report examines the environmental noise conditions at the site and advises on suitable glazing specifications to achieve internal noise levels in the proposed facility and permissible limits for building services in order to protect neighbouring sensitive properties. The report also considers noise produced by the Mobile Medical Units attending the proposed facilities and noise produced within the building's car park.

- 7.4.3 The conclusion of the noise assessment states:

*'Noise limits for building services and ancillary equipment have also been provided in this report to help direct the selection and design of suitable noise control hardware. It is considered that the associated noise impact on neighbouring sensitive premises will be negligible if these limits are achieved.'*



*'The proposed facilities have been designed to incorporate sufficient power provision to operate visiting mobile medical units without the need for units having to run off their own onboard generators, thereby significantly reducing potential noise impact. Cooling condensers serving mobile medical units will inevitably produce some noise proportional to the size of the units involved. However, it is considered that the associated noise impact can be mitigated through the imposition of noise limits in suitably worded planning condition, thereby allowing suitable mitigation measures to be tailored during the detailed design stages.'*

- 7.4.4 Appropriate conditions have been attached as referred to in the acoustic report. Moreover, no objection have been received from Environmental Services.
- 7.4.5 The applicant has also submitted a lighting scheme which has been reviewed by Environmental Services and LCC Highways. The scheme provides details of the design of the lamps, their positions and the luminance levels to the site and the surrounding areas.
- 7.4.6 Therefore, subject to conditions it is not considered that the scheme would result in any detrimental impact upon the neighbouring residential properties.

## **7.5 Highway Implications**

- 7.5.1 Vehicular access to the site for both visitors and servicing would be via Fall Barn Fold. Staff Car parking would be located opposite the site. The staff car park would provide 72 spaces and 8 disabled spaces. The main health centre car park would provide 89 spaces and 11 disable spaces. In addition, there are also 8 motorcycle spaces, 18 cycle parking spaces, an ambulance bay, a mini-bus bay and hardstanding / turning area for 2 visiting mobile medical units.
- 7.5.2 This provision is reflected in the advice from LCC Highways. Moreover, the amount of car parking provision to be provided is within the maximum standard set out in LCC's Car Parking Standards SPG.
- 7.5.3 The applicant has submitted a Transport Assessment (TA) which has been considered by LCC Highways. LCC Highways raise no objection to the proposal subject to conditions regarding car park management, servicing, cyclist and pedestrian access and a S278 agreement. LCC Highways have also provided information regarding possible S106 monies which are detailed in the next section of this report.
- 7.5.4 The S278 works would include the provision of a new crossing facility on Bacup Road, the widening of Fall Barn Fold, Bus Stops, cycle ways and a Traffic Regulation Order to restrict waiting on Fall Barn Fold. Given the improvements to Fall Barn Fold and TRO to restrict waiting it is considered that the measures are sufficient to address the concerns raised in the application publicity.

7.5.5 Subject to the provision of conditions (including a condition requiring a S278 agreement) it is considered that the scheme would safeguard highway safety and accord with the provisions of the development plan.

## **7.6 Planning Obligations**

7.6.1 Rossendale Borough Council have approved a Planning Obligations Policy Paper (June 2006) prepared by Lancashire County Council. The July 2008 version of the obligations paper has not been adopted by the Borough Council and therefore not considered by this report.

7.6.2 Whilst the document is not a formal supplementary planning document (SPD) under the Planning and Compulsory Purchase Act 2004, it is still a material consideration as the policy has been approved by this Council. However, it is for the Local Planning Authority to determine the amount of the obligation.

7.6.3 The aims of this guidance are to:

- Provide a clear framework for local planning authorities preparing LDF policies and developing a plan-led approach;
- Provide a systematic basis for officers negotiating Section 106 Planning Agreements; and
- Give specific advice to developers on when contributions will be requirement and how they will be calculated

7.6.4 The heads of terms therefore which would form the basis of the legal agreement would include:

- Free weekend car parking provision on the staff car park for visitors to the town centre
- Use of meeting room space (when available) for community groups
- £50,000 towards the provision of public art within the locality to link to the Irwell Sculpture Trail project
- LCC requests
- To assist with future maintenance of the bus stops near the Heath Centre (£1,000)
- Contribution to the estimated cost of extending/improving the local cycleway network (£35,000)
- Advice and guidance on Travel Plan development and implementation inline with 2.15.16 of the Planning Obligations in Lancashire policy (Sept 2008) (£12,000).

It would be appropriate for the Local Planning Authority and members of this committee to consider local priorities and proportion any S106 monies accordingly. This will be the subject of a further update report.

7.6.5 In this particular case it is important to acknowledge that there is a need to improve health facilities within the borough and that this position is also supported by the recently adopted RSS. The proposal will provide significant investment and job creation within the Borough. However, of most importance is that the development would provide a new multi function health facility to the

benefit of people living in the valley. It is appropriate to consider that benefit when considering the appropriateness of securing additional financial planning obligations as set out in the planning obligations paper.

- 7.6.6 In this particular case, it is considered that the public function of the building and the benefit of improved health care provision together with the heads of terms set out above is sufficient to fully accord with the principles set out in the adopted obligations paper.

## **7.7 Flood Risk**

- 7.7.1 A Flood Risk Assessment (FRA) in accordance with PPG25 has accompanied the application. The Environment Agency have no objection as the general scope and structure of the assessment considers most of the relevant flood risk issues. In accordance with the submitted flood risk assessment and the advice of the Environment Agency, I have attached conditions with regard to surface water drainage, surface water regulation and floor levels.
- 7.7.2 The floor level condition states that all floor levels shall be set no lower than 169.00 metres AOD (Above Ordnance Datum). The finish floor level of the proposed health centre is set at 169.00 AOD. Therefore, I am satisfied that in order to satisfy the condition regarding floor levels requested by the EA that the overall height of the proposal would not increase from that set out in the submitted details.
- 7.7.3 In conclusion, it is considered that the proposal accords with the advice contained within PPS25 and would not result in an undue risk of flooding.

## **7.8 Sustainable Development**

- 7.8.1 PPS1 sets out the Governments agenda for delivering sustainable development.
- 7.8.2 The applicant has indicated that in addition to internal HNS standards for environmental performance the building has been designed to achieve a BREEAM Excellent Rating and energy usage; water usage will be assessed against BREEAM Healthcare 2008 to satisfy the excellent rating.
- 7.8.3 Given the location of the site a number of recognised energy systems have been disconnected such as wind turbines, bio mass boilers, solar panels, photovoltaics and heat pumps. However, it is proposed to achieve savings in CO2 emissions in excess of 15% by improvements to the overall thermal performance of the building including air source heat pumps, lighting and building management systems.
- 7.8.4 Therefore, it is considered that the scheme would accord with the principles set out in PPS1 regarding sustainable development.

## **7.9 Trees and Landscaping**

7.9.1 None of the trees have been afforded the protection of a tree preservation order (TPO). Moreover, the applicant has submitted a landscaping plan which indicates that this landscaped area, including the trees, will be retained.

