

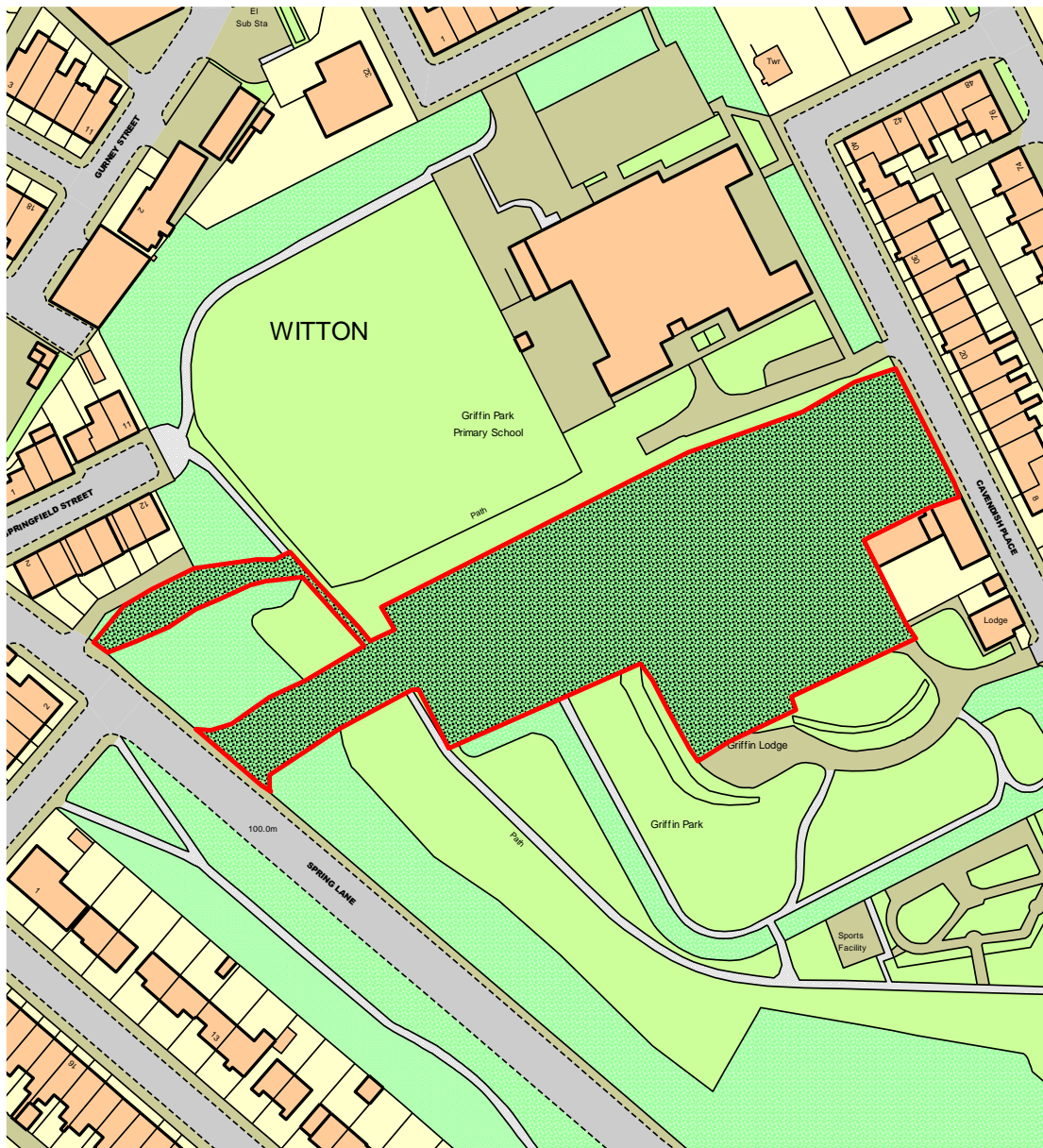
Proposed development: Restoration, refurbishment and extensions to Griffin Lodge for use as a primary care centre – Use Class E(e), including associated external works, car parking and vehicular and pedestrian access – Full Planning Application (10/21/1301) and Listed Building Consent (10/21/1306)

Site address: Griffin Lodge, Cavendish Place, Blackburn, BB2 2PN

Applicant: Assura Medical Properties Ltd

Ward: Mill Hill & Moorgate

**Councillor Jim Smith
Councillor Damian Talbot
Councillor Julie Gunn**



1.0 SUMMARY OF RECOMMENDATION

- 1.1 The proposed developments are both recommended to be granted planning permission, subject to the conditions and informative notes detailed in Section 5.

2.0 KEY ISSUES/SUMMARY OF PLANNING BALANCE

- 2.1 These applications are presented to the Planning and Highways Committee, in accordance with the Council's Scheme of Delegation, and given that the application site is within Council ownership. A number of objections have also been received from members of the public. The comments made principally concern the nature of the proposed use, the potential for elevated levels of congestion to occur locally, parking provision, tree loss, and the potential for the proposals to be harmful to local wildlife. A number of supporting comments have also been received given the provision of enhanced medical care facilities and the proposed renovation of a derelict building. A summary of the public comments made is detailed below in Section 7.16.
- 2.2 The proposed developments have been publicised through letters to residents and occupants of the nearest 229 adjacent properties, on 24th November 2021. 3 site notices were also displayed outside of the site, at the proposed entrance point and on adjacent streets, on 19th January 2022. In addition, a number of consultations have taken place with neighbours and consultees upon the receipt of amended/updated information, including renotifying all 229 adjacent properties, on 11th March 2022. This was due to the submission of an amended Location Plan enabling additional landscaping measures to be provided.
- 2.3 The Council's development plan supports new medical developments and associated works, provided they constitute sustainable development, and accord with the development plan when taken as a whole.
- 2.4 The proposed developments involve the restoration and refurbishment of the currently derelict Grade II listed Griffin Lodge for use as a primary care centre – Use Class E(e). In support of the conversion, a predominantly two-storey extension is proposed to the east elevation together with various associated external works, car parking provision for around 103 vehicles, a new vehicular access point from Spring Lane and pedestrian access points from various surrounding streets.
- 2.5 On balance, the proposals would be satisfactory from a technical point of view, with all issues having been addressed through the application process, or capable of being controlled or mitigated through appropriately worded planning conditions.
- 2.6 The key issues to be addressed in determining this application are as follows;
- Establishing the principle for development
 - Ensuring the design and layout of the proposals are acceptable
 - Establishing impacts on designated heritage assets

- Safeguarded the residential amenities of the immediate neighbours
- Ensuring adverse impacts on the local highway network are avoided
- Ensuring adequate parking provision supports the development
- Assessing and mitigating impacts in the way of tree loss
- Ensuring impacts on local ecology are appropriately minimised
- Finalising the drainage systems to be installed
- Assessing the potential for ground contamination
- Minimising the impacts of the development on air quality
- Ensuring crime prevention is optimised

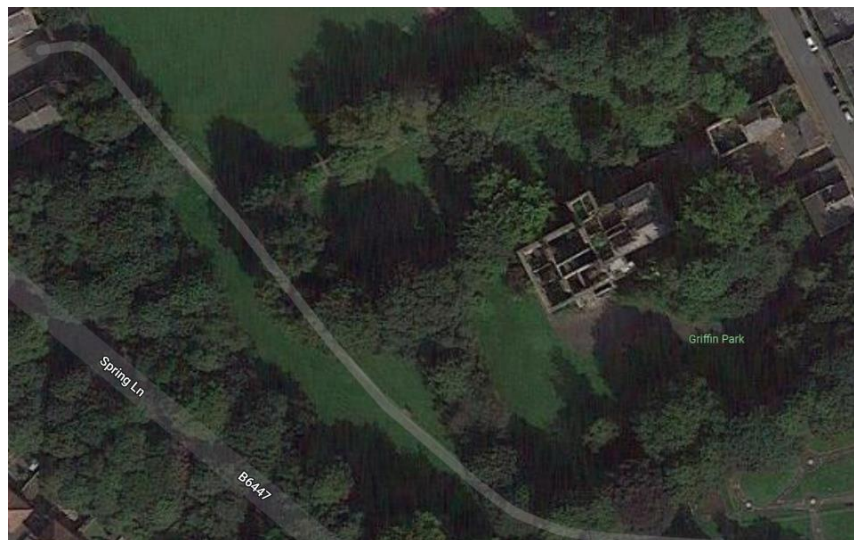
3.0 RATIONALE

3.1 Site and Surroundings

3.1.1 As detailed above, the application site is a Grade II listed building that is currently fire damaged and derelict. The former manor house is located within the defined Inner Urban Area of Blackburn, the Griffin Conservation Area and the Griffin Park Green Infrastructure allocation. The site is also positioned central to Griffin Park, which is publicly accessible parkland.

3.1.2 A derelict Coach House is positioned to the east of the Lodge, which does not specifically form part of these development proposals. Dwellings surround to two sides with a school positioned directly to the north and further parkland to the south.

Figure One – Satellite Image of the Site (taken 2022)

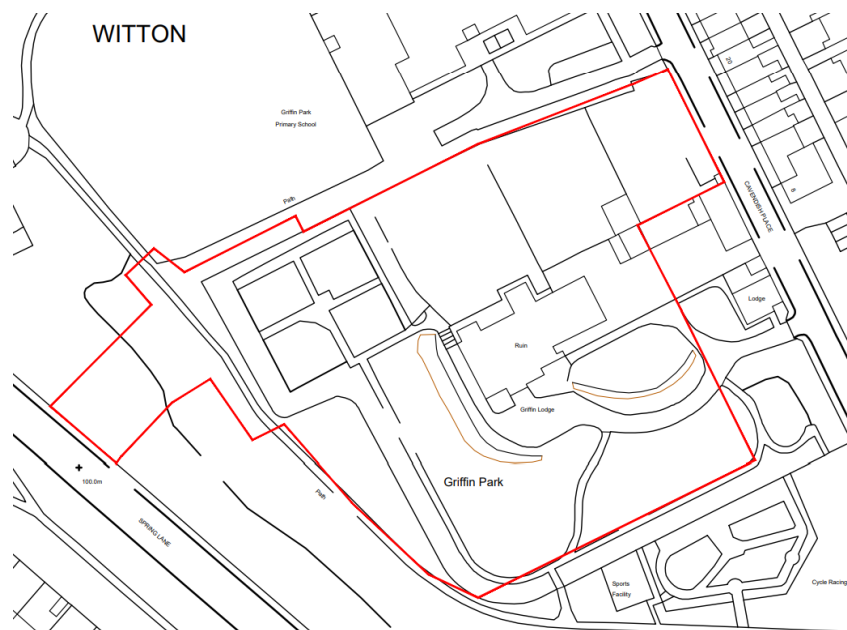


3.1.3 Discounting the access arrangements, the site covers an area of circa 2.5 acres and it has an irregular shape. A number of mature trees currently intersperse the site of varying quality. Red brick boundary walls also line areas of the site, which define previous landscape features and formal garden areas attributed to its former use as a manor house. An existing vehicle access point is also in place from Cavendish Place alongside various pedestrian access points.

Figure Two– Site Plan (1893)



Figure Three – (amended) Location Plan Showing the Extent of the Site and Location of the Proposed Access Point from Spring Lane



3.1.4 Griffin Lodge is a mid-Victorian gentleman's residence built for Thomas Dugdale in 1853. The principle building has a red brick construction with dressed stone detailing to its windows, eaves and plinths, with a later substantial service wing to east side. The main range is a two-storey 3 bays range with central porch and projecting front bay. The Lodge was vacated as a museum in 2006 and has since suffered from vandalism together with significant fire damage in 2013/14. It is currently derelict with minimal roof structure, thereby being exposed to the weather. Very little of the interior remains intact aside from structural partition walls and chimney stacks.

