

ROSSENDALE BOROUGH COUNCIL

Town and Country Planning Act 1990

PLANNING PERMISSION

PART 1 - PARTICULARS OF APPLICATION:

Application number: 93/518 Date received: 13th October 1993
Location of proposed development: Stubbins Vale Mill, Stubbins Vale Road,
Ramsbottom

Particulars of proposed development:

PROPOSED SINGLE STOREY FACTORY EXTENSION COMPRISING A FLOORSPACE OF 3360 M2 WITH
ASSOCIATED CAR PARKING, SERVICING AND LANDSCAPING.

Name and address of applicant:
Unaform Ltd
see agent

Name and address of agent
Robert Turley Assocs Ltd
2-4 Palatine Road
Withington
Manchester M20 9JH

PART 2: PARTICULARS OF DECISION

The Rossendale Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that PERMISSION HAS BEEN GRANTED for the carrying out of the development referred to in Part 1 hereof in accordance with the application and plans submitted subject to the following conditions:-

1. The development must be begun not later than the expiration of five years beginning with the date of this permission.

SEE SEPARATE SHEET FOR FURTHER CONDITIONS, REASONS AND NOTES (if any).

Reason:-

1. Required to be implemented pursuant to Section 91 of the Town and Country Planning Act

Date 3rd June 1994

Borough Engineer: Stubbylee Hall, Bacup, Lancs OL13 0DE
(See separate information and guidance on post-decision procedures)

CONDITIONS REASONS & NOTES

2. No development shall take place until samples of the proposed facing materials have been submitted to and approved by the local planning authority and the outer face of the building shall not be constructed other than with the approved materials. Reason: In the interests of visual amenity and in order to ensure a satisfactory degree of harmony within the development, as details in this respect have not been submitted with this proposal.
3. The building shall not be occupied until a means of vehicular access has been constructed in accordance with the approved plans. Reason: In order to ensure that the development is properly served by a vehicular access (or accesses) which meet the highway authority's minimum requirements in terms of design and construction in the interests of highway safety.
4. No building/none of the buildings hereby permitted shall be occupied until car parking, servicing and manoeuvring space as indicated on the submitted plans has been provided, laid out and surfaced in accordance with those plans. Reason: In order to ensure that sufficient car parking and servicing space is provided within the application site thus ensuring that visiting vehicles are not encouraged to park on the carriageway of adjoining highways thereby causing obstruction to same.
5. Before any development is commenced a fully detailed scheme of landscaping (as such including tree and shrub planting, the provision of any grassed areas, hard landscaping features and the erection of any screen or boundary walls, fences or other means of enclosure) shall be submitted to and approved by the local planning authority, and such scheme shall thereafter be fully implemented before any building hereby permitted is first occupied for the purposes hereof, or at such other time as may subsequently be agreed in writing with that authority. Any trees or shrubs dying/becoming diseased or otherwise being removed within two years of planting shall be replaced by the applicant/developer by species of a similar type and size. Reason: In order to assist in the provision of a satisfactory standard of visual amenity within the locality and to screen the development.
6. No other development (save that referred to in conditions 1 & 2 above) shall take place on site until such time as the applicant or his appointed agent has, in consultation with the local planning authority, physically identified accurately on site the easterly extent of all building and engineering work, and has marked out beyond that, by suitably and easily identifiable means, a line beyond which, to the east, the contractor or any of his sub-contractors will not be permitted to encroach. This line shall thereafter be suitably fenced for the whole of the construction period. Any individual tree or trees or groups of trees to be retained whether within the woodland to the east or north of the site, or elsewhere, shall, if deemed necessary by the local planning authority, be individually or collectively protected by fencing or other suitable means against damage by contractors' plant or machinery during the construction period. Reason: In order to protect and safeguard the mature trees in this part of the site which may be affected by the development, and to ensure that as far as possible a minimum number of trees actually require to be felled, or will be adversely affected by, excavations and building work in that vicinity.

Last pg. of planning permission

7. No dumping or storing of raw materials, finished products, waste products of any description or any other form of rubbish (including waste skips) shall take place at any time within the application site curtilage other than within a building or the confines of a fenced compound, the details of which shall be submitted to and approved by the local planning authority before any development takes place. Reason: In the interests of visual amenity and orderly and well planned development.