7.9.2 Clearly, the majority of the existing mature trees are located adjacent to the western boundary of the existing Rawtenstall health centre outside of the application site. None of the trees are proposed to be removed and the applicant has indicated that the trees within the perimeter of the site would also be retained and protected during construction. Therefore, subject to a condition regarding tree protection measures it is not considered that the provision of a larger car parking area to the north of Bacup Road would unduly effect the 'treescape' of the area.

7.9.3 There are fewer trees on the Albion Mill proportion of the site given that the Albion Mill occupies the majority of the site. The landscaping plan submitted with the application indicates that the conifer hedge to the rear of the garage area would be retained. The self seeded trees to the eastern end of the site would be removed to enable the public car park to be laid out. However, a formal landscaping scheme is proposed along the Bolcholt Way boundary which includes the removal of the existing concrete post and panel fence and a new 1.5m stone wall erected using the existing stone from the façade of the Albion Mill. Soft landscaping includes 15 '*acer platanoides crimson sentry*' which are red maple trees which would provide a formal linear avenue landscape feature in front of the wall along Bolcholt Way.

7.9.4 Further soft landscaping would be provided along the Bacup Road elevation together with a 1m high wall constructed from the reclaimed stone façade.

7.9.5 The paving around the building is indicated as:

- Brighthouse 'Gledhill' natural sandstone
- Marshalls 'Conservation Paving'
- Marshalls 'Grassguard'

7.9.6 However, whilst it is clear that the applicant has selected paving which has regard to the position of the adjoining Rawtenstall Town Centre Conservation Area and Weavers Cottage it is necessary and appropriate to ensure that samples of materials are acceptable given this context. Therefore, a condition has been attached requiring samples of the hard landscaping to be submitted to and approved in writing by the LPA

7.9.7 It is considered that, subject to samples, the hard and soft landscaping proposed is acceptable and would enhance the amenity of the area.

## **7.10 Community Involvement**

7.10.1 In accordance with the Council's Statement of Community Involvement, the PCT have held various public meetings and workshops with regard to the

health provision within the locality and specifically regarding the proposed scheme on this site.

7.10.2 The PCT has undertaken a number of different consultation and engagement events over the last 9-12 months as listed below and has built on previous consultations carried out by REAL and via Meeting Patient Needs.

- **Stakeholder Workshop, March, 2007** – a half day event focusing on services to be included in the new development.
- **Public Workshops, September, 2007** – 3 half day events held in Haslingden, Rawtenstall and Bacup. Focused on preferred location, site and services.
- **Health Impact Assessment, September – December, 2007**, - a series of multi-agency meetings concentrating on preferred sites.
- **Formal Engagement** booklet, February – April, 2008, tPCT's 12 week formal engagement period. 3000 booklets distributed via mail and available in health, community and civic buildings.

7.10.3 Furthermore, the PCT has undertaken the following specifically in relation to the proposals on the Albion Mill site:

- **Public Meetings, April 2008**, - 3 public meetings held in Haslingden, Rawtenstall and Bacup with discussion about site, potential building and services. Presentation given by Development Team, including architect and construction with Q&A session covering topics including highways, parking, building materials and additional clinical services from those already identified. Majority support of proposed site.
- **Letter and information pack to residents** in the immediate vicinity of the proposed site including Bacup Road, Ilex Mill, Plantation Street, Greenbank Street, Rosevale Street, Wheatholme Street, Co-operation Street and Greenbank Park. All given opportunity to meet any member of the Development Team or send in questions and queries.

7.10.4 Consultation and engagement will continue throughout the life of the proposed development with the formation of a Public Involvement Group. This Group will work on all aspects of the development including, internal design, way finding and signposting, operational policies and commissioning the final building.

7.10.5 Therefore, it is considered that the proposals have been brought forward in accordance with the Council's Statement of Community Involvement.

## **7.11 Other issues**

### Site Investigations

7.11.1 Urban Vision Environment has considered the submitted site investigation information. They do not advise against the principle of development but suggest that a full site investigation condition be attached to ensure appropriate remediation is agreed and implemented.

## **8. HUMAN RIGHTS**

- 8.1 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.

## **9. CONCLUSION**

- 9.1 I am satisfied that the scheme will represent a significant regeneration project to the benefit of the Rawtenstall and the wider Borough. I am satisfied that the proposal would result in a positive impact upon the neighbouring Conservation Area. I am also satisfied that the level of on site parking is acceptable and that the development would not have a detrimental impact upon the nearby listed building. 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.

## **10. RECOMMENDATION(S)**

That planning permission be granted subject to the following planning conditions and that:

- I. The Director of Business ( Monitoring officer ) be authorised to enter into a legal agreement under Section 106 of the Town and Country Planning Act 1990 to secure the repayment of £50,000 to the Council public art to contribute towards the Irwell Sculpture Trail plus such other amount agreed by the Committee
- II. That the applicant be informed that the Council is minded to grant planning permission, subject to the conditions stated below, on completion of such legal agreement;
- III. That authority be given for the decision notice relating to the application be issued, (subject to the conditions and reasons stated below) on completion of the above-mentioned legal agreement,
- IV. That authority be given to refuse the application if the applicant fails to complete the S106 within a 12 month period (from the date of this committee) on the grounds that the proposals do not support the aim and objectives of PPS1 Delivering Sustainable Development PPS3 Housing or provide for adequate highway safety.

## 11. REASONS FOR APPROVAL

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 hours of demolition for the existing buildings on site to be removed and the hours for the construction of the development hereby approved shall be limited to 07:00 to 19:00 Monday to Friday and 8am-1pm Saturdays. Demolition or construction work shall be carried out at no other time.  
**Reason:** In the interests of the residential amenities of the occupiers of adjoining properties
  3. No development authorised by this permission shall take place unless and until the local planning authority has received and approved in writing a site operating statement in relation to provision of method of demolition, construction, permitted hours for construction works, delivery of materials and delivery and collection of equipment, provision and use of on-site parking for contractors' and workpeople's vehicles, wheelwashing facilities, street sweeping and no development or activities related or incidental thereto shall take place on the site in contravention of such site operating statement.  
**Reason:** *In order to safeguard highway safety in accordance with policy DC1 of the Rossendale District Local Plan.*
  4. Prior to the commencement of development a phasing plan shall be submitted for the approval of the Local Planning Authority. Implementation of the development shall be carried out in accordance with the approved phasing plan unless otherwise agreed in writing by the Local Planning Authority.  
**Reason:** To safeguard the amenity of the area and Conservation Area in accordance with policies HP.1 and DC1 of the Rossendale Local Plan.
  5. The construction of the development hereby approved shall incorporate the conclusions set out within section 9.0 of the Sol Acoustics report which accompanied the application unless otherwise agreed in writing.  
**Reason:** To safeguard the amenity of the future occupants of the development in accordance with policy DC1 Rossendale District Local Plan.
  6. The rating level (LAeq,T) from all fixed plant, machinery and mobile medical units associated with the development, when operating simultaneously, shall not exceed the background noise level (LA90,T) by more than 5/0/ -5dB at any time when measured at the closest residential property; 't' refers to any 1 hour period between 07.00hrs and 23.00hrs and any 5 minute period between 23.00hrs and 07.00hrs unless otherwise agreed in writing by the Local Planning Authority  
**Reason:** To safeguard the amenity of the future occupants of the development in accordance with policy DC1 Rossendale District Local Plan.
  7. No construction approved by this permission shall be commenced until:
-

- a) A desktop study has been undertaken to identify all previous site uses, potential contaminants that might reasonably be expected given those uses and other relevant information. Using this information a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors has been produced.
- b) A site investigation has been designed for the site using the information obtained from (a) above. This should be submitted to, and approved in writing by the local planning authority prior to that investigation being carried out on the site.
- c) The site investigation and associated risk assessment have been undertaken in accordance with details approved in writing by the local planning authority.
- d) A Method Statement and remediation strategy, based on the information obtained from (c) above has been submitted to and approved in writing by the Local Planning Authority. The development shall then proceed in strict accordance with the measures approved.

