

**Development Control Committee**  
Meeting to be held on 21 May 2014

Electoral Division affected: Rossendale South
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**Rossendale Borough: application number. LCC/2014/0061**  
**Retrospective application for the erection of a new temporary bridge, new access road, 2.4m high security fencing and erection of two 6m high lighting columns. It is anticipated that the temporary bridge will be required for a period of two years on land adjacent to Ogden Bridge, Irwell Vale Road, Irwell Vale, Rossendale**

Contact for further information:  
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### **Executive Summary**

Application –Retrospective application for the erection of a new temporary bridge, new access road and 2.4m high security fencing and erection of two 6m high lighting columns on land adjacent to Ogden Bridge, Irwell Vale Road, Irwell Vale, Rossendale. It is anticipated that the temporary bridge will be required for a period of two years.

### **Recommendation – Summary**

Subject to no objections being received after the expiry of the consultation period on 23 May 2014 raising matters that have not already been addressed in the report, planning permission be **granted** subject to the conditions controlling time limits restricting the time period for the temporary bridge, working programme, colour of the bridge, fencing, reinstatement of site following dismantling of the temporary bridge and ecology.

### **Applicant's Proposal**

Planning permission is sought for the erection of a temporary bridge measuring 14m in length and 5.9m wide incorporating a 1.2m wide footway. It would be of a modular steel system dark grey in colour with 1m high parapets and an anti skid surface. The bridge is required to provide temporary access across the river whilst the existing bridge is being repaired.

Two 6m high lighting columns would be located to the north of the site on the eastern side of Irwell Vale Road. One would be permanent and one would be removed when works to the existing bridge have been completed. A length of approximately 51m of concrete posts and chain link security fencing to a height of 2.4m is proposed to the north east boundary of the site for a temporary period. A site compound measuring 12m x10m is proposed to the north of the existing bridge.

The application is part retrospective in view of the urgency of the works and to reflect the commencement of some landscape clearance to facilitate the development in anticipation of planning permission being forthcoming.

### **Description and Location of Site**

Ogden Bridge provides an important vehicular access connecting Irwell Vale Road and Bowker Street within a small urban hamlet approximately 2km south east of Helmshore town centre. The temporary bridge would be located approximately 10m downstream from the existing bridge. The site includes a number of trees and the banks of the River Irwell some of which have already been removed.

Ogden Bridge is within the Irwell Vale Conservation Area. A group of Grade Two Listed mill cottages are located approximately 7m away on the south side of the River Irwell.

### **Background**

There is no relevant planning history.

### **Planning Policy**

National Planning Policy Framework (NPPF)

Section 8 Promoting healthy communities

Section 11 Conserving and enhancing the historic environment

Rossendale Core Strategy

Policy 1 General Development: General Development Locations and Principles

Policy 16 Preserving and Enhancing Rossendale's Built Environment

Policy 17 Rossendale's Green Infrastructure

Policy 18 Biodiversity, Geodiversity and Landscape Conservation

Policy 24 Planning applications Requirements

Rossendale District Local Plan

Local Plan Saved Policy DS1

### **Consultations**

Rossendale Borough Council - No comments received

LCC Developer Support (Highways) - No objection

Environment Agency - No objection

Representations – The application has been advertised by press and site notice, and neighbouring residents informed by individual letter. No representations have been received.

## Advice

Planning permission is sought for the construction of a temporary pedestrian and vehicular bridge for a period of two years adjacent to the existing Ogden Bridge at Irwell Vale to facilitate the rebuilding of the existing bridge which is in dangerous state of disrepair.

Ogden Bridge (privately owned) provides vehicular access to properties in the communities of Irwell Vale, Meadow Park and Lumb and to Irwell Vale Halt on the East Lancashire Railway. Approximately 100 properties rely on Ogden Bridge as their only means of vehicular access. There have been maintenance problems with the bridge for several years and Lancashire County Council in 2012 made a commitment to acquire the Bridge and then strengthen it. However, due to access issues to the adjacent land progress has been delayed. In July 2013 a hole was reported on the bridge. To ensure that access to the communities in Irwell Vale can be safeguarded, a temporary bridge is proposed.

The main issues include the principle of the development, the impact of the development on the Irwell Vale Conservation Area and ecological issues.

The location of the temporary bridge is within the settlement of Irwell Vale as defined on the proposals map that forms part of the Rossendale District Local Plan. The site is also within the Irwell Vale Conservation Area and the junction of the bridge with Aitken Street and Bowker Street is a major focal point in the conservation area. The views upstream and downstream from the bridge along Ogden Brook are also important.

Policy 16 of the Rossendale Core Strategy aims to protect, preserve, and enhance the historic built environment including Conservation Areas and Listed Buildings. The temporary bridge would be located approximately 10 m downstream from the existing bridge. The existing bridge has a weight capacity of 7.5 tonnes and the temporary bridge would be constructed in three sections from a modular steel system with 1m high parapets which would dictate the design and choice of materials.

It is acknowledged that construction of the bridge in this location using the proposed materials would not preserve or enhance the overall ambience of the conservation area. However, the bridge is required in this location due to the requirement to join the main carriageway to the north known as Irwell Vale Road. It is therefore considered that there is an overriding need for a temporary bridge, so that the existing Ogden Bridge can be refurbished and strengthened.

