

Application Number:	2018/0132	Application Type:	Full
Proposal:	Full: Demolition of existing buildings and erection of 19no. dwellings (6 x 3 bedroom houses, 11 x 4 bedroom houses, and 2 x 2 bedroom bungalows) with associated landscaping and car parking and the stopping up of existing footpath under the provisions of the Town and Country Planning Act 1990	Location:	Oakenhead Resource Centre Haslingden Old Road Rawtenstall Rossendale BB4 8RR
Report of:	Planning Manager	Status:	For Publication
Report to:	Development Control Committee	Date:	19 June 2018
Applicant:	B & E Boys Ltd	Determination Expiry Date:	22 June 2018
Agent:	Hourigan Connolly		

Contact Officer:	James Dalglish	Telephone:	01706 238643
Email:	planning@rossendalebc.gov.uk		

REASON FOR REPORTING	
Outside Officer Scheme of Delegation	✓
Member Call-In Name of Member: Reason for Call-In:	
3 or more objections received	✓
Other (please state):	Major

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

Approve full planning permission subject to the conditions set out at the end of this report and a Section 106 Agreement unless it is proven on viability grounds that planning obligations would render the scheme unviable.

APPLICATION DETAILS

2. SITE

The site consists of a purpose built resource centre building, constructed in 1985 and consisting of artificial stone and tiled roof. The site is arranged over two levels and has a large tarmac car park to the rear and side. Accordingly the site is previously developed. It extends to approximately 0.7ha. The building is understood to be vacant, having recently been sold by Lancashire County Council to the applicant.

Access to the resource centre is taken from Unity Way, off Haslingden Old Road. Unity Way is a one-way route providing access to the resource centre, St James the Less RC Primary School, St Mary's C of E Primary School and Crestmoor Children's Home. All buildings on the site have private, dedicated car parks however Unity Way contains a small car park containing around 8no. spaces. It is not clear whether the car park serves the resource centre or St Mary's RC Primary School. The west side of Unity Way is a public footpath (FP 351).

The existing building is set back from Haslingden Old Road by around 28m and within this area is a grass verge and a row of mature trees considered to be of high amenity value within the street scene. There are a large number of trees located to the rear of the site, on the northern boundary. The site is located within the Urban Boundary of Rawtenstall. It is not within a conservation area and there are no listed buildings in the immediate vicinity.

The character of the area is predominantly educational and residential. Directly opposite the site are traditional Edwardian semi-detached properties of stone and slate construction, with distinctive detailing including projecting bays, decorative cornicing, and low stone walls to the front. Adjacent to the site to the west are traditional Victorian terraced properties, again of stone and slate construction with low stone walls facing Haslingden Old Road. Moving to the east, on both sides of Haslingden Old Road the housing stock becomes more varied and more modern. A range of building materials are evident including render and brick.

3. RELEVANT PLANNING HISTORY

None

4. PROPOSAL

As amended planning permission is now sought for the erection of 19 dwellings comprising 6 x 3 bedroom houses, 11 x 4 bedroom houses, and 2 x 2 bedroom bungalows, with associated landscaping and car parking and the stopping up of an existing footpath under the provisions of the Town and Country Planning Act 1990.

Seventeen of the proposed dwellings would occupy the site currently occupied by the Oakenhead Resource Centre, with the two remaining dwellings situated on land to the east of Unity Way.

Several of the dwellings would have vehicular driveways leading directly off Unity Way, and there would be three new accesses off Unity Way constructed to serve multiple dwellings. All of the dwellings would be provided with garages and off street parking spaces.

Each of the dwellings would be provided with an enclosed garden area, and the development would feature the planting of numerous new trees and shrubs both around the perimeter and within the site. The existing wall fronting Haslingden Old Road would be retained.

5. POLICY CONTEXT

Development Plan

Rossendale Core Strategy DPD (2011)

AVP 4	Area Vision for Rawtenstall
Policy 1	General Development Locations and Principles
Policy 2	Meeting Rossendale's Housing Requirement
Policy 3	Distribution of Additional Housing
Policy 4	Affordable Housing
Policy 7	Social infrastructure
Policy 8	Transport
Policy 9	Accessibility
Policy 17	Rossendale's Green Infrastructure
Policy 18	Biodiversity and Landscape Conservation
Policy 19	Climate Change and Low & Zero Carbon Sources of Energy
Policy 22	Planning Contributions
Policy 23	Promoting High Quality Design & Spaces
Policy 24	Planning Application Requirements

Other material considerations

National Planning Policy Framework (2012)

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

RBC Alterations and Extensions to Residential Properties SPD

LCC Planning Obligations in Lancashire (2008)

RBC Open Space & Play Equipment Contributions SPD (2008)

Nationally described space standards

6. CONSULTATION RESPONSES

LCC Highways	No objection subject to conditions
United Utilities	No objection subject to conditions
Ecology	No objection subject to conditions
Land Contamination	No objection subject to conditions
RBC Operations	No objection
Police	No objection, provided advice
RBC Environmental Health	No objection subject to conditions

Cadent Gas	No objection
Tree Officer	No objection subject to conditions
Lancashire Fire and Rescue	No objection, provided advice
LCC Education	No objection, no contribution requirement

7. REPRESENTATIONS

To accord with the General Development Procedure Order a site notice was posted and neighbour letters were sent out. Neighbours were re-consulted on amended plans.

12 objections and 2 other representations have been received raising the following issues:

- Traffic issues
- Harm to highway safety
- Increased flood risk
- Impacts on adjacent schools
- Inadequate access and parking
- Overdevelopment of the site
- Removal of footpath not acceptable
- Too high density of housing
- Removal of trees not acceptable
- Harm to neighbour amenity
- Lack of open space / play areas
- Impacts on Unity Way
- Disturbance / pollution from development
- Inadequate public consultation

8. ASSESSMENT

Principle

1. The Council cannot currently demonstrate a five-year supply of deliverable housing sites based on Full Objectively Assessed Need (FOAN), and therefore certain Core Strategy policies concerned with the supply of housing cannot be considered up-to-date (in line with paragraph 49 of the Framework). Notwithstanding this, Policy 1 directs new development to the Urban Boundary (the site is within this area) and requires individual planning applications to make the best use of under-used, vacant and derelict land and buildings. Policies 2 and 3 are supportive of housing development on previously developed land within the Urban Boundary. Policy 3 relates to the scale and distribution of housing, and refers to “...*the largest number of additional houses will be built in the Rawtenstall area.*”
2. Policy 7 ‘Social Infrastructure’ of the Core Strategy is relevant to the determination of the proposed application. The building when last in use and in the ownership of Lancashire County Council was used to provide daytime support for adults with physical disabilities and sensory impairments. However, it is understood that following an assessment carried out by Lancashire County Council, the building was deemed to be surplus to requirements and a decision to close the facility was made in 2013. Since that time, the building has been vacant and has been marketed without success.

3. Having regard to the above, it is not considered that the development would result in the loss of existing social infrastructure or a community facility.
4. As such, it is considered that the redevelopment of this site for residential development would be acceptable in principle.

Visual Amenity

5. Paragraph 17 of the Framework includes 12 core planning principles including [planning should]:
 - *Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings; and*
 - *Take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it.*
6. Paragraph 58 of the Framework aims to ensure that developments:
 - *Will function well and add to the overall quality of the area;*
 - *Respond to local character and history, and reflect the identity of local surroundings and materials;*
 - *Are visually attractive as a result of good architecture and appropriate landscaping.*
7. The proposed development has been amended during the consideration of the planning application. The amendments incorporate a revised layout, the inclusion of bungalows and a reduction in the number of dwellings proposed. The amended scheme is considered to be appropriate to the context of the site and that the scheme would not appear out of keeping in the street scene along Haslingden Old Road or Unity Way.
8. Initially, the applicant proposed to construct all of the dwellings in artificial stone, and utilise modern concrete roofing tiles. However, further to discussions between the case officer and the applicant's agent amended plans have been received showing that the dwellings would be constructed from a mix of natural coursed stone and render, and would feature natural slate roofs.
9. The dwellings on plots 5, 11, 14, 17, 18 and 19 would be constructed entirely from natural stone. All other dwellings would have elevations visible from Unity Way constructed of natural stone, with render to their rear elevations facing into the interior of the site. All garages would be rendered.
10. It is considered that the facing and roofing materials now proposed are appropriate to the context of the site, and would provide the development with a high quality appearance (subject to a condition requiring the approval of samples of the materials).
11. Subject to the above, the proposed scheme is considered acceptable in terms of visual amenity.

Residential Amenity

12. Separation distances between neighbouring properties are considered acceptable, and owing to its siting and orientation it is not considered that the proposed development would result in undue harm the daylight, outlook or privacy enjoyed by any neighbouring residential properties.

13. The Council's Environmental Health Officer has requested the inclusion of conditions restricting the working hours on site, and that no piling of foundations shall be carried out unless details (including a timetable of works) are first submitted to and approved by the Local Planning Authority.
14. Subject to the above conditions, the scheme is considered acceptable in terms of neighbour amenity.

Access, Parking and Highway Safety

15. The proposed scheme would provide an adequate amount of off-street parking for the new dwellings, in line with the parking standards contained within the Core Strategy.
16. Objectors' comments are noted in relation to access, parking and highway safety matters. However, the Local Highway Authority has been consulted on the application and has no objection to the proposed scheme subject to the inclusion of conditions, which are considered necessary to make the development acceptable in planning terms and cover the following requirements:

- Construction Traffic Method Statement.
- A pre-commencement survey of the condition of the carriageway of Unity Way.
- Restriction of HGV traffic movements to avoid conflict with school start and finish times.
- Implementation of the site access points and driveways on Unity Way and the off-site highway works
- The link footpath from Haslingden Old Road to St. Mary's School, that is subject to a stopping up order made under S247 of the Town & Country Planning Act, shall remain open for the use of the public until the replacement footway has been fully constructed and is available for use.
- The new pedestrian link from Haslingden Old Road to Unity Way.
- The existing 8 school dropping off parking places shall remain available for use until the replacement spaces do1-8 have been constructed and are available for use.
- The proposed arrangements for future management and maintenance of the estate road.
- Construction of the internal estate roads to at least base course level prior to first occupation of any dwelling.
- The driveways parking areas shall be constructed in a bound porous material
- A secure cycle store for at least 2 cycles.
- An electric vehicle charging point.

17. Subject to conditions which address the above, the scheme is considered acceptable in terms of access, parking and highway safety.

Ecology and Landscaping

18. The proposed development would include a considerable amount of new planting on site, and a full scheme of landscaping has been provided. However, the Council's Tree Officer considers that the development has the potential to accommodate an improved landscaping and planting scheme which takes full advantage of the opportunities on site.

19. In this regard, it is considered appropriate to include a condition requiring the submission and approval of a revised scheme of landscaping and planting for the site prior to the

commencement of development, to ensure that the development maximises opportunities for biodiversity and is of the highest standard of visual appearance.

20. The Council's Ecology Consultant has no objection subject to a condition relating to the protection of nesting birds.
21. Subject to the above, the scheme is considered acceptable in terms of ecology and landscaping.

Public Rights of Way

22. The proposed scheme includes the diversion of a public right of way which currently runs through the site. However, the developer would need to apply for such a diversion under a separate process which would be dealt with outside of the planning application.
23. The Local Highway Authority and Public Rights of Way Authority have been consulted and have raised no objection to the scheme or the proposed diversion.
24. The proposed scheme is considered acceptable in terms of public rights of way.

Planning Contributions

25. Policy 22 of the Core Strategy relates to planning obligations and states that where developments will create additional need for improvements / provision of services or facilities, contributions will be sought to ensure that the appropriate improvements are made.
26. In accordance with the Council's Open Space & Play Equipment Contributions SPD the development is required to contribute to:
 - Play Areas: £541 per dwelling
 - Outdoor Sports Provision: £566 per dwelling
27. The Education Authority has confirmed that no education contribution is required from this development.
28. A viability assessment has been submitted with the application setting out the extent of planning obligations which can be delivered from this scheme on viability grounds.
29. Paragraph 173 of the Framework states that development identified in the plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened. To ensure viability, the costs of any requirements likely to be applied to development, such as requirements for affordable housing, standards, infrastructure contributions or other requirements should, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable.
30. The viability appraisal is being assessed by the VOA and their findings will ascertain whether, taking into account the advice in the Framework that viability is a material planning consideration, the proposal can be considered acceptable without a public open space payment.

9. SUMMARY REASON FOR APPROVAL

The proposed development is appropriate in principle within the urban boundary. It is considered that the development would not unduly affect the visual amenities of the area, neighbour amenity or highway safety. Accordingly, the scheme is considered to accord with the National Planning Policy Framework and Policies AVP4, 1, 7, 8, 9, 17, 18, 19, 23 and 24 of the Council's Core Strategy DPD (2011).