A completion Report shall be submitted to the Local Planning Authority detailing the conclusions and actions taken at each stage of the works (to include validation works).

**Reason:** *To ensure the site is properly remediated and any risk to human health and controlled waters is minimised in accordance with Policy DC1 of the Rossendale District Local Plan.*

- 8. Notwithstanding what is shown on the submitted drawings, the construction shall not be commenced until full details (including representative samples and where required sampled panels constructed on site) of the external materials of construction to be used in the construction for the development (including any roller shutters), and for any means of enclosure forming part of the development hereby approved, have been submitted to and first approved in writing by the Local Planning Authority, and no others shall thereafter be used unless otherwise first agreed in writing by the LPA.

**Reason:** *In the interests of visual amenity and to accord with Policy DC1 of the adopted Rossendale District Local Plan*

- 9. The landscape scheme set out in drawing AMRHC/01 hereby approved shall be carried out in accordance with the agreed phasing details. Any trees or shrubs dying within five years of planting shall be replaced with the same species within twelve months.

**Reason:** *In the interests of visual amenity and to accord with Policy DC1 of the adopted Rossendale District Local Plan*



10. *Prior to the commencement of construction on site, samples of all the materials to be used for all the hard-surfaced external areas, together with free standing signs, bollards, benches, litter bins, boundary treatment or other street furniture to be provided as well as levels within the public realm shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details and thereafter maintained.*

**Reason:** In the interests of visual amenity and to accord with Policy DC1 of the adopted Rossendale District Local Plan

11. Prior to first occupation of the development a scheme detailing security measures for both sites shall be submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved scheme.

**Reason:** In the interests of designing out crime in accordance with policy DC1 of the Rossendale District Local Plan

12. No construction approved by this permission shall be commenced until a scheme for the provision of surface water drainage works has been approved by the Local Planning Authority. The scheme shall be completed in accordance with the approved plans.

**Reason:** To reduce the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal in accordance with PPS 25 – Flood Risk.

13. No construction approved by this permission shall be commenced until a scheme for the provision and implementation of a surface water regulation system has been approved by the Local Planning Authority. The scheme shall be completed in accordance with the approved plans.

**Reason:** To reduce the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal in accordance with PPS 25 – Flood Risk.

14. All floor levels shall be set no lower than 169.00 metres Above Ordnance Datum.

**Reason:** To reduce the danger to intended occupants of the building(s) from potential flooding in accordance with PPS 25 – Flood Risk.

15. Prior to demolition of the existing Ratwenstall Health Centre all the trees within (or overhanging) the site, with the exception of those trees clearly shown to be felled on the submitted plan, have been surrounded by substantial fences which shall extend to the extreme circumference of the spread of the branches of the trees (or such positions as may be agreed in writing by the Local Planning Authority). Such fences shall be erected in accordance with a specification to be submitted to and approved in writing by the Local Planning Authority and shall remain until all development is completed and no work, including any form of drainage or storage of materials, earth or topsoil shall take place within the perimeter of such fencing.

**Reason:** In the interests of visual amenity and to accord with Policy DC1 of the adopted Rossendale District Local Plan

16. Major deliveries, collections and servicing of the development shall not take place during the operational hours of the development or during peak hours on the highway network.  
**Reason:** In order to maintain safety within the car park and to maintain flow of traffic on local roads when the development is operational.
17. Prior to construction of the development hereby approved a Car Park Management Strategy shall be submitted to, and approved in writing by the Local Planning Authority. The strategy to include both car parking areas and indicate layouts, means of access and egress, one way systems, maximum duration of stay (where appropriate), car parking charges (where appropriate), operation of barrier system, and signing. The plan and approved layouts to be implemented prior to first opening.  
**Reason:** To allow for the effective and efficient use of the parking areas and maintain the flow of traffic on local roads when the development is operational in accordance with Policy DC1 of the adopted Rossendale District Local Plan
18. Prior to the first occupation of the development hereby approved, a travel plan shall be submitted by the applicant/developer/owner or successor in title of the land edged red to be approved by the Local Planning Authority. The approved scheme shall be implemented on the development first being occupied and shall thereafter be audited and updated on a 6-monthly basis to be agreed with the Local Planning Authority.  
**Reason:** To promote sustainable travel patterns in the interests of sustainability pursuant to PPG13 – Transport.
19. The development shall be carried out in accordance with the following approved plans unless otherwise agreed in writing by the Local Planning Authority:
- |                             |  |
|-----------------------------|--|
| Location Plan               | AR-WS-XX-PL-100-001  |
| Site Plan                   | AR-WS-XX-PL-100-014  |
| Topographical Plan          | AR-WS-XX-PL-100-002C   |
| Floor Plans                 | AR-XX-00-PL-200-001B<br>AR-XX-01-PL-200-001B<br>AR-XX-02-PL-200-001C |
| Elevations                  | AR-XX-XX-EL-251-001<br>AR-XX-XX-EL-251-002C<br>AR-XX-XX-DT-251-001   |
| Sections                    | AR-XX-XX-SE-251-001C   |
| Typical windows             | AR-XX-XX-DT-251-001  |
| Roof Plan                   | AR-XX-RF-PL-240-001C   |
| Cycle Store Details         | AR-WS-XX-PL-100-015A   |
| Bin Store / Refuse Disposal | AR-WS-XX-PL-100-015A   |
| Landscaping Details         | Dwg. No. AMRHC/01  |
| External Lighting Details   | Drg. No. 008.032.P1 Rev A  |
- Reason:** For the avoidance of doubt
20. The development hereby approved shall achieve a post-construction Eco-Homes/Building Research Establishment Environmental Assessment Method

(BREEAM) rating, or equivalent, of 'very good' or 'excellent', unless otherwise agreed in writing by the local planning authority. A post-construction review certificate shall be submitted to and approved in writing by the local planning authority before any of the buildings hereby approved are first occupied, unless otherwise agreed in writing by the local planning authority.