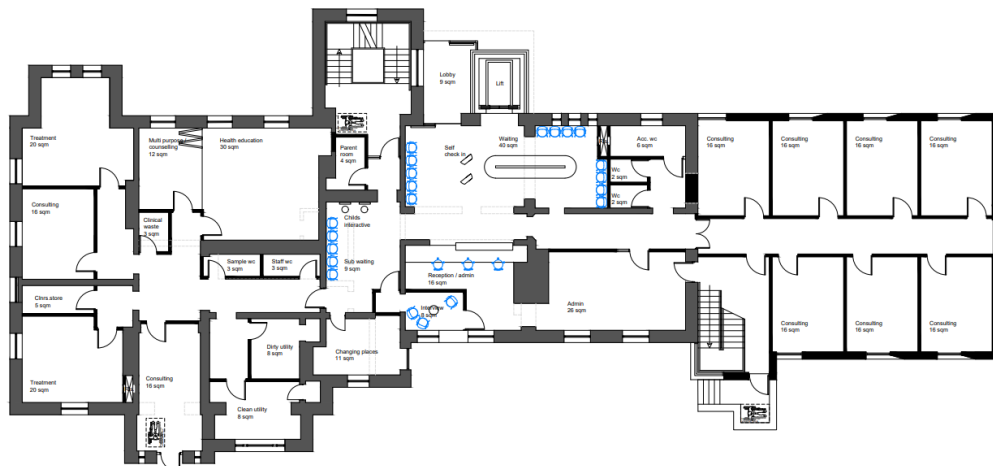
Figure Four – Drone Photo Showing Derelict Condition of the Lodge



3.2 Proposed Development

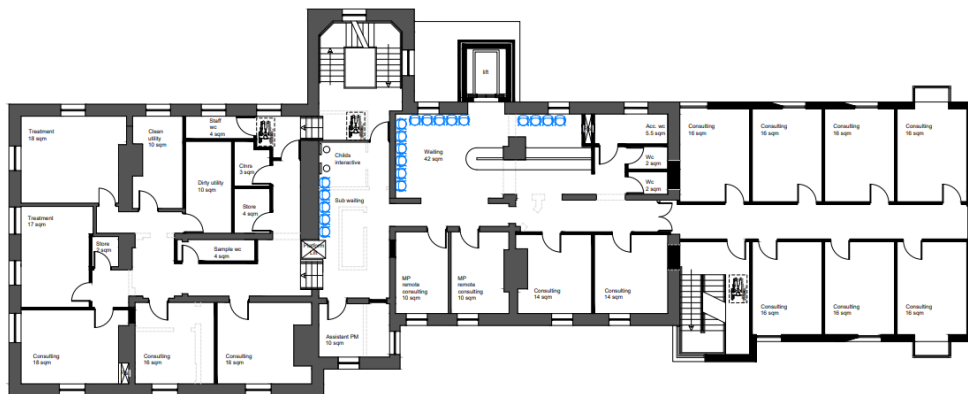
- 3.2.1 As detailed above, this report covers two separate planning applications for the same development proposals. Both Full Planning Permission (10/21/1301) and Listed Building Consent (10/21/1306) is sought for the implementation of various works to restore and refurbish the Lodge to form a primary care centre – Use Class E(e).
- 3.2.2 The proposed development seeks to agglomerate three existing GP surgeries into one, and provide additional patient capacity to secure the long term needs of the local community. The existing surgeries to be relocated are Witton Medical Centre, Redlam Surgery and Limefield Surgery.
- 3.2.3 The supporting information states that 21 consulting rooms would be provided including dedicated remote consulting space, 4 treatment rooms, a health education room and a conference room. A number of supporting offices would also be provided amongst other associated ancillary uses.

Figure Five – Proposed Ground Floor Plan



GROUND FLOOR

Figure Six – Proposed First Floor Plan



FIRST FLOOR

3.2.4 In support of the conversion, a predominantly two-storey extension is proposed to the east elevation, within the existing enclosed courtyard area. A small part of the extension would also rise to the second floor level providing access by a stairwell. The extension would have a footprint of circa 182 square meters. The main flat roof would have a height of 8.2m with the taller part rising up to 10.5m. A narrow lift shaft would be formed to the north elevation with a small lobby area formed at ground floor level connecting the shaft with an existing rear outrigger, which is to house the main stairwell.

Figure Seven – Proposed Front Elevation Plan



3.2.5 Red bricks, reconstituted stone and grey aluminium cladding would all be used in varying quantities for the proposed extensions. A number of maintenance works would also be implemented to the fabric of the Lodge with the use of matching brick and stone. Any new windows installed within the existing building would be of a traditional style with white aluminium frames proposed. Any windows installed within the proposed extensions would have grey aluminium frames. Slate effect tiles would be applied to the new pitched roof with reconstituted stone parapet details applied to the roofs of the extensions.

Figure Eight – CGI Image of Proposed Rear Elevation and Carpark



3.2.6 To the north of the Lodge a 103 space carpark would be formed, including 10 disabled spaces, a drop-off/delivery bay, motorcycle parking and 7 electric vehicle charging points. Access to the carpark would be gained via a newly formed access point from Spring Lane to the west. The access point would have a dedicated footway along the south side with a pedestrian crossing linking the existing footway from Springfield Street to the north. Supplementary landscaping is also proposed around the newly formed access point, within the carpark and as part of the parkland to the south of the Lodge.

Figure Nine – Amended Proposed Site Plan



3.3 Case Officer Site Photos



3.4 Development Plan

3.4.1 Local Plan Part 2 (adopted December 2015)

- Policy 1: The Urban Boundary
- Policy 2: The Inner Urban Boundary
- Policy 7: Sustainable and Viable Development
- Policy 8: Development and People
- Policy 9: Development and the Environment
- Policy 10: Accessibility and Transport
- Policy 11: Design
- Policy 36: Climate Change

- Policy 38: Green Infrastructure
- Policy 39: Heritage
- Policy 40: Integrating Green Infrastructure with New Developments

3.4.2 BwD Parking Standards

- D1: Medical and Health Facilities – 1 car space per 2 staff plus 3 per consulting room

3.4.3 Conservation Areas Supplementary Planning Guidance (SPG)

3.4.4 Listed Buildings Supplementary Planning Guidance (SPG)

4.0 ASSESSMENT

4.1 Principle of Development

4.1.1 As detailed, above, the site is positioned within the defined Inner Urban Boundary for Blackburn. The site is in a sustainable location for the proposed development with regular public transport links within walking distance. Both Policies 1 and 2 are generally supportive of all development proposals within such areas, provided they are compliant with other relevant policies in the development plan.

4.1.2 Concerns have been raised in public comments given the existing presence of a number of doctor's surgeries in the local area. However, as detailed above this facility would merge the patients of three surgeries, which will assumedly be used for different purposes moving forward. The proposed development is therefore acceptable in principle, in accordance with Policies 1 and 2.

4.1.3 In accordance with the presumption in favour of sustainable development detailed in the Framework, and Policy 7, development proposals should proceed without delay, unless impacts which significantly and demonstrably outweigh the benefits of the proposal are identified; subject to assessment of the following matters;

4.2 Green Infrastructure (GI)

4.2.1 As detailed above, the site is within the Griffin Park GI allocation. Policy 38 states that the Council's overall objective in relation to GI is to develop a more connected network of open spaces. Those requirements are reinforced with a number of specific requirements that are detailed as part of Policy 40. Obligations regarding the need to retain and enhance existing ecological and landscape features on the site are detailed alongside the need to create new areas of trees and woodland, where achievable.

4.2.2 When assessing development proposals that involve the partial loss of land identified as GI, the relevant requirements of Policy 9 must also be taken into account, which include the following obligations;

- i) The development can be accommodated without the loss of the function of the open space;
- ii) The impact can be mitigated or compensated for through the direct provision of new or improved green infrastructure elsewhere, or through the provision of a financial contribution to enable this to occur, or;
- iii) The need for or benefits arising from the development demonstrably outweigh the harm caused, and the harm has been mitigated or compensated for so far as is reasonable.

4.2.3 When assessing impacts on the function of GI, it is noted that a relatively large part of the allocation would be lost to the proposed access road and carpark, which would arguably compromise its function to a certain extent. That said, the public benefits arising from these proposals are significant through the provision of upgraded public medical facilities for a large catchment area. Moreover, the proposals would enable the renovation of a listed building, which is currently derelict and blights the aesthetical character of the allocation together with immediate area generally.

4.2.4 When those factors are considered collectively, the benefits arising from the proposals would demonstrably outweigh the harm caused to the function of the GI. Supplementary landscaping is also proposed around various areas the site, which is covered in a greater level of detail in subsequent sections of this report, thereby further compensating for any harm caused to the GI allocation. The proposed development is therefore acceptable in relation to GI, in accordance with Policies 38 and 40, together with the relevant requirements of Policy 9.

4.3 Design and Visual Amenity

4.3.1 The site is a standalone element architecturally and in a poor state of repair. Any development proposals at this site would therefore provide some profound visual design benefits. In general terms, Policy 11 requires all development proposals to represent a good standard of design through demonstrating an understanding of the site's wider context and making a positive contribution to visual amenity.

4.3.2 The Lodge was built in the 1850s and its style is typical of that era. Remedial works are required to improve the building's integral fabric and materials matching those of the existing building are proposed within the elevations. Artificial slates are proposed for the new roof and natural slates would be the preferred option. Equally, timber windows would be the preferred option within the Lodge given its age. That said, the extensive costs required to renovate the building are acknowledged and the use those materials would be acceptable for these proposals, on balance.

4.3.3 The proposed extensions would appear appropriately subservient in scale to the existing building and they would not upset its visual balance to a detrimental extent. They would have a contrasting contemporary style in relation to the vernacular form of the Lodge yet such a style can be justified in the broader context of these proposals. Any materials used in their elevations would

appropriately complement the appearance of the Lodge with reference to colour schemes.

- 4.3.4 A number of conditions are recommended to control the quality and finish of any walling and roofing materials to be used alongside the windows, doors and rain water goods to be installed. Such conditions are necessary in order to ensure a satisfactory form of development is achieved. In addition, a condition is recommended to ensure the development is landscaped in accordance the amended landscaping strategy submitted during the course of the application. Such a condition is necessary in order to ensure the development positively integrates with its surroundings.
- 4.3.5 Subject to compliance with those conditions, the proposed development would be acceptable in relation to design and visual amenity, in accordance with Policy 11.

4.4 Designated Heritage Assets

- 4.4.1 As detailed above, the Lodge is a Grade II listed building that is located within the Griffin Conservation Area. Both are designated heritage assets. Policy 39 requires all development proposals that have the potential to affect any designated heritage asset, either directly or indirectly, including by reference to their setting, to sustain or enhance the significance of the asset. Development that will negatively impact upon the significance of an asset will only be permitted where the impact is outweighed by the public benefits arising from the development.
- 4.4.2 It is clear that the Lodge is in a perilous and poor condition at present. Regardless of its current state, the aesthetic and historic values of the Lodge are moderately significance. The adjacent range of outbuildings including a Coach House are also of value and contribute positively to the wider setting within the extensive parkland. Clearly in this context, the proposed re-use of the building should be supported as this will safeguard the key significance of the former residence, and in doing so help preserve the setting with the adjacent barns/coach house and its relationship with the landscaped gardens. This meets the core objectives of Policy 39, thereby providing a substantial public benefit.
- 4.4.3 Set against this benefit are the changes required to the building and wider site. The biggest intervention to the building (and the significance) is the addition of the side extension, which would attach to the service wing. The form and detailing of the addition has been appraised at length through pre-application discussions. The join between the two buildings is a new flat roofed three-storey link that houses the staircase and is faced in contrasting material (artificial stone cladding), which itself joins onto the lower two-storey brick addition incorporating a simpler rectangular form with parapet details and a flat roof. A similar stair tower is proposed at the rear (north side of the original building) to improve access to the upper level treatment rooms.

