

Application Number:	2016/0062	Application Type:	Full
Proposal:	Erection of four houses and associated access road & landscaping	Location:	Land at Holly Mount, St Mary's Way, Rawtenstall
Report of:	Planning Unit Manager		
Report to:	Development Control Committee	Committee Date :	7 / 6 / 16
Applicant:	Mr S Ainsworth	Determination Expiry Date:	10 / 6 / 16
Agent:	Mr S Hartley		

Contact Officer:	Neil Birtles	Telephone:	01706-238645
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REASON FOR REPORTING	
Outside Officer Scheme of Delegation	
Member Call-In Name of Member: Reason for Call-In:	
3 or more objections received	YES
Other (please state):	

HUMAN RIGHTS

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

Article 8

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

Article 1 of Protocol 1

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

1. **RECOMMENDATION**

That Permission is granted for the reasons set out in Section 9 and subject to the Conditions set out in Section 10.

2. **SITE**

Holly Mount House is a Grade II listed building, which lies within Rawtenstall Town Centre Conservation Area. In recent years it has been converted to apartments and the level land to its north side has had houses erected upon it. Most recently the apartment block permitted on the northern boundary of the level land has been completed by the applicant. Vehicular access to these residential properties is by means of the road that serves the ASDA store, which stands immediately to the east.

The current application relates to land to the north side of the recently-completed apartment block and rises up steeply towards housing fronting Haslingden Old Road. This irregularly-shaped site has an area of approximately 0.5 hectares, rising in height from its southern to its northern boundary by 10m over a distance of 90m. The site is bounded to the west by housing fronting Schofield Close and to the east by the wooded embankment that runs to the rear of ASDA. The application site was itself well-wooded until approximately 10 years ago when a significant number of its mature trees were felled; re-growth on a number of the stumps is now to be seen and there remain pockets of mature trees, most notably towards the north-west corner of the site and to the rear of 9/11 Schofield Close.

Trees on the site have the protection of a recently-issued Tree Preservation Order, made most particularly to afford protection to the group of mature trees immediately to the rear of 9/11 Schofield Close. The site lies beyond the boundary of Rawtenstall Town Centre Conservation Area, but is open to view by the public from the ASDA Car Park.

3. **RELEVANT PLANNING HISTORY**

2007/0763 Erection of 16 3-bedroomed houses

This application proposed 16 split-level houses, to be constructed of natural stone with slate roofs. They were to be erected in pairs and terraces of three, arranged around a cul-de-sac that connected with the road network serving the houses then under construction on the land immediately to the rear of Holly Mount House.

Implementation of this scheme would have resulted in the loss of a number of the existing trees (most notably the pocket of mature trees to the rear of 9/11 Schofield Close) and necessitated some re-grading of the site. The submitted cross-sections showed a depth of cut to achieve the desired slab-levels for the houses nearest the NW corner of the site of 3.5m, whilst houses nearest the SE corner of the site would have resulted in construction of walls/retaining walls of up to 2.5m in height facing towards and visible from the ASDA car park.

The application was Refused on 14/3/08 and then the subject of Appeal. The Appeal Inspector considered the main issues to be :

- 1) whether the proposal was in accordance with the Development Plan and guidance pertaining to housing development and the provision of affordable housing;
- 2) whether the proposed development justifies a financial contribution towards public transport provision; &
- 3) the impact of the proposed development on the setting of Holly Mount House and the area generally.

The Inspector dismissed the Appeal, concluding in respect of each of these issues as follows :

- 1) *“Advice within Annex 3 to PPS3 states that there is no presumption that land which is previously developed is necessarily suitable for housing development nor that the whole of the curtilage should be developed. However, having regard to the location of the appeal site and its relationship with adjacent dwellings(both existing and under construction), on balance I consider that in principle the residential development would be apposite.....However, the proposal does not afford adequate and unambiguous clarity pertaining to the provision of affordable housing.”*

- 2) *“I do not consider that there is adequate justification for a financial contribution towards public transport.”*
- 3) *“...the curved terrace blocks already constructed as part of planning permission 2006/230 attractively complement and frame the rear of Holly Mount House. The relatively restrained appearance and massing of the terraces forms a pleasing overall composition which enhances the setting of the listed building when viewed from both the ASDA car park and the surrounding dwellings.*

By way of contrast, and as a result of the rising landform, the proposed split-level dwellings would be of varying heights. Notwithstanding the fact that they would echo a number of design characteristics of the existing terraces this would result in a complex overall appearance and massing. In addition, the proposed development would require the construction of a significant number of retaining walls.....Whilst by virtue of its location the appeal proposal would have little impact on the character and appearance of the Rawtenstall Conservation Area, for the above reasons it would be harmful to the setting and overall ambience of Holly Mount House.”

2015/0063 Erection of four houses and associated access road & landscaping

As first submitted this application sought permission for four houses and an associated access road that I considered would result in harm, if not loss, of mature trees in the group to the rear of 9/11 Schofield Close. The Applicant was asked to amend the scheme.

As amended, the application sought permission for four houses of somewhat different design and with a siting that takes them outside the Root Protection Zone of the group of trees to the rear of 9/11 Schofield Close. The scheme entailed :

- Erection of 2 pairs of split-level semi-detached houses, all to have the same slab-level and have their front elevations facing towards St Mary’s Way. To be of natural local stone/slate construction, each was to possess 3 bedrooms, its front elevation 3-storey & its rear elevation 2-storey, with a garage attached to its side with a roof-terrace above.
- Construction of a private switch-back road that connected with the private road serving the existing housing at Holly Mount (at a level of 179mAOD) and, after ascending the slope & passing in front of the row of 4 houses proposed, terminated with a turning-head of sufficient size to accommodate a bin-wagon (at a level of 186mAOD).
- Extensive areas within the application site were to be kept outside the boundaries of the gardens of the 4 houses in order that existing planting can be retained and added to.

LCC Highways, LCC Drainage and United Utilities raised no objection to the application. Objections to the proposal were received from residents of 2 of the apartments to the south side and 1 of the houses fronting Haslingden Old Road to the north side; a further 3 residents of houses fronting Haslingden Old Road expressed concern/sought assurance regarding the ownership /

landscaping / future maintenance of that area of land to lie between their own rear gardens and the rear gardens of the proposed houses.