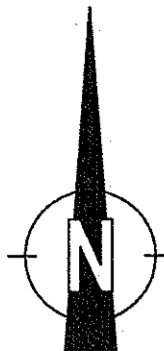
**Reason:** In the interests of resource conservation and environmental sustainability in accordance with Planning Policy Statement 1 Sustainable Development

### **Informatives**

- 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 The applicants attention is drawn to the full advice of the Environment Agency dated 10th October 2008
- 3 The grant of planning permission does not entitle the 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.
- 4 The grant of planning permission will require the applicant to enter into an appropriate Legal Agreement, with the County Council as Highway Authority. The Highway Authority hereby reserves the right to provide the highway works within the highway associated to this proposal. Provision of the highway works includes design, procurement of the work by contract and supervision of the works and will be based upon the 'Proposed Highway Works' drawing 3P7318 – SK005 and the e-mail of Neil Stevens dated 23rd October 2008. The applicant should be advised to contact the Executive Director of Environment at PO Box 9, Guild House, Cross Street, Preston PR1 8RD in the first instance to ascertain the details of such an agreement and the information to be provided.

<b>Contact Officer</b>	
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Worswick Memorial Cricket Ground  
(Rawtenstall Cricket Club)

Playing Field

Health Centre

82

92

104

118

BACUP ROAD

BM 169.26m

170.4m +

El Sub Sta

FALL BARN FOLD

Albion Mill

163 175

187 199

209a 211

Ilex Mill

RECEIVE  
Urban Vision Planning  
27 AUG 7 10  
Roxbury

Red line revised to suit Weavers Cottage site boundary 260808  
checked by

Eric Wright Construction Ltd  
Sceptre House  
Bamber Bridge  
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Project 07067 Rossendale Health Facilities  
Rawtenstall

Drawing Title Existing Site Location Plan

Scale 1:500 @ A2 Date 10.12.07  
Drawn By TK Checked By Status PLANNING APPLICATION

Drawing No AR-WS-XX-PL-100-001 Rev. A

Rossendale Valley

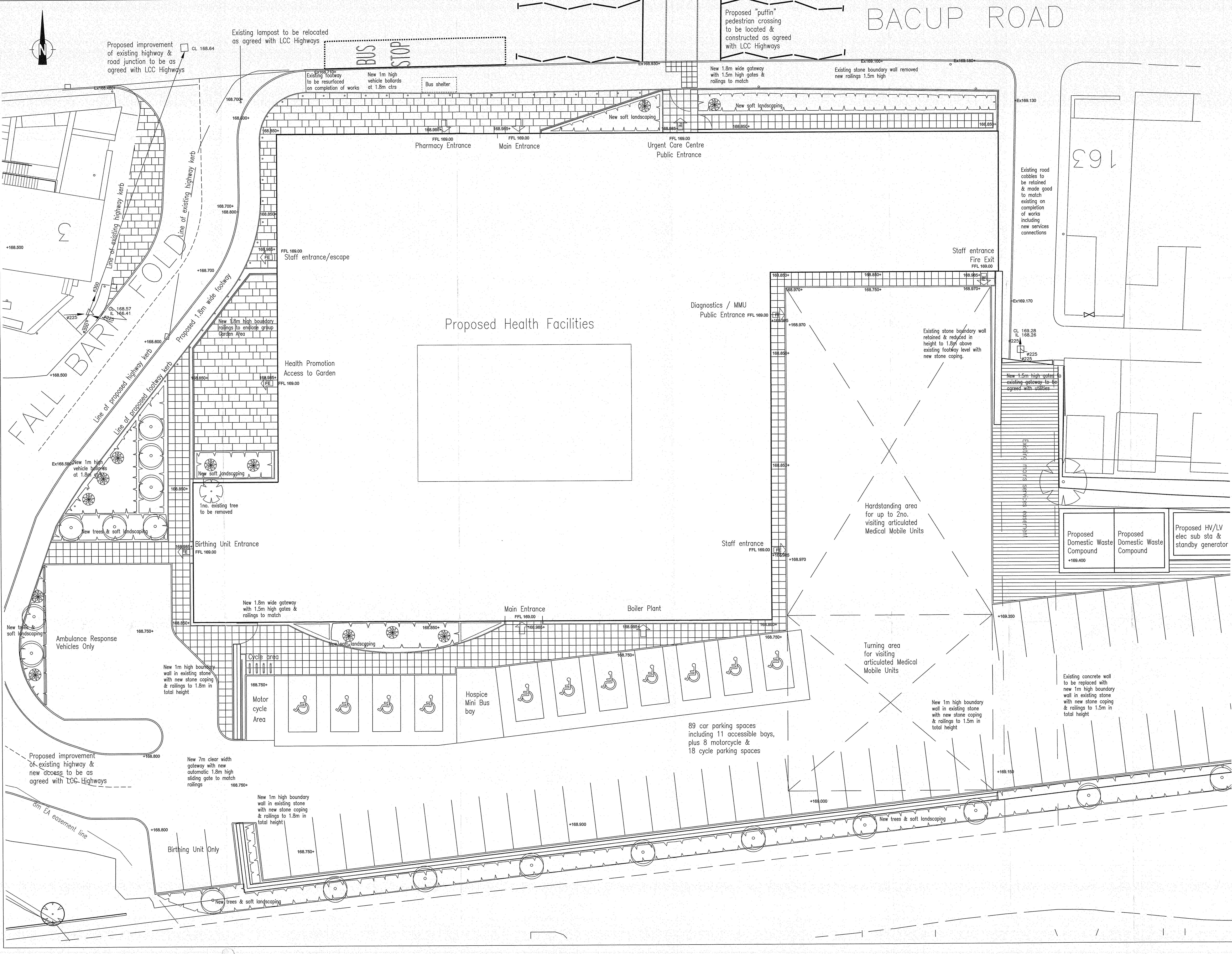
Fall Barn Bridge

Weir

River Irwell

FALLBARN ROAD

FALLBARN ROAD



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**Note.**  
This drawing is to be read in conjunction with the Transport Planning & Highway Consultation Proposed Highway Works Drawing No. 3P7318 - 58005

- Key to external surfacing.**
- Adopted Highway**  
Refer Lancashire County Council Highway specifications.
  - Adopted Footway**  
Refer Lancashire County Council Highway specifications.  
Including inset textured paving.
  - Car Parks Access Road, Non HG**  
25mm wearing course  
50mm base course  
60mm road base (access road only)  
200mm sub base DOT type 1  
Capping layer of 20mm EP2 hardcore bladed and finished to falls.
  - Car Parking Bays, Non HGV**  
25mm wearing course  
50mm base course  
60mm road base (access road only)  
200mm sub base DOT type 1  
Capping layer of 20mm EP2 hardcore bladed and finished to falls.
  - Car Parks for HGV usage**  
35mm wearing course  
HRA to BS594 table 4 schedule 1A 30% Coarse aggregate control nominal size 14mm with asphaltic cement to table 1 of 1. Coated chipings 20mm nominal size to BS594 para 1.7 shall be applied to 80mm rolled in.  
50mm base course  
20mm nominal size dense bitumen road base macadam to BS4987.  
90mm road base  
40mm nominal size dense bitumen road base macadam to BS4987 with 20mm open bitumen  
450mm sub base  
Top 225 to be granular MOT type 1 material on 8mm min. crusher limestone.
  - Utilities access**  
120mm thick, 400 x 600mm heavy duty permeable paving system  
Marshall's Grassguard 180  
450mm sub base  
Top 225 to be granular MOT type 1 material on 8mm min. crusher limestone.
  - Pedestrian areas**  
50mm thick, 600mm width x random length natural stone flagging  
diamond sawn with mortar joints  
Colour - to match existing adjacent  
100mm sub base  
Type 1 sub base.
  - Pedestrian areas**  
50mm thick, 600 x 600mm concrete paving  
Marshall's Conversion smooth ground  
Colour - Harvest Buff  
100mm sub base  
Type 1 sub base.
  - Landscaped area**  
Refer drawing no. AMRHC 01  
Soft Landscaping Scheme  
planting schedule & specifications.
  - Bollards & cycle stands**  
Refer External Works details  
drawing no. A10/05-XX/PL-100-015