10. CONDITIONS

1. The proposed development must be begun not later than three years from the date of this permission.

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

2. The development shall be carried out in accordance with the following plans and documents:

- Application form date stamped 15th March 2018 by the Local Planning Authority
- Site Location Plan (only) as shown on Drawing Number 1561BEB/ORC/SL.01 REV. E date stamped 15th March 2018 by the Local Planning Authority
- Site Layout and Street Scene (Drawing Number 1561BEB/ORC/IL.01 REV.L) date stamped 5th June 2018 by the Local Planning Authority
- Street Scenes 1 (Drawing Number 1561BEB/ORC/SS.01 REV.E) date stamped 5th June 2018 by the Local Planning Authority
- Street Scenes 2 (Drawing Number 1561BEB/ORC/SS.02 REV.E) date stamped 5th June 2018 by the Local Planning Authority
- Street Scenes 3 (Drawing Number 1561BEB/ORC/SS.A REV.B) date stamped 5th June 2018 by the Local Planning Authority
- Materials Plan (Drawing Number 1561BEB/ORC/MP01 REV.C) date stamped 5th June 2018 by the Local Planning Authority
- House Type A (Drawing Number 1561BEB/ORC/HTA.02 REV. C) date stamped 5th June 2018 by the Local Planning Authority
- House Type B (Drawing Number 1561BEB/ORC/HTB.02 REV. B) date stamped 5th June 2018 by the Local Planning Authority
- House Type C (1) (Drawing Number 1561BEB/ORC/HTC.01 REV.D) date stamped 5th June 2018 by the Local Planning Authority
- House Type C (2) (Drawing Number 1561BEB/ORC/HTC.02 REV.C) date stamped 5th June 2018 by the Local Planning Authority
- House Type D (Drawing Number 1561BEB/ORC/HTD.01 REV.F) date stamped 5th June 2018 by the Local Planning Authority

- Garages (1) (Drawing Number 1561BEB/ORC/GAR.01 REV.E) date stamped 5th June 2018 by the Local Planning Authority

- Garages (2) (Drawing Number 1561BEB/ORC/GAR.02 REV.A) date stamped 5th June 2018 by the Local Planning Authority

- Garages (3) (Drawing Number 1561BEB/ORC/GAR.03 REV.A) date stamped 5th June 2018 by the Local Planning Authority

Reason: For the avoidance of doubt.

3. No development shall take place until full details (including samples) of the proposed stone to be used in the construction of the external elevations and the proposed slate to be used in the construction of the roofs of the dwellings hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The elevations shall be constructed of natural coursed stone, and the roofs shall be constructed of natural slate.

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

Reason: Insufficient information has been provided with the application. This is needed before the development commences to ensure that appropriate facing materials are incorporated before building starts; in the interests of visual amenity.

4. No development shall take place until full details of all proposed hard and soft landscaping (including planting), and boundary treatments forming part of the development have been submitted to and approved in writing by the Local Planning Authority. The submitted information shall also include full details of the proposed species of trees / shrubs to be planted and shall include details of measures which have been incorporated to support increased biodiversity on the site. The submitted details shall include elements to mitigate for any loss of trees, shrubs and bird nesting habitat on site.

The development shall thereafter be implemented in accordance with the approved details. All boundary treatments shall be erected prior to first occupation of any of the dwellings hereby approved. All planting shall take place in the planting season immediately following substantial completion of the development, or first occupation of any of the dwellings hereby approved (whichever is the sooner). Any plants that are removed, die or become diseased within five years from the date of planting shall be replaced by plants of the same size and species in the following planting season.

Reason: Insufficient information has been provided with the application. This is needed before the development commences to ensure that appropriate landscaping is incorporated before building starts; in the interests of visual amenity and biodiversity.

5. Foul and surface water shall be drained on separate systems.

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

6. 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 30 l/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.

7. No works to trees or shrubs shall occur between the 1st March and 31st August in any year unless a detailed bird nest survey by a suitably experienced and qualified ecologist has been carried out immediately prior to the works taking place, and written confirmation that no active bird nests are present has been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of protecting nesting birds.

8. All works to trees on site shall be carried out in accordance with the recommendations contained within the submitted Arboricultural Impact Appraisal (by Bowland Tree Consultancy dated January 2018).

Reason: In the interests of protecting trees to be retained on site.

9. No development shall take place until tree protection fences in accordance with BS 5837 (2012) have been erected around the root protection areas of all trees to be retained (as shown on submitted drawing number OAK1711_LP02 Rev. B). The tree protection fences shall be maintained for the duration of works on site.

Reason: In the interests of protecting trees to be retained on site.

10. Where any hard surfaces or other construction will encroach into any retained tree root protection areas, all such work shall be in accordance with BS 5837 (2012) and the specification as provided in the submitted Arboricultural Impact Appraisal (by Bowland Tree Consultancy dated January 2018).

Reason: In the interests of protecting trees to be retained on site.

11. Notwithstanding any information submitted with the application, no development (except demolition works) shall take place until an investigation and risk assessment has been submitted to and approved in writing by the Local Planning Authority. The assessment shall investigate the nature and extent of any contamination on the site (whether or not it originates on the site). The assessment shall be undertaken by competent persons and a written report of the findings submitted to and approved in writing by the Local Planning Authority before any development takes place.

The submitted report shall comprise:

i) Where potential risks are identified by the Preliminary Risk Assessment, a site investigation survey of the extent, scale and nature of contamination and;

ii) An assessment of the potential risks to:

- * Human health,
- * Property (existing or proposed) including buildings, crops, livestock, pets, woodland, and service lines and pipes,
- * Adjoining land,
- * Ground waters and surface waters,
- * Ecological systems,
- * Archaeological sites and ancient monuments;

iii) Where unacceptable risks are identified, an appraisal of remedial options and proposal of the preferred option(s) to form a remediation strategy for the site.

The development shall thereafter be carried out in full accordance with the duly approved remediation strategy.

Reason: To mitigate risks associated with land contamination and in the interests of preventing pollution.

12. Pursuant to condition 11 and prior to first occupation of any of the dwellings hereby approved a verification report, which validates that all remedial works undertaken on site were completed in accordance with those agreed with the Local Planning Authority, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To mitigate risks associated with land contamination and in the interests of preventing pollution.

13. No piling works shall be carried out on site unless full details of the proposed method, timetable and hours of operation have first been submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be implemented in accordance with the approved details.

Reason: To safeguard the amenities of nearby residents.

14. 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

ix) Temporary traffic management on Unity Way to facilitate utility works shall be planned and programmed to occur during the school holidays to minimise disruption and conflict.

Reason: In the interests of highway safety and neighbour amenity.

15. No development shall take place until a pre-commencement survey of the condition of the carriageway of Unity Way has been undertaken, and submitted to and approved in writing by the Local Planning Authority.

Prior to the first occupation of any of the dwellings hereby approved, a programme of works to reinstate the carriageway surface to its pre-development condition shall be submitted to and approved in writing by the Local Planning Authority.

The reinstatement works shall be completed in accordance with the approved details prior to the first occupation of any dwelling.

Reason: In the interests of highway safety.

16. For the duration of the construction period no HGV traffic movements shall take place to or from the site between the hours of 8:00am-9:00am and 3:00pm-4:00pm Mon-Fri during school term time.

Reason: To avoid conflict with school start and finish times, in the interests of highway safety.

17. The site access points and driveways on Unity Way, and the off-site highway works which shall include the following list (a-e), shall be implemented in full prior to the first occupation of any of the dwellings hereby approved. The works shall be completed under an agreement with the Highway Authority.

a. Unity Way - construction to adoptable standards, including street lighting, surface water drainage and traffic signs.

b. Unity Way – new footway provision around the inner loop and pedestrian drop crossing points with tactile paving at all crossing and terminal points.

c. Provision of H bars across the individual driveways

d. Provision of 4 no. raised flat top pedestrian crossing points on Unity Way (CP 1 – 4) with flexible tarmacadam material and o/s plot 8. Removal of existing round top humps on Unity Way.

e. Replacement of yellow box marking with KEEP CLEAR marking on Haslingden Old Road at eastern junction of Unity Way.

f. Removal of pedestrian guardrail in Haslingden Old Road footway.

g. Double yellow lines on both sides of Unity Way exit junction Haslingden Old Road to ensure 2 lanes of traffic can form and exit left and right.

Reason: In the interests of highway safety.

18. The link footpath from Haslingden Old Road to St. Mary's School, that will be subject to a stopping up order made under S247 of the Town & Country Planning Act, shall remain open for the use of the public until the replacement footway has been fully constructed and is available for use.

Reason: In the interests of highway safety.

19. The new pedestrian link from Haslingden Old Road to Unity Way alongside the private drive serving plots 14-17 shall be fully constructed in accordance with approved drawing number 1561BEB/ORC/IL.01 Rev. L prior to the first occupation of any dwelling.

Reason: In the interests of highway safety.

20. The existing 8 no. school dropping off parking places shall remain available for use until the replacement spaces, detailed on the approved plans, have been constructed and are available for use. The replacement drop off parking places shall be retained in perpetuity thereafter.

Reason: In the interests of highway safety.

21. Within 3 months of commencement of the development hereby approved details of the proposed arrangements for future management and maintenance of the estate road within the development shall be submitted to the Local Planning Authority for its approval.

The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an agreement has been entered into with the Highway Authority or a private management and maintenance company has been established.

Reason: In the interests of highway safety.

22. The internal estate roads shall be constructed in accordance with the approved engineering details and to at least base course level prior to first occupation of any dwelling.

Reason: In the interests of highway safety.

23. Prior to the occupation of each dwelling its driveway / parking areas shall be constructed in a bound porous material and made available for use. All driveways / parking areas forming part of the development shall be maintained for that purpose thereafter.

Reason: In the interests of highway safety.

24. Prior to first occupation each dwelling shall be provided with a secure cycle store for at least 2 cycles.

Reason: In the interests of promoting sustainable modes of transport.

25. In connection with any garage, driveway, vehicle hard standing or car-port hereby approved for construction within the boundary of a dwelling, prior to the occupation of that dwelling, there shall be installed a facility to permit the recharge of an electrical battery-powered vehicle. Unless otherwise required by the location the installation(s) shall comply with IEE regulations, IEC 61851-1 Edition 2, and BSEN 62196-1. The facility shall be so retained thereafter.

Reason: In the interests of promoting sustainable development and contributing to the improvement of air quality within the area.

11. INFORMATIVES

1. The Local Planning Authority has a Core Strategy (adopted in November 2011) and a series of Supplementary Planning Documents, which can be viewed at:

http://www.rossendale.gov.uk/downloads/download/331/core_strategy_local_plan_part_1_ad_opted

The Council operates a pre-application planning advice service. All applicants are encouraged to engage with the Local Planning Authority at the pre-application stage. In this case the applicant did not engage in pre-application discussions.

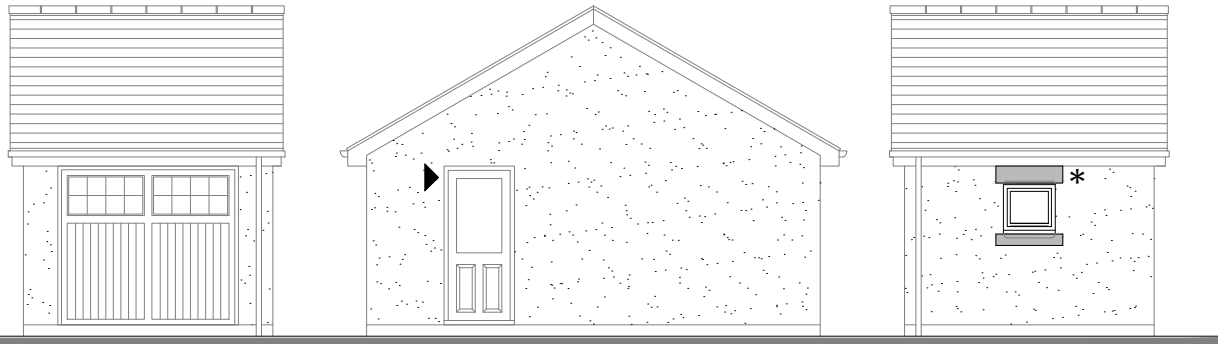
The Local Planning Authority has considered the application and where necessary considered either the imposition of planning conditions and/or sought reasonable amendments to the application in order to deliver a sustainable form of development in accordance with the National Planning Policy Framework and the local planning policy context.

2. Whilst the building to be demolished has been assessed as low risk for bats, the applicant is reminded that under the Habitat Regulation it is an offence to disturb, harm or kill bats. If a bat is found during demolition all work should cease immediately and a suitably licensed bat worker employed to assess how best to safeguard the bat(s). Natural England should also be informed.
3. The grant of planning permission will require the applicant to enter into a Section 278 Agreement, with the County Council as Highway Authority. The applicant should be advised to contact Lancashire County Council, Highway Development Control email – developeras@lancashire.gov.uk in the first instance to ascertain the details of such an agreement and the information to be provided.
4. The applicant's attention is drawn to the comments and advice provided by Cadent in relation to gas apparatus in the vicinity of the proposed development.
5. If, during any works on site, contamination is suspected or found, or contamination is caused, the Local Planning Authority shall be notified immediately. Where required, a suitable risk assessment shall be carried out and/or any remedial action shall be carried out in accordance to an agreed process and within agreed timescales in agreement with the Local Planning Authority.

