

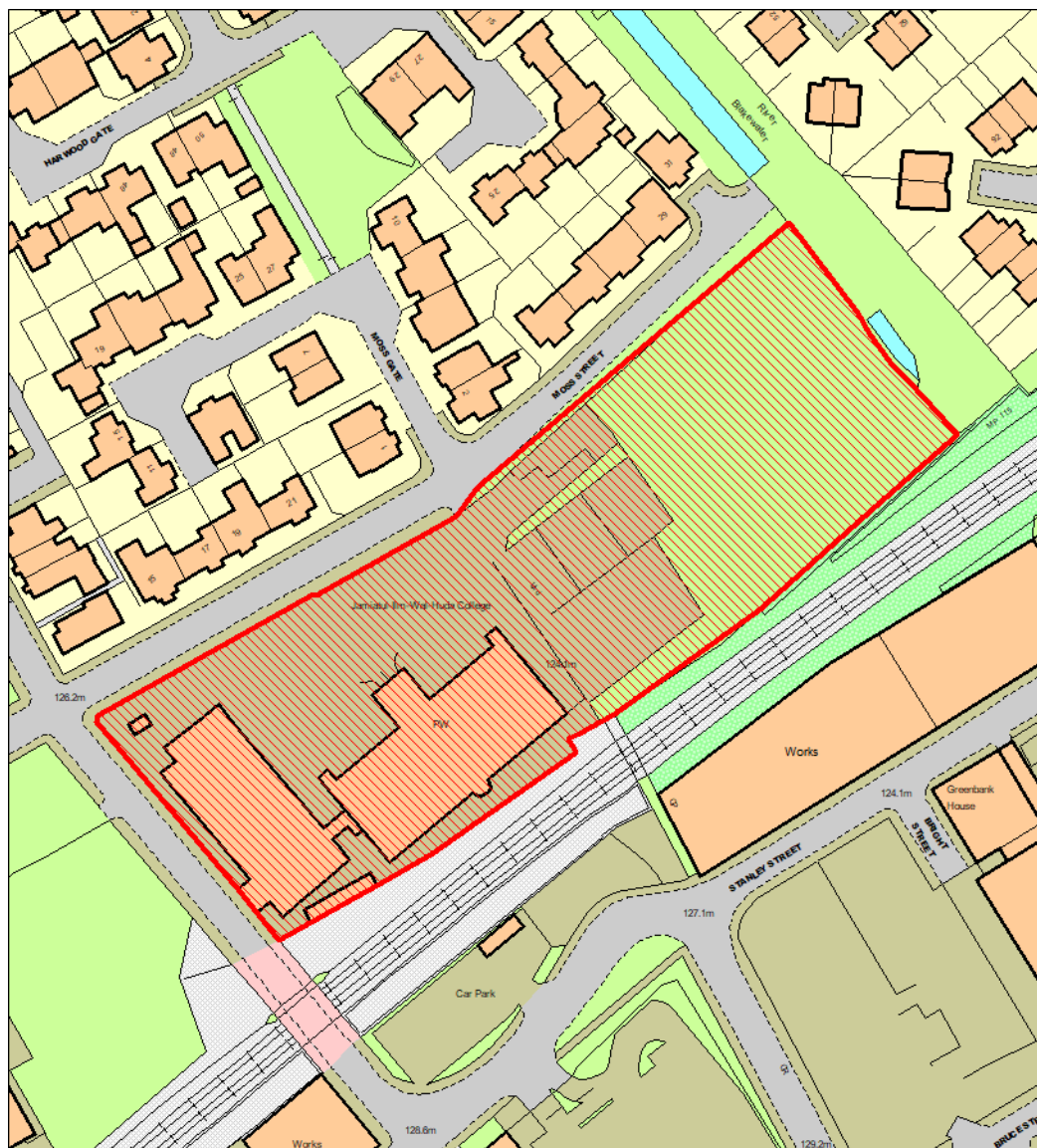
**Proposed development: Full Planning Application for Proposed three storey playing courts**

**Site address:**  
**Jamiatul Ilm Wal Huda**  
**Moss Street**  
**Blackburn**  
**BB1 5JT**

**Applicant: Mr H Saleh**

**Ward: Audley & Queens Park: Councillors Yusuf Jan-Virmani, Altaf Patel, Salim Sidat**

**Ward: Little Harwood & Whitebirk: Mustafa Desai, Pat McFall, Abdul Patel**



## **1.0 SUMMARY OF RECOMMENDATION**

- 1.1 APPROVE the proposal, subject to the application of the conditions set out at section 4.1 of this report.