Rev A Layout amended to suit revised Main Entrance positions  
date revised by: IL  
checked by: IL  
15/07/08

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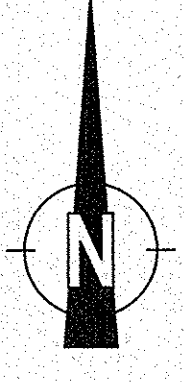
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Project: 07067 Rossendale Health Facilities  
Rawtenstall

Drawing Title: Proposed Site Plan  
Scale: 1/100 @ A0 Date: 24/04/08  
Drawn By: TK Checked By: Status: PLANNING APPLICATION

Drawing No	Rev.
AR-WS-XX-PL-100-006	A



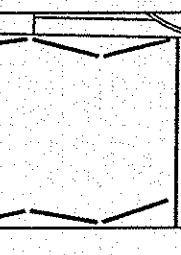
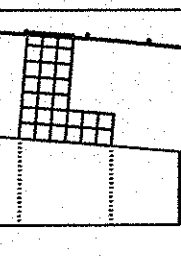
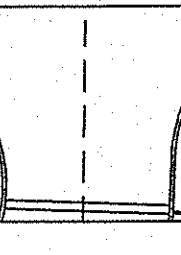
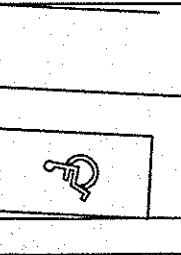
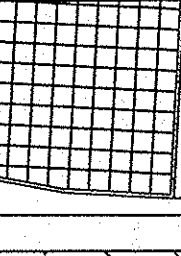
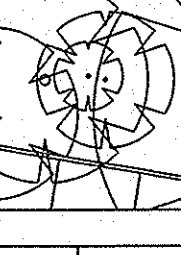
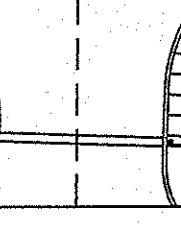
Memorial  
Ground  
Cricket Club)

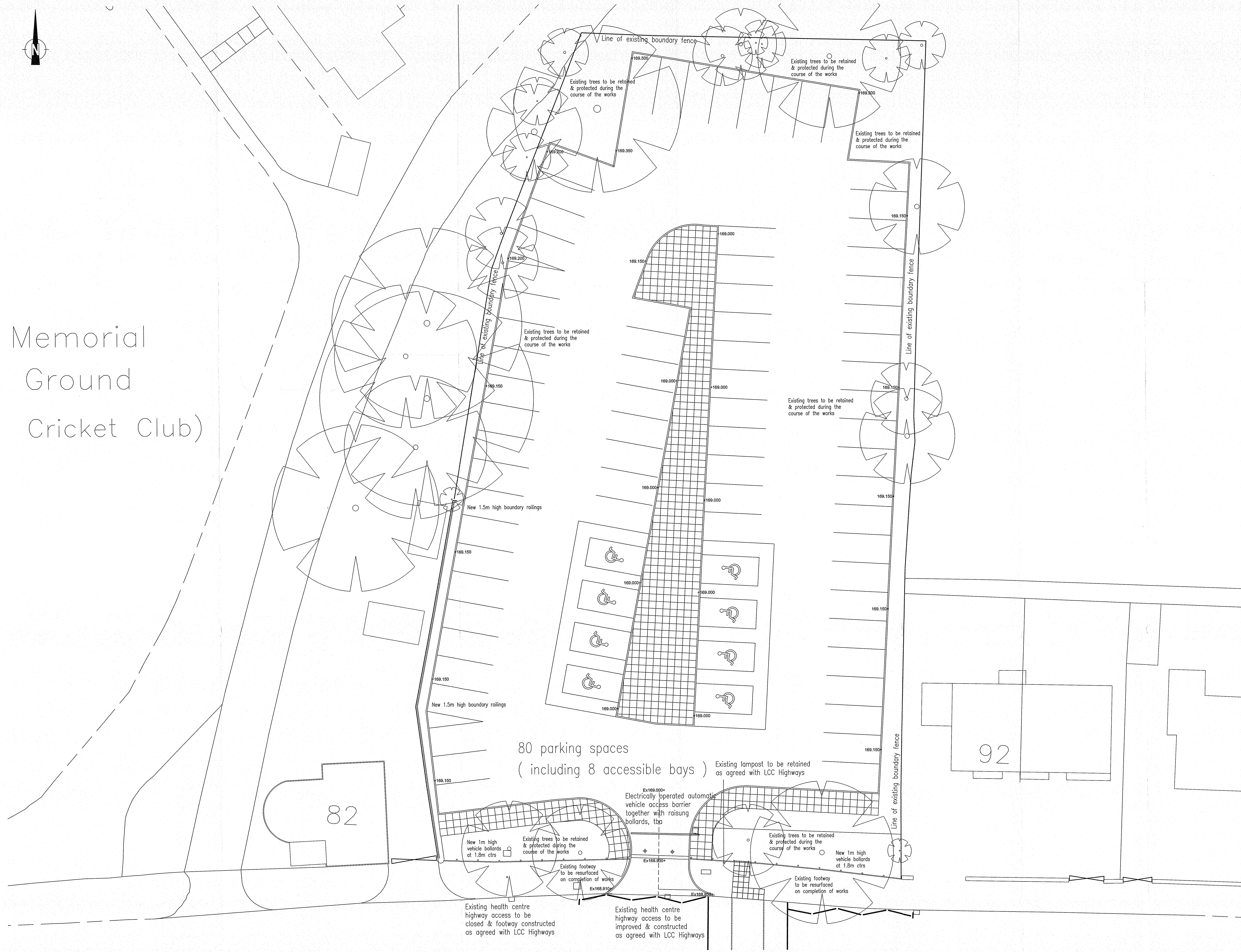
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**Note.**

This drawing is to be read in conjunction with the Transport Planning & Highway Consultants Proposed Highway Works Drawing No. 3P7318 - 8K005

**Key to external surfacing.**

-  **Adopted Highway**  
Refer Lancashire County Council Highway specifications.
-  **Adopted Footway**  
Refer Lancashire County Council Highways specifications.  
Including inset textured paving.
-  **Car Parks Access Road, Non HGV**  
25mm wearing course 2:3.5  
50mm base course 2:2.6  
60mm road base (access road only) 2:2.6  
200mm sub base DOT type1  
Capping layer of 220mm 6F2 hardcore bladed and finished to falls.
-  **Car Parking Bays, Non HGV**  
25mm wearing course 2:3.5  
50mm base course 2:2.6  
60mm road base (access road only) 2:2.6  
200mm sub base DOT type1  
Capping layer of 220mm 6F2 hardcore bladed and finished to falls.
-  **Pedestrian areas**  
50mm thick, 600 x 600mm concrete paving  
Marmulla Conservation smooth ground  
Colour - Harvest Buff  
100mm sub base Type 1 sub base.
-  **Landscaped area**  
Refer Tree Survey Report for protection & maintenance of existing trees & landscaping.
-  **Vehicle Barrier & Bollards**  
Refer External Works details drawing no. AR-WS-XX-PL-100-011