The applicant is advised that they have a duty to adhere to Part 2A of the Environmental Protection Act 1990, the National Planning Policy Framework 2012 and the current Building

Control Regulations with regards to contaminated land. The responsibility to ensure the safe development of land affected by contamination rests primarily with the developer.

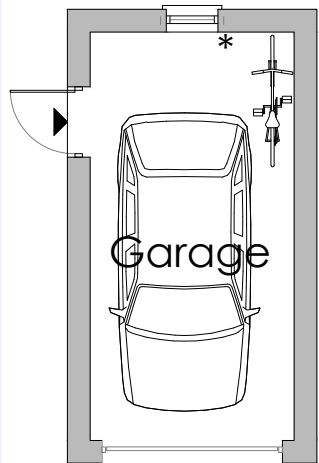
Plots 2, 7 [attached] , 8 [attached] , 12, 15 - Render



Front Elevation

Side Elevation 1

Rear Elevation



Plan - single garage

▶ - door / window location depending on site layout
* - window location depending on site layout

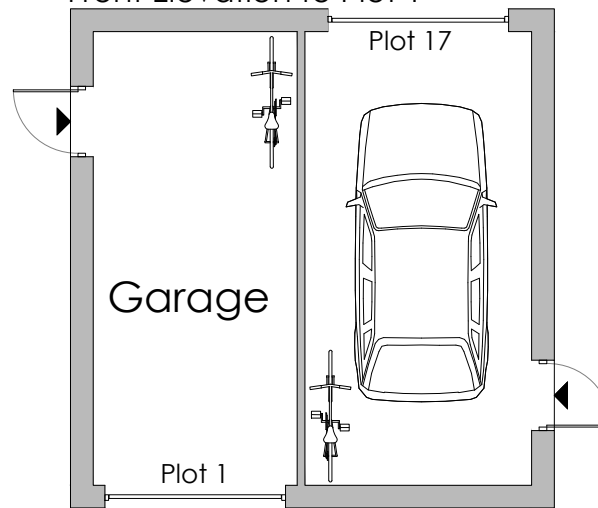
Plots 1+17 - Render



Front Elevation to Plot 1

Side Elevation Plot 1 / Side Elevation Plot 17 handed

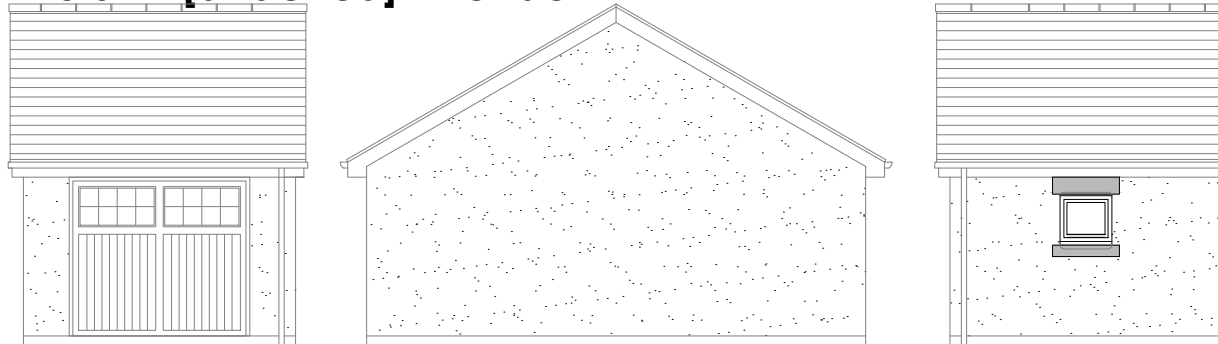
Front Elevation Plot 17 / Rear Elevation Plot 1



Plan - double garage

▶ - door / window location depending on site layout

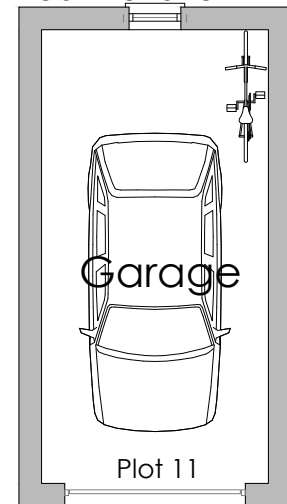
Plots 11 [attached] - Render



Front Elevation

Side Elevation

Rear Elevation



Plan - single garage

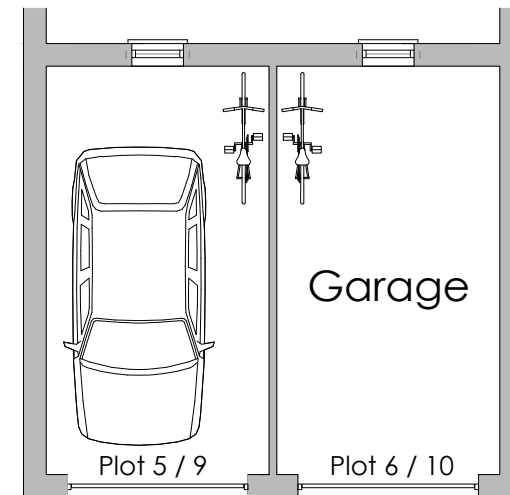
Plots 5+6 [attached] , 9+10 [attached] - Render



Front Elevation

Side Elevation [attached]

Rear Elevation



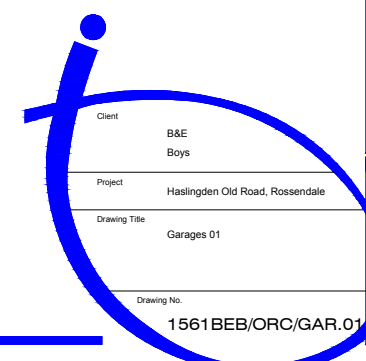
Plan - double garage

PLANNING ISSUE

Rev.	Date	Revision Description	Drawn
E	05/06/18	Amendments following Planning Officer's comments received 4th June 2018	DGL
D	17/05/18	Amendments following Planning Officer's comments received 10th May 2018	DGL
C	23/03/18	Materials added	DGL
B	18/01/18	Changes to elevation following comments	DGL
A	18/12/17	Planning issue	DGL



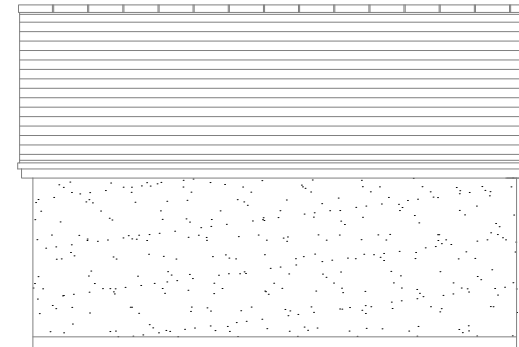
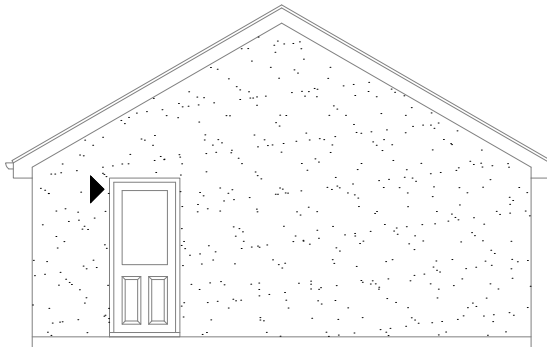
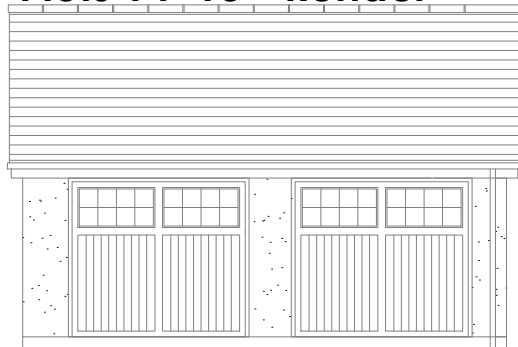
Barn Meadow House
Southfield Fold Farm
Southfield
Burnley
Lancashire
BB10 3RH
Tel : 01282 601157
Mbl : 07976 782876



Revision	Drawn	Scale	Drawn	Checked	Approved
E	KB	1:100	4th Sep 2017		

Drawing No. 1561BEB/ORC/GAR.01
E-mail: darren.dgl@gmail.com

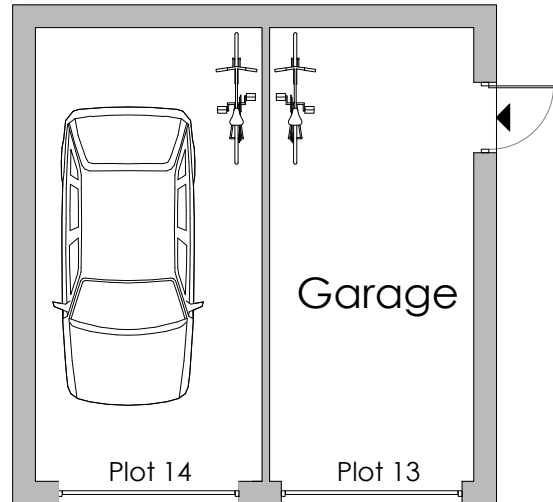
Plots 14+13 - Render



Front Elevation

Side Elevation

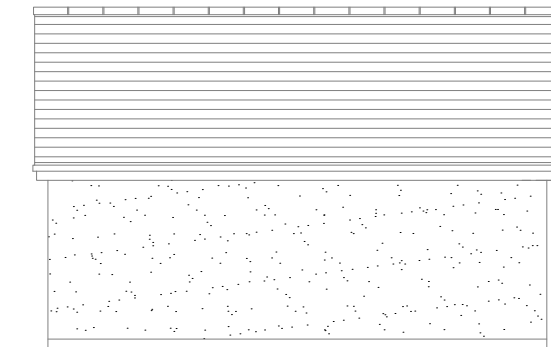
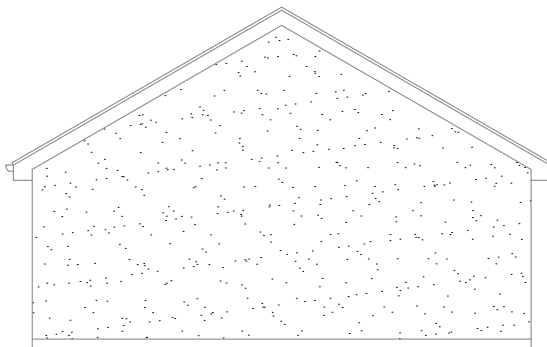
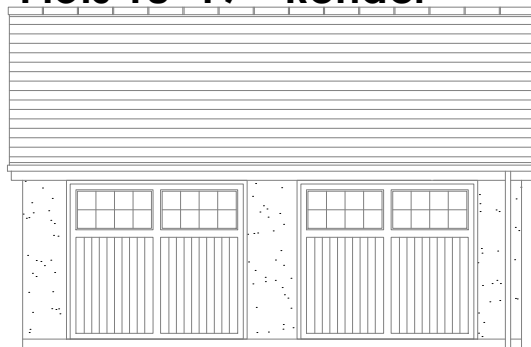
Rear Elevation



Plan - double garage

▶ - door / window location depending on site layout

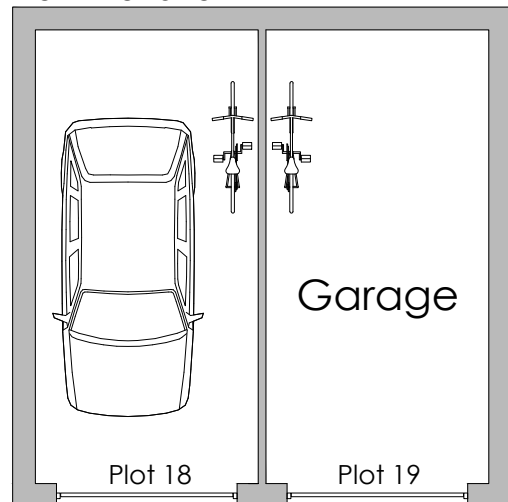
Plots 18+19 - Render



Front Elevation

Side Elevation

Rear Elevation



Plan - double garage

PLANNING
ISSUE

Rev.	Date	Revision Description	Drawn
A	05/06/18	Amendments following Planning Officer's comments received 4th June 2018	DGL