- 4.4.4 Visually, whilst the new addition is relatively significant in scale, it is sensitively located and its design provides a clear distinction between the Lodge. The stepped down scale helps form a natural continuation of the service wing. Importantly the extension will not dominate the main views of the front (south elevation) of the Lodge when viewed from the southern garden. The other changes including fabric repairs to the existing brickwork and stonework and roof can be viewed as being positive work. However, the preferred option would be the use of natural slate for the roof and traditional timber sliding sash windows. The use of non-traditional detailing for these elements would have an impact on the authenticity of the retained property.
- 4.4.5 The other significant intervention is the provision of the carpark and the relocated access off Spring Lane. Visually, whilst attempts have been made to break the expanse of the carpark it will undoubtedly be seen as a substantial change in the appearance of the north side of the site in close context to the listed building. The removal of garden walls on this part of the site will result in some further low level loss of significance.
- 4.4.6 That said, the location is at the rear of the listed building away from the main elevation and is probably the best (least damaging) location available with regard to the setting. It will also provide an ability to gain a whole 360 degree appreciation of the building. Linked to this is the provision of the new access which involves the removal of a number of mature trees and a section of existing frontage wall. The new section of roadway will be highly noticeable and will cause some harm to the value provided by the enclosed nature of the parkland setting.
- 4.4.7 Overall, the aspects of the proposals highlighted above will, when combined, cause some level of harm (low to moderate), which should be viewed as being 'less than substantial' harm. Under Policy 39, less than substantial harm can be weighed against the public benefits of the proposal, which includes securing an optimum viable use. Clearly the benefits generated by the new use including the repairs to the existing 'at risk' building carry considerable weight in that balancing exercise. The conclusions expressed in the Heritage Assessment are wholly acknowledged. They appraise the benefits gained by safeguarding the future of the building and would in this instance outweigh the less than substantial harm caused to its historical significance.
- 4.4.8 With reference to impacts on the conservation area, given the central building within in the area is in a poor and degraded state, which has a detrimental impact upon the appearance of the area generally, the Griffin Park CA has a low level of historical significance at present. As identified above, the provision of the large carpark, north of the Lodge and creation of the new access and section of roadway will all have a detrimental impact on the immediate setting of the Lodge and the wider landscaped garden environment, which is a key characteristic of the area.
- 4.4.9 That said, the impact of such works on the character and appearance of the area would be moderate. Set against this level of harm are the benefits generated by the repair and re-use of the building. Given the likely continued

deterioration in the condition of the building if no other solution is found, as with the impacts on the listed building, the benefits generated by the re-development scheme outweigh the loss/harm to the character and appearance of the conservation area. Conclusively, the proposals would be acceptable with reference to designated heritage assets, subject to certain matters being further controlled through conditions.

4.4.10 In addition to the conditions recommended above regarding construction materials, conditions are recommended regarding the submission of a repair methodology for any works necessary to the Lodge together with a timetable for the phasing of any works required. In order to facilitate the proposed extension, a small lean-to extension would be demolished on the west elevation of the Coach House, thereby partly exposing that elevation. A further condition is therefore recommended to agree the scope of any remedial works necessary to structurally secure that building.

4.4.11 Subject to compliance with those conditions, the proposals would ensure any harm caused to the historical significance of designated heritage assets are appropriately minimised. When those factors are considered, whilst some aspects of the proposals cause some loss of historical significance, when applying the balancing exercise detailed within Policy 39, the benefits of the proposed new use for the building and wider site outweigh the level of (less than substantial) harm. As such, the proposals would meet the statutory requirement to preserve, thereby complying with the core objectives of Policy 39 together with the guidance contained within the Listed Buildings and Conservation Areas SPG.

4.5 Arboricultural Considerations

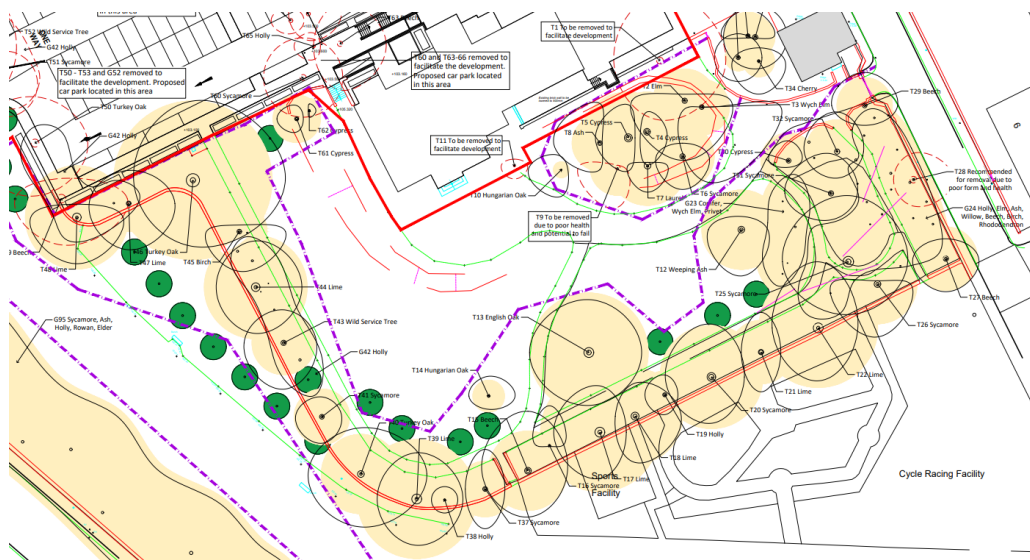
4.5.1 The site is currently interspersed with trees of varying species, ages and quality. None of the trees are protected by a preservation order yet many are afforded the same level of protection given their inclusion within the curtilage of a listed building. Policy 9 states that where development is proposed which would result in the loss of protected trees, planning permission will only be granted where the desirability of the proposed development outweighs the amenity and/or nature conservation value of the trees. If the removal of one or more trees is permitted as part of a development, a condition should be imposed that requires an equivalent number or more new trees to be planted either on or near the site. Concerns have been raised in public comments given the level of tree loss that would occur due to the development.

4.5.2 Tree loss on site has been subject to comprehensive discussions as part of pre-application advice and during the course of the application. Such matters are arguably the weakest elements of the proposals from a planning policy perspective. A comprehensive Tree Survey accompanies the application that grades the trees in terms of health and visual amenity value. Regrettably, a number of Grade A and B mature trees would be lost to the development and concerns have been raised by the BwD Arboricultural Advisor in that respect. Tree loss is almost exclusively limited to the parts of the site where the access

road and carpark are proposed and such constructions are fundamental to the operations of the proposed development.

4.5.3 Although the retention of mature trees is identified as a preference within Policy 9, there is scope to remove such trees where the benefits of the proposals outweigh the harm caused and adequate mitigation can be secured. The benefits of these proposals are significant are they are covered at length above. Moreover, as detailed above an amended Location Plan has been submitted during the course of the application that includes more parkland within the application site boundary. Such an amendment has enabled further supplementary landscaping to be included within the wider site, which was a welcomed amendment by the BwD Arboricultural Advisor. 40 semi-mature Oak, Beech and Birch would all be planted that would be in excess of 4m in height. A condition is recommended to ensure the site is landscaped in accordance with those details prior to occupation of the development.

Figure Ten – Amended Landscaping Proposals



4.5.4 In addition to the above, a further condition is recommended to agree the scope of an Arboricultural Method Statement (AMS) for a number of mature trees to be retained around the proposed access road and carpark. Those trees are identified as T46, T47, T48, T57, T58 and T59 in the submitted Tree Survey. Specific concerns have been raised by the BwD Arboricultural Advisor regarding potential damage to those trees yet the production and implementation of a thorough AMS would adequately minimise potential harm in the broader context of the proposals.

4.5.5 Subject to compliance with the aforementioned conditions, and when the significant public benefits of the proposals are taken into account, on balance, the proposals would be acceptable in relation to arboricultural considerations, in accordance with the relevant requirements of Policy 9.

4.6 Residential Amenity

- 4.6.1 As detailed above, dwellings surround to two sides and safeguarding the amenities of those neighbours is an important planning consideration. Policy 8 states that all development proposals must secure a satisfactory level of amenity and safety for surrounding uses and for occupants or users of the development itself, with reference to noise, vibration, odour, light, dust, other pollution or nuisance, privacy/overlooking, and the general relationship between buildings.
- 4.6.2 Owing to ample separation, the scale and window arrangements of the proposed extensions would not appear overbearing or cause any harmful impacts upon the privacy of the immediate neighbours. A condition is recommended to control the logistics of the construction phase in order to minimise disruptions for neighbours from that phase.
- 4.6.3 Whilst the site's internal operations are unlikely to cause any disruptions for neighbours, the size of the proposed carpark could potentially generate significant numbers of external comings and goings. A further condition is therefore recommended to control opening hours to 7am-10pm. Subject to compliance with those conditions, the proposed development would be acceptable in relation to residential amenity, in accordance with Policy 8.

4.7 Highways and Parking

- 4.7.1 The plans detail the construction of a new access road from Spring Lane and a large carpark. Those aspects of the proposals have also been subject to comprehensive discussions as part of pre-application advice and during the course of the application. Policy 10 outlines a general requirement for all development proposals to not prejudice road safety, or the safe and convenient movement of all highway users. Parking should also be provided in accordance with the BwD Parking Standards. Concerns have been raised in public comments on highways and parking grounds.
- 4.7.2 A Transport Assessment has been submitted with the application, which has been appraised at length by BwD Highways alongside the wider merits of the proposals. With reference to vehicle access arrangements, the design and layout of the proposed junction is generally deemed to be acceptable. No further details are required in relation to servicing and the frequency of vehicle movements given that positive outcome.
- 4.7.3 That said, there is a certain level of ambiguity at this stage regarding the required level of off-site works of highway improvements. A draft condition (10/21/1301 – Condition 14) is detailed below yet the wording of that condition has recently been queried by the Transport Consultant for the development. The Council is of the view that a right turn pocket within Spring Lane is fundamental to safe access arrangements yet precisely how those measures would be controlled by condition is unclear at this stage. Those requirements will therefore be covered as part of a committee update report.

Figure Eleven – Close-up of Access Detail



- 4.7.4 With reference to pedestrian access, the latest plan provided shows access points from Cavendish Place, Spring Lane and Springfield Street. Concerns have been raised by BwD Highways given the width of those access points. The submitted plans show them to be 1.8m wide and 2m would be the optimum. Those concerns have been raised with the Agent and they will be covered as part of a committee update report. There is no requirement to surface the existing footway all the way the Springfield Street as any pedestrians travelling from the northwest can simply use the main access point should a solid surface be required for movement.
- 4.7.5 With reference to parking, a slight under provision of two spaces is identified when compared with the requirements of the BwD Parking Standards. Discrepancies are also identified when comparing the provision put forward with the accumulation exercises undertaken within the submitted Transport Assessment. That said, that Agent has confirmed that the amount of parking proposed has been devised in accordance with the bespoke needs of the development, which is acceptable. The latest plan provided shows adequate provision in the way of disabled bays, motorcycle parking and cycle storage. A condition is recommended to ensure the parking and manouvering areas shown on that plan are fully constructed and marked out prior the development being brought into use.
- 4.7.6 A further condition is recommended to control the logistics of the construction phase through the submission of a Construction Method Statement. Such a condition is necessary in order to minimise disruptions on the local highway network from that phase. Subject to compliance with the aforementioned conditions, the proposed development would be acceptable in relation to highways and parking, in accordance with the relevant requirements of Policy 10.