## **2.0 KEY ISSUES/SUMMARY OF PLANNING BALANCE**

- 2.1 This application is before the Planning & Highways Committee as it relates to a major development based on the provision in excess of 1000m<sup>2</sup> of floor space. The proposal has also generated significant levels of public interest including the submission of a petition in support of the development containing 19 signatures. The petition was independently presented to the March 2021 meeting of the committee.
- 2.2 The proposed development will provide a high quality recreational facility to meet the needs of the educational uses on site, as well as the surrounding community. The proposal is satisfactory from a technical point of view, with all issues having been addressed through the application, or capable of being controlled or mitigated through the conditions to be attached to the planning approval.

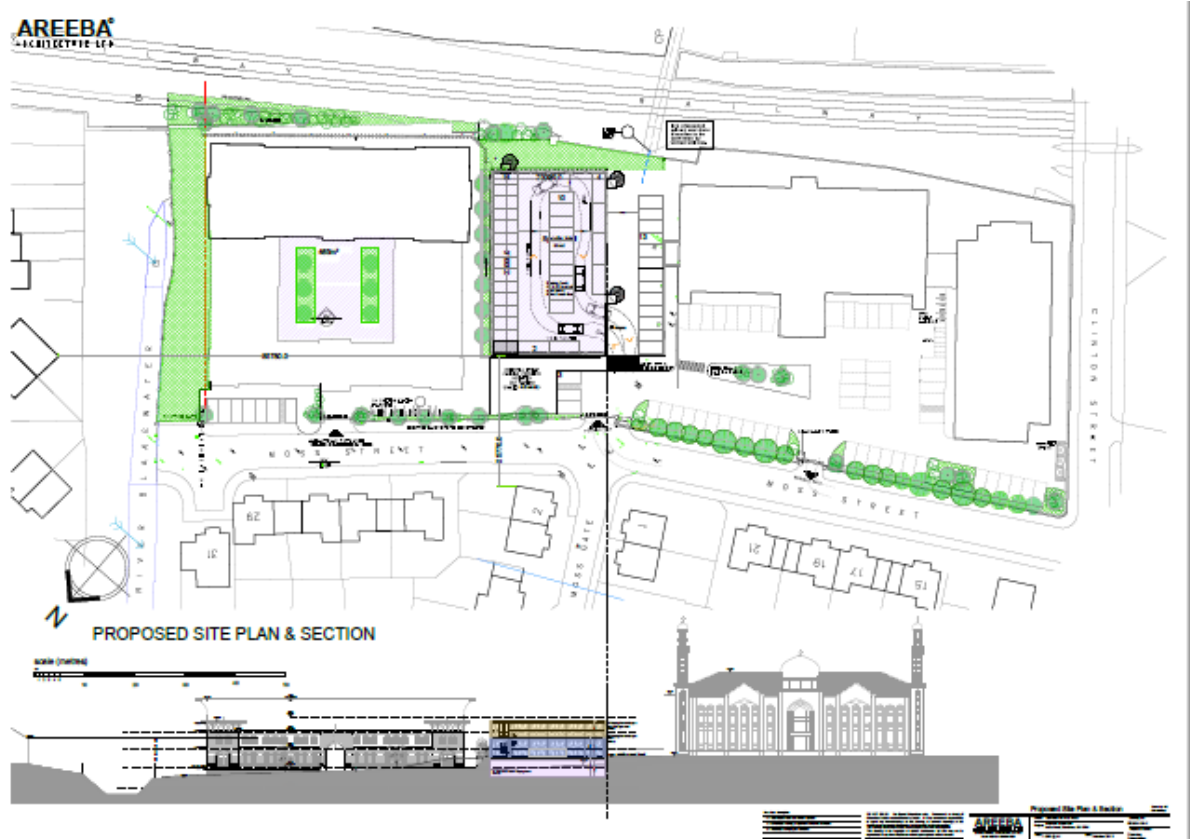
## **3.0 RATIONALE**

### **3.1 Site and Surroundings**

- 3.1.1 The application site is located within the urban area of Blackburn, approximately 1km east of Blackburn Town Centre area. The site forms part of a larger Islamic Education Centre, Jamiatul Illm Wal Huda, which has separate buildings for male and female education and includes a live in boarding element. The male education facility incorporates a Mosque that is in general use by the local community. Existing buildings on the site are of traditional Islamic design, being of large proportionality and incorporating design features such as arched windows, gable frontages, a dome and minarets.
- 3.1.2 The application site is centrally located on the plot, occupying an open area between buildings. It is currently in use as an external play space, split into 4 sports courts, used in connection with the existing school facilities for both recreational and educational play. The site is flat and hard surfaced, with 3m high ball stop mesh fencing to its perimeter. The sports courts are dual use, acting as a temporary car park (45 spaces) for worshippers that attend the Mosque for the main Friday Jumma Prayer. The temporary car park facility is resultant from planning approval of the girls boarding school (10/13/0557) and ensures that appropriate levels of parking on the site are maintained during peak demand.
- 3.1.3 The site is within a mixed residential/ commercial area. It is bound by a rail corridor with employment buildings beyond to the south, and modern brick/ tile two storey detached/ semi detached and mews typed dwellings to the north and east.