This application was considered at the meeting of DC Committee in October 2015 and, in accordance with the Officer Recommendation, was granted permission.

4. **PROPOSAL**

A start has been made on construction of the permitted switch-back road. However, rather than construct the 4 houses permitted by Planning Permission 2015/0063, permission is sought to vary the intended house type and layout.

The current proposal is again for 2 pairs of split-level semi-detached houses, to be sited clear of the Root Protection Zone of the group of trees to the rear of 9/11 Schofield Close. Each is to possess 3 bedrooms and is to be of natural local stone/slate construction, its 3-storey front elevation to face St Mary's Way & its rear elevation 2-storey.

Whilst the previously-permitted scheme proposed that each house possess a garage attached to its side with a roof-terrace above, garages/roof-terraces are no longer proposed, each house now to be provided with space for 2 cars to park to its front. The scheme differs also in that the facility for a refuse-wagon to turn is now to be provided between the 2 pairs of houses rather than at the end of the access road.

It remains the case that extensive areas within the application site are to be kept outside the boundaries of the gardens of the 4 houses in order that existing planting can be retained and added to.

5. **POLICY CONTEXT**

National

National Planning Policy Framework (2012)

Section 1	Building a Strong Competitive Economy
Section 4	Promoting Sustainable Transport
Section 6	Delivering a Wide Choice of High Quality Homes
Section 7	Requiring Good Design
Section 8	Promoting Healthy Communities
Section 10	Meeting the Challenges of Climate Change, Flooding, etc
Section 11	Conserving and Enhancing the Natural Environment
Section 12	Conserving and Enhancing the Historic Environment

Development Plan Policies

Rossendale Core Strategy DPD (2011)

AVP4	Area Vision for Rawtenstall, Crawshawbooth, etc
Policy 1	General Development Locations and Principles
Policy 2	Meeting Rossendale's Housing Requirement
Policy 3	Distribution of Additional Housing
Policy 4	Affordable and Supporting Housing
Policy 8	Transport
Policy 9	Accessibility
Policy 16	Preserving and Enhancing the Built Environment
Policy 17	Rossendale's Green Infrastructure
Policy 18	Biodiversity and Landscape Conservation
Policy 19	Climate Change, etc
Policy 22	Planning Contributions

6. **CONSULTATION RESPONSES**

LCC Highways

Further to my comments on the previous application 2015/0063 [reproduced below] I would raise the additional point that each dwelling should have a secure cycle store.

Also should the applicant propose any work on land between Haslingden Old Road and the estate road I would recommend that a route for pedestrians is retained on the hardstanding to provide a route to the local primary schools (St. James the Less and St. Marys CofE) for the residents of the development.

In respect of Application 2015/0063 LCC Highways advised :

No objection.

Holly Mount Way is a privately maintained road for the majority of its length and, consequently, it will not be possible for Lancashire County Council to formally adopt the new estate road and maintain it thereafter.

Request the following conditions are placed on any approved application to secure the future maintenance of the estate road to protect the future residents :

- 1) The new estate road shall be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base course level before first occupation.
- 2) No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. It shall provide for:
 - i) The parking of vehicles of site operatives and visitors
 - ii) The loading and unloading of plant and materials
 - iii) The storage of plant and materials used in constructing the development
 - iv) The erection and maintenance of security hoarding
 - v) Wheel washing facilities
 - vi) Measures to control the emission of dust and dirt during construction
 - vii) A scheme for recycling/disposing of waste resulting from demolition and construction works
 - viii) Details of working hours
- 3) No development shall be commenced until details of the proposed arrangements for future management and maintenance of the proposed street and retaining structures within the development have been submitted to and approved by the Local Planning Authority. The streets and structures shall thereafter be maintained in accordance with the approved management and maintenance details until such time as a private management and maintenance company has been established.

Note : The applicant is advised that to discharge the condition that the local planning Authority requires a copy of the constitution and details of a Private Management and Maintenance Company confirming funding, management and maintenance regimes.

LCC Drainage

No comments.

In respect of Application 2015/0063 LCC Drainage advised :

No objection to the proposed development subject to the following condition :

No development shall commence until details of the design, based on sustainable drainage principles, and implementation of an appropriate surface water sustainable drainage scheme have been submitted to and approved in writing by the local planning authority. Those details shall include, as a minimum:

- a) Information about the design storm period and intensity (1 in 30 & 1 in 100 year +30% allowance for climate change), discharge rates and volumes (both pre and post development), temporary storage facilities, the methods employed to delay and control surface water discharged from the site, and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters, including watercourses, and details of floor levels in AOD;
- b) The drainage strategy should demonstrate that the surface water run-off must not exceed the pre-development greenfield runoff rate. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.
- c) Any works required off-site to ensure adequate discharge of surface water without causing flooding or pollution (which should include refurbishment of existing culverts and headwalls or removal of unused culverts where relevant);
- d) Flood water exceedance routes, both on and off site;
- e) A timetable for implementation, including phasing as applicable;
- f) Evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltrations rates;
- g) Details of water quality controls, where applicable.

United Utilities

Drainage

United Utilities will have no objection to the proposed development provided that the following conditions are attached to any approval :

Condition 1

Foul and surface water shall be drained on separate systems.

Reason: To secure proper drainage and to manage the risk of flooding and pollution.

Condition 2

Prior to the commencement of any development, a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions shall be submitted to and approved in writing by the Local Planning Authority.

The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. In the event of surface water draining to the public surface water sewer, the pass forward flow rate to the public sewer must be restricted to 5l/s.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of policies within the NPPF and NPPG.