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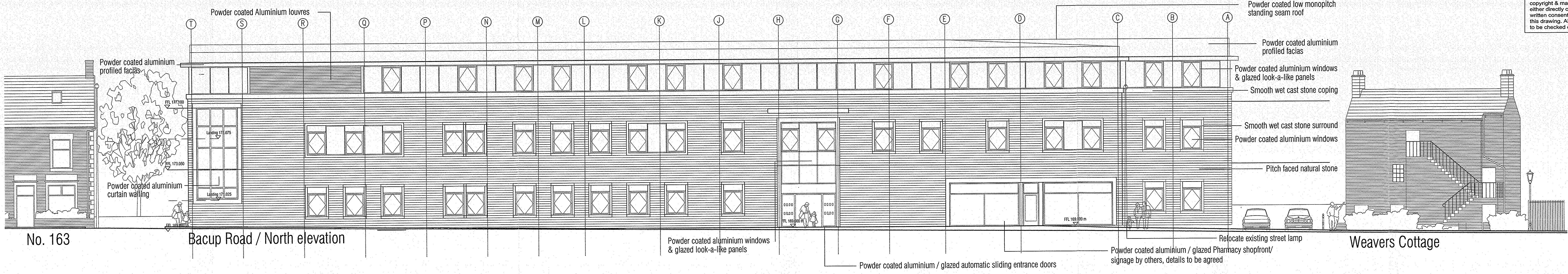
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e-mail: liverpool@nightingaleassociates.com  
web: www.nightingaleassociates.com

Project 07067 Albion Mill / Rawtenstall Health Centre  
Phased redevelopment for new health facilities  
Drawing Title Proposed Staff Car Park Layout Plan

Scale 1:100 @ A0 Date 24/04/05  
Drawn By TK Checked By Status PLANNING APPLICATION  
Drawing No. AR-WS-XX-PL-100-014

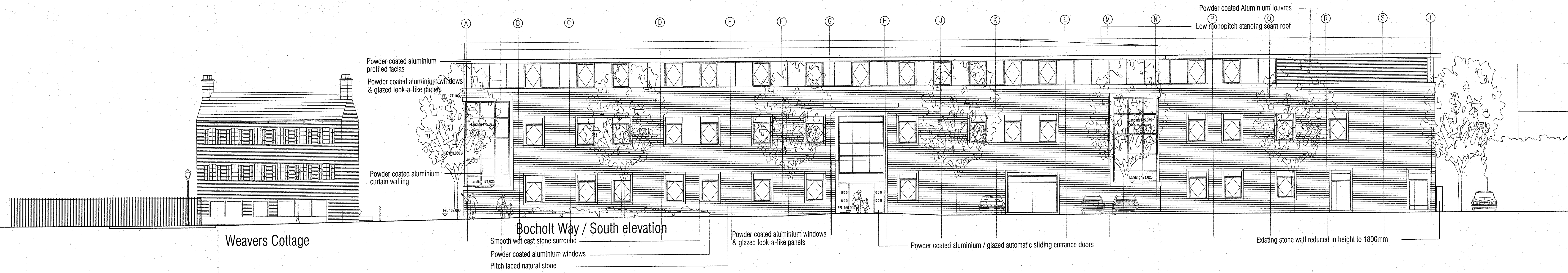
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No. 163

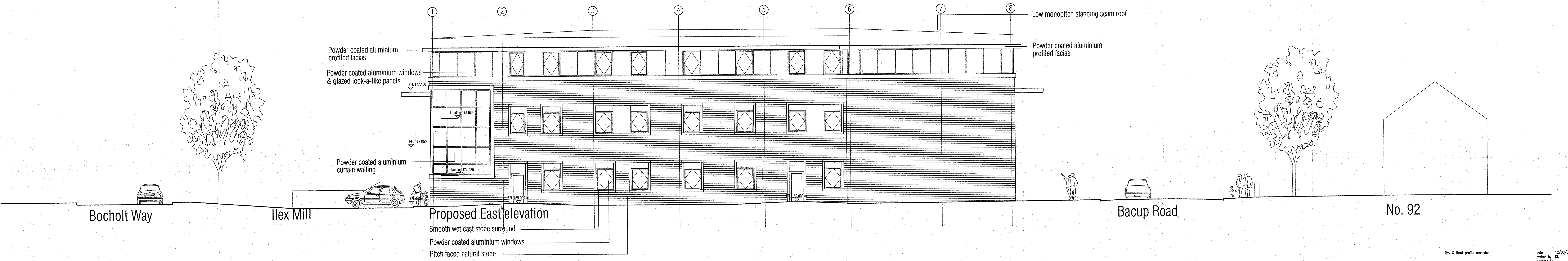
Bacup Road / North elevation

Weavers Cottage



Weavers Cottage

Bocholt Way / South elevation



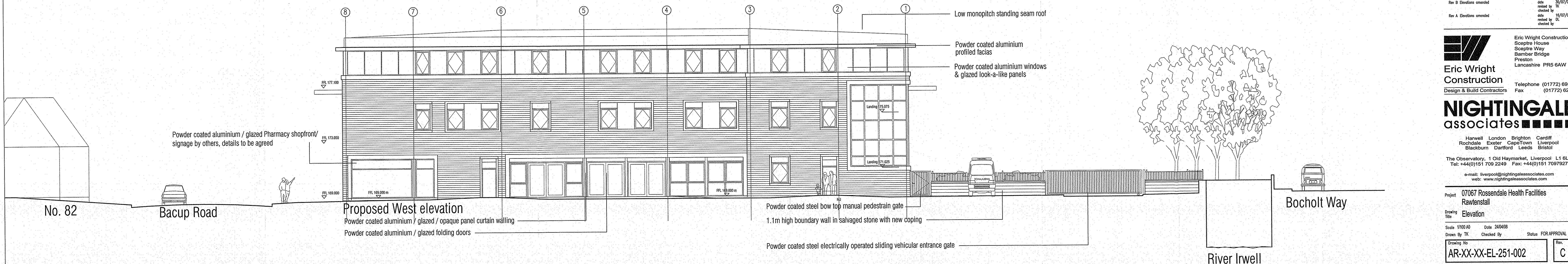
Bocholt Way

Ilex Mill

Proposed East elevation

Bacup Road

No. 92



No. 82

Bacup Road

Proposed West elevation

River Irwell

Bocholt Way

Rev C Roof profile amended date 12/06/08  
 Rev B Elevations amended date 20/07/08  
 Rev A Elevations amended date 16/07/08

