



- 3 The first reserved matters application shall be accompanied by a Contaminated Land Phase One Report (to assess the actual/potential contamination risks at the site) for the approval in writing of the Local Planning Authority (after consultation with the Environment Agency). Should the Phase One Report recommend that a Phase Two Investigation is required it shall be carried out and the results submitted to and approved in writing by the Local Planning Authority. Should the Phase Two Investigation indicate that remediation is necessary then a Remediation Statement shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The Remediation Scheme in the approved Remediation Statement shall then be carried out and, prior to first use of any building hereby permitted, 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 for this condition : To ensure the site can safely and satisfactorily accommodate the proposed development and pollution of ground and surface waters on and off-site is avoided, in accordance with the criteria of Policy DC1 of the adopted Rossendale District Local Plan.

- 4 No development shall take place until details of the proposed foul and surface water drainage arrangements, together with a programme for their implementation, have been submitted to and approved in writing by the Local Planning Authority (after consultation with the Environment Agency). The submitted scheme shall provide for surface-water to drain separate from the foul and for surface-water regulation. No part of the development shall be occupied until the approved systems of water drainage have been implemented in accordance with the agreed programme.

Reason for this condition : To secure proper drainage and to prevent flooding, in accordance with the criteria of Policy DC1 of the Rossendale District Local Plan.

- 5 The first reserved matters application shall include details of the access to be formed to Eastgate for approval in writing by the Local Planning Authority (after consultation with the Highway Authority). Unless otherwise first agreed in writing the approved access shall be constructed to basecourse level for a distance of not less than 40m measured from Eastgate prior to construction of any of the dwellings and none of the dwellings hereby permitted shall be occupied until that part of the access serving it has been fully completed in accordance with the approved details.

Reason for this condition : In the interests of highway and pedestrian safety, in accordance with provisions of PPS1 and PPG13, Policy 1 and 7 of the adopted Joint Lancashire Structure Plan and the criteria of Policy DC1 of the adopted Rossendale District Local Plan.

- 6 The first reserved matters application shall be accompanied by details of the existing and proposed ground levels, together with the intended floor level for the proposed buildings, for the approval in writing of the Local Planning Authority. The development shall be implemented in full accordance with the agreed levels.

Reason for this condition : In the interests of visual and neighbour amenity, in accordance with the provisions of PPS1, Policy 1 of the adopted Joint Lancashire Structure Plan and the criteria of Policy DC1 of the adopted Rossendale District Local Plan.

- 7 Prior to the commencement of development a scheme shall be submitted to and approved in writing by the Local Planning authority describing the methodology to be employed to suppress dust arising during the period of construction; such measures may include water-bowsers, sprayers, regulation of the speed of vehicle movements, etc. Development of the site shall be undertaken in accordance with the approved scheme.

Reason for this condition : In the interests of neighbour amenity, in accordance with the criteria of Policy DC1 of the adopted Rossendale District Local Plan.

- 8 Construction works associated with the development hereby permitted shall not take place except between the hours of 7:00 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 for this condition : To safeguard the amenities of nearby residential properties in accordance with the criteria of Policy DC1 of the adopted Rossendale District Local Plan.

#### Summary of Reasons for Approval

- 1 The case has been made for granting this permission as an exception to Policy 12 of the Joint Lancashire Structure Plan as it would adequately aid regeneration of a derelict/brownfield site in need of remediation. Furthermore, the resulting development should not detract to an unacceptable extent from visual or neighbour amenity, highway safety or in respect of any other material planning consideration.

#### Summary of the policies and proposals in the Development Plan(s) which are relevant to the decision

##### Local Plan

DC1 Development Criteria

H3 Land for Residential Development

Adopted Joint Lancashire Structure Plan  
Policy 12 Housing Policy

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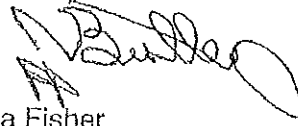
#### Notes: NOTE FOR APPLICANT

Under the Highways Acts only the County Council, or a contractor approved by it, may carry out works within the highway. Accordingly, before commencing such work you are advised to contact the Environment Directorate, Lancashire County Council, PO Box 9, Guild House, Cross Street, Preston, PR1 8RD.

This consent relates to the amended drawing(s), received on 6 August 2007

Date: 6 August 2007

Development Control  
One Stop Shop  
Town Centre Offices  
Lord Street, Rawtenstall  
Rossendale BB4 7LZ



Linda Fisher  
Head of Planning, Legal & Democratic Service