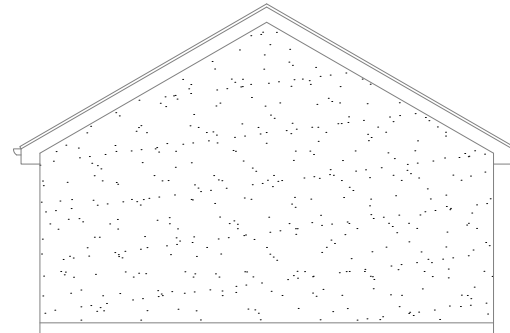
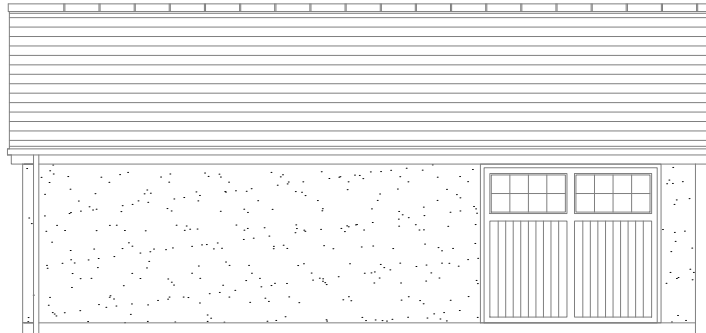


Barn Meadow House
Southfield Fold Farm
Southfield
Burnley
Lancashire
BB10 3RH
Tel : 01282 601157
Mbl : 07976 782876

Client	B&E Boys
Project	Hasingden Old Road, Rossendale
Drawing Title	Garages 02
Drawing No.	1561BEB/ORC/GAR.02

Revision	Drawn	Checked
A	KB	Approved
	Scale 1:100	Drawn 17th May 2018
	E-mail: daren.dgl@gmail.com	A3

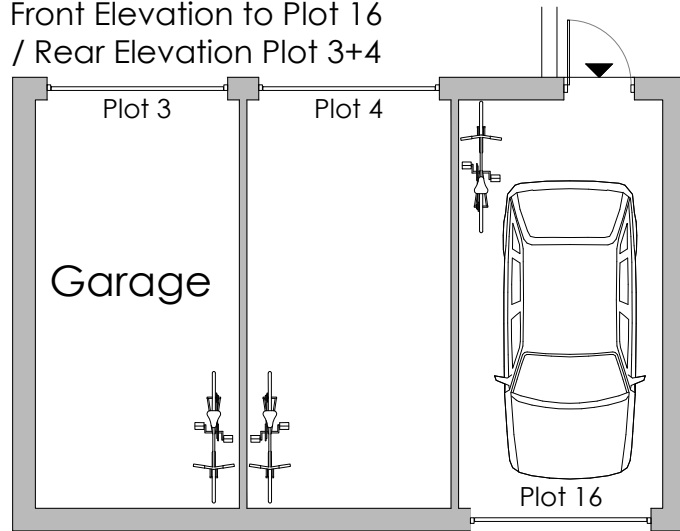
Plots 3+4+16 - Render



Front Elevation to Plot 16
/ Rear Elevation Plot 3+4

Side Elevation Plot 16
/ Side Elevation Plot 3 handed

Front Elevation Plot 3+4
/ Rear Elevation Plot 16



Plan - triple garage

**PLANNING
ISSUE**

Rev.	Date	Revision Description	Drawn
A	05/06/18	Amendments following Planning Officer's comments received 4th June 2018	DGL



Barn Meadow House
Southfield Fold Farm
Southfield
Burnley
Lancashire
BB10 3RH
Tel : 01282 601157
Mbl : 07976 782876

Client: B&E Boys

Project: Haslingden Old Road, Rossendale

Drawing Title: Garages 03

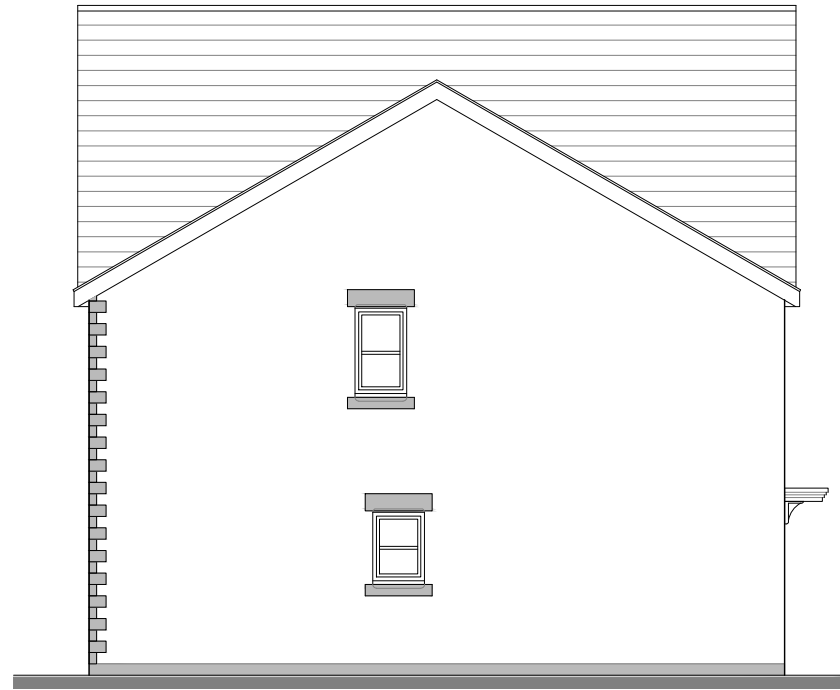
Drawing No.: 1561BEB/ORC/GAR.03

Revision	Drawn	Checked
A	KB	
	Scale: 1:100	Approved
	Drawn: 17th May 2018	
	E-mail: darren.dgl@gmail.com	A3



Front Elevation
Plot 7
Plot 9

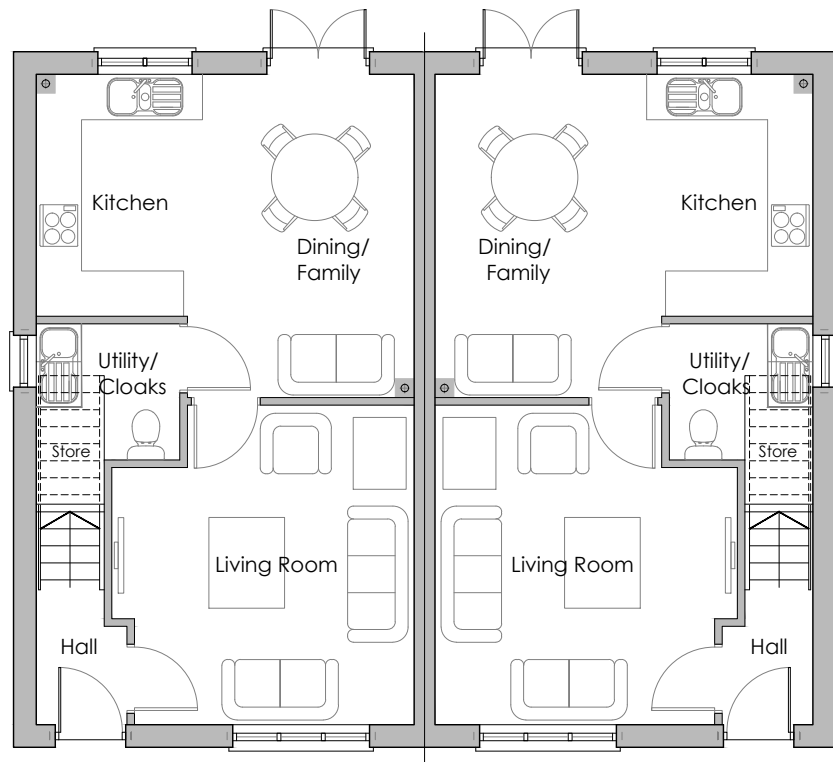
Plot 6
Plot 8



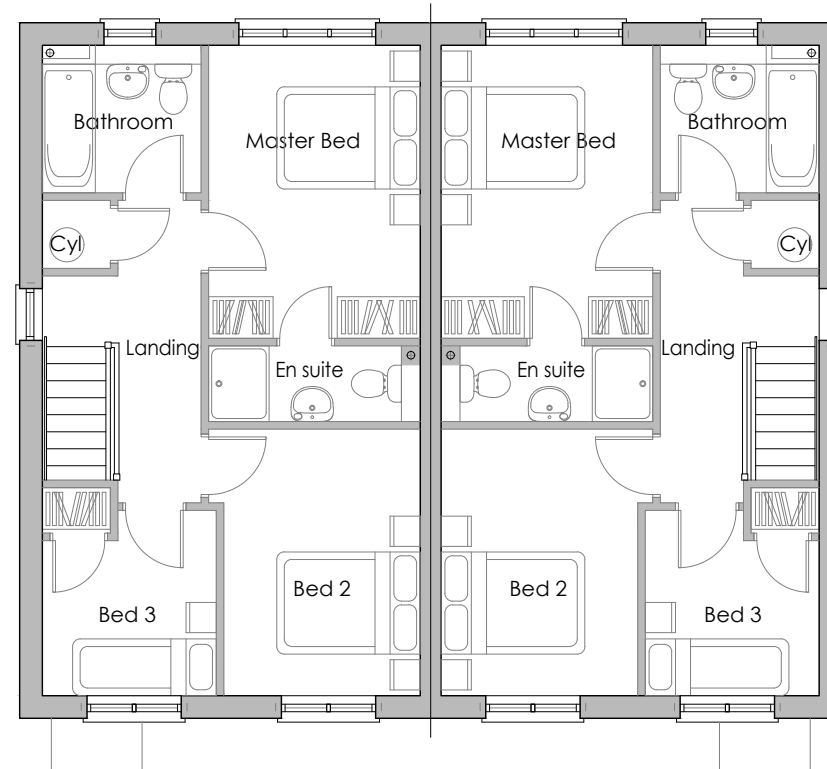
Side Elevation



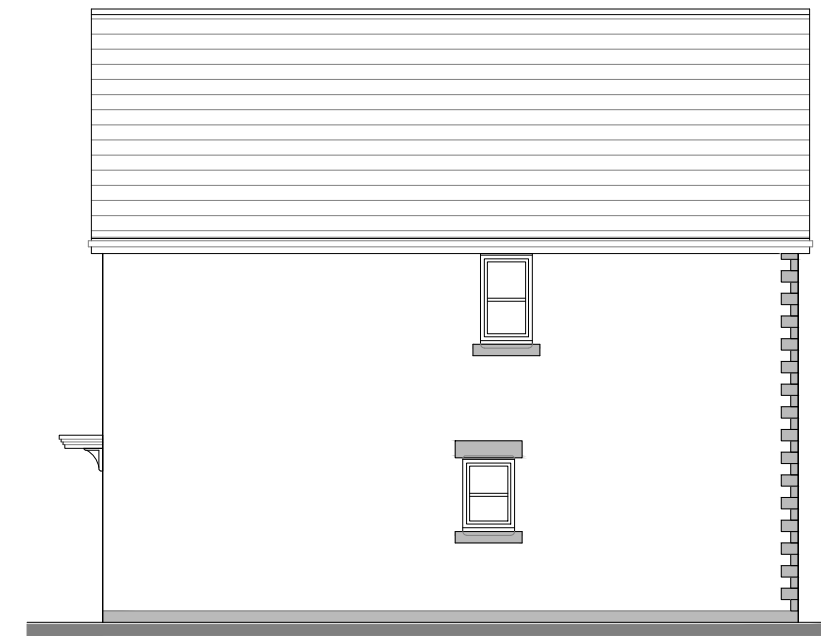
Rear Elevation



Ground Floor



First Floor



Side Elevation

**PLANNING
ISSUE**

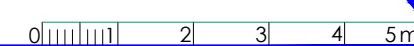
HOUSE TYPE 'A' - Stone with render
Plots 6 & 7 and Plots 8 & 9 (Indicative 750mm split level TBA)

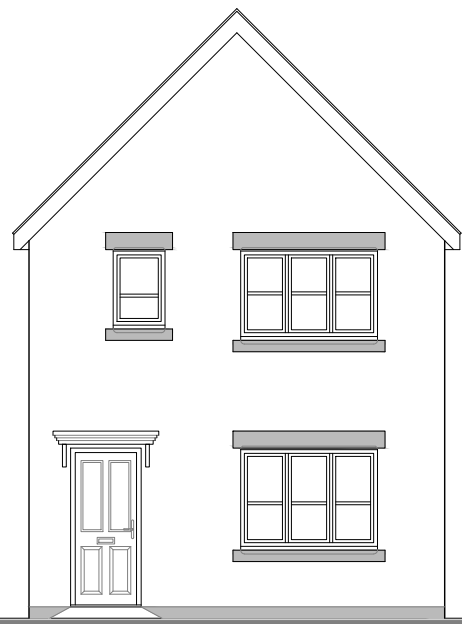
No.	Date	Revision Description	Drawn
C	05/06/18	Amendments following Planning Officer's comments received 4th June 2018	DGL
B	23/03/18	Plot numbers & materials added	DGL
A	18/12/17	Planning Issue	DGL