Management and maintenance of Sustainable Drainage Systems

Regardless of the stage in the planning process, we recommend the Local Planning Authority includes a condition in their Decision Notice regarding a management and maintenance regime for Sustainable Drainage Systems. We suggest the following condition should be appropriate for most instances :

Condition 3

Prior to the commencement of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the Local Planning authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum :

- a. The arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a Resident's Management Company; and
- b. Arrangements concerning appropriate funding mechanisms for its ongoing maintenance of all elements of the sustainable drainage system (including mechanical components) and will include elements such as ongoing inspections relating to performance and asset condition assessments, operation costs, regular maintenance, remedial works and irregular maintenance caused by less sustainable limited life assets or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime.

The development shall subsequently be completed, maintained and managed in accordance with the approved plan.

Reason : To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanism for the lifetime of the development.

We recommend the developer also contacts the Local Planning Authority along with the Lead Local Flood Authority to discuss surface water drainage as they will ultimately be the decision maker on this matter.

Water

A water main crosses the site. As we need access for operating and maintaining it, we will not permit development in close proximity to the main. You will need an access strip of no less than 3m, measuring at least 6m either side of the centre line of the pipe. The applicant must comply with our standard conditions, a copy of which is enclosed, for work carried out on, or when crossing aqueducts and easements. This should be taken into account in the final site layout, or a diversion will be necessary, which will be at the applicant's expense.

The applicant must undertake a complete soil survey, as and when land proposals have progressed to a scheme design i.e. development, and results submitted along with an application for water. This will aid in our design of future pipework and materials to eliminate the risk of contamination to the local water supply.

A domestic water supply can be made available to the proposed development. A separate metered supply to each unit will be required at the applicant's expense and all internal pipe work must comply with current water supply (water fittings) regulations 1999.

7. **NOTIFICATION RESPONSES**

To accord with the General Development Procedure Order site notices were posted and neighbours were notified of the proposal by letter on 15/3/16.

The following comments have been received :

8 Holly Mount

I am not sure how this building project can be considered when the council have a tree and shrub preservation order on this site. As far as I am aware all tree and shrubs on this proposed site are protected. As a resident of holly mount, with an apartment looking onto the proposed road site, we are worried about the impact any lighting would have on our homes.

There are bats and bat roosts to the rear of the new holly mount apartments on the land proposed for building. Can i ask if a habitat survey has been done or will be done before the application is considered. I understand that low energy street lighting would be required for any proposed roads.

Our privacy would also be effected with cars driving to and from these proposed new homes, head lights shining into our homes, noise and traffic movement and the possible use of the road as a cut through to haslingden road by both pedestrians and vehicals.

112 Holly Mount Way

I am soon going to be moving into apartment 112 Holly Mount Way, Rawtenstall having completed the purchase of this property just yesterday.

My concern with this application is that it denies adjacent residents, as well visitors to this popular area for shopping, leisure and visiting families, a view of some green open space together with its associated wildlife including foxes, squirrels, rabbits and birds. This immediate area is becoming increasingly cluttered with buildings and the landscaping plan does not appear to go far enough to compensate for this loss. I would encourage further consideration of the landscaping plan so as to not only preserve the natural beauty of this area, but to actually enhance it for the benefit of local residents, visitors and wildlife alike.

102 Haslingden Old Road

We would like the Council to consider the following points :

1. The Arboreal Method Statement included with the application recommends the felling of 3 standing dead trees which are outside the application boundary and belong to ASDA.
2. As stated in our response to Application 2015/0063, vehicular access from Haslingden Old Road does NOT exist and never has. The applicant has used the piece of land between 102 and 104 Haslingden Old Road to drive plant/ machinery into the site and he has created a hard-standing road to do so. We previously asked that as a condition of any proposal by the applicant, this should be removed and this area NOT used for access of plant/machinery during any development. This has not been addressed in the latest application, the hardstanding still shown on the application plan.
3. Much is made in the Planning Statement of the applicant's commitment to visual amenity and landscaping - for example, "*the development would respect separation distances, would be well landscaped and would not cause harm to the amenities enjoyed by the occupiers of surrounding residential properties.*" This being the case, the landscaping should be extended to include the whole site and in particular the land between 102 and 104 Haslingden Old Road. Planting in this area should subsequently be covered by Tree Preservation Order. This would secure separation, privacy and visual amenity for these properties, ensure this land is not used for access (which the applicant states they have no plan to do). Again, this has not been addressed in the current application.

8. ASSESSMENT

The main considerations of the application are:

- 1) Principle;
- 2) Visual Amenity/Heritage Impact;
- 3) Neighbour Amenity;
- 4) Access/Parking; &
- 5) Other Matters.

Principle

The application relates to a site within the Urban Boundary of Rawtenstall, which is an area the Core Strategy identifies should be the focus for most built development. The site is also near to Rawtenstall Town Centre and its services/facilities.

Permission exists for erection of 4 3-bedroomed houses on the site. The current application proposes this in a slightly different form.

Accordingly, the proposal is considered acceptable in principle.

Visual Amenity / Heritage Impact

Holly Mount House is a Grade II listed building, which lies within Rawtenstall Town Centre Conservation Area. Whilst the application site lies beyond the boundary of Rawtenstall Town Centre Conservation Area, both Holly Mount House and the site are open to view by the public from the ASDA Car Park.

Section 16 of The Planning (Listed Buildings and Conservation Areas) Act 1990 states that local authorities must pay special attention to the desirability of the Listed Building or its setting or any features of special architectural or historic interest which it possesses. Section 72 of this Act states that local authorities must pay special attention to the desirability of preserving or enhancing the character or appearance of Conservation Areas. Paragraph 134 of the NPPF states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

Policy 16 (5a) of Rossendale Borough Council's Core Strategy Development Plan Document states that the Council will protect Rossendale's historic built environment by ensuring that development is located in a way that respects the distinctive quality of the historic landscape and setting, and retains or enhances character.

The Officer Report to Committee in respect of Application 2015/0063 advised :

"It proposes the erection of 4 split-level houses rather than 16 [previously refused/dismitted on Appeal], which are to be erected with the same slab-level. The reduction in the density of development enables the proposed houses to be provided with the garaging/parking facilities and garden that might be expected of newly-built 3-bedroomed houses, whilst still retaining a substantial amount of open space around them at its existing levels and with its existing/enhanced planting. Following receipt of the application discussions involving the Council's Conservation Officer has resulted in amendment of the intended house-type to ensure the proposed houses will better reflect the design characteristics of the existing housing at Holly Mount, and are to be constructed with appropriate facing materials. I have also obtained an amended Site Layout and a Tree Report that satisfies me the proposed

houses are now to be built without the need to cause loss/harm to the group of mature trees to the rear of 9/11 Schofield Close.