4.8 Ecological Considerations

- 4.8.1 As detailed above, a number of mature trees would be felled through redevelopment of the site. Derelict buildings positioned adjacent to woodland also have the potential to provide nesting and roosting habitats for a number of protected species. Further requirements within Policy 9 state that all development proposals must avoid unacceptable impacts on environmental assets or interests, including habitats and species. In response to those requirements, an Ecological Survey has been submitted, which includes a Bat Survey.
- 4.8.2 Concerns have been raised in public comments given the potential for the proposals to negatively affect local wildlife. The BwD Ecological Advisor has reviewed the submitted survey and merits of the proposals as a whole. No objections have been raised yet a number of conditions have been advised in order to minimise potential harm to local ecology and protected species.
- 4.8.3 A condition is therefore recommended to ensure the relevant procedures are followed regarding the potential presence of bats within the Lodge. Either a license by Natural England should be secured regarding transporting bats off site or a statement that confirms no bats are present prior to the commencement of any development. A further condition is recommended to ensure any tree felling and pruning works are carried out in strict accordance with the measures detailed within the submitted Ecological Survey in order to minimise harm to bats.
- 4.8.4 In addition, a condition is recommended to ensure any required tree felling and pruning works are undertaken outside of the bird nesting season, unless further survey works are undertaken that confirm a lack of presence in the way of nesting birds. A further condition is recommended to ensure any ground clearance works are carried out in strict accordance with the measures detailed within the submitted Ecological Survey in order to minimise harm to nesting hedgehogs. Finally, a condition is recommended to agree a scheme for biodiversity enhancement measures, in accordance with the comments made by the BwD Ecological Advisor.
- 4.8.5 Subject to compliance with those conditions, the proposed development would be acceptable in relation to ecological considerations, in accordance with the relevant requirements of Policy 9.

4.9 Land Contamination

- 4.9.1 The site is positioned within a predominantly residential area and the risk of land contamination is relatively low. That said, given the level of excavations required alongside the nature of the proposed end use, land contamination should be assessed and discounted accordingly. In relation to potentially contaminated sites, Policy 8 states that all development proposals should secure effective remediation. This is to ensure a safe environment can be provided for any future occupants and to ensure contamination is not displaced.

4.9.2 In response to those requirements, Phase 1 and 2 Geo-Environmental Reports have been submitted. BwD Public Protection have reviewed those reports together with the merits of the proposals as a whole. Lengthy discussions have taken place during the course of the application and some residual concerns are still applicable at this stage.

4.9.3 All three of the standard land contamination conditions are therefore recommended to be added. Any changes to those requirements will be covered as part of a committee update report. Subject to those requirements being wholly met, the proposed development would be acceptable in relation to land contamination, in accordance with the relevant requirements of Policy 8.

4.10 Flooding and Drainage

4.10.1 The site lies within a low risk area for sources of both fluvial and pluvial flooding. Policy 9 contains general requirements in the way of flood mitigation and the provision of adequate drainage systems. In response to those requirements, a Foul and Surface Water Drainage Strategy has been submitted. BwD Drainage have reviewed the submitted strategy and the merits of the proposals as a whole.

4.10.2 No objections have been raised and a condition has been advised to ensure the development is implemented in accordance with the submitted strategy, which is recommended to be added. Subject to compliance with that condition, the proposed development would be acceptable in relation to flooding and drainage, in accordance with the relevant requirements of Policy 9.

4.11 Air Quality

4.11.1 Given the size of the proposed carpark, the proposals have the potential to generate relatively significant levels of traffic movements. Policy 36 requires all development proposals to demonstrate how they have been designed to minimise contributions to carbon emissions and climate change. In response to those requirements, a condition has been advised by BwD Public Protection to ensure air quality mitigation measures are applied in the form of installing charging points for low emission vehicles.

4.11.2 The location of the charge points is detailed on the submitted proposed site plan yet the exact type of charge points to be installed is unclear at this stage. A condition is therefore recommended to finalise those details. Subject to compliance with that condition, the proposed development would be acceptable in relation to climate change and air quality, in accordance with Policy 36.

4.12 Crime Prevention

4.12.1 A number of recommendations have been made by Lancashire Constabulary regarding crime prevention and securing the building. Such requirements are detailed within Policy 8. An informative note will therefore be added to any approvals issued regarding the obligations detailed within the Secured by Design guidance for commercial developments. Subject to those requirements

being duly followed, the proposed development would be acceptable in relation to crime prevention, in accordance with the relevant requirements of Policy 8.

4.13 Summary

4.13.1 These applications seek Full Planning Permission and Listed Building Consent for the renovation and refurbishment of the Grade II listed Griffin Lodge to form a primary care centre – Use Class E(e). In support of the conversion, a number of extensions and external works are proposed alongside the construction of a carpark and new access point from Spring Lane. Subject to appropriate conditions, the proposed developments would be acceptable on all the relevant planning grounds, in accordance with the policies and guidance notes detailed in Section 3.4.

4.13.2 Section 38 of the Planning and Compulsory Purchase Act 2004 requires applications to be determined in accordance with the development plan, unless material considerations indicate otherwise. Subject to appropriate conditions, the proposals would be acceptable in principle and in terms of GI, design and visual amenity, designated heritage assets, arboricultural considerations, residential amenity, highways and parking, ecological considerations, land contamination, flooding and drainage, air quality and crime prevention.

4.13.3 The developments therefore comply with the development plan. There is a positive presumption in favour of approving the developments and there are no material reasons to object to the applications.

5.0 **RECOMMENDATION:**

That delegated authority is given to the Strategic Director of Place to approve planning permission for the Full Planning Application (10/21/1301) and Listed Building Consent (10/21/1306), subject to the following conditions and informative notes.

Full Planning Application

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 proposals as detailed on drawings: Location Plan (2017 – 90 – Revision P-02), 01-S-1055-Griffin Lodge, 2017 – 101 – Revision P-03, 2017 – 200 – Revision P-01, 2017 – 201 – Revision P-01, 2017 – 202 – Revision P-01, 2017 – 205 – Revision P-01, 2017 – 300 – Revision P-01, 2017 – 302 – Revision P-01, 2017 – 400 – Revision P-01, 1497-ESD-XX-00-X-DR-E-6901 – Revision P02, 103 – Revision B (Landscaping Proposals – 1 of 2) and 104 – Revision C (Landscaping Proposals – 2 of 2).

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

3. Prior to the commencement of any above ground works on site, details confirming the exact type of all the external materials to be used in the construction of the development hereby approved, shall have first been submitted to and approved in writing by the Local Planning Authority, as per the details shown on the approved plan '2017 – 300 – Revision P-01' . The development shall thereafter be implemented in strict accordance with the approved materials and details, unless otherwise agreed in writing.

REASON: In order to ensure a satisfactory form of development is achieved, in the interests of visual amenity and to maintain the historical significance of the listed building, and to comply with the requirements of Policies 11 and 39 of the Blackburn with Darwen Borough Council Local Plan Part 2, Site Allocations and Development Management Policies (Adopted 2015).

4. With the exception of any necessary maintenance operations, no development shall commencement on site unless and until, a repair methodology/specification for works to the building has been submitted to and approved in writing by the Local Planning Authority. The methodology/specification shall include full details of the treatment of the external fabric of the building including any re-pointing or repairs to brickwork and stonework, existing rain water goods, lead flashings and chimneys and the treatment of the interior, including finishes. The development shall thereafter proceed in strict accordance with the approved details, unless otherwise agreed in writing.

REASON: In order to ensure any repair works undertaken are implemented in a sensitive manner, in the interests of maintaining the historical significance of the listed building, and to comply with the requirements of Policy 39 of the Blackburn with Darwen Borough Council Local Plan Part 2, Site Allocations and Development Management Policies (Adopted 2015).

5. Prior to their installation, design details confirming the exact type of all the windows and doors to be installed as part of the development hereby approved, together with details of the extent of their application, shall have first been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in strict accordance with the approved materials and details, unless otherwise agreed in writing.

REASON: In order to ensure a satisfactory form of development is achieved, in the interests of visual amenity and maintaining the historical significance of the listed building, and to comply with the requirements of Policies 11 and 39 of the Blackburn with Darwen Borough Council Local Plan Part 2, Site Allocations and Development Management Policies (Adopted 2015).

6. Prior to their installation, design details confirming the exact type of all the rainwater goods to be installed as part of the development hereby approved, together with details of the extent of their application, shall have first been submitted to and approved in writing by the Local Planning Authority. The development shall

thereafter be implemented in strict accordance with the approved materials and details, unless otherwise agreed in writing.

REASON: In order to ensure a satisfactory form of development is achieved, in the interests of visual amenity and maintaining the historical significance of the listed building, and to comply with the requirements of Policies 11 and 39 of the Blackburn with Darwen Borough Council Local Plan Part 2, Site Allocations and Development Management Policies (Adopted 2015).

7. With the exception of any necessary maintenance operations, no development shall commence on site unless and until, a phasing plan of the works to the building hereby approved has been submitted to and approved in writing by the Local Planning Authority. The phasing plan shall include details of the proposed timetable for the works to the building, including the repairs to the existing listed building. The development shall thereafter be implemented in strict accordance with the approved plan, unless otherwise agreed in writing.

REASON: In order to ensure any repair works undertaken are implemented in a sensitive manner, in the interests of maintaining the historical significance of the listed building, and to comply with the requirements of Policy 39 of the Blackburn with Darwen Borough Council Local Plan Part 2, Site Allocations and Development Management Policies (Adopted 2015).

8. With the exception of any necessary demolition operations, no development shall commence on site unless and until, a repair methodology/specification for any necessary works to the west elevation of the Coach House has been submitted to and approved in writing by the Local Planning Authority. The methodology/specification shall include full details of treatments, including any re-pointing or repairs to the external fabric of the Coach House. The development shall thereafter proceed in strict accordance with the approved details, unless otherwise agreed in writing.

REASON: In order to ensure any repair works undertaken to the Coach House are implemented in a sensitive manner, in the interests of maintaining the historical significance of the adjacent building, and to comply with the requirements of Policy 39 of the Blackburn with Darwen Borough Council Local Plan Part 2, Site Allocations and Development Management Policies (Adopted 2015).

9. The development hereby approved shall not be brought into use unless and until, the supplementary landscaping measures as detailed on the approved plans '103 – Revision B (Landscaping Proposals – 1 of 2) and 104 – Revision C (Landscaping Proposals – 2 of 2)' have been implemented in their entirety. Any tree/shrub or other planting that is lost, felled, removed, uprooted, dead, dying or diseased or is substantially damaged within a period of five years thereafter shall be replaced with a specimen of a similar species and size, during the first available planting season following the date of loss or damage.

REASON: In order to ensure the development is adequately landscaped so as to positively integrate with its surroundings, in the interests of visual amenity and the setting of the listed building, and to comply with the requirements of Policies 9, 11

and 39 of the Blackburn with Darwen Borough Council Local Plan Part 2, Site Allocations and Development Management Policies (Adopted 2015).

10. With the exception of any necessary maintenance operations, no development shall commence on site unless and until, an Arboricultural Method Statement has been submitted to and approved in writing by the Local Planning Authority. The submitted statement shall include details of how harm to the trees detailed as T46, T47, T48, T57, T58 and T59 in the submitted Tree Survey – Revision B (prepared by TPM Landscape Ltd and dated October 2021) will be appropriately minimised during the construction and operational phases of the development. The development shall thereafter proceed in strict accordance with the approved statement, unless otherwise agreed in writing.

REASON: In order to minimise harm to the health of specific retained trees, in the interests of visual amenity and the setting of the listed building, and to comply with the requirements of Policies 9, 11 and 39 of the Blackburn with Darwen Borough Council Local Plan Part 2, Site Allocations and Development Management Policies (Adopted 2015).