Notes

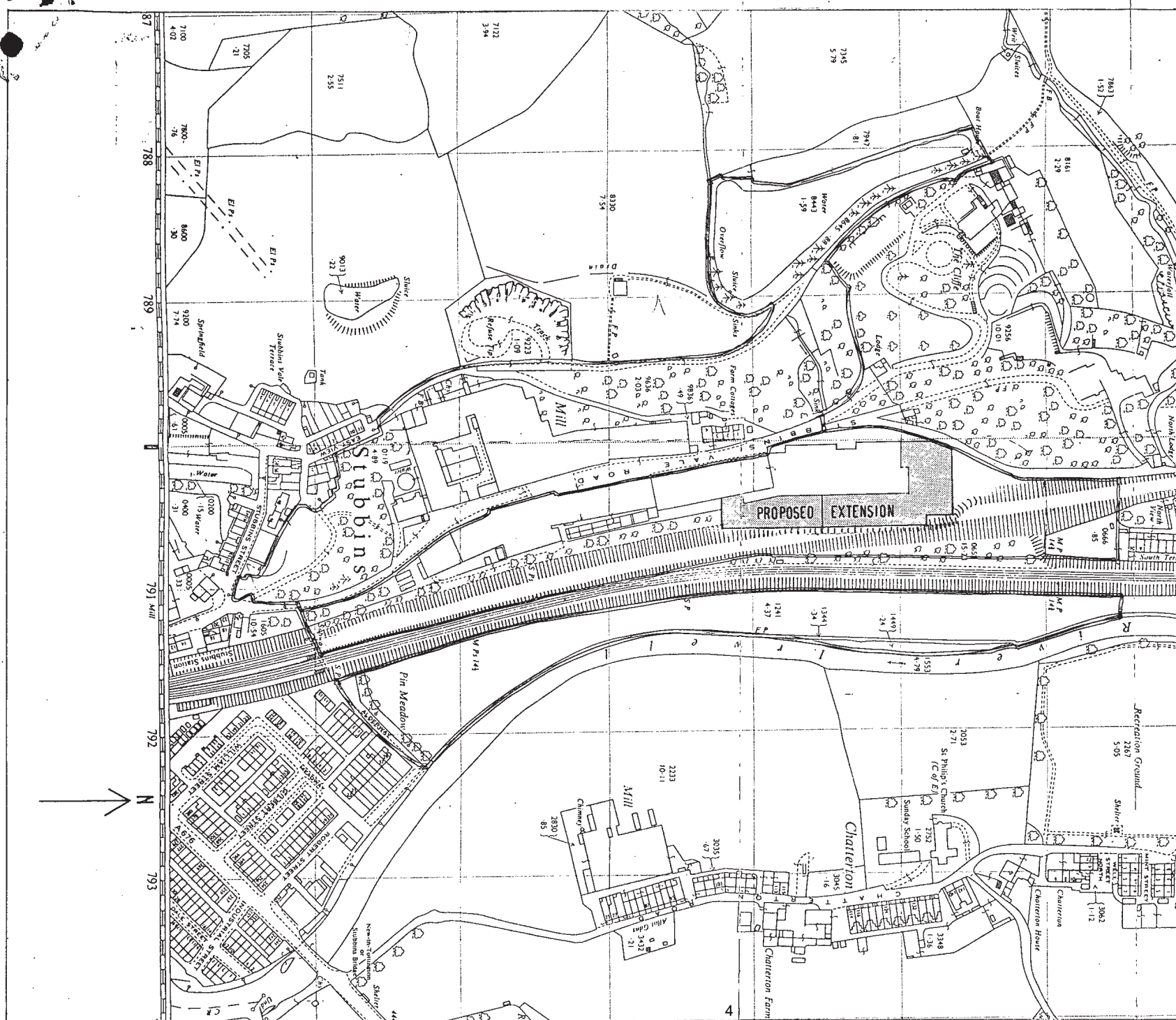
1. For the avoidance of doubt it is hereby declared that this permission relates to the amended plans received by the local planning authority on 18 November 1993.

2. For the avoidance of doubt it is hereby declared that this permission relates also to the additional plans received by the local planning authority on 4 November 1993.

* 3. This permission shall only be read in conjunction with, and not separately from, the letter from the applicant/agent dated 25 November 1993 in relation to the submission of plan 96/144/9 showing revisions to the yard area and the applicants willingness to allow the public to continue to use the informal footpath along the disused railway embankment.

4. A copy of the report from the Rossendale Wildlife Advisory Group is attached for information.

5. A copy of the report from the County Planning Officer is attached for information.



Planning Application Number	
11/93/518	
13 OCT 1993	
revision:	date:
BRADSHAW GASS & HOPE Architects · Consulting Engineers · Surveyors 19, Silverwell Street, Bolton. Tel. 25321.	
client:	
UNAFORM LTD.	
project:	
FACTORY EXTENSION STUBBINS VALE RAMSBOTTOM	
drawing:	
LOCATION PLAN	
drawn:	traced:
checked:	approved:
print no:	date: 12/10/92
SCALE: 1 : 2500	
date: 2.9.93	
drawing no:	
96 / 144 / 5	
revision:	



A		section 106 Agreement details		11	
<p>Geoffrey Arkison MAYOR</p>					
revision:		date:			
<p>BRADSHAW, BASS & HOPE Architects · Consulting Engineers · Surveyors 19, Silverwall Surbiton, Surrey, T.F. 25321.</p>					
client:					
<p>UNAFORM LTD.</p>					
project:					
<p>FACILITY EXTENSION STUBBINS VALE RAMSDEN</p>					
drawing:					
<p>LOCATI</p>					
drawn:		traced:			
checked:		approved: <i>[Signature]</i>			
print no:		date: 12/16/97			
SCALE: 1:2500					
date: 2.9.93					
drawing no:					
96 / 144 / 5A					
revision:		A			