

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 24/00043/FUL

Name and address for correspondence:	Applicant name:
Mr Andrew Barton AXIS Camellia House 76 Water Lane Wilmslow SK9 5BB	Mr Ryan MacindoeBalance Power Projects Limited

Part 1 - Particulars of Application

Date of 29 February 2024
Application:

Proposal:	Proposed development of a battery energy storage system with associated infrastructure and access.
Location:	Land Off Dig Gate Lane , Dig Gate Lane, Kingsway Business Park, Rochdale ,

Part 2 Compliance with Conditions

It is YOUR responsibility to comply with planning conditions. The Council's Planning Enforcement Team is responsible for investigating alleged breaches of planning control. This includes ensuring that all relevant conditions have been complied with. Effective enforcement is important to:

- Tackle breaches of planning control which would otherwise have unacceptable impact on the amenity of the area
- maintain the integrity of the decision-making process;
- help ensure that public acceptance of the decision-making process is maintained.

Whilst the majority of developers/homeowners do comply with the requirements of planning permissions, there are a number who do not. Where any planning conditions are breached, the Council can take formal enforcement action without further notice. Enforcement action could include such measures as requiring remedial works, cessation of use, or complete demolition and can cause the developer/homeowner unnecessary expense, delay and frustration. In some cases, failure to comply with planning conditions can lead to the loss of the planning permission.

Part 3 - Particulars of decision

The Rochdale Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 (as amended) that planning permission has been **GRANTED SUBJECT TO CONDITIONS** for the carrying out of the development referred to in Part I above.

The Council hereby permits the above development in accordance with the details given on the application form and subject to the following condition(s):

Conditions and Reasons:

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason. Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 This permission relates to the following plans and documents:

Location Plan - Rev D
Proposed Topography - Rev D (08/02/2024)
Proposed Plan (site plan) - Rev E (26/07/2024)
Heights Parameter Plan - Rev E (12/02/2024)

3471-01-L-001 Rev C - Landscape Masterplan
3471-01-L-002 Rev A - Landscape Implementation
Pond Sections - Existing & Proposed - Rev D (12/02/2024)

Access Gate - 2.4m - Plan & Elevation - Rev A (19/06/2023)
Aux Transformer - Rev 0 (19/02/2024)
Battery Container - Plan & Elevation - Rev 0 (06/11/2024)
CCTV Lighting 3.4m - Plan & Elevation - Rev 0 (22/02/2024)

Crash Barrier - Plan & Elevation - Rev A (22/09/2023)
601 - DNO Room - Plan & Elevation - Rev 0 - 07/01/25
Inverter & Transformer Skid - Plan & Elevation - Rev 0 (13/01/2025)
Paladin Fence - 2.4m - Rev A
Private Substation 1 - Plan & Elevation - Rev A (19/12/24)
Storage Room - Plan & Elevation - Rev 0 (13/01/25)
Welfare & Control Room - Plan & Elevation - Rev 0 (13/01/25)

Noise Impact Assessment
Flood Risk Assessment and Drainage Strategy Rev C
Road Restraint Risk Assessment Report
GG104 Risk Assessment
Outline Battery Fire Safety Management Plan
Biodiversity Net Gain Report
Phase 1 Land Contamination Desk Study
Transport Statement
Planning, Design and Access Statement

Reason: For the avoidance of doubt and in order to define the permission.

- 3 The use of the BESS facility hereby permitted shall cease on or before 40 years from the date when the site first becomes operational. Written notification of the commencement of operation of the BESS facility shall be submitted to and confirmed in writing by the local planning authority within 14 days of its occurrence.

Reason: To ensure that the application site is returned to its original open condition and character once the use of the development hereby approved is no longer required, and in order to mitigate the impact of the development upon the Green Belt, in accordance with policy DM1 of the Rochdale Core Strategy, policy JP-G9 of the Places for Everyone joint development plan, and the National Planning Policy Framework

- 4 No later than 12 months prior to the date of the expiry of this permission referred to in condition 3 above, a decommissioning and restoration scheme shall be submitted to and approved in writing by the local planning authority. This statement shall include details of the timescale and management of the decommissioning works; the removal of all equipment and all other associated structures and the reinstatement of the land to

its former condition. The decommissioning and restoration of the site shall thereafter be undertaken in accordance with the approved scheme and within the agreed timescale.