### 3.2 Proposed Development

- 3.2.1 The proposal seeks to remove a group of existing external play courts and develop a 3 storey open sided playing courts serve both the boy's and girl's school on site.
- 3.2.2 The new structure measures circa 23m x 37m and will have an overall height of 11m.
- 3.2.3 The structure has been designed to pick up on aspects of the Islamic architectural style of the other buildings within the site, using a simple steel frame set behind a perforated metal cladding. The cladding is 3 dimensional with a coloured (to be determined) triangular shaped pattern that stands proud of a grey perforated screen. This provides a transparent skin around the structure that is intended to lighten the mass of the building. Two new spiral staircases to the side elevations provide external circulation to all floors.



Amended site plan drawing received 18<sup>th</sup> February 2021:

- 3.2.4 The new site layout provides for an additional 13 permanent car parking spaces on hardstanding to the south east of the playing courts. This is complemented by the provision of a further 30 temporary spaces within the lower ground floor of the playing courts. The submission indicates that the 43 additional spaces will provide for overspill parking during Friday Jumma Prayer within the adjacent mosque facility.

### **3.3 Development Plan**

3.3.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 places a duty on Local Planning Authorities to determine planning applications in accordance with the Development Plan unless there are material reasons to indicate otherwise. The Development Plan comprises the Core Strategy and adopted Local Plan Part 2 – Site Allocations and Development Management Policies. In determining the current proposal the following are considered to be the most relevant policies:

#### **3.3.2 Core Strategy**

- CS1 – A Targeted Growth Strategy
- CS11 – Facilities and Services
- CS16 – Form and Design of New Development
- CS22 – Accessibility Strategy

#### **3.3.3 Local Plan Part 2**

- Policy 1 – The Urban Boundary
- Policy 8 – Development and People
- Policy 9 – Development and the Environment
- Policy 10 – Accessibility and Transport
- Policy 11 – Design

### **3.4 Other Material Planning Considerations**

#### **3.4.1 National Planning Policy Framework (NPPF)**

Paragraph 8 of the NPPF confirms that sustainable development comprises of three principle dimensions - namely economic, social and environmental. Paragraphs 10 and 11 of the NPPF confirms that the presumption in favour of sustainable development is at the very heart of the Framework

3.4.2 Section 8 relates to ‘Promoting healthy and safe communities’. Requirements include the promotion of social interaction, safe and accessible development to enable and support healthy lifestyles. Paragraph 94 indicates that Local Planning Authorities should give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications. Paragraph 96. Emphasises the need for access to a network of high quality open spaces and opportunities for sport as physical activity is important for the health and well being of communities.

3.4.3 Other sections of particular interest to the assessment of the proposal include; Section 9: Promoting sustainable transport; Section 12: Achieving well designed places; and Section 14: Meeting the challenge of climate change’.

### **3.5 Assessment**

#### **3.5.1 Principle of Development:**

The National Planning Policy Framework (NPPF) states that planning decisions should plan positively for the provision and use of community facilities (Paragraph 92a). The provision of the additional facilities within the school grounds would therefore be acceptable in principle, subject to its being in accordance with policies specific to the proposal and its location.

3.5.2 Policy CS11 of the Core Strategy supports the expansion and enhancement of public facilities available in the Borough. The policy advocates facilities and services being co-located, where possible, so as to create 'community hubs' providing a range of services in one place. Furthermore, the policy identifies schools as an appropriate location to create community hubs.

3.5.3 Given the above policy context, the Council's understanding of the existing mix of religious and educational uses at the site and the desire to provide a recreational facility that could serve the local area as well as meeting the school's requirements, the principle of development can be supported.

#### **3.5.4 Design/ Appearance:**

With regards to design, Local Plan Policy 11 is of relevance and requires design to be of a high standard and to respect the character and appearance of the locality. This ethos is reflected within Core Strategy Policy CS16. The NPPF, at section 12, also attaches great importance to the design of the built environment, seeing it as a key aspect of sustainable development.