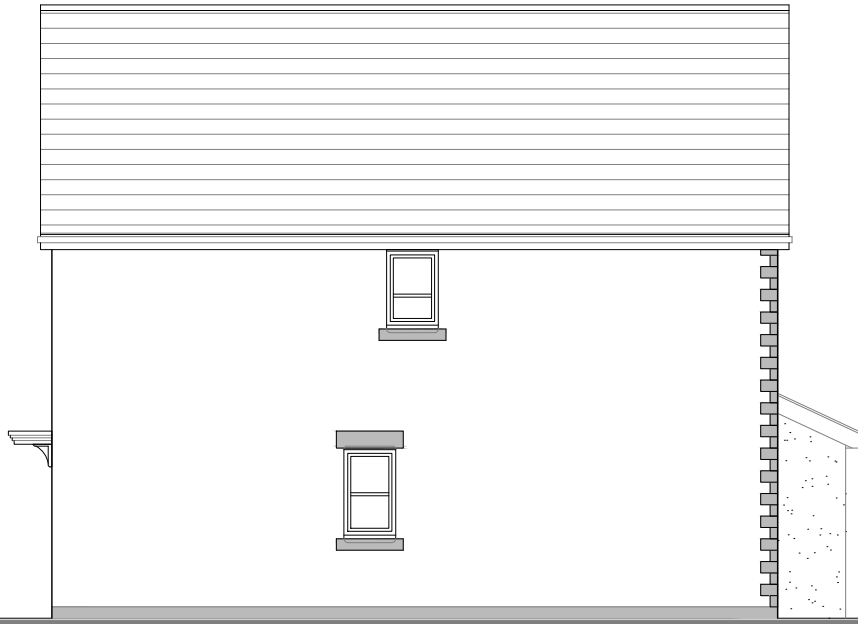
Barn Meadow House
Southfield Fold Farm
Southfield
Burnley
Lancashire
BB10 3RH
Tel : 01282 601157
Mbl : 07976 782876

Client	B&E Boys
Project	Hasingden Old Road, Rossendale
Drawing Title	House Type 924 sqft 3 Bed
Drawing No.	1561BEB/ORC/HTA.02
Revision	Checked
C	Drawn D.G.Lever
	Scale 1:100
	Approved 26th Oct 2017
E-mail:	darren.dgla@gmail.com





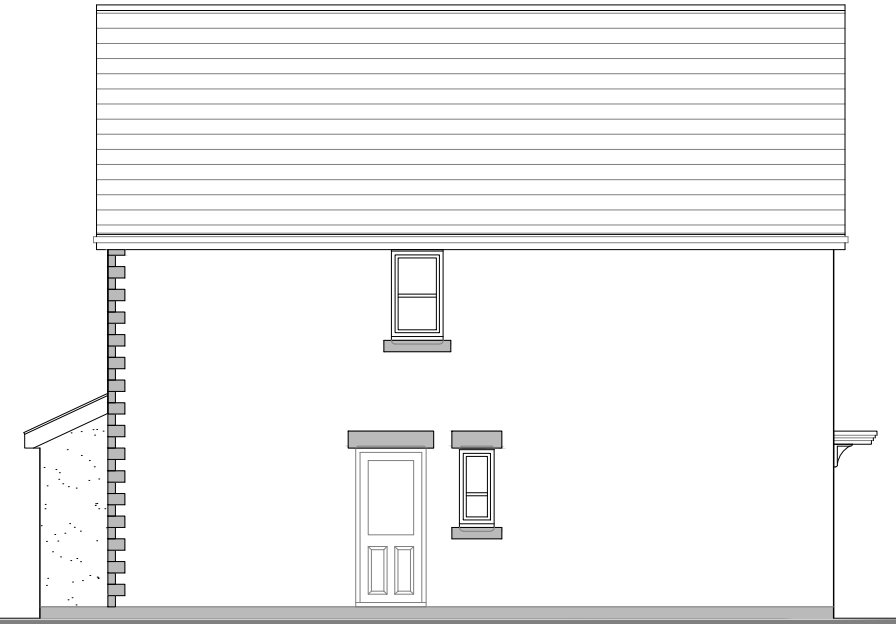
Front Elevation



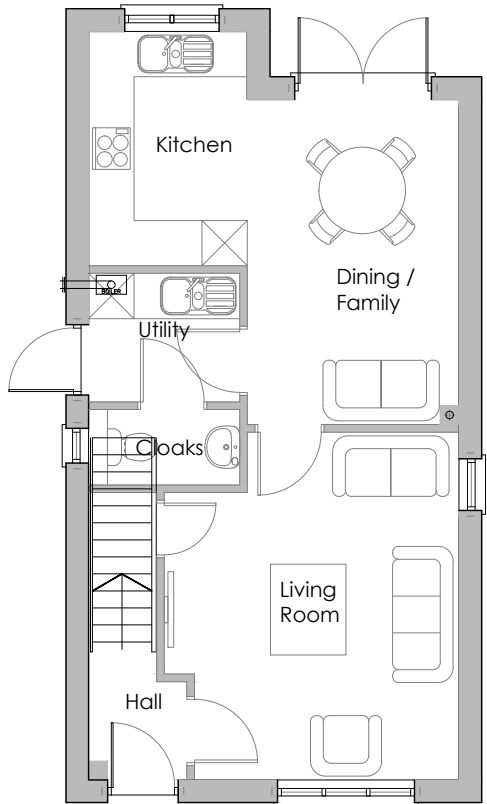
Side Elevation



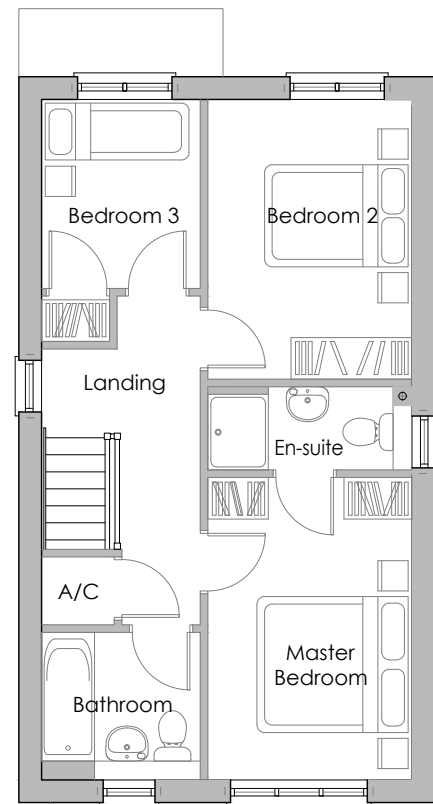
Rear Elevation



Side Elevation



Ground Floor

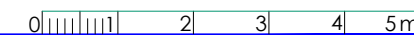


First Floor

**PLANNING
ISSUE**

**HOUSE TYPE 'B' - Stone with render
Plots 10**

Rev.	Date	Revision Description	Drawn
B	05/08/18	Amendments following Planning Officer's comments received 4th June 2018	DGL
A	21/05/18	Plot numbers amended to match Site Layout Rev'd	DGL



Barn Meadow House
Southfield Fold Farm
Southfield
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BB10 3RH
Tel : 01282 601157
Mbl : 07976 782876

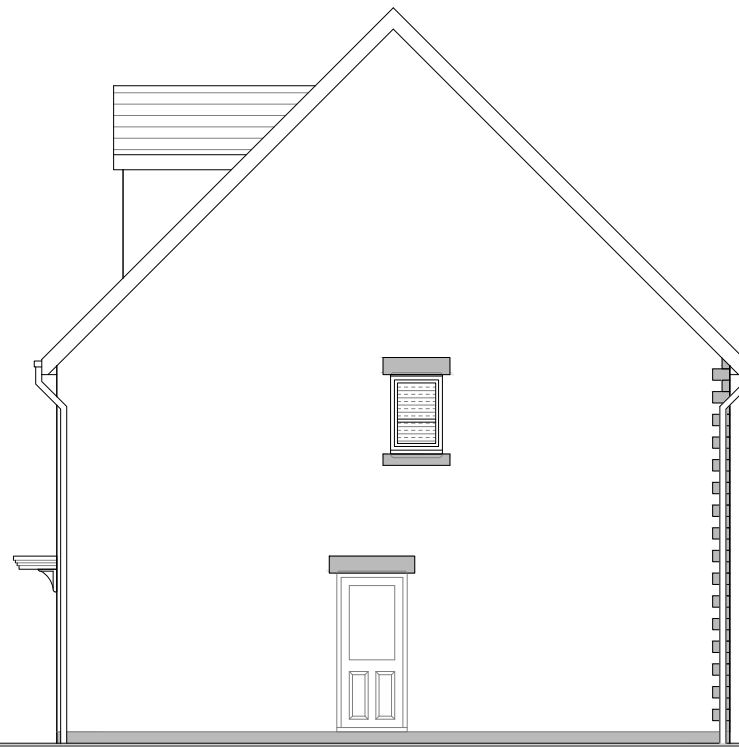
Client	B&E Boys	
Project	Hasingden Old Road, Rossendale	
Revision	B	Checked
Drawn	D.G.Lever	Approved
Scale	1:100	
Drawn	10th August 2017	
Drawing No.	1561BEB/ORC/HTB.02	E-mail : darren.dgl@gmail.com

A3





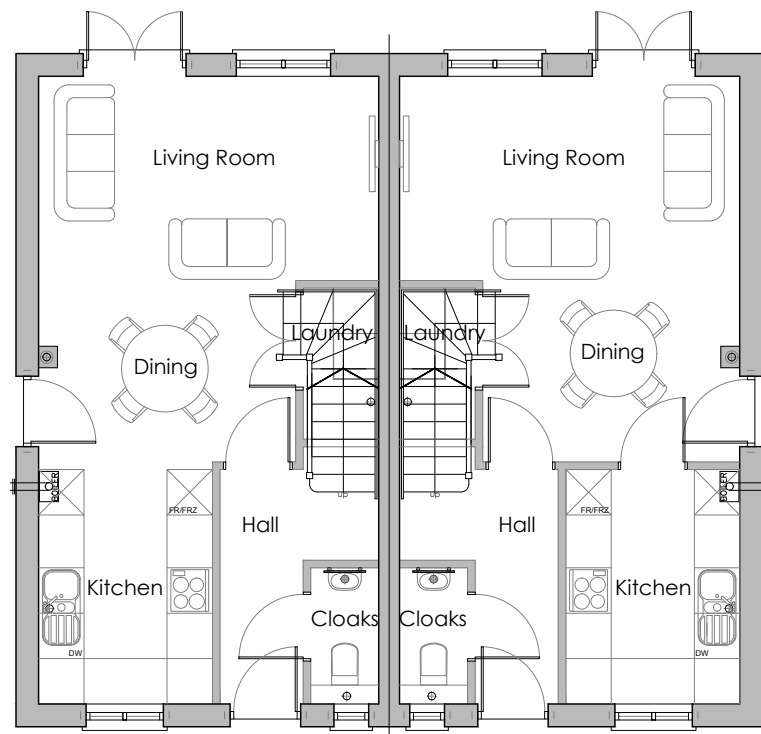
Front Elevation



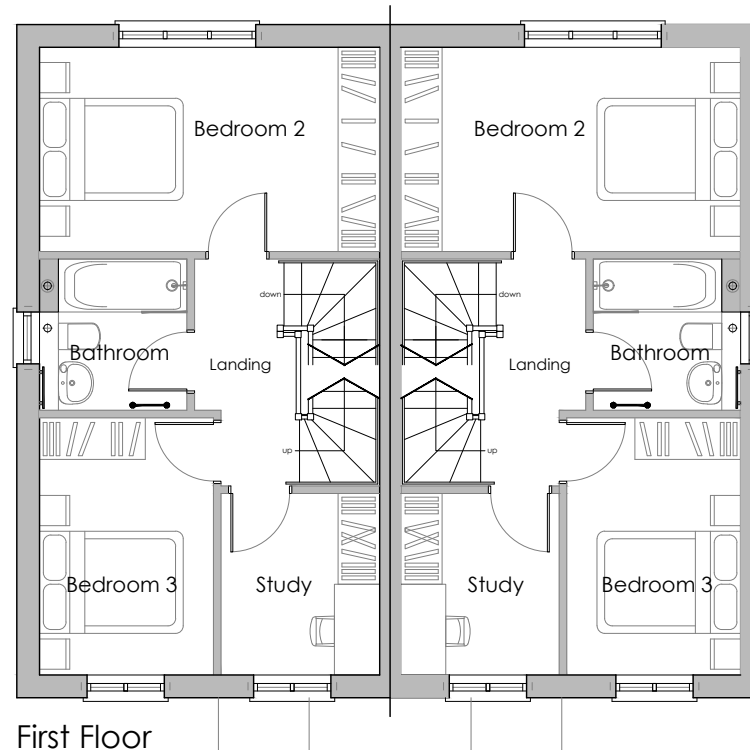
Right Side Elevation
Left Side Elevation (handed)