Reason: To ensure that the application site is returned to its original open condition once the use of the development hereby approved is no longer required, in accordance with Policy DM1 Rochdale Core Strategy, Places for Everyone JP-G9, and the National Planning Policy Framework

- 5 Prior to commencement of the development hereby approved, full details of completed ground levels shall be submitted to and approved in writing by the local planning authority. The development shall be undertaken in accordance with the approved details.

Reason: In order to protect the character and appearance of the local area, the wider landscape, and the setting of the nearby designated heritage asset, in accordance with policies P2, P3 and DM1 of the Rochdale Core Strategy and the National Planning Policy Framework

- 6 Prior to any above ground construction related to the development hereby approved, full samples and/or external material specification details for each of the following parts of the development shall be provided to the Local Planning Authority for approval:

- Battery Container
- DNO Room
- Inverter and Transformer Skid
- Welfare & Control Room
- Substation
- Storage Room
- Any hard surface materials

Such details shall include the type, colour and texture of materials. Development shall be carried out in accordance with the approved details.

Reason: In the interests of protecting the character of the local area and the landscape character in compliance with policies P2, P3 and DM1 of the Rochdale Core Strategy and the National Planning Policy Framework.

- 7 No external CCTV equipment shall be installed on or within the application site unless a scheme for such CCTV equipment has first been submitted to and approved in writing by the Local Planning Authority. The approved details shall thereafter be fully implemented in accordance with the approved scheme.

Reason: in the interests of visual amenity having regard to Policies P3 and DM1 of the Rochdale Core Strategy and the National Planning Policy Framework.

- 8 The approved landscaping details shall be implemented in full no later than the end of the first planting season following the approved development first being brought into use. Any trees, shrubs or hedgerow planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become severely diseased within 5 years of planting shall be replaced within the next planting season by trees, shrubs or hedge planting of a similar size and species (or another suitable species) to those originally required to be planted. The site shall otherwise be maintained in accordance with the long-term maintenance noted on the approved landscaping plan.

Reason: To ensure that the site is satisfactorily landscaped having regard to its sensitive location and the nature of the proposed development and in accordance with Rochdale Core Strategy Policies G6 and G7 and the National Planning Policy Framework.

- 9 No fencing or boundary treatments, other than those indicated on the approved Proposed Plan (site plan) - Rev E, shall be installed as part of the approved development, prior to full details of such boundary treatments being submitted to and approved in writing by the Local Planning Authority. Where such boundary treatments are required to address headlight spill from the site towards the adjacent motorway, the

LPA shall liaise with National Highways as to the acceptability of the submitted details.

Reason: In order to protect the character and appearance of the local area, the wider landscape in accordance with policies P2, P3 and DM1 of the Rochdale Core Strategy and the National Planning Policy Framework

- 10 Prior to the commencement of development, final details of a sustainable surface water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall be based upon:

Drainage Strategy Plan rev D in Appendix 5 of the FRA & Drainage Strategy by KRS, ref. KRS.0310.081.R.001.C dated March 2025.

The drainage details shall include any typical construction details for the drainage pipework, attenuation tank and flow control chamber and cross-sections of any permeable surfaces that are part of the sustainable drainage system.

The approved scheme shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. Prior to occupation/ use of the proposed development, the drainage scheme shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. To prevent an increased risk of flooding as a result of the development and to ensure satisfactory disposal of surface water from the site in accordance with Policy G8 of the adopted Rochdale Core Strategy, saved Policy EM/7 of the adopted Rochdale Unitary Development Plan and the National Planning Policy Framework.

- 11 The development hereby permitted shall not be commenced until such time as a scheme to dispose of surface water, foul water, and any contaminated drainage from fire suppression, has been submitted to, and approved in writing by, the Local Planning Authority in liaison with the Environment Agency. The scheme shall be implemented as approved.