The applicant is proposing to erect two 6m high street lighting columns to match the existing street lighting. One would remain permanent and one would be removed following the dismantling of the temporary bridge. The application boundary also includes an area to the north of the bridge currently forming part of the waste water treatment plant (Rossendale Treatment Works). The applicant proposes to utilise an existing, vehicular, gated access on to Irwell Vale Road and provide a small site compound for the duration of the works. To ensure that the waste water treatment plant remains secure a 2.4m high concrete post and chain link security fence would

be re-routed. It is considered that these aspects of the proposal are acceptable given the nature of the application and a condition requiring the area to be reinstated following the dismantling of the temporary bridge is recommended.

The application site includes a number of trees lining the banks of the River Ogden and the application is accompanied by a Stage 1 Arboricultural Report dated April 2014. Some trees have already been felled as part of an application to the Borough Council as the trees are within a Conservation Area. The Arboricultural Report states that there would be a conflict with the construction of the temporary bridge and the trees on the site. Overall, the proposal would result in the loss of 17 trees most of which (14) are classed as low category. However, the most dominating tree in this area could be retained.

The applicant has considered a different location for the temporary bridge, upstream of the existing bridge that would not require the loss of so many trees. This has been discounted due to poor sightlines, the narrowness of the road and the location of a sewer that goes under the river bed which could be affected by potential piling operations.

The application is also accompanied by an ecological risk assessment dated 5 February 2014 in relation to bats, water voles and otters. This concluded low potential for impact on protected species. However, the habitat upstream becomes more favourable for otters. The presence of otter footprints in 2011 and 2014 indicated they are present within the wider local catchment and the applicant should be aware of their potential presence. Therefore, the recommendations within the report should be adhered to and a condition to this effect is proposed.

In conclusion, the proposed temporary bridge is required whilst structural work is carried out upon the existing Ogden Bridge. The location of the temporary bridge is within the Irwell Vale Conservation Area and whilst the design and materials do not preserve or enhance the conservation area, it is considered that due to the need to maintain vehicular access to the properties to the south of the existing Ogden Bridge the temporary bridge in this location can be supported. Conditions controlling the temporary period, colour of the temporary bridge, reinstatement of the site, tree planting and removal of a lamp post are proposed. Subject to such conditions it is considered that the proposal is acceptable for the purposes of the policies to the National Planning Framework and policies 1, 16, 17 and 18 of the Rossendale Core Strategy.

In view of the scale and temporary nature of the proposal it is considered that no Convention Rights set out in the Human Rights Act 1998 would be affected.

### **Recommendation**

That planning permission be **granted** subject to the following conditions

### **Working Programme**

1. The development shall be carried out, in accordance with the following documents:

- a) The Planning Application received by the Director of Transport and Environment on 16 April 2014
- b) Submitted Plans and documents:

Drawing Number 4773/PA1 entitled "Location Plan, Site Plan and Block Plan"

Drawing Number 4773/PA2 Rev B entitled "Existing and Proposed Elevations and Site Sections"

Drawing Number 4773/PA3 entitled "Tree Plan"

- c) All schemes and programmes approved in accordance with this permission

*Reason: To minimise the impact of the development on the amenities of the area and to conform with Policies 1, 16 and 24 Rossendale Core Strategy*

2. The use of the bridge hereby permitted shall cease within two years of the date of this Decision Notice unless further planning permission has been granted.

*Reason: To ensure the temporary nature of the development is maintained in the interests of local amenity and to comply with policy 16 of the Rossendale Core Strategy.*

3. Within six months of the date of this Decision Notice a scheme and programme shall be submitted to and approved in writing by the Director of Transport and Environment for the treatment and management of the surface of the site from where the temporary bridge and road has been demolished. The scheme and programme shall provide for:

- a) The removal and demolition of the temporary bridge, access road and street lighting column and grubbing up of foundations to existing ground levels.
- b) Clearance of all demolition materials off site.
- c) The making safe of all utility ingress and egress points.
- d) The treatment of the surface of the removed building.
- e) The management of the soft areas within the site.
- f) Details to make good the boundary walls adjacent to the river bank.

The approved scheme and programme shall be implemented in full within three months of the removal of the temporary bridge.

*Reason: To ensure the land is returned to its former use and condition in the interests of local amenity and to comply with policy 16 of the Rossendale Core Strategy.*

4. The temporary bridge hereby approved shall be painted dark grey and be retained in the approved colour throughout its presence on the site.

*Reason: In the interests of the visual amenity of the area and to conform with Policy 16 of the Rossendale Core Strategy.*

5. The security fencing shall be constructed of concrete posts and mesh fencing to match the existing.

*Reason: To secure the site boundaries.*

6. The recommendations contained within the Ecology report entitled `Ogden Bridge Irwell Vale Road/Bowker Street, Bury, Lancashire ` dated 5 February 2014 shall be implemented in full.

*Reason: In the interest of ecology and to comply with Policy 17 and 18 of the Rosendale Core Strategy.*

**Local Government (Access to Information) Act 1985  
List of Background Papers**

Paper	Date	Contact/Directorate/Ext
LCC/2014/0061	16 April 2014	Catherine Lewis/Environment/30490

Reason for Inclusion in Part II, if appropriate

N/A

**Notes**

The grant of planning permission does not remove the need to obtain the relevant statutory consents/licences from the Environment Agency.