

Rossendale Borough Council

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Your ref: 23.0524

Our ref: D14.23.0524

Date: 12th December 2023

App no: 23.0524

Address: Former Anacapri Restaurant Helmshore Road Helmshore

Proposal: Approval of Details Reserved by Conditions 2 (Material Samples), 4 (Remediation), 5 (Off-Site Highway Works) and 9 (Landscaping) pursuant to planning approval 2023/0044

The submitted documents and plans have been reviewed and the following comments are made.

Condition 5

Prior to substantial completion of any of the approved dwellings a scheme for the off-site highway works shall be submitted to, and approved by, the Local Planning Authority. The off-site highway works include the alterations to the footway on Helmshore Road and Alden Road frontages. The area to be enclosed by the dwarf wall on the Helmshore Road frontage requires a highway stopping up order prior to its enclosure.

There are no details submitted for the stopping up order for the section of highway along the Helmshore Road frontage. Details of this are requested.

'Proposed road frontage plots 3-5' omits the section of footway along the Alden Road frontage of plot 5. This needs to be footway for the full frontage, as shown on the layout approved under application 2023/0044.

Condition 9 Landscaping

'Proposed landscaping layout' omits the section of footway along the Alden Road frontage of plot 5. This needs to be footway for the full frontage. Subject to this being amended, there is no objection to the discharge of this condition.

Kelly Holt
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