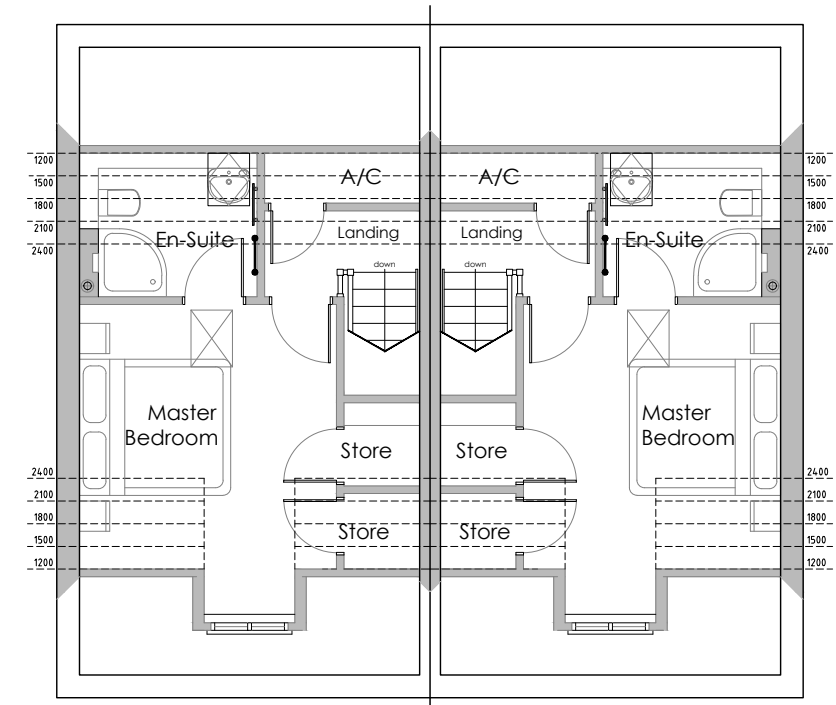
Rear Elevation



Ground Floor



First Floor



Second Floor

**PLANNING
ISSUE**

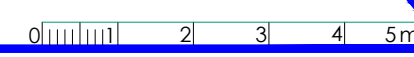
**HOUSE TYPE 'C' - Stone with render
Plots 1-2**

No.	Date	Revision Description	Drawn
D	05/06/18	Amendments following Planning Officer's comments received 4th June 2018	DGL
C	21/05/18	Amendments following Planning Officer's comments received 15th May 2018	DGL
B	22/03/18	Plot numbers & materials added	DGL
A	18/12/17	Planning Issue	DGL
Rev.	Date	Revision Description	Drawn



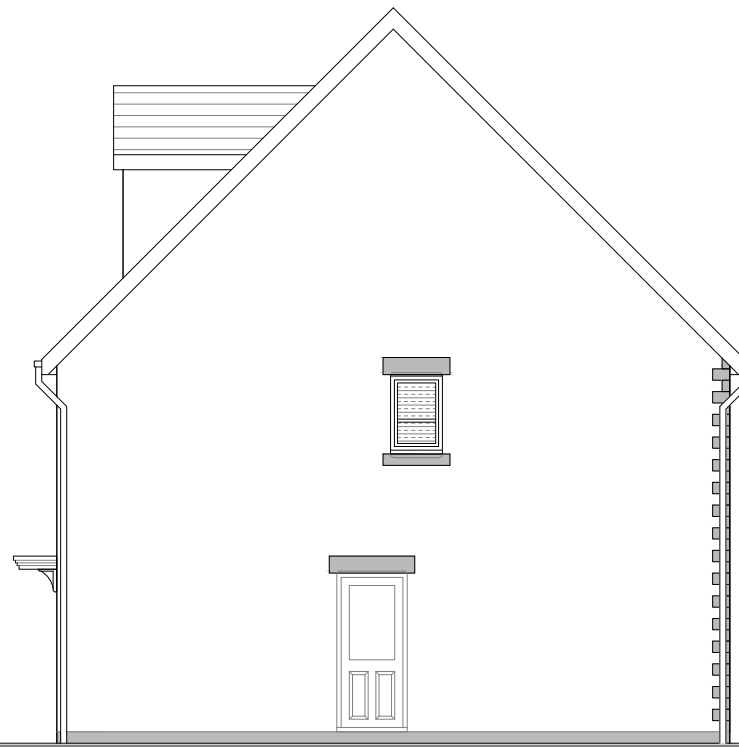
Barn Meadow House
Southfield Fold Farm
Southfield
Burnley
Lancashire
BB10 3RH
Tel : 01282 601157
Mbl : 07976 762876

Client	B&E Boys
Project	Hasingden Old Road, Rossendale
Drawing Title	House Type 1054 sqft 3/4 Bed
Drawing No.	1561BEB/ORC/HTC.01
Revision	Checked
D	Drawn D.G.Lever
	Scale 1:100
	Drawn 10th August 2017
E-mail:	darren.dgla@gmail.com





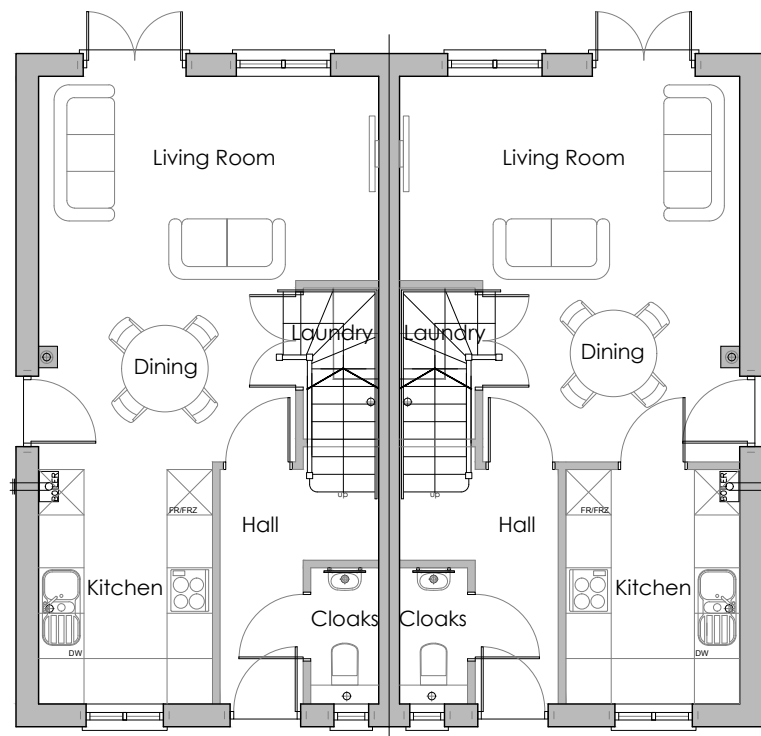
Front Elevation



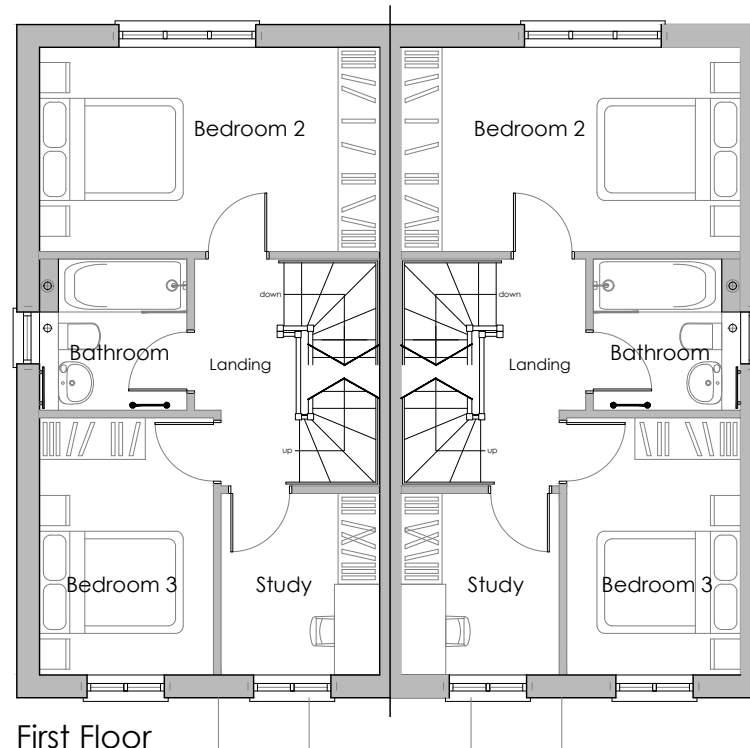
Right Side Elevation
Left Side Elevation (handed)



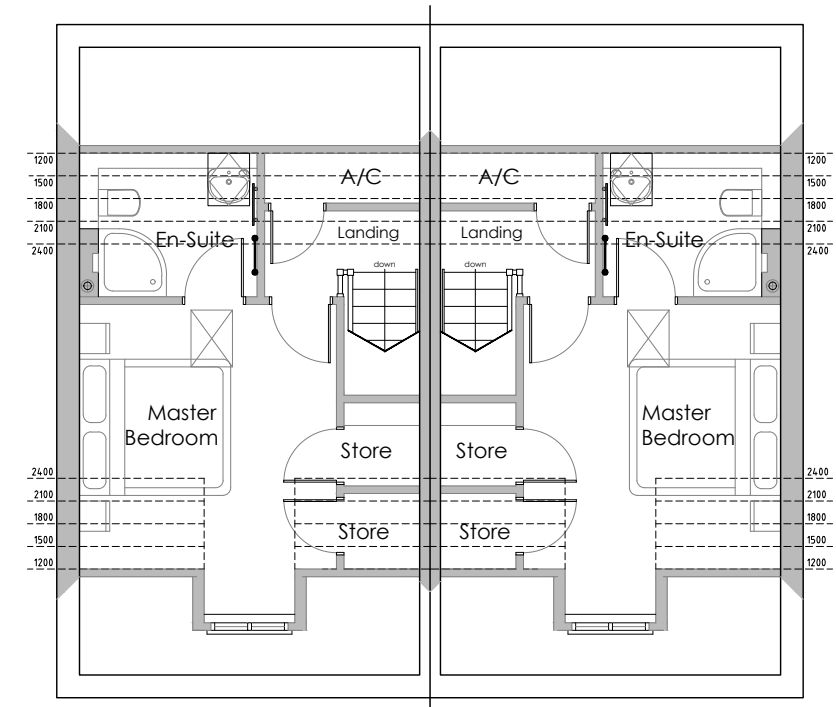
Rear Elevation



Ground Floor



First Floor



Second Floor

**PLANNING
ISSUE**

HOUSE TYPE 'C' - Stone with render
Plots 3-4, 12-13 & 15-16

Rev.	Date	Revision Description	Drawn
C	05/06/18	Amendments following Planning Officer's comments received 4th June 2018	DGL
B	21/05/18	Amendments following Planning Officer's comments received 15th May 2018	DGL
A	18/05/18	Plot numbers amended to match Site Layout Rev'n	DGL

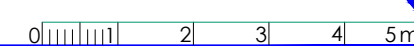


Barn Meadow House

Southfield Fold Farm
Southfield
Burnley
Lancashire
BB10 3RH

Tel : 01282 601157
Mbl : 07976 762876

Client	B&E Boys
Project	Hasingden Old Road, Rossendale
Drawing Title	House Type 1054 sqft 3/4 Bed
Drawing No.	1561BEB/ORC/HTC.02
Revision	Checked
C	Drawn D.G.Lever
	Scale 1:100
	Drawn 10th August 2017
E-mail	darren.dgl@gmail.com