The private switch-back road to serve the proposed houses will be open to view from the ASDA car park, entailing reduction in the existing ground-level of up to 2.5m. However, I am satisfied that this length of road will not be unduly prominent or intrusive so long as it is suitably surfaced and appropriately landscaped. Of greater concern to me is that formation of a turning-head of adequate size to accommodate a refuse vehicle will require a build-up of land and construction of a retaining wall of in the order of 2.5m in height at the southern tip of the built-development proposed. Whilst the Site Layout shows there to be a substantial amount of open space around the proposed houses, their gardens and the access road/turning-head, and the application is accompanied by a Landscaping & Tree Proposal Report, I consider it appropriate that any Permission requires submission of fuller details not only of the planting intended but the arrangements to be put in place for its future management/maintenance."

The scheme for which permission is now sought will result in erection of 4 houses of reduced size. Although garages have now been omitted from the scheme, the proposed houses are to be provided with the parking facilities and garden that might be expected of newly-built 3-bedroomed houses, whilst still retaining a substantial amount of open space around them at its existing levels and with its existing/enhanced planting. The proposed houses will adequately reflect the design characteristics of the existing housing at Holly Mount, and are to be constructed with appropriate facing materials.

The private switch-back road to serve the proposed houses remains as previously-permitted in terms of its siting / levels. I consider the provision of the facility for a refuse-wagon to turn between the 2 pairs of houses rather than at the end of the access road is preferable as it reduces the area needing to be tarmacked and construction of a retaining wall of 2.5m in height at the southern tip of the built-development proposed.

It remains the case that, whilst the Site Layout shows there to be a substantial amount of open space around the proposed houses, their gardens & the access road/turning-head, I consider it appropriate that any Permission requires submission of fuller details not only of the planting intended but the arrangements to be put in place for its future management/maintenance.

Neighbour Amenity

The proposed houses are generally on lower land than the existing housing fronting Schofield Close and Haslingden Old Road, the elevations to face the latter to be of two storeys in height and at a distance of 20+m from their rear gardens. The change in house-type and layout now sought will increase the stand-off of the most northerly of the proposed houses from the party-boundary with houses fronting Schofield Close from 6m to 12m.

The current proposal will not appreciably change the outlook of occupiers of the recently completed apartment block at Holly Mount when compared with the scheme permitted under Application 2015/0063. The proposed houses will not have their windows directly facing towards the apartment block and will stand over 40m away. Accordingly, I am satisfied the proposed houses will not themselves cause a significant loss of light/outlook/privacy/overbearing for occupiers of the apartments.

Although the current application proposes no change to the siting / levels of the private switch-back road to serve the proposed houses, to mitigate its impact for occupiers of the

existing apartment block I consider it appropriate that any Permission require submission of fuller details of levels/planting/boundary treatment here, and of the arrangements to be put in place for future management/maintenance.

Access / Parking

LCC Highways is satisfied that the local road network and private shared-access with ASDA can accommodate the additional traffic the proposed dwellings will generate. Although the topography of the site makes the achievement of suitable gradients difficult, it has arrived at the view that the carriageway and turning-head to be formed to serve the proposed dwellings are not unduly steep and are of appropriate design/dimensions. Each of the houses is to be provided with parking to meet the Council's approved standards.

I concur with its view that any Permission should be the subject of Conditions to ensure the proposed access road is constructed to standards/specifications that would enable its adoption by LCC Highways and proper arrangements are in place for future management and maintenance of the proposed street and retaining structures.

Other Matters

Ground Conditions : The changes in level do not make this an easy site to develop but there is no reason to believe that there is any impediment to its residential development due to contamination or stability.

Wildlife : The site is not a designated wildlife asset. The Site Layout having been amended to allow for the retention of the mature trees to the rear of 9/11 Schofield Close I am satisfied that there are now no trees/structures likely to be in use as bat roosts which will be lost/harmed. While the trees on and around the site are likely to be used by bats for feeding, the loss of vegetation that will result from the proposed scheme is not likely to be detrimental to bats or other wildlife in light of the compensatory planting proposed.

Notwithstanding that the application is accompanied by a Landscaping & Tree Proposal Report, I consider it appropriate that any Permission is the subject of Conditions to ensure submission of fuller details not only of the planting intended but the arrangements to be put in place for its future management/maintenance.

9. SUMMARY REASON FOR APPROVAL

The proposed development is considered to be acceptable in principle and, subject to the conditions, it is considered that on balance it will not result in unacceptable harm to visual and neighbour amenity, heritage or wildlife assets, or public health/highway safety. It is therefore considered to accord with Policies AVP4 /1 / 2 / 3 / 8 / 9 / 16 / 18 / 23 / 24 of the Council's adopted Core Strategy DPD (2011).

10. RECOMMENDATION

That the application be approved.

CONDITIONS

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

Reason : To accord with the requirements of Section 91 of the Town and Country Planning Act 1990.

2. The development shall be carried out in accordance with the submitted Location Plan, Drawing No 18-02-16-PROP and Drawing No 18-02-16-HOUSETYPE, unless otherwise required by the conditions below or first agreed in writing by the Local Planning Authority.

Reason: For the avoidance of doubt.

3. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. It shall provide for:
 - i) The parking of vehicles of site operatives and visitors
 - ii) The loading and unloading of plant and materials
 - iii) The storage of plant and materials used in constructing the development
 - iv) The erection and maintenance of security hoarding
 - v) Vehicle wheel washing facilities
 - vi) Measures to control the emission of dust and dirt during construction
 - vii) A scheme for recycling/disposing of waste resulting from demolition and construction works

Reason : In the interests of neighbour amenity and highway safety, in accordance with Policy 24 of the Rossendale Core Strategy DPD (2011).