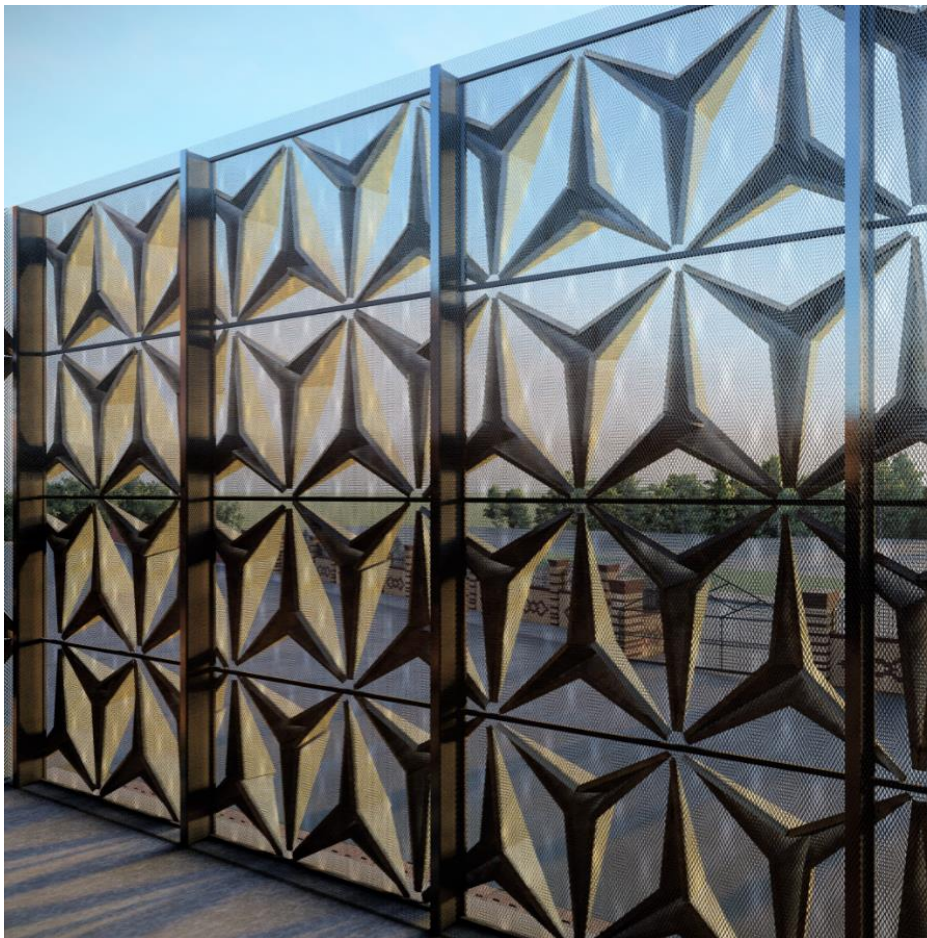
3.5.5 The immediate setting of the site has no coherent architectural style and includes a wide palette of building materials. The area to the south and east is characterised by a mix of modern and older industrial premises, constructed in a range of materials. To the north and west of the site are late twentieth century housing developments constructed in red and buff brick with concrete roof tile. The buildings within the site are primarily constructed in buff brick and include elements that reflect key aspects of Islamic architecture, including domes, minarets and arched detailing.

3.5.6 The new building at 11m in height is approximately 4m lower than the girl's school building that sits to its west, and 6m and 10m below the eaves and ridge heights of the boys school building to the east. Thus when viewed from the south the building would clearly be secondary to the adjoining structures. In contrast, when viewing the proposal from Moss St the new structure will project forward circa 10m from the principal elevation of the boys school building, which serves to increase its profile. However, on balance, this is considered to be without detriment to the overall character and appearance of the locality as this relationship would be similar to that of the existing block that occupies a prominent position at the corner of Moss St and Clinton St

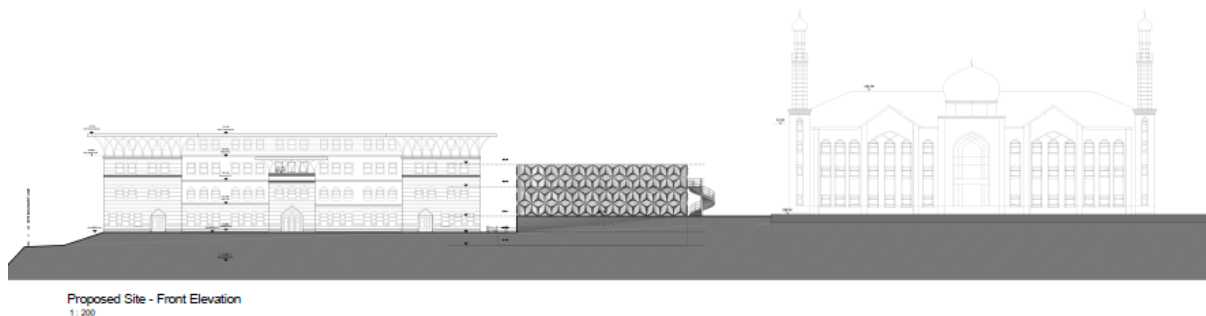
3.5.7 The overall size and form of the new building is driven by the functional requirement to accommodate sports courts to meet the needs of the schools