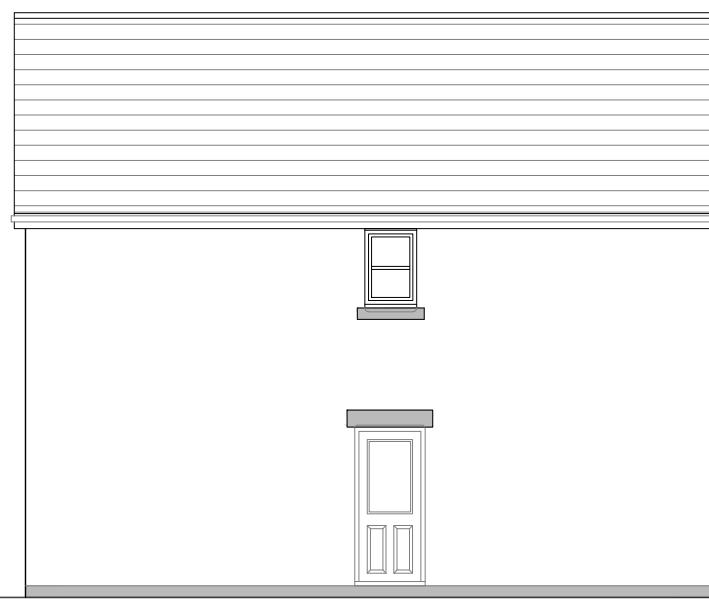




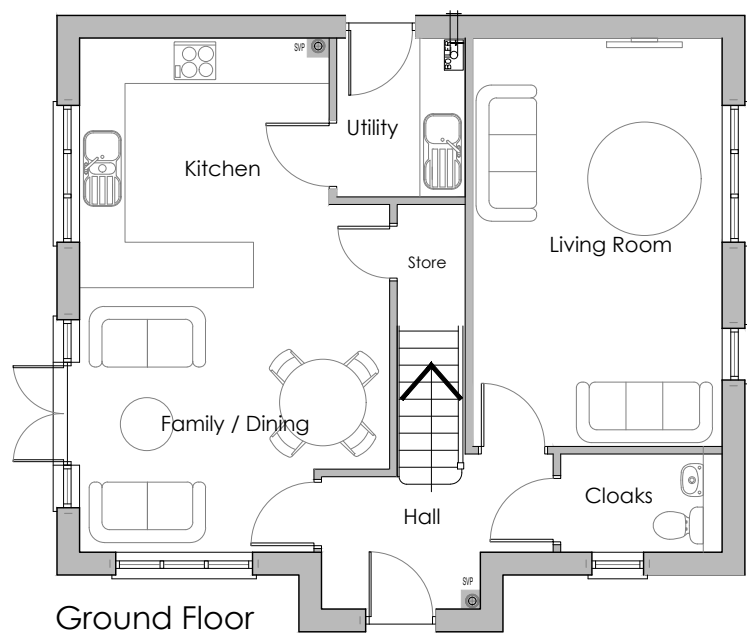
Front Elevation



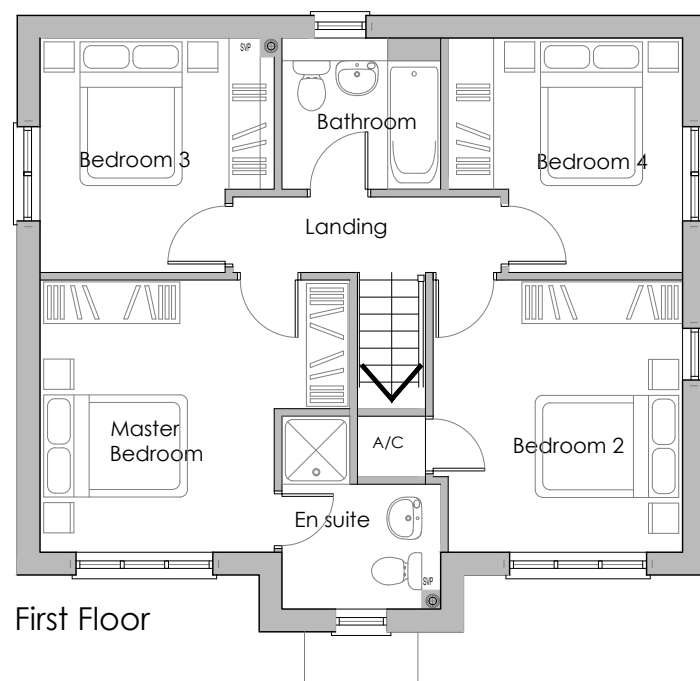
Side Elevation



Rear Elevation



Ground Floor



First Floor

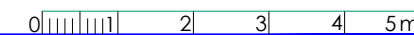


Side Elevation

**PLANNING
ISSUE**

**HOUSE TYPE 'D' - Stone
Plots 11, 14 & 17**

Rev.	Date	Revision Description	Drawn
F	05/06/18	Amendments following Planning Officer's comments received 4th June 2018	DGL
E	21/05/18	Plot numbers amended to match Site Layout Rev1	DGL
D	23/03/18	Plot numbers & materials added	DGL
C	18/12/17	Planning Issue	DGL
B	28/08/17	Handed to match Site Layout	DGL
A			



Client: B&E Boys

Project: Haslingden Old Road, Rossendale

Drawing Title: House Type
1278 sqft
4 Bed

Drawing No: 1561BEB/ORC/HTD.01

Scale: 1:100

Drawn: 21st June 2017

E-mail: darren.dgla@gmail.com

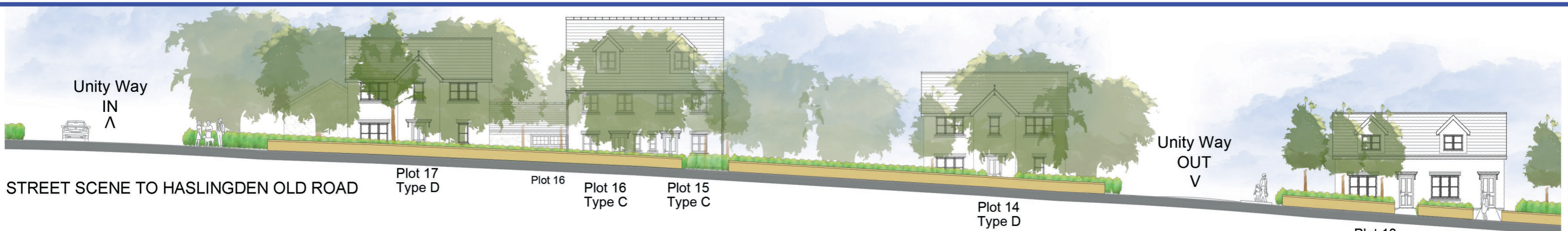


Barn Meadow House
Southfield Fold Farm
Southfield
Burnley
Lancashire
BB10 3RH
Tel: 01282 601157
Mbl: 07976 762876

Revision	Checked
F	Approved
	Drawn

E-mail: darren.dgla@gmail.com

A3



STREET SCENE TO HASLINGDEN OLD ROAD

Plot 17
Type D

Plot 16

Plot 16
Type C

Plot 15
Type C

Plot 14
Type D

Unity Way
OUT
V

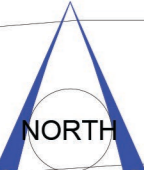
Plot 18
Type Ax

Plot 19
Type Ax



Key

- Enclosure Type W1
- Enclosure Type F1
- Enclosure Type F2
- Railings
- Existing parking restrictions - yellow lines to Primary Schools entrances
- Existing parking restrictions - solid white lines to pedestrian crossings
- Proposed parking restriction - to be confirmed



Mix

Type 'A'	3 Bed Semi-detached	4no
Type 'Ax'	2 Bed Bungalow	2no
Type 'B'	3 Bed Detached	2no
Type 'C'	4 Bed Semi-detached	8no
Type 'D'	4 Bed Detached	3no
TOTAL		19no

PLANNING ISSUE

Rev	Date	Revision Description	Drawn
L	05/06/18	Amendments following Planning Officer's comments received 4th June 2018	DGL
K	22/05/18	Minor amendments to reflect Site Layout Plan	DGL
J	21/05/18	Amendments following Planning Officer's comments received 15th May 2018	DGL
H	11/05/18	Footpath levels added	DGL
G	10/05/18	Site Layout re-work following comments from Highways and Planning Officer	DGL

ILLUSTRATIVE SITE LAYOUT



- Existing wall to Haslingden Old Road to be retained
- Feature windows to garages



Barn Meadow House
Southfield Fold Farm
Southfield
Burnley
Lancashire
BB10 3RH
Tel: 01282 601157
Mbl: 07976 782876

Client	B&E Boys
Project	Haslingden Old Road, Rossendale
Drawing Title	Illustrative Site Layout with Street Scene
Drawing No.	1561BEB/ORC/IL.01

Revision	Checked
L	Approved
Drawn	24th Nov 2017
E-mail	darron.dgl@gmail.com
	A3

Materials Schedule

■ 140mm Coursed Natural Stone Buff Pitched Faced Main Facing
ALL PLOTS

Heads and Cills
Cast Stone - ALL PLOTS

┌ 'K-Rend' Silicone FT;
Smooth Render Finish (Buttermilk)
PLOTS 1, 2, 3, 4, 6, 7, 8, 9, 10, 12, 13, 15, 16 and
garage to plots 1/17, 2, 3/4/16, 5/6, 7, 8, 9/10, 11, 12, 13/14, 15, 18/19

◆ Blue/Grey Natural Slate Roof Tiles
ALL PLOTS

Windows
Double Glazed 'Grey Upvc' throughout (Styles as illustrated on Planning Drawings)

Doors
Composite Woodgrain effect (Black) (Styles as illustrated on Planning Drawings)

Garage Doors
Woodgrain effect (Black) (Styles as illustrated on Planning Drawings)

Fascias and Bargeboards
Black Upvc throughout

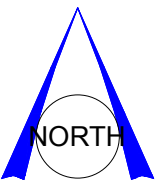
Rainwater goods
Black Upvc throughout



PLANNING ISSUE

Rev	Date	Revision Description	Drawn
C	05/06/18	Amendments following Planning Officer's comments received 4th June 2018	DGL
B	22/05/18	Minor amendments to reflect Site Layout Plan	DGL
A	21/05/18	Amendments following Planning Officer's comments received 15th May 2018	DGL
1			

MATERIALS PLAN - 1:500
0 5 10 15 20 25m



Barn Meadow House
Southfield Fold Farm
Southfield
Burnley
Lancashire
BB10 3RH
Tel : 01282 601157
Mbl : 07976 782876

Client	B&E Boys
Project	Haslingden Old Road, Rossendale
Drawing Title	MATERIALS PLAN
Drawing No.	1561BEB/ORC/MP01
Revision	Checked
C	Drawn
	KB
	Scale
	1:500
	Approved
	Drawn
	23rd Mar 2018
E-mail	darren.dgl@gmail.com

A3



Street Scene A
View from Haslingden Old Road



Street Scene B
View from Unity Way (west)

**PLANNING
ISSUE**

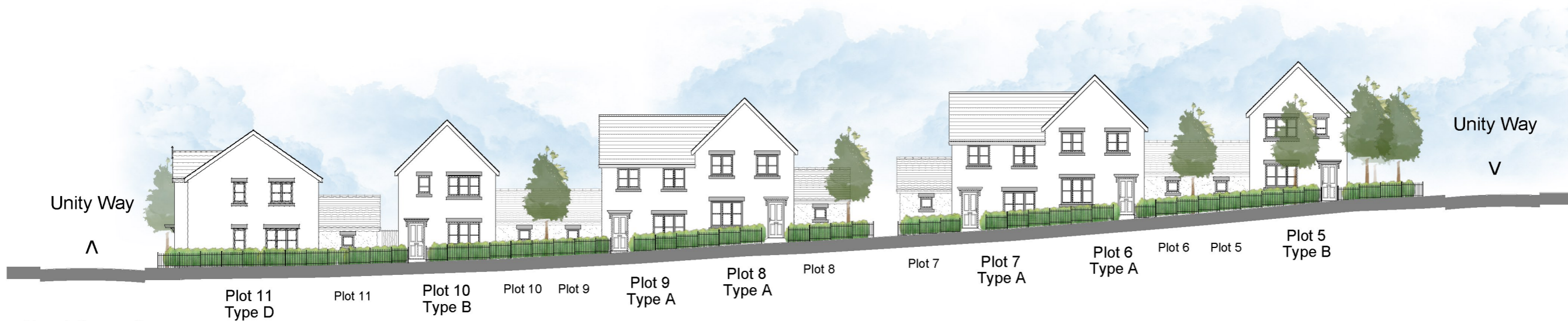
B	05/05/18	Amendments following Planning Officer's comments received 4th June 2018	DGL
D	21/05/18	Amendments following Planning Officer's comments received 18th May 2018	DGL
C	23/03/18	Plot numbers & materials added	DGL
F	19/01/18	Changes to reflect following comments	DGL
A	18/12/17	Planning issue	DGL
Rev	Date	Revision Description	Drawn



Barn Meadow House
Southfield Fold Farm
Southfield
Burrley
Lancashire
BB10 3RH
Tel: 01282 601157
Mbl: 07976 762876

Client	B&E Boys
Project	Haslingden Old Road, Rossendale
Drawing Title	Street Scenes 01
Drawing No.	15611BEB/ORC/SS.01

Revision		Checked
E	Drawn KB	Approved
	Scale 1:250	
	Drawn 8th Dec 2017	
E-mail	darren.dgla@gmail.com	A3



Street Scene C
View from Unity Way (north)



Street Scene D
View from Unity Way (east)

**PLANNING
ISSUE**

B	05/05/18	Amendments following Planning Officer's comments received 4th June 2018	DGL
D	21/05/18	Amendments following Planning Officer's comments received 18th May 2018	DGL
C	23/03/18	Plot numbers & materials added	DGL
F	19/01/18	Changes to reflect following comments	DGL
A	18/12/17	Planning Issues	DGL
Rev	Date	Revision Description	Drawn



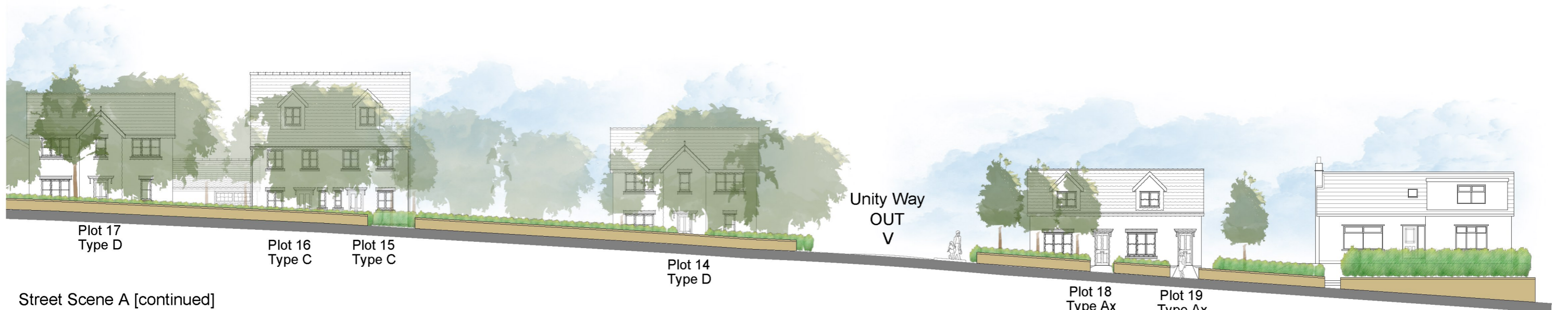
Barn Meadow House
Southfield Fold Farm
Southfield
Burrley
Lancashire
BB10 3RH
Tel: 01282 601157
Mbl: 07976 762876