4. Foul and surface water shall be drained on separate systems. Prior to the commencement of any development, a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions shall be submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. In the event of surface water draining to the public surface water sewer, the pass forward flow rate to the public sewer must be restricted to 5l/s. The approved scheme shall be implemented in full prior to first occupation of any dwelling or as otherwise first agreed in writing by the Local Planning Authority.

Reason : To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution, in accordance with the advice of United Utilities & LCC Drainage and Policy 24 of the Rossendale Core Strategy DPD (2011).

5. The new estate road shall be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base course level before first occupation of any of the dwellings hereby permitted and all works shall be completed within 3 months of first occupation of the final dwellings, the surface-finish of roads/footways/associated retaining structures to first be agreed in writing by the Local Planning Authority.

Reason : In the interests of highway safety, in accordance with Policy 24 of the Rossendale Core Strategy DPD (2011).

6. No building works shall commence until details of the proposed arrangements for future management and maintenance of the proposed street and retaining structures within the development have been submitted to and approved by the Local Planning Authority. The streets and structures shall thereafter be maintained in accordance with the approved management and maintenance details until such time as a private management and maintenance company has been established.

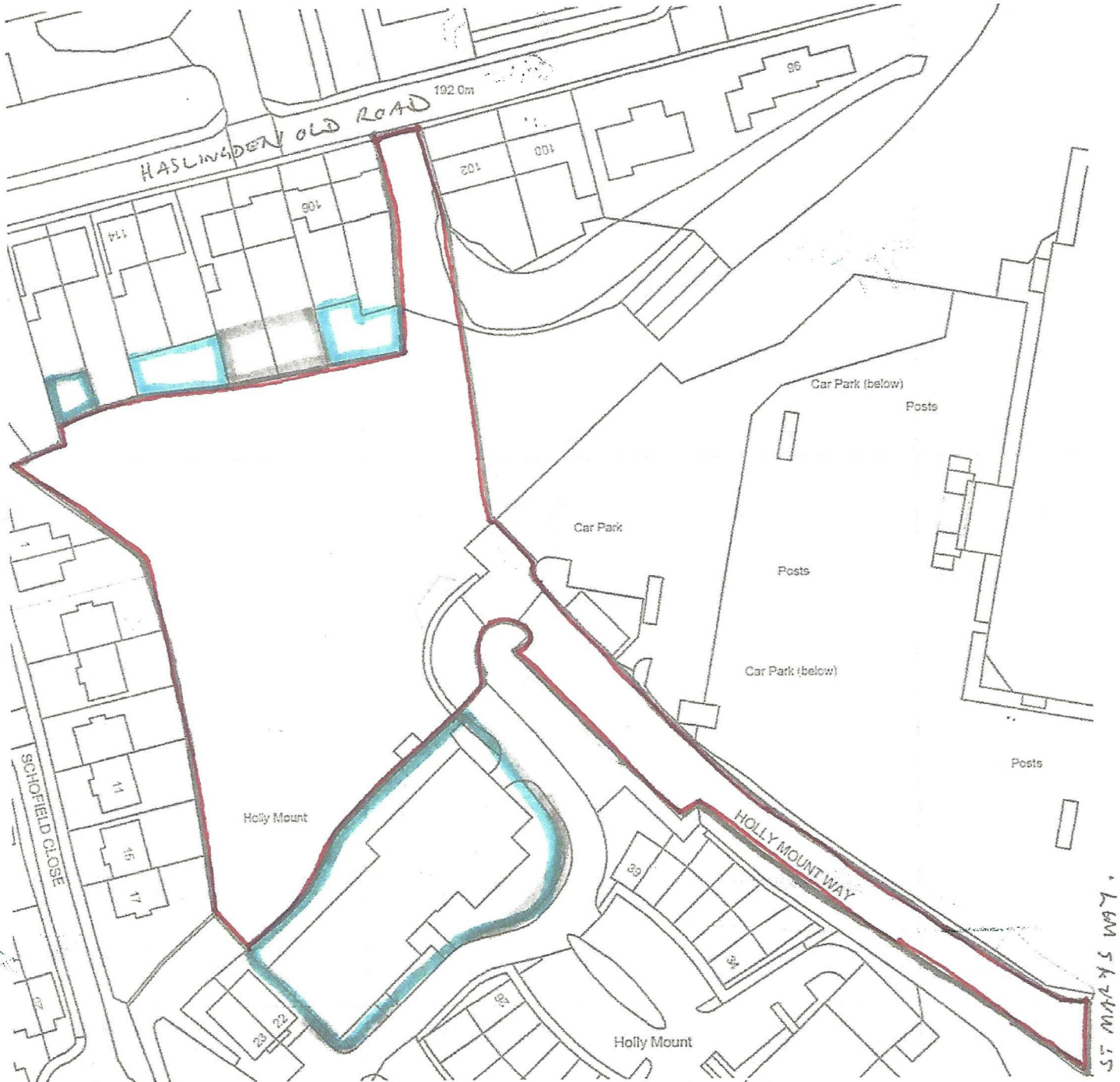
Reason : In the interests of highway safety, in accordance with Policy 24 of the Rossendale Core Strategy DPD (2011).