operating from the site. Whilst utilitarian, the new structure is enhanced by the external facades having perforated metal architectural screening, “*comprising of a single panel type tessellated across the façade, with a perforated architectural screen/mesh juxtaposed to create visually interesting layered architecture*” (section 3.1 of submitted Design and Access Statement). It is considered that the façade treatment serves to add visual interest to the building and ensures it makes a positive contribution to the overall street scene.



Images of the proposed building set in the context of its surroundings, and proposed material:



Extract from proposed front site elevation drawing received 29<sup>th</sup> July 2020:

3.5.8 In summary, the design and visual appearance of the development harmonises effectively with the Islamic architecture of existing buildings on the site, forming a sympathetic yet contemporary addition to the larger school campus. Design is therefore considered acceptable, in accordance with policy 11 and CS16.

#### 3.5.9 Residential Amenity:

Policy 8 (part ii) of the Local Plan Part 2 requires developments to secure satisfactory amenity levels for surrounding residents and future occupants, with reference to matters including privacy, relationship of buildings, light and noise.

3.5.10 With regard to the relationship between buildings, it should be noted that the Council does not have any prescribed minimum separation distances between dwellings and community buildings, such as schools. However, minimum distances of 21m between habitable room windows of 2 storey dwellings are identified within the residential design guide. An additional 3m separation should be provided for every storey difference in height created by design or land level differences. The new structure would be circa 26m from the nearest residential property at no.2 Moss Gate. Thus the separation is comparable to the requirements of the residential design guide and would indicate that there would be no detriment to amenity standards arising from loss of privacy/overlooking and the relationship between buildings.

3.5.11 The main threat to the loss of amenity for surrounding uses is related to noise from users of the new playing courts. Members will note that the petition of support for the application dismisses noise concerns. Nonetheless the application is supplemented by a noise report and a supplementary noise

report produced to address initial concerns offered by the Council's Public Protection team.

3.5.12 The reports confirm that the neighbouring properties to the north of the site already experience children playing on the existing facility and many of the households are involved with the school and the mosque. Previous monitoring undertaken by the applicant's consultant along with a literature review have identified typical sound levels from sports facilities including five-a-side, hockey and large football pitches identifying a worse-case sound level.

3.5.13 Utilising the above sound level's the impact on the nearby properties has been identified and shown to be above those levels typically used by Lancashire authorities and detailed previous in earlier reports. As such additional measures have been incorporated into the design in the form of an 8mm transparent Perspex sheet, Rw 32dB to reduce the impact of the site on the neighbouring properties. The sheeting is proposed along the end façade facing the properties and over 50% of the side walls to the ground and first floor levels. This sheeting will reduce the impact to below that recommended and is also likely to improve the current situation and use of the area and lower the sound levels further. As such, the development will result in a No Observe Effect on the future residents in line with the Noise Policy Statement for England. Subject to those requirements the development will meet the objectives of the National Planning Policy Framework in ensuring that no significant adverse impact is experienced by the future residents. The development is therefore considered to be acceptable in terms of noise.

3.5.14 The Public Protection team have removed their noise based objection to the proposal subject to the following conditions;

- The multi-storey MUGA acoustic barrier proposed by the applicant shall be installed in accordance with the details provided in the 'Acoustic Assessment for a proposed playing courts at Rawdhatul Uloom, Moss Street, Blackburn, BB1 5JT'.dated March, 2021(Revised) – Report No. 2002-3.
- Hours of use restriction limited to 9am to 9pm, daily

3.5.15 The Public Protection team have also identified the need to address the potential loss of amenity to neighbouring premises due to light spilling from the development. The applicant has submitted a light report, though the document does not provide full details of the precise location and illuminance of the new lighting and it is therefore necessary to control lighting via a suitably worded condition.

3.5.16 Further conditions relating to; dust management during construction, construction hours restriction and standard land contamination conditions are also to be imposed. Subject to those requirements the development is considered to safeguard appropriate amenity standards for neighbouring uses and future occupants, and thus compliance with Policy 8 is achieved.