11. The development shall be externally illuminated and implemented in strict accordance with the measures detailed on the approved plan '1497-ESD-XX-00-X-DR-E-6901 – Revision P02'. Any lighting installed must accord with the Institute of Lighting Professionals guidance document: 'Guidance Notes for the Reduction of Obtrusive Light', unless otherwise agreed in writing by the Local Planning Authority.

REASON: In order to ensure minimise the potential for light pollution to occur for neighbours, in the interests of residential amenity, and to comply with the requirements of Policy 8 of the Blackburn with Darwen Borough Council Local Plan Part 2, Site Allocations and Development Management Policies (Adopted 2015).

12. The development hereby approved shall only operate between the hours of 07:00 and 22:00, unless otherwise agreed in writing by the Local Planning Authority;

REASON: In order to minimise the potential for adverse disruptions to occur for neighbours, in the interests of residential amenity, and to comply with the requirements of Policy 8 of the Blackburn with Darwen Borough Council Local Plan Part 2, Site Allocations and Development Management Policies (Adopted 2015).

13. With the exception of any necessary maintenance operations, no development shall commence on site unless and 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 phase and it shall provide for, but not be exclusively limited to the following;

- a) The parking of vehicles of site operatives and visitors;
- b) The loading and unloading of plant and materials;
- c) The storage of plant and materials used in constructing the development;
- d) Wheel washing facilities;
- e) Measures to control the emission of dust and dirt from construction works;

- f) Measures to control noise and vibrations from construction works;
- g) A scheme for recycling/disposing of waste resulting from construction works;
- h) Details of the type, position and height of any required external lighting;
- i) Details of working hours.

The development shall thereafter proceed in strict accordance with all of the measures detailed within the submitted Construction Method Statement, unless otherwise agreed in writing by the Local Planning Authority.

REASON: In order to control the logistics of the construction phase, in the interests of residential amenity and highway safety, and to comply with the requirements of Policies 8 and 10 of the Blackburn with Darwen Borough Council Local Plan Part 2, Site Allocations and Development Management Policies (Adopted 2015).

14. With the exception of any necessary maintenance operations, no development shall commence on site unless and until, a scheme for the construction of the site access, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall also include details of off-site works of highways improvements and it shall provide for, but not be exclusively limited to the following;
- a) A white lining scheme to provide a clear indication of where vehicles should position themselves in the carriageway;
 - b) An indication to through traffic that vehicles waiting to turn right can be passed safely;
 - c) The provision of a pedestrian refuge (within a hatched taper) with supporting dropped kerbs, and;
 - d) The provision of tactile paving and appropriate links to local footways.

No development outside of works to construct the site access shall commence on site until the approved scheme has been implemented in its entirety, unless otherwise agreed in writing.

REASON: In order to ensure an appropriate access point is constructed in the first instance, in the interests of highway safety, and to comply with the requirements of Policy 10 of the Blackburn with Darwen Borough Council Local Plan Part 2, Site Allocations and Development Management Policies (Adopted 2015).

15. The development hereby approved shall not be brought into use unless and until, the car parking provision and manouevring areas as detailed on the approved plan '2017 – 101 – Revision P-03' have been provided in their entirety. Any car parking and manouevring areas provided shall thereafter remain in perpetuity with the development.

REASON: In order to ensure adequate car parking provision and manouevring areas are in place to service the development, in the interests of highway safety, and to comply with the requirements of Policy 10 of the Blackburn with Darwen Borough Council Local Plan Part 2, Site Allocations and Development Management Policies (Adopted 2015).

16. With the exception of any necessary maintenance operations, no development shall commence on site unless and until, one of the following has been submitted to and approved in writing by the Local Planning Authority.

- a) A license issued by Natural England pursuant to Regulation 55, of the Conservation of Habitats and Species Regulations 2017 authorising the specified activity/development go ahead: or
- b) A statement in writing from Natural England to the effect that they, and the licensing authority, do not consider that the specified development will require a license.

Where relevant, the development shall thereafter proceed in strict accordance with the agreed details, unless otherwise agreed in writing.

REASON: In order to ensure no adverse harm is caused to roosting bats, in the interests of local ecology, and to comply with the requirements of Policy 9 of the Blackburn with Darwen Borough Council Local Plan Part 2, Site Allocations and Development Management Policies (Adopted 2015).

17. The felling and pruning of any mature trees shall be carried out in strict accordance with the mitigation measures detailed within the Ecological Survey and Assessment, prepared by ERAP Consultant Ecologists Ltd., and dated September 2021, unless otherwise agreed in writing.

REASON: In order to ensure no adverse harm is caused to roosting bats, in the interests of local ecology, and to comply with the requirements of Policy 9 of the Blackburn with Darwen Borough Council Local Plan Part 2, Site Allocations and Development Management Policies (Adopted 2015).

18. Vegetation/tree clearance and site management during construction shall be carried out in strict accordance with the mitigation measures detailed within the submitted Ecological Survey and Assessment, prepared by ERAP Consultant Ecologists Ltd., and dated September 2021, unless otherwise agreed in writing.

REASON: In order to ensure no adverse harm is caused to hedgehogs, in the interests of local ecology, and to comply with the requirements of Policy 9 of the Blackburn with Darwen Borough Council Local Plan Part 2, Site Allocations and Development Management Policies (Adopted 2015).

19. No works to trees, shrubs, scrub or ivy shall occur or building works commence between the 1st March and 31st August in any year unless a detailed bird nest survey prepared by a suitably experienced ecologist has been carried out immediately prior to clearance. Where relevant, written confirmation should thereafter be submitted to and approved in writing by the Local Planning Authority confirming that no active bird nests are present prior to the commencement of any works on site.

REASON: In order to ensure no adverse harm is caused to nesting, in the interests of local ecology, and to comply with the requirements of Policy 9 of the Blackburn

with Darwen Borough Council Local Plan Part 2, Site Allocations and Development Management Policies (Adopted 2015).

20. With the exception of any necessary maintenance operations, no development shall commence on site unless and until, a scheme detailing ecological enhancement measures has been submitted to and approved in writing by the Local Planning Authority. The development shall not be brought into use until the agreed measures have been implemented in their entirety, unless otherwise agreed in writing.

REASON: In order to ensure the scheme contributes positively to the enhancement of the natural environment, in the interests of local ecology and to comply with the requirements of Policy 9 of the Blackburn with Darwen Borough Council Local Plan Part 2, Site Allocations and Development Management Policies (Adopted 2015).

21. The development shall be drained and implemented in strict accordance with the measures detailed within the submitted Foul and Surface Water Drainage Strategy (plus any supporting documents), prepared by ARP Associates and dated November 2021, unless otherwise agreed in writing by the Local Planning Authority.

REASON: In order to ensure adequate measures are put in place for the disposal of foul and surface water, in the interests of achieving sustainable development, and to comply with the requirements of Policy 9 of the Blackburn with Darwen Borough Council Local Plan Part 2, Site Allocations and Development Management Policies (Adopted 2015).

22. With the exception of any necessary maintenance operations, no development shall commence on site unless and until, a Contamination Method Statement which sets out in detail the method, standards and timing for the investigation and subsequent remediation of any contamination, which may be present on site, has first been submitted to and approved in writing by the Local Planning Authority. The submitted Statement shall detail the following;

- a) An investigation and assessment to identify the types, nature and extent of land contamination affecting the application site together with the risks to receptors and potential for migration within and beyond the site will be carried out by an appropriately qualified geotechnical professional (in accordance with a methodology for investigations and assessments which shall comply with BS 10175:2001) will be carried out and the method of reporting this to the Local Planning Authority, and;
- b) A comprehensive remediation scheme including an implementation timetable, details of future monitoring and a verification methodology (which shall include a sampling and analysis programme to confirm the adequacy of land decontamination).

All the agreed remediation measures shall thereafter be carried out in strict accordance with the approved implementation timetable under the supervision of a geotechnical professional and they shall be completed fully in accordance with the agreed measures and timings, unless otherwise agreed in writing by the Local Planning Authority.

REASON: In order to protect the health of future occupiers of the site, prevent the displacement of pollution and any associated environmental impacts, and to comply with the requirements of Policies 8 and 9 of the Blackburn with Darwen Borough Council Local Plan Part 2, Site Allocations and Development Management Policies (Adopted 2015).

23. Prior to first use of the development hereby approved, two copies of 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 any necessary supplementary information. 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: In order to protect the health of future occupiers of the site, prevent the displacement of pollution and any associated environmental impacts, and to comply with the requirements of Policies 8 and 9 of the Blackburn with Darwen Borough Council Local Plan Part 2, Site Allocations and Development Management Policies (Adopted 2015).

24. Should contamination be encountered unexpectedly during redevelopment of the site, all works should cease, and the Local Planning Authority 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 Local Planning Authority. The development shall thereafter proceed in strict accordance with the agreed details.

REASON: In order to protect the health of future occupiers of the site, prevent the displacement of pollution and any associated environmental impacts, and to comply with the requirements of Policies 8 and 9 of the Blackburn with Darwen Borough Council Local Plan Part 2, Site Allocations and Development Management Policies (Adopted 2015).

25. With the exception of any necessary maintenance operations, no development shall commence on site, including site clearance/preparation, and/or demolition, unless and until, the applicant, or their agent or successors in title, has secured the implementation of a programme of building recording and analysis. This must be carried out in accordance with a written scheme of investigation, which shall first have been submitted to and approved in writing by the Local Planning Authority. The programme of recording should comprise of a photographic record of the existing buildings as set out in 'Understanding Historic Buildings' (Historic England 2016) with the appropriate plans and elevations used to situate the photographs. This work should be undertaken by an appropriately qualified and experienced professional contractor to the standards and guidance of the Chartered Institute for Archaeologists.

Reason: In order to ensure and safeguard the recording and inspection of matters of archaeological importance, in the interests of safeguarding the historical

importance associated with the site, and to comply with the requirements of Policy 39 of the Blackburn with Darwen Borough Council Local Plan Part 2, Site Allocations and Development Management Policies (Adopted 2015).

26. With the exception of any necessary maintenance operations, no development shall commence on site unless and until, a scheme for the provision of charging points for low emissions vehicles has been submitted to and approved in writing by the Local Planning Authority. The development hereby approved shall not be brought into use until the agreed scheme has been implemented in its entirety, unless otherwise agreed in writing.

REASON: In order to minimise carbon emissions associated with the development, in the interests of addressing climate change, and to comply with the requirements of Policy 36 of the Blackburn with Darwen Borough Council Local Plan Part 2, Site Allocations and Development Management Policies (Adopted 2015).

Specific Informative Notes

1. The active nests of all wild birds are protected under the Wildlife & Countryside Act 1981 (As amended). An active nest is one being built, containing eggs or chicks, or on which fledged chicks are still dependent. All clearance, conversion and demolition work in association with the approved scheme shall be carried out outside of the bird nesting season which runs from March to September inclusive. If it is necessary for work to commence in the nesting season then a pre-commencement inspection of the vegetation and buildings for active bird nests should be carried out. If vegetation cannot be clearly seen to be clear of bird's nests then an experienced ecologist should be called in to carry out the check. Only if there are no active nests present should work be allowed to commence.
2. It is an offence under the Wildlife & Countryside Act 1981, as amended to introduce, plant or cause to grow wild any plant listed in Schedule 9 part 2 of the Act. Species such as Japanese knotweed, Rhododendron Ponticum and certain species of Cotoneaster are included within this schedule. If any such species will be disturbed as a result of this development a suitably experienced consultant should be employed to advise on how to avoid an offence.
3. A suitable electric vehicle charging scheme will ensure that the occupants of each unit to have access to a charging facilities on a daily basis. For example, each unit could have access to one or more charging points with a rating of at least 7 kW for period of not less than 4 hours on a daily basis. The scheme will identify the charging point specification, the location of dedicated parking spaces where charging will take place, and the basis on which vehicles will be allowed access to the chargers (e.g. Who can use the charging points, payment arrangements, who will maintain the equipment). Mode 3 chargers with tethered type 2 connectors are recommended, and charging points are available that can charge two vehicles simultaneously.
4. Lancashire Constabulary would strongly advocate that this development be designed and constructed to Secured by Design security standards, using the SBD 2015 'Commercial Developments' Design Guide specifications. Further details

about Secured by Design, including application forms and security specifications can be found at www.securedbydesign.com.