7. Prior to first occupation of any of the dwellings hereby permitted the parking area to serve it shall be provided with a hard, permeable surface. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 2015, or any order amending or revoking & re-enacting that order, the parking areas provided shall thereafter be kept freely available for the parking of cars.
Reason : In the interests of highway safety, in accordance with Policy 24 of the Rossendale Core Strategy DPD (2011).
8. The buildings hereby permitted, and any associated retaining walls, shall be constructed with the facing materials used to construct the elevations and roofs of the recently-completed apartment block immediately to the south of the site, unless a variation is first agreed in writing by the Local Planning Authority.
Reason : To ensure the development is of satisfactory appearance, in accordance with Policy 24 of the Rossendale Core Strategy DPD (2011).
9. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 2015, or any order amending or revoking & re-enacting that order, no extensions or outbuildings shall be constructed without submission and approval of an application for planning permission.
Reason : To avoid development harmful to the setting and overall ambience of Holly Mount House, a Grade II listed building, in accordance with Policies 16 / 24 of the Rossendale Core Strategy DPD (2011).
10. Prior to the commencement of the development hereby permitted a scheme of Landscaping/Boundary Treatment shall be submitted to and approved in writing by the Local Planning Authority, notwithstanding any such details which may have previously been submitted. The submitted scheme shall provide details of :
 a) measures to be taken during the development phase for the protection of trees/shrubs on the site to be retained;
 b) retaining structures/walls/fences/gates/hard-paved areas;
 c) the types and numbers of trees and shrubs to be planted on the application site and the blue-edged land to its north side, and their size and distribution; &
 d) any changes of ground level or landform.
 Furthermore, no building works shall commence until details of the proposed arrangements for future management and maintenance of the land within the application site (excluding the residential curtilages) and the blue-edged land to its north side have been submitted to and approved by the Local Planning Authority.
Reason : In the interests of visual and neighbour amenity, and to protect and enhance heritage/wildlife assets, in accordance with Policies 1 / 16 / 24 of the Council's adopted Core Strategy.
11. All measures within the approved scheme of Landscaping/Boundary Treatment for the protection of trees/shrubs during the development phase shall be adhered to. All hard-surfaced areas/retaining structures/walls/fences/gates forming part of the approved scheme of Landscaping/Boundary Treatment shall be completed prior to first occupation of any of the houses hereby permitted, unless otherwise agreed in writing with the Local Planning Authority. All new planting forming part of the approved scheme of Landscaping/ Boundary Treatment shall be carried out in the first planting season thereafter, unless otherwise agreed in writing with the Local Planning Authority. Any trees or plants in the approved scheme which within a period of 2 years of first occupation of the final dwelling die, are removed or become seriously damaged or

diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.
Reason : In the interests of visual and neighbour amenity, and to protect and enhance heritage/wildlife assets, in accordance with Policies 1 / 16 / 24 of the Council's adopted Core Strategy.

