

70222 – Former Mondi Mill, Bridge Street, Ramsbottom.

Erection of 57 no. dwellings, the retention of a chimney and the demolition of 3 existing buildings, together with engineering operations to create a development platform, public car park, substation, public open space, landscaping, drainage, the layout of internal estate roads and footways and other associated works.

This is a re-submission of application 65844 which was for 73 dwellings and was refused by the Councils' Planning Control Committee for the reasons of road safety and flood risk. There were no heritage conservation reasons for refusal. The subsequent appeal (APP/T4210/W/22/3302543) was allowed, and the Inspector commented as follows:

"The existing buildings on the site lie within the Ramsbottom Conservation Area (the CA), an amalgamation of 3 previously designated Conservation Areas. There is no dispute between the main parties that the proposed development would not have an adverse effect on the character or appearance of the CA or its setting. Pursuant to the duty under s72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, having considered the proposal and visited the site, I concur with that view subject to agreement of suitable materials for the proposed buildings, the means of enclosure (including acoustic barriers), and the detailing of conversion works.

This is because those traditional buildings on the site which stem from a chapter in the town's successful development from the late 1700's onwards were formerly dominated by large scale industrial buildings and currently suffer various degrees of dilapidation in a poor setting. The redevelopment of the site would improve the appearance of this part of the CA without harm to its wider character. Accordingly, it is my view that the development proposed would enhance those buildings capable of retention and re-use, and would preserve the character and appearance of the remainder of the designated area".

The resubmission is for a lower number of dwellings in a very similar proposed site layout and would involve the retention of the chimney and the demolition of the two dilapidated buildings, in order to provide additional onsite parking, which while they have been included on the Councils' draft list of non-designated heritage assets are now not considered to be of particular value worthy of retention due to the overall loss of the legibility of the site as former historic mill site. The retention the former mill site chimney would leave an acknowledgement to its former use.

The current vacant site represents a negative feature in and adjacent to the conservation area and the proposed scheme, as previously, would at least preserve the character, appearance and the setting of the conservation area not representing less than substantial harm within the terms of paragraph 208 of the NPPF. The design and materials of the proposed revised scheme are very similar to that of the previous scheme and would consist of artificial slate and stone and as such would be acceptable with that part of the setting of the conservation area.

Planning permission should include conditions to secure details of finished materials for the dwellings including stone, slate roof, windows and doors and lighting columns and bollards. A condition should be added to secure the implementation of the GMAAS approved archaeological Written Scheme of Investigation (WSI) and deposition of findings.

The proposal would either comply with or not be contrary to adopted UDP policies EN2/1 – Character of Conservation Areas, EN2/2 – Conservation Area Control, paragraphs 203, 205, 208, 209, 211, 212 and 213 of the NPPF and JP-P2 of the Greater Manchester Combined Authority Joint Plan.

Conservation Officer.