Reason(s): The Northwest River basin management plan requires the restoration and enhancement of water bodies to prevent deterioration and promote recovery of water bodies. Without this condition, the impact could cause deterioration of a quality element to a lower status class and/or prevent the recovery of and/or cause deterioration of a protected water body because it would result in the release of priority hazardous substances such as diffuse pollution and siltation; to prevent pollution of the water environment.

Reason for pre-commencement condition: Drainage infrastructure will need to be implemented prior to commencement of above ground works and a scheme therefore needs to be agreed in advance of the same.

- 12 No development shall take place until a Construction Management Plan (CMP) has been submitted to, and approved in writing by, the Local Planning Authority. The CMP shall include details of the following:

- a) The parking of vehicles of site operatives and visitors;
- b) Loading and unloading of plant and materials;
- c) Storage of plant and materials used in constructing the development;
- d) The erection and maintenance of security hoarding;
- e) Measures for the protection of the natural environment from accidental spillages, dust and debris including dedicated protection measures (including high visibility fencing) for the retained trees during and after construction;
- f) A construction lighting plan designed to direct any temporary lighting away from the retained trees and hedgerow during and after construction;
- g) Noise and vibration, mud and dust suppression;
- h) A scheme for recycling/disposing of waste resulting from demolition and construction works;
- i) Wheel washing facilities;

- j) A scheme to treat and remove suspended solids from surface water run-off during construction works;
- k) Method statement providing amphibian reasonable avoidance measures; and
- l) Measures to protect the safety of users of the adjacent public right of way from vehicle movements associated with the construction phase

The development shall be carried out in complete accordance with the approved CMP.

Reason: To minimise detrimental effects to the neighbouring amenities, the amenities of the area in general, detriment to the natural environment through the risks of pollution and dangers to highway safety, during the construction phase in accordance with Policies DM1, T2, G7, G8 and G9 of the Core Strategy and the National Planning Policy Framework.

- 13 Total noise levels arising from the development shall not exceed those specified in the 'Condition 23 Technical Note' addendum by Inacoustic dated 10th May 2024.

Reason: To safeguard the living conditions of nearby occupants and residents in accordance with Core Strategy Policy G9 and the National Planning Policy Framework.

- 14 No external lighting shall be installed as part of the development hereby approved prior to the written approval by the Local Planning Authority of full design and technical details for any such lighting. Such details should be designed to avoid impacts on nocturnal animals. The development shall be undertaken in accordance with the approved details.

Reason: In the interests of controlling light pollution in the interest of residential amenity and nature conservation in accordance with Rochdale Core Strategy policies DM1 and G9 and the National Planning Policy Framework.

- 15 Prior to commencement of any part of the development hereby approved that requires the importation of material onto the site, a Materials Management Plan (MMP) shall be submitted to and approved in writing by the Local Planning Authority. The MMP shall include:

- Details of the volumes and types of material proposed to be imported or reused on site
- Details of the proposed source(s) of the imported or reused material
- Details of the chemical testing for ALL material to be undertaken before placement onto the site
- Include the result of the chemical testing which must show the material is suitable for use of the development
- Include confirmation of the chain of evidence to be kept during the material movement, including material importation and removal from and to the development

All works shall be undertaken in accordance with the approved document

Reason: To ensure that no unsuitable material is brought onto the site and in accordance with Policy G9 of the adopted Rochdale Core Strategy.

Reason for pre-commencement condition: As the matter relates to an early stage of construction

- 16 No high-voltage fluid-filled cables shall be installed as part of the development hereby permitted before full details of any such cables have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details.

Reasons: To ensure that the proposed development does not harm groundwater resources in line with paragraph 174 of the National Planning Policy Framework and Position Statement C5 of the 'The Environment Agency's approach to groundwater protection'.

- 17 No clearance of trees and shrubs in preparation for (or during the course of) development shall take place during the bird nesting season (March - August inclusive) unless an ecological survey has been submitted to and approved in writing by the Local Planning Authority to establish whether the site is utilised for bird nesting. Should the survey reveal the presence of any nesting species, then no development shall take

place during the period specified above unless a mitigation strategy has first been submitted to and approved in writing by the Local Planning Authority which provides for the protection of nesting birds during the period of works on site.