### 3.5.17 Highway Issues:

Local Plan Policy 10: Accessibility and Transport, is the principle consideration in terms of highway issues. Amongst other considerations the policy requires development to be accessible by sustainable modes of transport and the parking needs of the development, in accordance with the Council's adopted standards, to be met

3.5.18 The site currently accommodates parking for both the boys and girls schools, as well as the mosque. Having reviewed the application details for the development of the girls' school (application 10/13/0557) it is noted that the case officer at the time identified an overall requirement across the site of 106 spaces based on the Council's adopted parking standards. The provision of 107 spaces was ultimately accepted; 62 permanent and 45 temporary spaces within the sport courts.

3.5.18 The submitted transport statement indicates that the overall parking requirement for the site will remain unaltered given the proposed development will replace the existing playing courts and will primarily be for use by the existing boys and girls' schools within the site.

3.5.19 The initial submission failed to adequately detail where the replacement parking will be provided to meet the shortfall created by the loss of the existing 45 space overspill spaces within the playing courts. This prompted initial objection from the highway officer. The amended site plan provided February 18<sup>th</sup> 2021 details the provision of 15 permanent parking spaces on the area of hardstanding to the west of the site, adjacent to the side of the existing boy's school building. A further 30 spaces are shown to be provided on a temporary basis within the ground floor of the new playing courts.

3.5.20 The proposed parking would amount to a net loss of 2 spaces from the current level of provision. However, given that the assessment of the 2013 application on the site indicated an overprovision of 1 space the net position is in fact a deficit of 1 space from the adopted parking standards. Given the lack of any identified issues arising from the existing use of the site it is reasonable to conclude that the shortfall of 1 space will be without detriment to highway safety interests.

5.3.21 Notwithstanding the above, the highway officer has offered concern that the proposed layout of temporary parking spaces fails to provide for adequate manoeuvring for vehicles, which could be to the detriment of highway safety. It is proposed to address this issue by imposing a condition requiring a scheme for marshalling of the parking area to be agreed. This form of condition has been successfully imposed on other mosque developments within the borough previously. It is also necessary to impose a condition to ensure that the overspill parking area remains available for use during Friday Jumma Prayer in perpetuity.

5.3.22 Subject to the application of the suggested marshalling condition, the requirement to retain the overspill parking option in perpetuity and the

standard construction methods condition, the proposal is considered to meet the requirements of Policy 10 of the Local Plan

#### 5.3.23 Other Technical Issues:

The Council's drainage team have offered no objection to the application, subject to the use of a condition requiring a surface water scheme to be agreed prior to the commencement of development

5.2.24 The application initially prompted a holding objection from Network Rail due to the close proximity of a rail line to the south of the site and the possibility for conflict to arise due to the construction of the development. The applicant has worked directly with Network Rail to alleviate those concerns and the objection has since been lifted.

## **4.0 RECOMMENDATION**

### **4.1 APPROVE subject to the following conditions**

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

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

2. Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in complete accordance with the proposal received 5<sup>th</sup> February 2021 and with the following drawings / plans / information: (to be added).

REASON: For the avoidance of doubt and to clarify which plans are relevant to the consent.

3. Prior to the commencement of development hereby approved, the developer must submit to the Local Planning Authority for written approval:
  - i) A comprehensive desk study report, including a preliminary conceptual site model (CSM) in text, plan and cross-section form. Where necessary, detailed proposals for subsequent site investigation should also be included, clearly based on the CSM.
  - ii) Findings of the approved site investigation work (where necessary), including an appropriate assessment of risks to both human health and the wider environment, including water courses, from contaminants in, on or under the land (including ground gas). If unacceptable risks are identified, a remedial options appraisal and detailed remediation scheme should be presented, along with an updated CSM. No deviation shall be made from this scheme without the written agreement from the Local Planning Authority.

REASON: To ensure that all reasonable steps have been taken to identify contamination at the site and to prevent unacceptable levels of water pollution, in accordance with Policy 8 of the adopted Blackburn with Darwen Borough Council Local Plan Part 2.

4. Prior to the occupation of the development hereby approved, a comprehensive Validation Report shall be submitted to and approved in writing by the Local Planning Authority. The Validation Report shall demonstrate effective remediation in accordance with the agreed remediation scheme and updated CSM. All the installed remediation must be retained for the duration of the approved use, and where necessary, the Local Planning Authority should be periodically informed in writing of any ongoing monitoring and decisions based thereon.