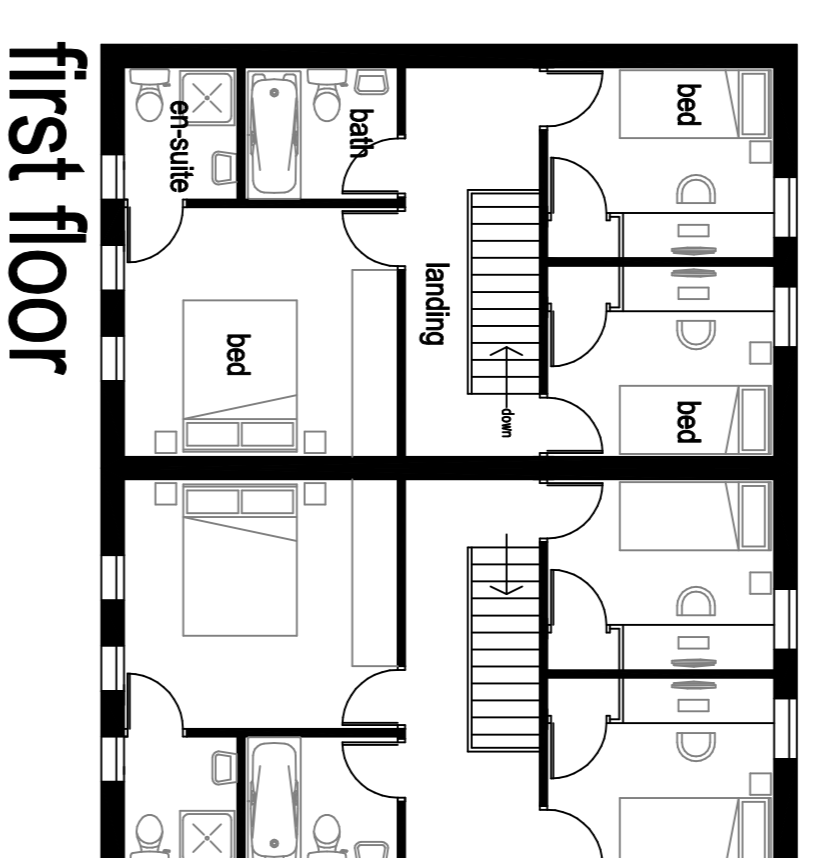
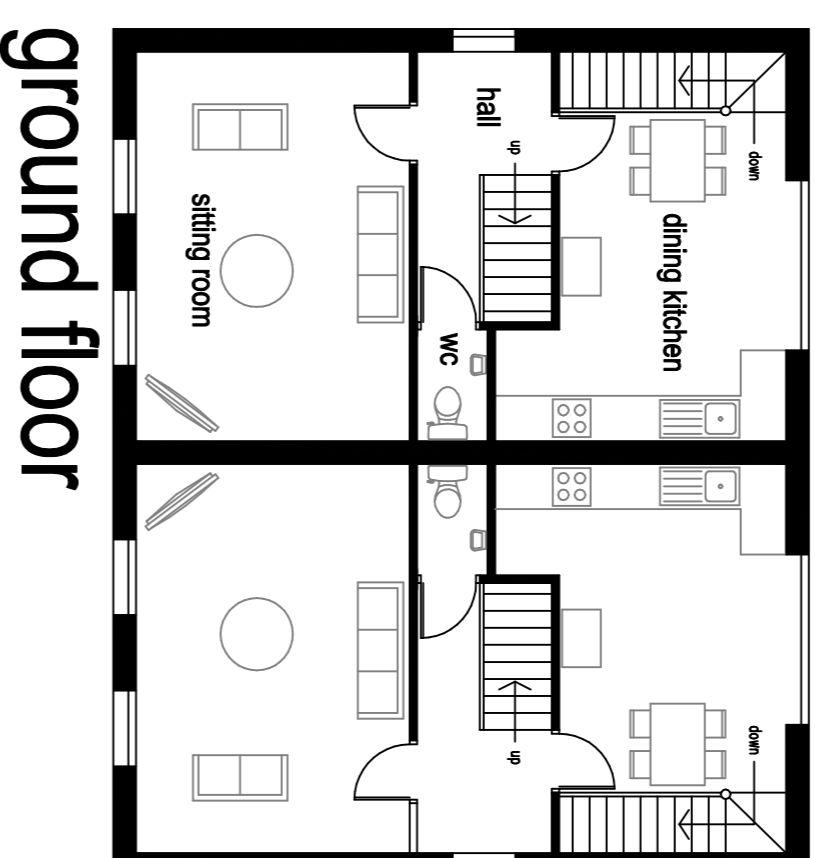
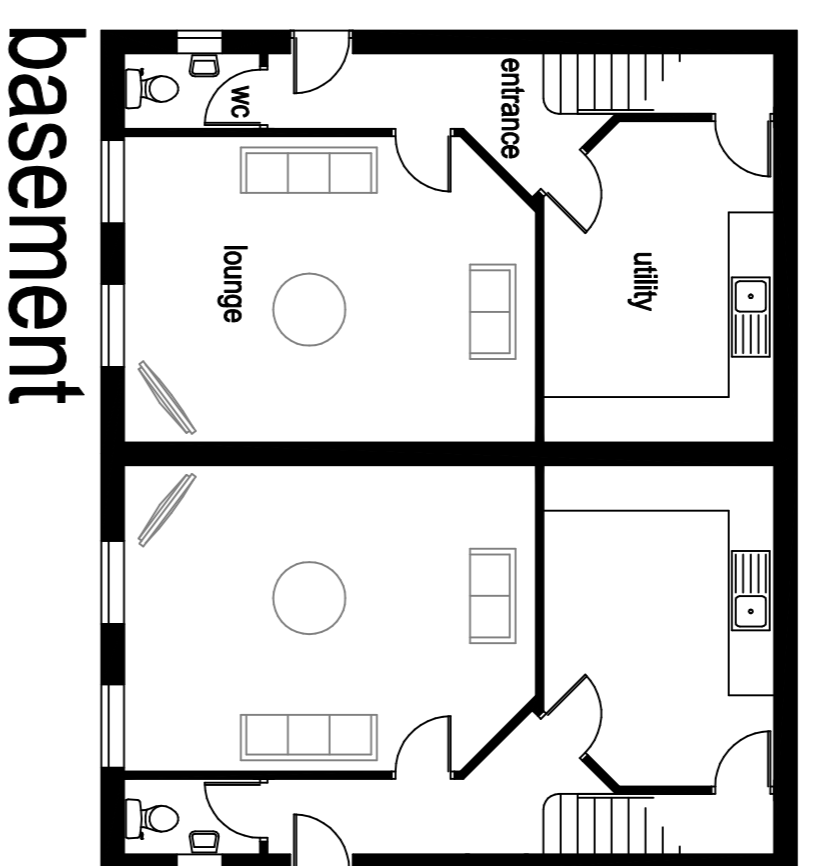
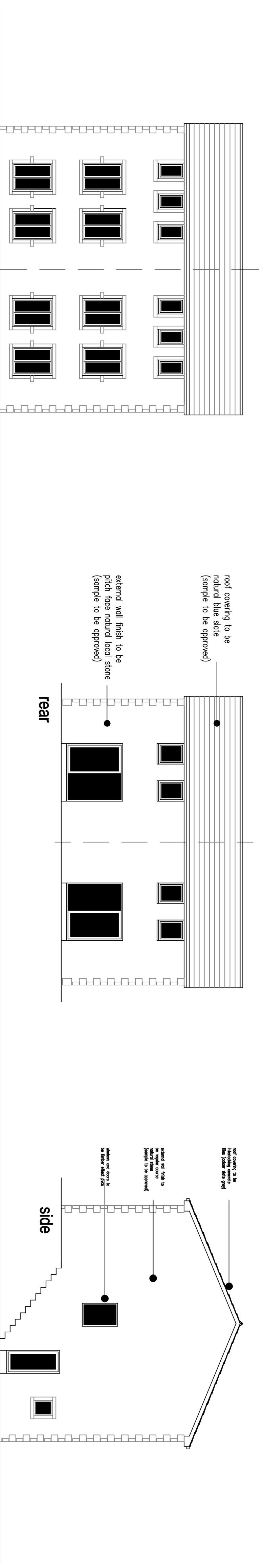
12. Any ground/construction works associated with the development hereby approved shall not take place except between the hours of 7:00 am and 7:00 pm Monday to Friday and 8:00 am and 1:00 pm on Saturdays. No construction works shall take place on Sundays or Bank Holidays. The shell-&-auger method shall be used to form any piled-foundations, unless a variation is first agreed in writing by the Local Planning Authority.
Reason : To safeguard the amenities of nearby residents, in accordance with the Policy 1 / 24 of the Council's adopted Core Strategy.