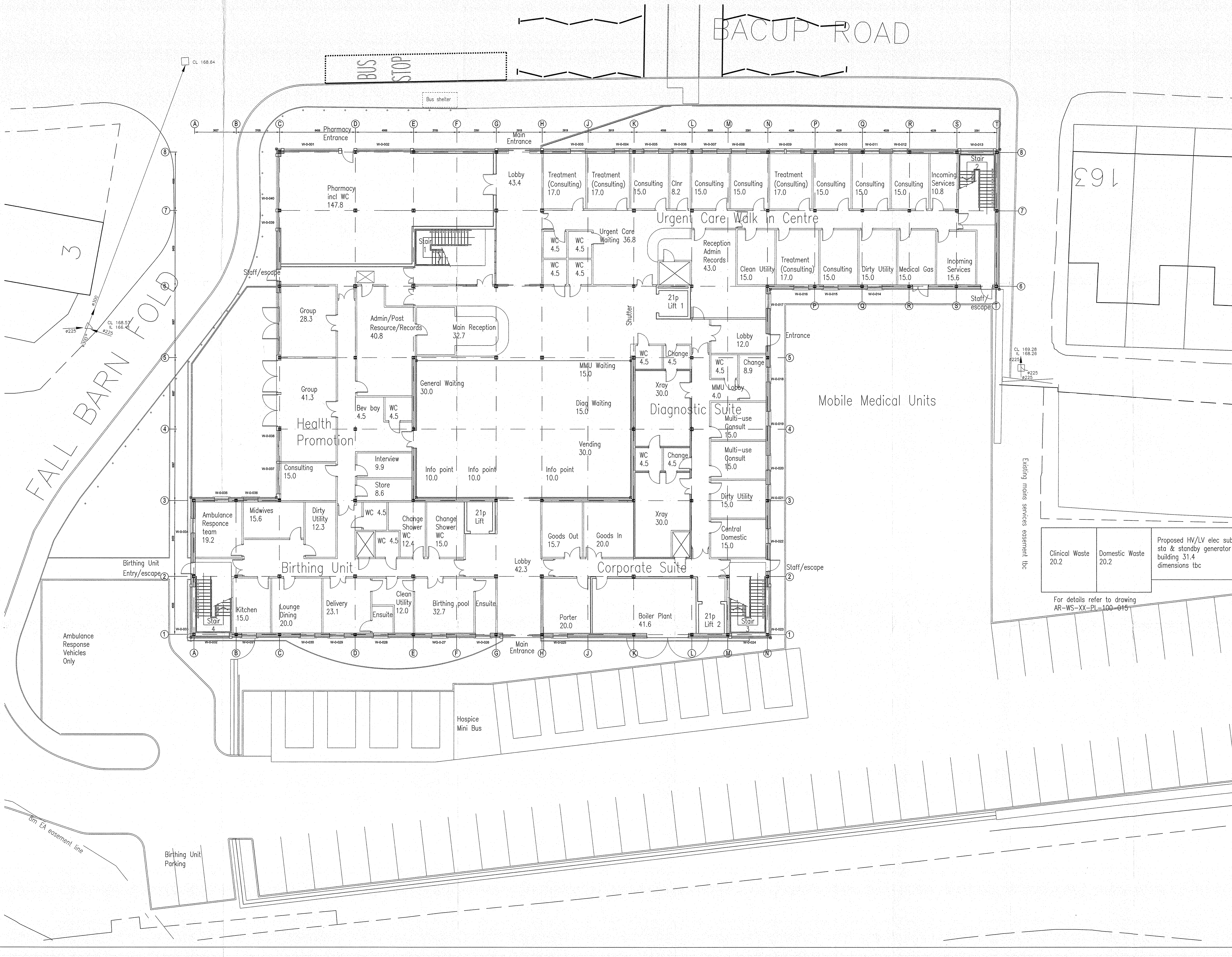
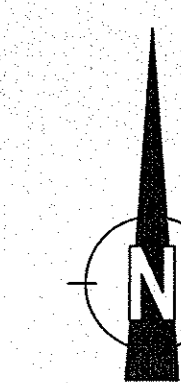
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Project: 07067 Rossendale Health Facilities  
 Rawtenstall  
 Drawing Title: Elevation  
 Scale: 1/100 AD Date: 24/04/08  
 Drawn By: TK Checked By: Status: FOR APPROVAL  
 Drawing No: AR-XX-XX-EL-251-002 Rev: C

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Clinical Waste 20.2  
Domestic Waste 20.2  
Proposed HV/LV elec sub sta & standby generator building 31.4 dimensions tbc

For details refer to drawing AR-WS-XX-PL-100-045

Rev B Layout amended in response to planning consultant's email 24/07/08 & implications re speed of meeting with PCF 24/07/08  
Rev A Layout amended to suit revised Main Entrance positions  
date: 25/07/08  
revised by: TK  
checked by: CL  
date: 18/07/08  
revised by: CL  
checked by: TK

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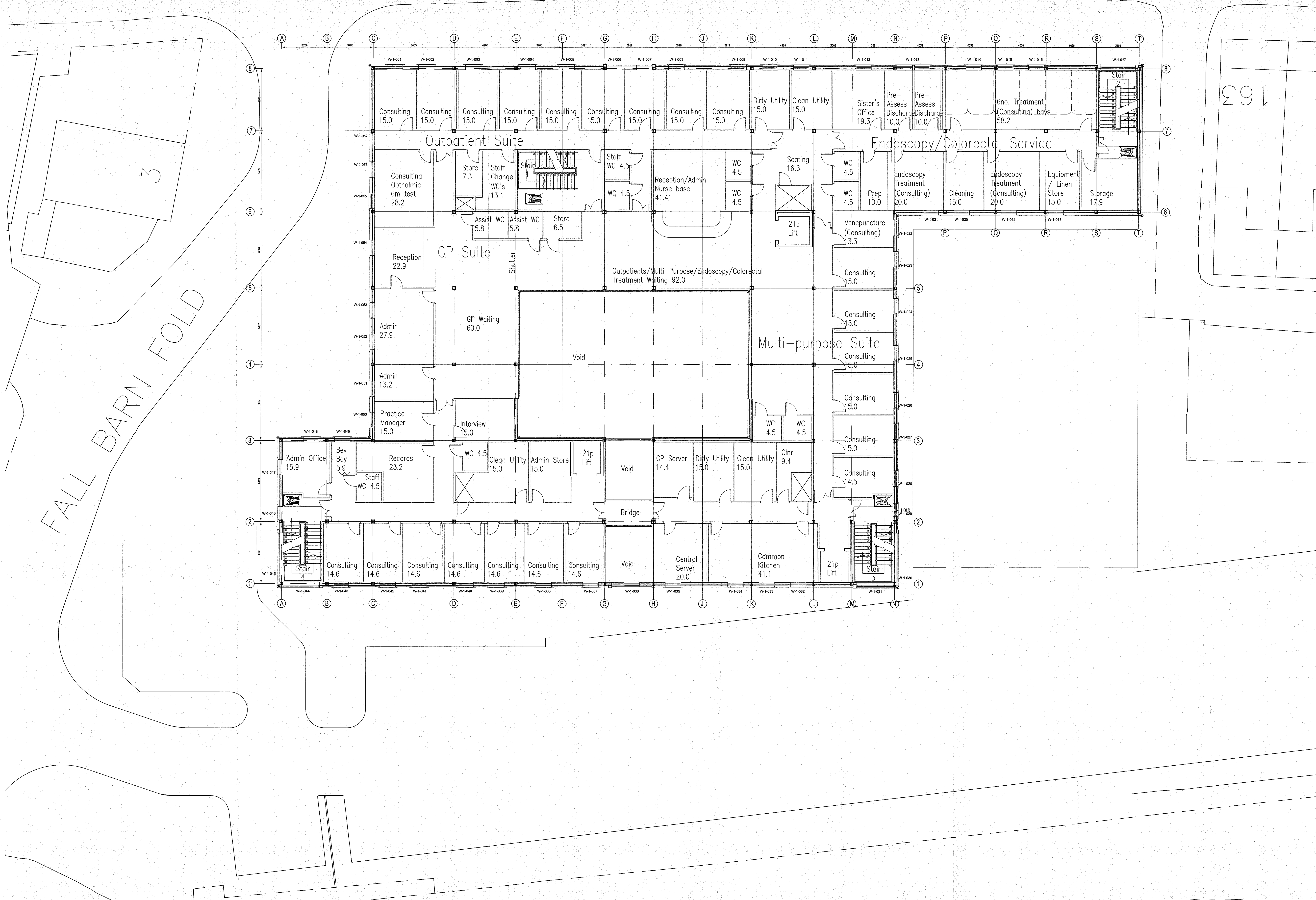
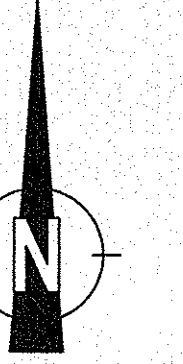
Project: 07067 Rossendale Health Facilities  
Rawenstall  
Drawing Title: Proposed Ground Floor Layout Plan