REASON: To ensure that all reasonable steps have been taken to identify contamination at the site, that the risks it presents have been appropriately assessed, and that the site can be made 'suitable for use', as such, does not pose a risk to future users of the site or the wider environment, in accordance with Policy 8 of the adopted Blackburn with Darwen Borough Council Local Plan Part 2.

5. Should contamination be encountered unexpectedly during redevelopment, all works should cease, and the LPA should be immediately informed in writing. If unacceptable risks are identified, a remedial options appraisal and detailed remediation scheme should be presented, and agreed in writing by the LPA. No deviation shall be made from this scheme without the written express agreement of the LPA.

REASON: To protect the health of future occupiers of the site; in accordance with Policy 8 of the adopted Blackburn with Darwen Borough Council Local Plan Part 2.

6. The construction of the development hereby permitted shall only take place between the hours of 08:00 and 18:00 Monday to Friday, 09:00 to 13:00 on Saturdays and not at all on Sundays or Bank Holidays.

REASON: To protect the amenity of residents, in accordance with Policy 8 of the Blackburn with Darwen Borough Local Plan Part 2.

7. Earthworks and construction activity shall not commence until a dust management plan submitted by the developer has been agreed in writing with Blackburn with Darwen Borough Council. The agreed dust management plan shall be implemented for the duration of the earthworks and construction activity at the site.

REASON: To mitigate the impact of the development upon air quality, in accordance with the requirements of Policy 8 of the Blackburn with Darwen Borough Local Plan Part 2

8. Notwithstanding the submitted details, prior to first use of the building hereby approved, an internal and external lighting scheme shall be submitted to and approved in writing by the Local Planning Authority. The development shall be in accordance with the agreed details.

REASON: To safeguard the amenity of neighbouring occupants in accordance with the requirements of Policy 8 of the Blackburn with Darwen Borough Local Plan Part 2

9. The use of the development hereby approved shall not occur until the acoustic barrier detailed within Appendix A of the submitted document 'Acoustic Assessment for a proposed playing courts at Rawdhatul Uloom, Moss Street, Blackburn, BB1 5JT'.dated March, 2021(Revised) – Report No. 2002-3, received 23<sup>rd</sup> March 2021, has been installed. The acoustic treatment shall remain in perpetuity.

REASON: To safeguard residential amenity standards, in accordance with the requirements of Policy 8 of the Blackburn with Darwen Borough Local Plan Part 2

10. The use of the playing courts hereby approved shall be limited to 9am to 9pm, daily.

REASON: To safeguard residential amenity standards, in accordance with the requirements of Policy 8 of the Blackburn with Darwen Borough Local Plan Part 2

11. Prior to commencement of the development, a foul and surface water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall ensure that foul and surface water is drained on separate systems. The surface water drainage scheme shall be based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions (inclusive of how the scheme shall be managed after completion). 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 and, unless otherwise agreed in writing by the Local Planning Authority, no surface water shall discharge to the public sewerage system either directly or indirectly.

REASON: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution, in accordance with Policies 9 and 36 of the adopted Blackburn with Darwen Borough Council Local Plan Part 2.

12. Prior to first use of the development hereby approved, a Surface Water Management and Maintenance Scheme shall be submitted to and approved by the Local Planning Authority. The scheme shall provide for:

- a) The arrangements for adoption by an appropriate public body or statutory undertaker;
- b) Arrangements concerning appropriate funding mechanisms for its on-going maintenance of all elements of the sustainable drainage system (including mechanical components), including:
  - i) on-going inspections relating to performance and asset condition assessments
  - ii) operation costs for 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;
- c) Means of access for maintenance and easements where applicable.

The approved scheme shall be adhered to in perpetuity.

REASON: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution, in accordance with Policies 9 and 36 of the adopted Blackburn with Darwen Borough Council Local Plan Part 2.

13. Prior to commencement of the development hereby approved, a Construction Method Statement shall be submitted to, and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
- I) the parking of vehicles of site operatives and visitors
  - II) loading and unloading of plant and materials
  - III) storage of plant and materials used in constructing the development
  - IV) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
  - 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

REASON: In order to avoid the possibility of the public highway being affected by the deposit of mud/or loose materials which could create a potential hazard to road users, in order to protect the amenity of the occupiers of the adjacent properties, in order to protect the visual amenities of the locality and to comply with Policies 8 and 10 of the Blackburn with Darwen Borough Local Plan Part 2

14. The overspill parking area detailed on site plan drawing no. BB263-100-C, received 18<sup>th</sup> February 2021, shall remain available in perpetuity for users of the mosque within the site for Friday Jumma Prayer.