Client	B&E Boys
Project	Haslingden Old Road, Rossendale
Drawing Title	Street Scenes 02
Drawing No.	15611BEB/ORC/SS.02

Revision		Checked
E	Drawn KB	Approved
	Scale 1:250	
	Drawn 8th Dec 2017	
E-mail	darren.dgla@gmail.com	A3



Street Scene A
View from Haslingden Old Road



Street Scene A [continued]
View from Haslingden Old Road

**PLANNING
ISSUE**

#	Date	Revision/Description	Drawn
1	05/05/18	Amendments following Planning Officer's comments received 04 June 2018	DGL
2	21/05/18	Amendments following Planning Officer's comments received 15th May 2018	DGL
3		Final Date	Drawn



Barn Meadow House
Southfield Fold Farm
Southfield
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Lancashire
BB10 3RH
Tel: 01282 601157
Mbl: 07976 762876

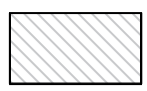
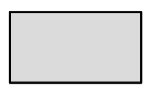
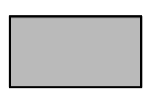

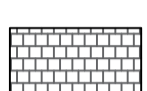



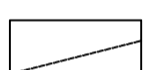


Client	B&E Boys
Project	Haslingden Old Road, Rossendale
Drawing Title	Street Scene A
Drawing No.	1561BEB/ORC/SS.A

Revision	Drawn	Scale	Date	Checked
B	KB	1:250	08th May 2018	Approved

E-mail: darren.dgla@gmail.com



KEY:
HARD LANDSCAPE

	EXISTING ASPHALT RETAINED JUNCTIONS WITH NEW ROAD NETWORK TO BE MADE GOOD ON COMPLETION OF THE PROPOSED ASPHALT AREAS
	PROPOSED ASPHALT ROAD SURFACE TO BE INSTALLED IN ACCORDANCE WITH TO BS 13108 ALL ROAD AREAS TO BE KERB EDGED WITH: PROPOSED PC CONCRETE ROAD KERB 125MM X 255MM HB BS KERB TRANSITION/DROP KERBS TO DRIVE ENTRY POINTS KERBS TO BE INSTALLED TO BS 7533-6
	PROPOSED ASPHALT FOOTPATH SURFACE TO BE INSTALLED IN ACCORDANCE WITH TO BS 13108 ALL AREAS TO BE EDGED WITH: PROPOSED PC CONCRETE PIN KERB 50MM X 150MM PIN KERB DRIVE ENTRY POINTS TO BE ENGINEERED FOR VEHICLE TRAFFIC PIN KERBS TO BE INSTALLED TO BS 7533-6
	PROPOSED BLOCK PAVING TO SHARED SPACE SUPPLIER: TOBERMORE OR SIMILAR APPROVED PRODUCT: TEGULA (PERMEABLE) UNIT SIZE: 160MM (L) X 160MM (W) X 80MM (D) BONDING: STRETCHER BOND COLOUR: BRINDLE ALL BLOCK PAVING TO BE INSTALLED TO BS 7533-3
	PROPOSED BLOCK PAVING TO DRIVES SUPPLIER: TOBERMORE OR SIMILAR APPROVED PRODUCT: TEGULA (PERMEABLE) UNIT SIZE: 208/173/138MM (L) X 173MM (W) X 60MM (D) BONDING: COURSED COLOUR: BRINDLE EDGING: DRIVE AREAS TO BE EDGED WITH A FLUSH TEGULA BLOCK KERB UNIT WITH SINGLE ROW SOLDIER COURSE OF TEGULA BLOCK ADJACENT. SEE EDGE DETAIL 1 ALL BLOCK PAVING TO BE INSTALLED TO BS 7533-3
	PROPOSED BLOCK PAVING TO ACCESS PATHS SUPPLIER: TOBERMORE OR SIMILAR APPROVED PRODUCT: ROMA UNIT SIZE: 240 (L) X 180MM (W) X 60MM (D) 120 (L) X 180MM (W) X 60MM (D) 120 (L) X 120MM (W) X 60MM (D) BONDING: RANDOM COLOUR: HEATHER TO BE INSTALLED TO BS 7533-3
	PROPOSED 1M HIGH METAL FENCE SUPPLIER: JACKSON FENCING PRODUCT: SENTRY RESIDENTIAL METAL RAILING
	PROPOSED BOUNDARY FENCE TYPE 1 1.2M HIGH HORIZONTAL SLATTED PANEL FENCE SUPPLIER: JACKSONS FENCING OR SIMILAR APPROVED PRODUCT: VENETIAN FENCE
	PROPOSED BOUNDARY FENCE TYPE 2 1.8M HIGH VERTICAL CLOSE BOARDED TIMBER FENCE
	PROPOSED BOUNDARY WALL TYPE 3 1.8M HIGH FREESTANDING STONE WALL DETAIL TO TIE WITH HOUSE FACADE
	RETAINING WALL

PROPOSED MATERIALS IMAGES:



Rev	Date	Description	Initials
B	06/06/18	UPDATED LAYOUT TO REVISION K	HS
A	16/01/18	UPDATED LAYOUT	HS



PGLA Ltd
Landscape Architects
229 Ducie House
Ducie Street
Manchester
M1 2JW
t: 0161 238 9138
e: info@pgla.co.uk
w: www.pgla.co.uk

Client:
B AND E BOYS
Project:
HASLINGDEN OLD ROAD
Description:
**HARD LANDSCAPE
GENERAL ARRANGEMENT**

FOR PLANNING		
Scale	Drawn	Date
1:200	AV	NOV 17
Job number	Drawing number	Revision
OAK1711_LP01		B

Original size 100mm @ A1



Oakenhead Planting Schedule

Ornamental Shrub Species						
Qty	Abbrev.	Botanical Name	Height/Dia cm	Pot Size	Density	Specification
126	ABE GRA	Abelia grandifolia	30-40	3L	5/M2	Bushy; 3 brks
91	CHO TER	Choisya ternata	30-40	3L	5/M2	Bushy; 4 brks
69	CHO SUN	Choisya ternata 'Sundance'	30-40	3L	5/M2	Bushy; 4 brks
27	EJO GAI	Euonymus fortunei 'Emerald Gaiety'	20-30	3L	5/M2	Bushy; 7 brks
108	EJO EME	Euonymus fortunei 'Emerald 'n' Gold'	20-30	3L	5/M2	Bushy; 7 brks
86	HEB CHA	Hebe 'Charming White'	20-30D	3L	5/M2	Bushy; 5 brks
65	HEB RED	Hebe 'Red Edge'	20-30D	3L	5/M2	Bushy; 5 brks
112	HEB SUT	Hebe pinguifolia 'Sutherlandii'	20-30D	3L	5/M2	Bushy; 5 brks
100	PHO ROB	Photinia x fraseri 'Red Robin'	30-40	3L	5/M2	Bushy; 6 brks
43	SKI KEW	Skimmia x confusa 'Kew Green'	30-40	3L	5/M2	Bushy; 3 brks
153	SKI JAP	Skimmia japonica 'Fragrans'	30-40	3L	5/M2	Bushy; 3 brks
80	SKI RUB	Skimmia japonica 'Rubella'	30-40	3L	5/M2	Bushy; 3 brks
147	VIB DAV	Viburnum davidii	20-30	3L	5/M2	Bushy; 3 brks

Ground Cover Shrub Species						
Qty	Abbrev.	Botanical Name	Height/Dia cm	Pot Size	Density	Specification
36	HED HEL	Hedera helix 'Glacier'	40-60	2L	5/M2	Min. 3 breaks
57	SAR HUM	Sarcococca humilis	20-30D	3L	7/M2	Bushy; 6 brks
34	VIN MIN	Vinca minor 'Gertrude Jekyll'	20-30D	3L	7/M2	Min. 3 brks

S+B2:G27 SPECIMEN TREES						
Qty	Pot	Botanical Name	Girth	Height cm	Root Condition	
3	Ac	Acer campestre	16-18cm	450/625	RB Extra Heavy Standard	
2	Am	Amelanchier lamarckii	14-16cm	300/350	RB Extra Heavy Standard	
9	Bj	Betula utilis 'Jaquemontii'	12-14cm	350/425	RB Heavy Standard	
12	Cf	Carpinus 'Frans Fontaine'	14-16cm	425/600	RB Extra Heavy Standard	
4	Pa	Prunus avium 'Plena'	16-18cm	350/425	RB Heavy Standard	
3	Qr	Quercus robur	12-14cm	350/425	RB Heavy Standard	
7	Sa	Sorbus aucuparia 'Sheerwater'	12-14cm	350/425	RB Heavy Standard	
5	Sj	Sorbus 'Joseph Rock'	16-18cm	450/625	RB Extra Heavy Standard	

MIXED NATIVE HEDGES						
Total Length On Site						
132 Lin M						
No. of Plants	% Mix	Species	Size in cm	Root Cond.	Density / Spacing	
660	MNH	Mixed Native Hedge				
264	40	Crataegus monogyna	60-90	B 1+1 Trans	5no. Linear m	
132	20	Fagus sylvatica	60-90	B 1+1 Trans	5no. Linear m	
198	30	Corylus avellana	60-90	B 1+1 Trans	5no. Linear m	
66	10	Viburnum opulus	60-90	B 1+1 Trans	5no. Linear m	

HEDGES						
Length On Site (Lin M)	No. Of Plants	Code/Species	Size in cm	Pot size	Density / Spacing	
61	305	H1 Prunus lusitanica	60-90	5L	5no. Linear m	
26	130	H2 Buxus sempervirens	60-90	5L	5no. Linear m	
101	505	H3 Viburnum tinus	60-90	5L	5no. Linear m	

KEY:

SOFT LANDSCAPE

- EXISTING VEGETATION TO BE RETAINED:
- PROPOSED LARGE SPECIMEN TREES: Species as annotated - See Codes See Plant Schedule for Nursery Grades and Total Numbers
- PROPOSED SMALL SPECIMEN TREES: Species as annotated - See Codes See Plant Schedule for Nursery Grades and Total Numbers
- SPECIMEN SHRUBS: See Plant Schedule for Species Codes, Nursery Grades and Specification
- PROPOSED NATIVE HEDGE: To be planted in a double staggered row at 5 plants/Lin M See Plant Schedule for Species, Mix, Grades and Numbers
- PROPOSED ORNAMENTAL HEDGE: See Plant Schedule for Species Mixes, Spacings, Mix, Grades and Numbers
- PROPOSED SHRUB PLANTING: Species to be planted at a density of 5/7 Plants/M² See Plant Schedule for Grades and Numbers
- TURFED GRASS AREAS: Amenity Grade Turf to be laid on min. 150mm depth of topsoil

PLEASE NOTE:
Final arrangement and setting-out of shrub beds to be set out by contractor and approved by the Landscape Architect before work commences.

SPECIMEN TREE/SHRUB SPECIES CODES:

- Ac Acer campestre
- Am Amelanchier lamarckii
- Bj Betula utilis 'Jaquemontii'
- Cf Carpinus 'Frans Fontaine'
- Pa Prunus avium 'Plena'
- Qr Quercus robur
- Sa Sorbus aucuparia 'Sheerwater Seedling'
- Sj Sorbus 'Joseph Rock'

NOTES:

- ALL WORK TO, AND AROUND EXISTING TREES TO BE CARRIED OUT IN ACCORDANCE WITH BS5837
- ALL TOPSOIL TO BE SUPPLIED IN ACCORDANCE WITH BS3882:2015
- ALL NURSERY STOCK AND PLANTS TO BE SUPPLIED IN ACCORDANCE WITH BS 3936
- ALL PLANTING AND SOFT LANDSCAPE WORKS TO BE CARRIED OUT IN ACCORDANCE WITH BS 4428
- ALL TURFING TO BE CARRIED OUT IN ACCORDANCE WITH BS 3969: 1998+A1

Rev	Date	Description	Initials
B	06/06/18	UPDATED LAYOUT TO REVISION K	HS
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Client
B AND E BOYS
Project
HASLINGDEN OLD ROAD
Description
SOFT LANDSCAPE GENERAL ARRANGEMENT

FOR PLANNING			
Scale	Drawn	Date	
1:200	AV	NOV 17	
Job number	Drawing number	Revision	
OAK1711_LP02		B	

Original size 100mm @ A1