SITE LOCATION PLAN
AREA 5 HA
SCALE 1:1250 on A4
CENTRE COORDINATES: 381048, 422970

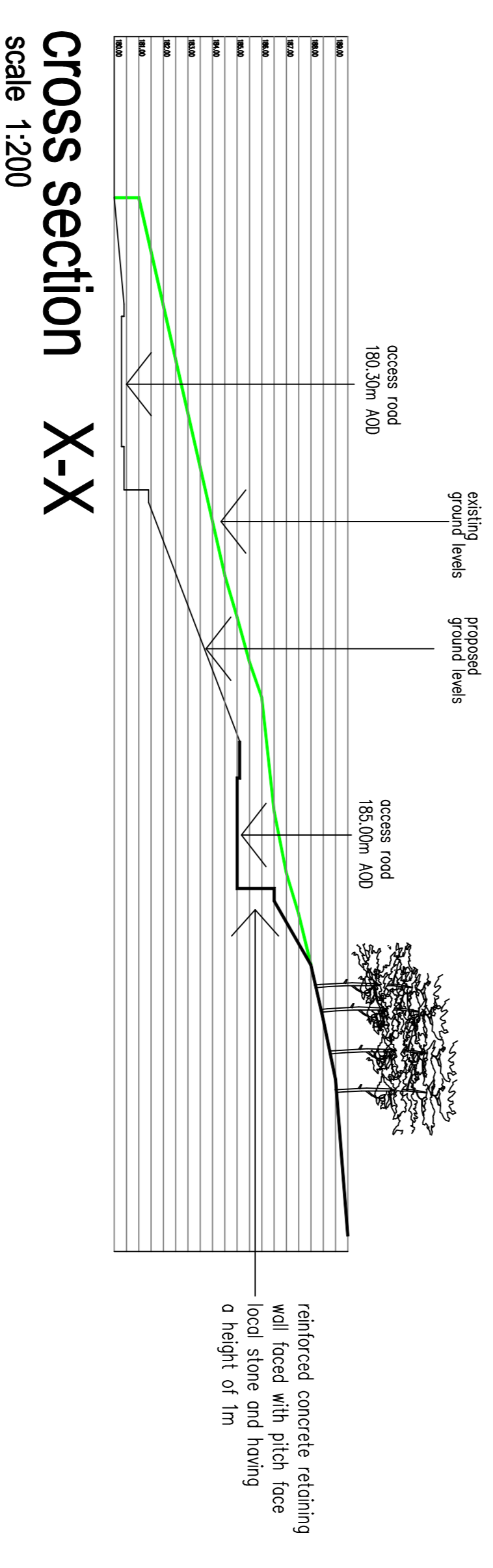
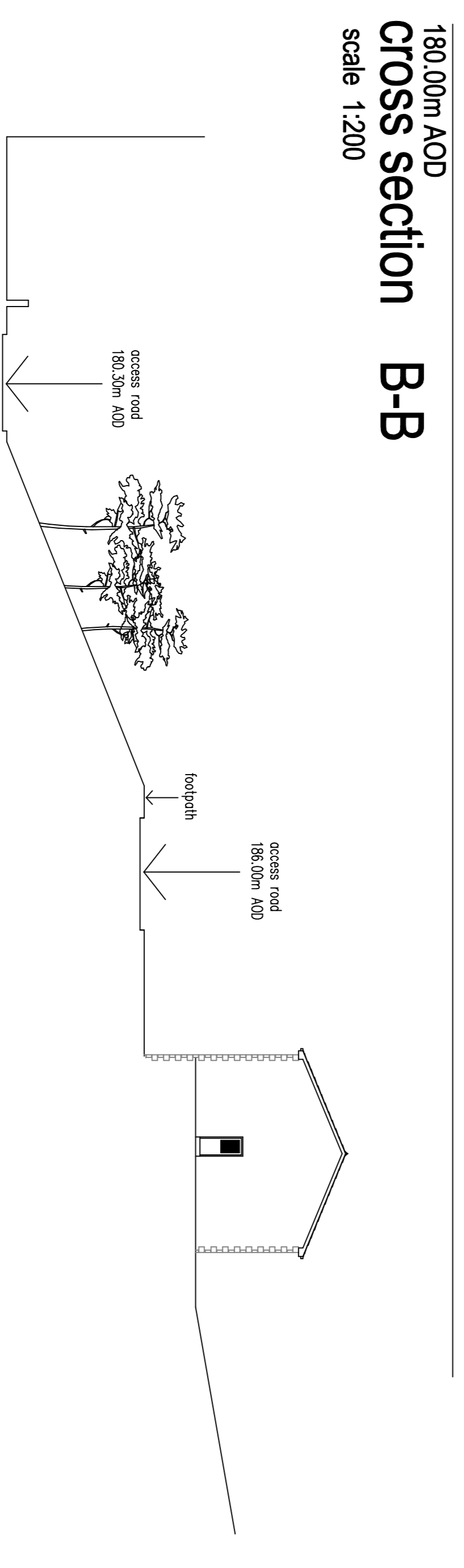
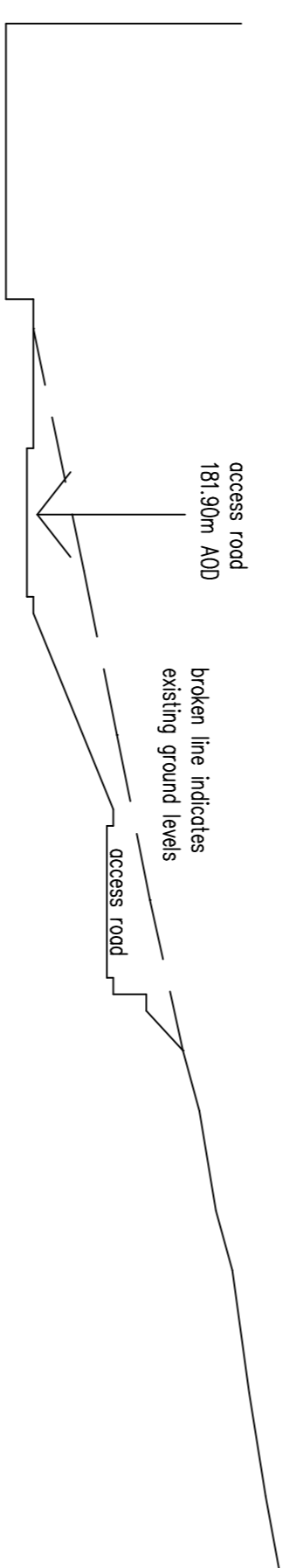


LOCATION PLAN





floor plans and elevations
scale 1:100



housetype + sections

proposed residential development comprising 4 no semi-detached houses at attached garages on land at

**Holly Mount Way
Rawtenstall**

scale 1:100 1:200 @ A1



drawing number stan ainsworth 18-02-16-HOUSTYPE
Rae Cornell Associates Building Design and Planning Consultants
214 Burnley Road Bacup Lancashire 01706 873000

180.00m AOD
cross section C-C
scale 1:200



proposed site plan

proposed residential development
comprising 4 no semi-detached houses at

Holly Mount Way Rawtenstall

scale 1:200 @ A1



drawing number stan ainsworth 18-02-16-PROP
Rae Cornell Associates Building Design and Planning Consultants
214 Burnley Road Bacup Lancashire
01706 873000