REASON: To ensure appropriate parking provision and safeguard highway safety interests, in accordance with Policy 10 of the Blackburn with Darwen Local Plan Part 2

15. Notwithstanding the submitted details and prior to the first use of the development hereby approved a scheme detailing how the overspill parking on drawing no. BB263-100-C, received 18<sup>th</sup> February 2021, is to be marshalled, shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be undertaken in accordance with the agreed details.

REASON: To safeguard highway safety interests, in accordance with Policy 10 of the Blackburn with Darwen Local Plan Part 2

16. Notwithstanding the submitted details, prior to the commencement of development a sample of the proposed cladding system and its colour shall be submitted to and approved in writing by the Local Planning Authority. The development shall be in accordance with the agreed details.

REASON: In the interests of visual amenity, in accordance with the requirements of Policy 11 of the Blackburn with Darwen Local Plan Part 2

17. Notwithstanding the submitted details, prior to construction of the spiral staircases detailed on drawing no. BB263-202-A, received 18<sup>th</sup> November 2020, a sample of the proposed colour shall be submitted to and approved in writing by the Local Planning Authority. The development shall be in accordance with the agreed details.

REASON: In the interests of visual amenity, in accordance with the requirements of Policy 11 of the Blackburn with Darwen Local Plan Part

## **5.0 PLANNING HISTORY**

- 5.1 The following applications affect the application site. All have been approved;
- 10/91/0732 - Islamic academy with Mosque & living accommodation (outline)
  - 10/93/0495 - 3 storey Islamic Academy (reserved matters)
  - 10/94/0829 - Islamic academy (phase 1)
  - 10/00/0751 - 4 storey Mosque
  - 10/05/0361 - 2 storey link building between Mosque and boys academy
  - 10/13/0557 - Girls boarding school

## 6.0 CONSULTATIONS

- 6.1 Public Consultation: 50 neighbouring properties have been individually consulted by letter, site notices displayed and a press notice issued. No objections have been received. A petition containing 19 signatures was received in support of the proposal on the 23<sup>rd</sup> February 2021 and presented to the March 2021 Planning Committee.

The petition sets out the signatories support for the application on the following grounds;

- The existing open court is an inadequate outdoor facility. Students currently play on an open court and within the car park
- Current noise levels are minimal
- The new facility will minimise/muffle the noise and students will no longer need to play within the car park, which is in closer proximity to dwellings
- The ground floor level will be utilised for overspill parking during Friday prayers and will be managed by trained marshals
- The design of the new facility would be a great architectural contribution to our local area
- In summary, as immediate residents, we fully support the scheme and will not be affected by the potential amenity issues raised on behalf of us.

- 6.2 Highways: Initial concern that the development would remove existing overspill parking that serves the on-site mosque during Friday Jumma Prayer. The amended site plan received 18<sup>th</sup> February 2021 details the provision of 15 permanent spaces on hardstanding to the west of the building and an additional 30 temporary spaces within the lower ground floor of the playing courts. This represents a net reduction of 2 spaces from the current provision.

Concerns related to the accessibility of the new temporary spaces within the court, though this could be addressed through appropriate marshalling. Retention of the overspill parking for use by the mosque during Friday Jumma Prayers shall be required in perpetuity

Suggested conditions; construction methods to be agreed; retention of overspill parking and marshalling scheme to be agreed

- 6.3 Environmental Services (Cleansing): No objection

- 6.4 Public Protection: No objection subject to conditions relating to the following;

- Restriction of construction hours to; 8am to 6pm - Monday to Friday, 9am to 1pm – Saturday. No site operations on Sunday or Bank Holidays.
- The multi-storey MUGA acoustic barrier proposed by the applicant shall be installed in accordance with the details provided in the 'Acoustic Assessment for a proposed playing courts at Rawdhatul Uloom, Moss Street, Blackburn, BB1 5JT'.dated March, 2021(Revised) – Report No. 2002-3.
- Scheme for dust management during construction to be agreed

- Flood lighting scheme to be agreed
- Standard land contamination conditions
- Hours of use restricted to; 9am to 9pm daily.

6.5 Drainage: No objection subject to a suggested conditions requiring; foul and surface water drainage scheme to be agreed prior to commencement of development; and a scheme for future management and maintenance of the surface water drainage to be agreed.

6.6 Network Rail: Initial holding objection to ensure development and construction does not compromise rail assets to the south of the site. Following dialogue between the applicant and Network rail the objection has been removed

6.7 Canal & River Trust: No comment

**7.0 CONTACT OFFICER: Martin Kenny, Principal Planner**

**8.0 DATE PREPARED: 4<sup>th</sup> June 2021**