Scale: 1/100 @ A0 Date: 24/04/08  
Drawn By: TK Checked By: Status: PLANNING APPLICATION  
Drawing No: AR-XX-00-PL-200-001 Rev: B



# BACUP ROAD

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Rev B Layout amended in response to planning consultant's email 24/07/08 & indications on speed of meeting with PC 24/07/08  
 date: 25/07/08  
 issued by: TK  
 checked by:

Rev A Windows amended to suit related Directions  
 date: 21/07/08  
 issued by: TK  
 checked by:

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 web: www.nightingaleassociates.com

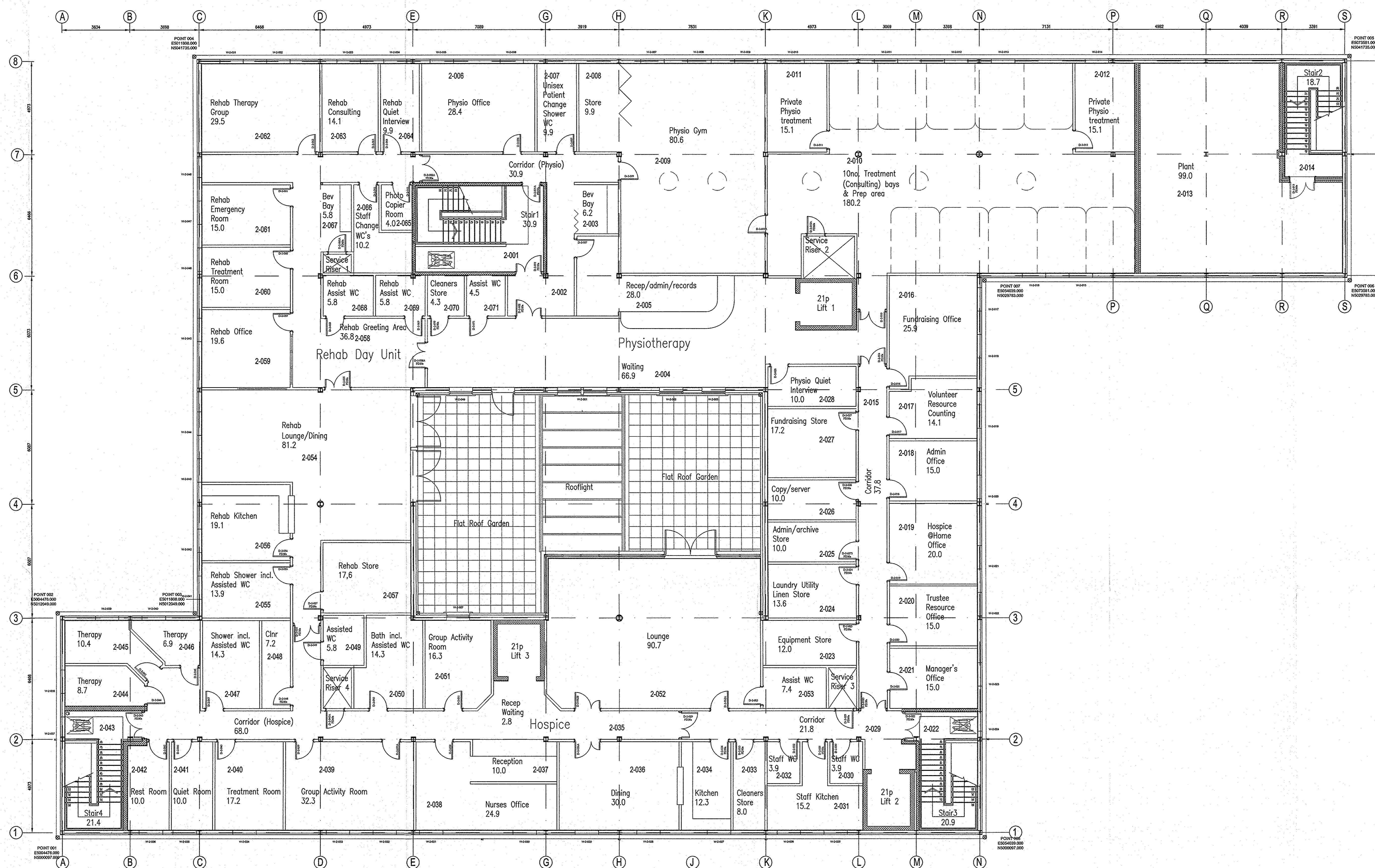
Project: 07067 Rossendale Health Facilities  
 Rawtenstall

Drawing Title: Proposed First Floor Layout Plan

Scale: 1/100 @ A0 Date: 24/06/08  
 Drawn By: TK Checked By: Status: PLANNING APPLICATION

Drawing No: AR-XX-01-PL-200-001  
 Rev: B

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- 5 OCT 2008  
Referred  
Rev C Layout amended to response to PCT 03/09/08  
design change 2322526 checked by DL

Rev B Layout amended in response to planning  
conditions's email 24/02/08 & application  
as agreed at meeting with PCT 24/07/08 checked by DL

Rev A Windows amended to suit revised elevations  
date noted by DL checked by DL 21/07/08

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Project 07067 Rossendale Health Facilities  
Rawtenstall  
Drawing Title Proposed Second Floor Layout Plan  
Scale 1/100 @ A3 Date 01/07/2008  
Drawn By DL Checked By Status PLANNING  
Drawing No AR-XX-02-PL-200-001 Rev. C