Listed Building Consent

1. The works hereby approved shall be begun before the expiration of three years from the date of this consent. No later than three days after works first begin on site, written notice shall be given to the Local Planning Authority of the date on which works are first commenced.

REASON: To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and to ensure the Local Planning Authority is informed of the commencement of the first works on the site.

2. Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in complete accordance with the proposals as detailed on drawings: Location Plan (2017 – 90 – Revision P-02), 01-S-1055-Griffin Lodge, 2017 – 101 – Revision P-03, 2017 – 200 – Revision P-01, 2017 – 201 – Revision P-01, 2017 – 202 – Revision P-01, 2017 – 205 – Revision P-01, 2017 – 300 – Revision P-01, 2017 – 302 – Revision P-01, 2017 – 400 – Revision P-01, 1497-ESD-XX-00-X-DR-E-6901 – Revision P02, 103 – Revision B (Landscaping Proposals – 1 of 2) and 104 – Revision C (Landscaping Proposals – 2 of 2).

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

3. Prior to the commencement of any above ground works on site, details confirming the exact type of all the external materials to be used in the construction of the development hereby approved, shall have first been submitted to and approved in writing by the Local Planning Authority, as per the details shown on the approved plan '2017 – 300 – Revision P-01' . The development shall thereafter be implemented in strict accordance with the approved materials and details, unless otherwise agreed in writing.

REASON: In order to adequately safeguard the historical significance of the listed building and to comply with the requirements of Policy 39 of the Blackburn with Darwen Borough Council Local Plan Part 2, Site Allocations and Development Management Policies (Adopted 2015).

4. With the exception of any necessary maintenance operations, no development shall commencement on site unless and until, a repair methodology/specification for works to the building has been submitted to and approved in writing by the Local Planning Authority. The methodology/specification shall include full details of the treatment of the external fabric of the building including any re-pointing or repairs to brickwork and stonework, existing rain water goods, lead flashings and chimneys and the treatment of the interior including finishes. The development shall thereafter proceed in strict accordance with the approved details, unless otherwise agreed in writing.

REASON: In order to adequately safeguard the historical significance of the listed building and to comply with the requirements of Policy 39 of the Blackburn with Darwen Borough Council Local Plan Part 2, Site Allocations and Development Management Policies (Adopted 2015).

5. Prior to their installation, design details confirming the exact type of all the windows and doors to be installed as part of the development hereby approved, together with details of the extent of their application, shall have first been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in strict accordance with the approved materials and details, unless otherwise agreed in writing.

REASON: In order to adequately safeguard the historical significance of the listed building and to comply with the requirements of Policy 39 of the Blackburn with Darwen Borough Council Local Plan Part 2, Site Allocations and Development Management Policies (Adopted 2015).

6. Prior to their installation, design details confirming the exact type of all the rainwater goods to be installed as part of the development hereby approved, together with details of the extent of their application, shall have first been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in strict accordance with the approved materials and details, unless otherwise agreed in writing.

REASON: In order to adequately safeguard the historical significance of the listed building and to comply with the requirements of Policy 39 of the Blackburn with Darwen Borough Council Local Plan Part 2, Site Allocations and Development Management Policies (Adopted 2015).

7. With the exception of any necessary maintenance operations, no development shall commence on site unless and until, a phasing plan of the works to the building hereby approved has been submitted to and approved in writing by the Local Planning Authority. The phasing plan shall include details of the proposed timetable for the works to the building, including the repairs to the existing listed building. The development shall thereafter be implemented in strict accordance with the approved materials and details, unless otherwise agreed in writing.

REASON: In order to adequately safeguard the historical significance of the listed building and to comply with the requirements of Policy 39 of the Blackburn with Darwen Borough Council Local Plan Part 2, Site Allocations and Development Management Policies (Adopted 2015).

8. The development hereby approved shall not be brought into use unless and until, the supplementary landscaping measures as detailed on the approved plans '103 – Revision B (Landscaping Proposals – 1 of 2) and 104 – Revision C (Landscaping Proposals – 2 of 2)' have been implemented in their entirety. Any tree/shrub or other planting that is lost, felled, removed, uprooted, dead, dying or diseased or is substantially damaged within a period of five years thereafter shall be replaced with a specimen of a similar species and size, during the first available planting season following the date of loss or damage.

REASON: In order to adequately safeguard the historical significance of the listed building and to comply with the requirements of Policy 39 of the Blackburn with Darwen Borough Council Local Plan Part 2, Site Allocations and Development Management Policies (Adopted 2015).

9. With the exception of any necessary maintenance operations, no development shall commence on site unless and until, an Arboricultural Method Statement has been submitted to and approved in writing by the Local Planning Authority. The submitted statement shall include details of how harm to the trees detailed as T46, T47, T48, T57, T58 and T59 in the submitted Tree Survey – Revision B (prepared by TPM Landscape Ltd and dated October 2021) will be appropriately minimised during the construction and operational phases of the development. The development shall thereafter proceed in strict accordance with the approved statement, unless otherwise agreed in writing.

REASON: In order to adequately safeguard the historical significance of the listed building and to comply with the requirements of Policy 39 of the Blackburn with Darwen Borough Council Local Plan Part 2, Site Allocations and Development Management Policies (Adopted 2015).

10. With the exception of any necessary maintenance operations, no development shall commence on site, including site clearance/preparation, and/or demolition, unless and until, the applicant, or their agent or successors in title, has secured the implementation of a programme of building recording and analysis. This must be carried out in accordance with a written scheme of investigation, which shall first have been submitted to and approved in writing by the Local Planning Authority. The programme of recording should comprise of a photographic record of the existing buildings as set out in 'Understanding Historic Buildings' (Historic England 2016) with the appropriate plans and elevations used to situate the photographs. This work should be undertaken by an appropriately qualified and experienced professional contractor to the standards and guidance of the Chartered Institute for Archaeologists.

REASON: In order to adequately safeguard the historical significance of the listed building and to comply with the requirements of Policy 39 of the Blackburn with Darwen Borough Council Local Plan Part 2, Site Allocations and Development Management Policies (Adopted 2015).

6.0 PLANNING HISTORY

- 6.1 No relevant planning history.

7.0 CONSULTATIONS

- 7.1 BwD Highways – In summary, we would support the proposals in principle, subject to the below matters being addressed satisfactorily.

(Parking) In accordance with the adopted parking standards based on the use proposes that requirement for the facility would be as follows;

- 30 spaces provided for the 60 staff (based 1 car space per 2 staff)

- 75 spaces provided for the 25 consulting rooms (based on 1 car space per 3 consulting rooms)

This amount to 105 car parking spaces, 103 spaces have been provided. The number of spaces is acceptable, with regards to the adopted standards, however please offer thought to the comments made in the initial transport statement reviews (please see below). This also raises questions of staff numbers at the existing facilities, and whether they are transferring like for like or additional staff are being taken on.

10% provision should be provided for disabled use (to be incl within the total spaces allowed) I would recommend a small percentage of these is reassigned for parent and child, please request consideration. 18 cycle spaces are provided, although these are not adjacent to the entrance, they are sited to the front of the building, details of coverage and security are offered, and is deemed acceptable. No provision for PTW is received, please request further consideration of this mode of transport.

The arrangement and layout of the car park aside from the above should accord with the councils design bay standards and manoeuvrability into and out of the bays. Please ensure all bays are in compliance. We note there is a drop off bay to the front of the premises...with a use such as this we envisage a number of journeys made by taxi. Has this been considered, as we do not feel the space being provided is adequate?

(Access) The Vehicular access into the site is to be taken from Spring Lane. This is a new access which is to be created, the access road is 6m wide with a 1.8m footway into the site on one side. We would request that all footway leading into the site and around, and through the site, should be widened to 2.0m. Sightlines are to be received for approval. Please request these to be submitted for assessment. The internal roads and circulation roads are deemed acceptable.

There is mention of a pedestrian link from Cavendish Place, yet no details are offered in support, please could we request this detail is shown on the drawings. There is also a footway link heading in the direction of Springfield Street, we would request this is resurfaced for the full length to allow a better level disabled friendly and connective route to Springfield Street for pedestrians.

The access out on the highway network is sited approximately 150m away from the signalised junction at Buncer Lane/Preston Old Road. However, we are mindful that the traffic should not affect the free flow of traffic movement, we would suggest a right turn lane is introduced to prevent any obstruction to general traffic movement.

We understand these would enter outside the operational hours, please confirm. There is a slight worry with artic vehicles turning form the highway up the access road, does appears to impact upon the footway, please consider and revise. No details of frequency of movement are offered, please request this information for completeness.

Please attach a 278 Grampian condition for offsite highway works this would include the construction details (to include gradients to ensure a level plateau is provided to the edge of the highway) for the site access, together with the following;

- Right turn lane on Spring Lane
- Extension of the footway, connecting through to Springfield Street.

(Servicing) Swept Path and vehicle details are provided within the Technical Statement. The majority of the swept paths are able to turn within the curtilage, to be noted both the rigid and the artic would require the car park to be free of parked vehicles in order to turn. We understand these would enter outside the operational hours, please confirm. There is a slight worry with artic vehicles turning from the highway up the access road, does appear to impact upon the footway, please consider and revise. No details of frequency of movement are offered, please request this information for completeness.

(Other) All existing street furniture including street lighting should be removed/disconnected at the applicants expense and relocated at locations to be agreed with by the relevant highways officer, (should they be required to do so). Construction method statement is to be received this should include wheel washing. Contact to be made with our Structures Division prior to commencement of any works affecting retaining walls/ structure adjacent to/abutting or within the adopted highway. Prior to any work commencing that affects the existing adopted highway contact to be made with the Local Highway Authorities office on Tel: 01254 273838 to undertake a condition survey. Condition survey to be undertaken prior to commencement on site, to record the status to support any claims of damage that may be caused as a consequence of construction vehicles to and from the site.

7.2 BwD Highways (Transport Assessment) – Having reviewed the Transport Assessment submitted in support of 10/21/1301, most aspects of the TA are acceptable but I would make the following comments:

- Could consideration be given to widening the footways into the site to 2m please?
- While the parking provision is roughly in line with the benchmark parking standards a parking accumulation exercise has been undertaken which suggests a maximum provision of 68 spaces is required to support the development. As such 103 spaces could be considered to be an over provision which may act to undermine the aims and objectives of the Framework Travel Plan. Could consideration please be given to a reduced level of parking provision with areas currently shown for parking reduced and indicated as areas for future expansion or overspill parking?
- Whilst it is accepted that the proposed development is intended to replace 3 existing facilities there are no details provided regarding the number of staff or consulting rooms provided at the existing facilities. This information is required to form an understanding of the likely trip generation associated with these facilities. It is reasonable to assume that

a combined facility that is larger in terms of staff numbers and consulting rooms would have a greater trip generation. Please can a comparison be provided?

- Notwithstanding the comments made above, the relocation of the existing facilities to the proposed site will have a redistribution impact on the local network. The junction of the A674 Preston Old Road / Spring Lane / Buncer Lane already experiences congestion at peak times and as such the impact of any redistribution (and/or the additional traffic from a larger development) needs to be understood. Please can the Transport Assessment be updated to include an assessment of the impacts of the proposed development at this junction?
- The TRICS trip generation rates presented within the report indicate that there are likely to be more than 300 two-way vehicle movements generated by the site. Figure 2.3.1 of DMBR CD123 Geometric design of at-grade priority and signal-controlled junctions indicates the approximate priority junction provision on single carriageway roads based on flows only. This suggests that a simple priority junction may not be an appropriate form of access where annual average daily traffic flows exceed 300 vehicles on the minor arm. Please can junction modelling of the proposed site access be provided to provide confidence that a simple priority access arrangement will not lead to congestion issues on the local highway network?

(Update) Having reviewed the information provided by Vectos, the transport consultant for the development proposals, we have the following final comments to make;

- Visibility splays for the site access have been provided and satisfactorily demonstrate that visibility in accordance with MfS (2.4m x 43m) is achievable.
- Swept path analysis for the mobile breast screening vehicle has been provided and satisfactorily demonstrates that the vehicle can manoeuvre within the site assuming an empty car park which is acceptable.
- Junction modelling has been provided for the site access which indicates the site access will operate well within capacity with no queues over 1 vehicle on the main road or site access.
- Analysis of the site access as a simple priority layout has been provided which indicates that the carriageway width of 9m is adequate for vehicles to pass vehicles waiting to turn right into the development. The aforementioned modelling has been undertaken based on right turning vehicles blocking ahead traffic and is therefore considered to be robust.
- The viewpoint that the right turn can be accommodated without alterations to white lining is accepted. However, the provision of a white lining scheme to provide a clear indication of where vehicles should position themselves and indicate to through traffic that vehicles waiting to turn right can be passed safely, together with the provision of a pedestrian refuge (within a hatched taper) with supporting dropped kerbs, tactile paving and appropriate links to local footways would support safe and sustainable access to the development.

7.3 BwD Heritage Advisor – (Impact on the Listed Building) Griffin Lodge is a mid-Victorian gentleman's residence built for Thomas Dugdale in 1853. The principle building is brick construction with dressed stone detailing to windows, eaves and plinth with later substantial service wing to east side. The main range is a two storey 3 bays range with central porch and projecting front bay.

The building was purchased by Blackburn Corporation in 1937 and since then has been used for various purposes. The building was vacated in 2006 and has since suffered from vandalism and fire damage and is currently derelict with no roof structure and open to the weather. Very little of the interior is retained. The significance of the building is explained more fully in the submitted Heritage Statement. From my site visit, it is clear that the building is in a perilous and poor condition.

On a previous internal inspection, we noted that except for the retained walls of the room layout the interior had degraded so much to be of little or no value. Regardless of its current state, we would regard the former house because of its retained aesthetic and historic values to be of moderate significance. The adjacent range of outbuildings including a Coach house are also of value and contribute positively to the wider setting within the extensive parkland. Clearly in this context we support the proposed re-use of the building as this will safeguard the key significance of the former residence and in doing so help preserve the setting with the adjacent barns/coach house and its relationship with the landscaped gardens.

This meets the objectives of the Governments planning guidance contained in Chapter 16 of the NPPF and as such provides a substantial public benefit. Set against this benefit are the changes required to the building and wider site. The biggest intervention to the building (and the significance) is the addition of the side extension, which attaches to the service wing. The form and detailing of the addition has been discussed through pre-application. The join between the two buildings is a new flat roofed 3 storey link which houses the staircase, which is faced in contrasting material (stone cladding) which itself joins onto the lower 2 storey brick addition incorporating a simpler rectangular form with parapet and a flat roof.

A similar stair tower is proposed at the rear (north side of the original building) to improve access to the treatment rooms. Visually we feel, whilst the new addition is significant in scale, it is sensitively located and its design provides a clear distinction between the existing house. The stepped down scale helps form a natural continuation of the service wing. Importantly the extension will not dominate the main views of the front (south elevation) of the Lodge when viewed from the southern garden. The other changes including fabric repairs to the existing brickwork and stonework and roof which can be viewed as being positive work although we would have preferred to see the use of natural slate for the roof and traditional timber sliding sash windows.

The use of non-traditional detailing for these elements has an impact on the authenticity of the retained property. The other significant intervention is the provision of the car park and the relocated access off Spring Lane. Visually

whilst attempts have been made to break the expanse of car park it will undoubtedly be seen as a substantial change in the appearance of the north side of the site in close context to the listed building. The removal of garden walls on this part of the site will result in some further low level loss of significance.

That said, we do accept that the location is at the rear of the listed building away from the main elevation and is probably the best (least damaging) location available with regard the setting. It will also provide an ability to gain a whole 360-degree appreciation of the building. Linked to this is the provision of the new access which involves the removal of a number of mature trees and a section of existing frontage wall. The new section of roadway will be highly noticeable and will cause some harm to the value provided by the enclosed nature of the parkland setting.

Overall, we feel that the aspects of the proposals highlighted above will, combined, cause some level of harm (low to moderate), which should be viewed by the LPA as being 'less than substantial' harm. Under P.202 of the NPPF less than substantial harm can be weighed against the public benefits of the proposal, which includes securing a viable use. Clearly the benefits generated by the new use including the repairs to the existing 'at risk' building should carry considerable weight in that balancing exercise. we agree with the conclusions expressed in the Heritage Assessment that the benefits gained by safeguarding the future of the building would in this instance outweigh the less than substantial harm.

(Impact on the setting to adjacent listed buildings) The entrance gates off Springfield Street are located approximately 60 metres north west of the corner of the new car park area and approximately 120 metres from the Lodge itself. As there are no direct impacts on the gates and given the distance separation I do not feel the proposals will cause any substantive harm to the contribution made by the immediate setting to the significance of that asset.

(Impact on Griffin Park Conservation Area) Whilst there is not a Conservation Area Appraisal for Griffin Park it is clear that its principle significance is derived from Griffin Lodge and its associated landscaped park land setting. In this regard, given the central building within in the CA is in a poor and degraded state and that this has a detrimental impact on the appearance of the area, I would only assign the Griffin Park CA as having a low significance.

As identified above I feel the provision of the large car park, north of the Lodge and creation of the new access and section of driveway will have a detrimental impact on the immediate setting of the house and the wider landscaped garden environment, which is a key characteristic of the CA. I feel the impact of such works on the character and appearance would be moderate. Set against this level of harm are the benefits generated by the repair and re-use of the building.

Given the likely continued deterioration in the condition of the building if no other solution is found as with the impacts on the listed building I find the benefits

generated by the re-development scheme outweigh the loss/harm to the character and appearance of the CA.

(Conclusion) As we are required to do so, we have given the duty's imposed by s.66(1) and s.72(1) of the P(LBCA) Act 1990 considerable weight in my comments. As indicated above whilst I feel that some aspects of the proposals cause some loss of significance. P.199 of the NPPF requires that the LPA should give great weight to this harm. However overall when applying the balance required under P.202 of the NPPF, the benefits of the proposed new use for the building and site outweigh the level of (less than substantial) harm. As such I feel the proposals would meet the statutory requirement to preserve and would meet the objectives of Chapter 16 of the NPPF and is in conformity with Policy CS17 and Policy 39 of the Local Plan.

(Conditions) Should this application be approved, conditions should be imposed to control all the external construction materials to be used, the methodology of repair work, window/door details, details of RWGs and a phasing plan.

- 7.4 BwD Public Protection – Should this application be approved, the three standard land contamination conditions should be imposed. Further conditions should be added to control opening hours, air quality mitigation measures, sources of external lighting, and the logistics of the construction phase. Informative notes should also be added regarding land contamination, external lighting sources, construction noise, asbestos control, sound insulation, and ensuring the amenities of neighbours is adequately safeguarded.

(Update) The contamination reports initially submitted made reference to use of the site for residential purposes. An update report has been submitted, which has been written by a different consultant to the initially submitted reports. The new consultants have got around chemical exceedances that required remediation by changing the end use of the doctor's surgery from residential without plants to commercial-industrial. We will have to check my guidance on whether this is appropriate when the latest report is reviewed.

(Update) Based on the latest information provided, the issue I have is until I have details of whatever scheme is chosen in writing and the UU assessment complete, I'll need to recommend that both our standard contaminated land conditions are attached, because as below the pre-commencement condition requires we agree on the details of proposed remedial work first. Whatever planting scheme and pipes you conclude are required count as remedial work. Although it may seem OTT for a site that is fairly clean and low risk.

If the material being imported was being used in a cover system to break a pollutant linkage then we'd ask for it to be sampled and analysed for a standard chemical suite at a rate of 1/50 tonnes (unknown source) or 1/100 tonnes (greenfield source with certification). We'd then ask for the information to be put into a final Verification Report which would also include photos showing the agreed depth of the cover system. Once we'd received that, together we details

of any other agreed remedial work, we'd be in a position to recommend discharge of the second, validation contaminated land condition.

However, it is my understanding that no cover system is required on this site as no chemical exceedances were measured, so any sampling would be done at your own discretion rather than to satisfy the condition, although I'd still recommend the rate above and the results put into a final verification report.

- 7.5 BwD Arboricultural Advisor – Having reviewed the submitted documents, the tree survey is three years out of date, Phase 1 Desk Study part 4 showing an earlier site layout (?) which is completely different and, most importantly, no Arb Impact Assessment and/or Arb Method Statement that includes crucial information relating to the very least, tree protective fencing. Another important aspect is how the developer is going to work with the trees to be retained without causing undue damage.

The main reason why the tree survey needs updating is due to the number of large Ash trees on the site that are now affected badly by Ash Dieback disease. Some of these trees are categorised as 'A class' when clearly that is now not the case. If this application is approved there is going to be such a huge loss of quality trees on this site that the very least we should be doing is insisting on up-to date and accurate valid documents that conform to Council Policy and are in accordance with the BS 5837.

Another major issue with these proposals is mitigating the loss of numerous trees. I have estimated between 40-50 (mostly A & B Category) trees to be removed and looking that the, again out of date, 'Landscape Strategy' it proposes the planting of 16 trees as replacements. This meagre mitigation is nowhere near in-line with Council or National Policy and more has to be done to satisfy these needs. I do have ideas of how the tree loss can be mitigated which would include the management of the site as a whole, and although this can be conditioned, this approach needs to be discussed with the applicant prior to determination. Ideally they produce an up-to date Landscape Strategy document.

Until the relevant information referenced above is forthcoming, from a tree and landscape perspective, we cannot appraise the proposals and therefore we find it hard to see how this application can be approved. We are fully aware of the need for a planning balance in this instance, retention of a listed building and the good that the proposals will bring to the local economy and residents alike.

For the record, what we presume was an earlier proposed layout is much more sensitive to the trees and landscape and more in-line with the Council's Local Plan Development and the Environment: 9 'Trees'. It is possible to accommodate a similar number of car parking spaces as on this newer layout when looking at the earlier version.

(Update) An updated landscaping scheme has been submitted, which is an improvement on the previous situation. However, additional planting is shown outside of the red edge. Can this be controlled?

Also, are there any updates on the Arb Method Statement and other Arb documents? In particular we need details of how they are going to go about creating car parking spaces within the RPA of the important trees T46 Turkey Oak, T47 & T48 Limes.

We can see a generic picture included in the AMS but I need to see the details overlaid on a site plan. This is very important as the tree is highly likely to be seriously damaged. Also, regarding T57, 58 & 59, is that wall going to be removed and the trees retained? If so, how are they going to do this without damaging the trees. All needs to clear in the AMS.

- 7.6 BwD Ecological Advisor – (Summary) Several small bat roosts were recorded. A license from Natural England will be required. Other ecological issues relating to nesting birds, invasive species, hedgehog and ecological mitigation and enhancement measures can be dealt with via condition and or informative.

(Bats) The buildings and trees on the site were assessed for bat roosting potential. Two dusk and one dawn survey were carried out on the two buildings proposed for renovation. All were carried out by suitably experienced ecologists. Three different roost locations were identified during these surveys, two in Griffin Lodge and one in the coach house, all utilised by small number of common pipistrelle bats, on just one of the three surveys. I.e. not permanent roosts. There are no reasons to doubt the findings of the surveys.

All three roosts would be lost if the buildings were repaired and it is likely that other features associated with these buildings will provide occasional day roost opportunities. A license will therefore also be required from Natural England for the works if planning permission is granted. I agree with the consultant's that such a license would be issued as the roosting opportunities are for low numbers of common pipistrelle and eligible for consideration under a low impact license and that mitigation will be possible to maintain the favourable conservation status of the common pipistrelle bats in this area. The outline mitigation proposals appear adequate. It is therefore recommended that an appropriately worded condition be imposed to control those matters.

(Trees) A number of trees were also assessed as having low bat roosting potential some of which are proposed for removal. Reasonable avoidance measures have been recommended within the submitted report. A condition should be imposed any permission issued to ensure any required felling is carried out in accordance with those measures.

(Other Protected Species) No evidence of any other protected species was found on the site and all reasonably discounted by the consultants. Given the lack of suitable habitat on-site and lack of connectivity to high value habitat for any such species, I have no reason to doubt the finding of the report.

(Nesting Birds) Bird nesting habitat is present for a number of bird species, including the mature trees, shrubs, bramble scrub, ivy and buildings. All British birds' nests and eggs (with certain limited exceptions) are protected by Section

1 of the Wildlife & Countryside Act 1981, as amended. It is recommended that a condition be imposed to prevent any works to trees, shrubs, scrub or ivy shall occur or building works commence between 1st March and 31st August in any year unless a detailed bird nest survey by a suitably experienced ecologist has been carried out.

(Invasive Species) A number of invasive species are potentially present including Japanese Knotweed, rhododendron and a cotoneaster. The Japanese Knotweed was first record in 2018 and is currently under management and potentially already eradicated. I therefore recommend an informative. An unidentified Cotoneaster species is also present, certain species of cotoneaster are listed under schedule 9 part 2. None are however particularly invasive in a parkland situation, primarily being an issue in calcareous areas. It would also not be regarded as an offence to plant in a park. Therefore, the only risk would be if the plant(s) or soil contaminated with seed were excavated and removed from site. A suitable informative notes should be added to draw attention to such requirements. Finally, only the wild type of Rhododendron (the purple flowered variety) is listed under schedule 9 part 2. It is likely given the history of the site and current use that some if not all the Rhododendron on site are ornamental varieties not covered by the schedule. A further suitable informative note should be added to draw attention to such requirements.

(Hedgehogs) A hedgehog was recorded during two separate site visits. Hedgehogs are UK Biodiversity Priority Species and therefore a material consideration as part of any planning application. It is possible that they are utilising the areas of dense successional vegetation such as the bramble as breeding or hibernation habitat. A condition should be imposed to ensure vegetation clearance and site management during construction is carried out in accordance with the details in the Ecological Survey and Assessment by ERAP.

(Contributing to and Enhancing the Natural Environment) Section 170 of the NPPF 2019 states that the planning policies and decisions should contribute to and enhance the natural and local environment. The development will result in the loss of trees, bat roosting, bird nesting and hedgehog habitat Mitigation should be provided for all habitat and species impacts. The details can be conditioned.

7.7 BwD Drainage – No objections. Should this application be approved, a condition should be imposed to ensure the development is implemented in accordance with the submitted Foul and Surface Water Drainage Strategy. Such a conditions is necessary to ensure that the development is not at risk of flooding, does not increase flood risk elsewhere, and to ensure adequate measures are put in place for the disposal of surface water.

7.8 BwD Property Services – No objections.

7.9 BwD Cleansing – No objections.

- 7.10 LCC Archaeology – The buildings are, as you are aware, listed structures originally built as the home of a wealthy industrialist and related to the rise of Blackburn and the wider area as a major centre of industry in the 19th century. They have subsequently been used for other purposes and the house has been seriously damaged in recent years, having been partially gutted by arson attacks.

The proposals to re-use the shell of the house is to be welcomed as despite the damage it is still a significant feature of the historic townscape and the structure gives an indication of the aspirations and tastes of the rising merchant classes during the heyday of industrial Lancashire while acting as a focal point within the wider area of lower class workers housing that stand around the house and its former grounds.

The building interiors were inaccessible to the contractors carrying out the heritage and archaeological assessments and so it was not possible for them to carry out a detailed analysis of the survival and condition of any architectural elements relating to the function and decorative schemes of the buildings. Although such features are likely to have been affected by the later uses of the buildings, and in the case of the former house particularly, by the fires that damaged the building, we note that the developer proposes to retain, if possible, any surviving features of the historic building that have not been fire damaged.

We would advise that as part of the development process, and at a stage where the building has been secured and safe access is possible, that an archaeological building record be made of the house and former coach house, both to record surviving historic details that fire and subsequent weather damage make it impossible to preserve or conserve and to record any features that can be retained in the condition that they are in currently to provide a baseline record for their conservation and re-use. This record can be secured by means of a condition attached to the planning permission and Listed Building consent.

- 7.11 Historic England – We have no objections to the applications on heritage grounds. In determining these applications, you should bear in mind the statutory duty of sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess. As well as section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.
- 7.12 Natural England – No objections. The proposed development will not have significant adverse impacts on statutorily protected nature conservation sites or landscapes.
- 7.13 United Utilities – no comments received.

- 7.14 Lancashire Constabulary – It is appreciated that due to the Grade II listed Heritage status of this building, not all security recommendations in this report will be able to be implemented due to constraints around planning matters and listed building consents.

We would advocate that the installation be designed and constructed using the security principles and security rated products as stated in the attached SBD 'Commercial Developments 2015' Design Guide. Further details about Secured by Design. The security comments and recommendations have been made in order to keep people safe and feeling safe and to prevent crime and disorder in accordance with;

Section 17 of the Crime and Disorder Act 1998 (as amended by the Police and Justice Act 2006) Without prejudice to any other obligation imposed on it, it shall be the duty of each authority to which this section applies to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area (including anti-social and other behaviour adversely affecting the local environment); and (b) the misuse of drugs, alcohol and other substances in its area and reoffending in its area.

Crime prevention advice is given without the intention of creating a contract. Neither the Home Office nor the Police Service accepts legal responsibility for the advice given. Fire Prevention advice, Fire Safety Certificates conditions, Health & Safety Regulations and Safe Working Practices always take precedence over any Crime Prevention issue. Recommendations included in this report have been considered for a specific site and take into account information available to the Police.

- 7.15 Ward Cllrs

- 7.16 Summary of Public Responses

Comments have been received from members of the public both objecting and supporting the application. Full representations received are contained in Section 10.

Supporting comments

- The development would enhance the local area;
- A derelict building would be brought back in to use.

Objecting comments

- There are already doctors in the local area;
- Losses of greenspace will occur;
- The proposals may increase traffic in the local area;
- A large carpark is proposed in support of the development;
- A pedestrian access would be maintained from Cavendish Street;
- Surplus parking may be displaced onto surrounding residential streets;

- The access road cuts through parkland;
- A number of mature trees will be felled;
- Local wildlife may be detrimentally effected.

8.0 CONTACT OFFICER: Christian Barton – Planning Officer

9.0 DATE PREPARED: 13th May 2022

10.0 SUMMARY OF REPRESENTATIONS

Objection – Philip Savage, 27 Nares Road, Blackburn, BB2 2TH. Received: 26/11/2021

I have lived in the area of Griffin park all my life. I attended the old Griffin school 1965 to 1961 whilst living in Coleridge street and I currently live in Nares road.

The rear of Nares road over looks Spring lane and so I am fully aware of the large volumes of traffic already using this road . At any time of the day there is queuing traffic back to Buncer lane traffic lights with Selous road / Nares road already used as a 'rat run' to avoid the Buncer lane traffic lights. Any proposal to increase the amount of traffic on Spring lane by adding any additional road junction from the proposed development would not only have huge impact on Spring Lane but the surrounding local roads.

Whilst the above may cause concern about traffic problems I feel the biggest concern is the introduction of vehicles into an park environment. The proposed provision for a 100+ car park gives the impression of a well used access road. This road would cut through the middle of a well used park. Who would imagine creating a road through the middle of a park used by children on bikes, dog off leads etc. This is only exasperated by the fact it crosses the access to Griffin park PRIMARY School. Primary school children and cars do not mix and everything should be done to keep them apart not actively brought together.

Additionally I take note of the amount of trees and green space that would be lost to the car park etc by this proposal.

Whilst I am sure everyone would welcome a renovated Griffin Lodge I feel the proposed development would be detrimental to child safety and local traffic problems and the application in its current form must be rejected

Objection – Miss Heyworth Read, Lansdowne Street, Blackburn. Received: 15/12/2021

I am contacting you in regards to the Planning Application sent in relation to Griffin Lodge, Cavendish Place, Blackburn BB2 2PN.

As a local Resident on Lansdowne Street, I have concerns as to the Plans for the Lodge.

Although it is in a bad state of repair, not only do I feel that it would benefit the local residents and the residents in the Property in Griffin Park, but I feel that money would be better spent on restoring Griffin Lodge as oppose to Building a Health Facility when there are several Doctors Surgeries in the area and Barbara Castle Way close by.

I feel that Griffin Lodge could be restored into its former glory and become a place everyone could enjoy once again, something which is lacking in Blackburn.

I also have concerns as to the parking and traffic problems that will be created by such a facility would cause, not only on Cavendish Place but in the adjacent streets, for residents and I would not be prepared to pay for residents parking. There will be a build up of traffic in an already busy area and that residents Parking will be compromised with visitors to the new Facility. I do not want to have to come home from being at work all day to find that the place I park has been taken by a non resident and that I would have to struggle to park.

I feel that this will also have a detrimental affect on Griffin Parks thriving Wildlife, such as the Owls and Squirrels which I see and hear on a daily basis amongst others, and that myself and other

residents who take our Dogs to the Park and children who play in the Park will lose our popular safe space by building on the land. I was so pleased when I moved to the area lasy year with Griffin Park round the corner, and no more Parking Wars as I had at my previous address. I love where I live.

There aren't going to be any Green Spaces/Parks left the way Blackburn with Darwen are over developing the town with no real thought for local people, whose comments and concerns really aren't taken on board and things just go ahead anyway because it all comes down to money at the end of the day.

Objection – Faye Thornton, 48 Cavendish Place, Blackburn, BB2 2PN. Received: 29/03/2022.

Hello I am pleased that Griffin lodge is being refurbished and support the plans however as a resident of Cavendish place with young children I am concerned about preserving our way of life in respect of the immediate surroundings. We are a close knit community and our children play outside our houses as outside of school times it is a quiet and peaceful place to live. I understand parking and a different route has been taken in to consideration however there is still access on foot from Cavendish place. I feel this will mean people coming from this side of town will park on our street and walk around. Not only is this a safety concern it will also increase air pollution so close to the school.

I have consulted with a local traffic warden and other residents and we have put together some possible solutions to try to avoid it becoming a problem/habit in the first instance.

one way system with traffic to enter from scar st and out via the new exit on spring lane,. residents parking scheme from [8.am](#) to 5, pm to stop patients parking o/s peoples homes, possible double yellow lines single kerb markings no loading/no waiting 8am to 6pm down the school side of cavendish place. this will stop vehicles parking when the school is in and keep the traffic away from the school entrance. speed bumps on cavendish place to stop traffic from speeding again to keep the children safe. The roads around the school are B roads and are congested enough when school is in with parents and staff.

Support – John Hall, 5 St Philips Street, Blackburn, BB1 1UT. Received: 29/11/2021.

In respect to the above I wish to support the application.As it is much needed in the area and would enhance the area which has been plighted for over 10 years.

Please keep me informed particularly if it goes to the Planning & Highways Committee as I would like to Request to Speak.

Please direct me with a link to where on the website I can access the necessary form to request to speak.

I look forward to hearing from you