Reason: In order to prevent any habitat disturbance to nesting birds in accordance with Policy G7 of the Rochdale Core Strategy and the National Planning Policy Framework

- 18 The development shall be undertaken in strict accordance with the approved Ecology Implementation plan (drawing ref 3471-01-L-002 Rev A) and the approved Landscape Masterplan (drawing ref 3471-01-L-001 Rev C, including explanatory implementation notes on both drawings. The approved pond replacement and habitat creation indicated on the Ecology Implementation plan shall be implemented in full prior to any works to alter or infill the existing on-site pond identified in the supporting ecological information.

Reason: In order to ensure that the loss of existing on-site habitats are mitigated for and that existing on-site species can be successfully relocated.

- 19 The development hereby approved shall not commence until a Habitat Management and Monitoring Plan (the HMMP) for any habitat areas to be provided on-site in accordance with the Biodiversity Gain Plan approved pursuant to the statutory biodiversity gain condition has been prepared in accordance with the approved Biodiversity Gain Plan and including:

- a non-technical summary;
- the roles and responsibilities of the people or organisation(s) delivering the HMMP;
- the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved BNG Plan;
- the management measures to maintain habitat in accordance with the approved BNG Plan for a period of 30 years from the completion of development; and
- the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority,
- has been submitted to and approved in writing by the Local Planning Authority.
- The development shall thereafter be undertaken in accordance with the approved HMMP.

Reason: To ensure that the requirements of The Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024 are fulfilled and in order to ensure the delivery of a net gain in biodiversity in accordance with the requirements of Policy G7 of the Rochdale Core Strategy, Policy JP-G8 of the Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 20 Notice in writing shall be given to the Council when the:

HMMP has been implemented; and
Habitat creation and biodiversity enhancement works set out in the HMMP have been completed.

Reason: To ensure that the requirements of The Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024 are fulfilled and in order to ensure the delivery of a net gain in biodiversity in accordance with the requirements of Policy G7 of the Rochdale Core Strategy, Policy JP-G8 of the Places for Everyone Joint Development Plan and the National Planning Policy Framework

- 21 The development shall be undertaken in accordance with the fire safety design measures set out in the approved Outline Battery Safety Management Plan - Rochdale.

Reason: In the interest of ensuring safe access for emergency vehicles in accordance with Rochdale Core Strategy policy P3 and the National Planning Policy Framework.

- 22 No development shall commence until an Emergency Response Plan has been submitted to, and approved in writing by the Local Planning Authority (following

consultation with the Fire Authority). The Emergency Response Plan must prescribe measures to facilitate safety during the construction, operation and decommissioning of the battery storage facility, including the protocols to manage a fire during the operation and decommissioning. Thereafter the battery storage facility shall operate in accordance with the measures outlined in the Emergency Response Plan and an annual inspection shall be carried out and a report submitted to the Local Planning Authority to demonstrate compliance.

Reason: In the interest of ensuring the safe operation of the development with regards the adjacent motorway, in accordance with Rochdale Core Strategy policies DM1, T2 and paragraph 115 of the National Planning Policy Framework.

Procedure Statement:

Statutory Biodiversity Net Gain Condition

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless:

- a) a Biodiversity Gain Plan has been submitted to the planning authority, and;
- b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission would be Rochdale Metropolitan Borough Council.

Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements listed below are considered to apply.

The permission which has been granted has the effect of requiring or permitting the development to proceed in phases. The modifications in respect of the biodiversity gain condition which are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024 apply.

In summary: Biodiversity gain plans are required to be submitted to, and approved by, the planning authority before development may be begun (the overall plan), and before each phase of development may be begun (phase plans)

Statutory exemptions and transitional arrangements in respect of the biodiversity gain condition.

1. The application for planning permission was made before 12 February 2024.
2. The planning permission relates to development to which section 73A of the Town and Country Planning Act 1990 (planning permission for development already carried out) applies.
3. The planning permission was granted on an application made under section 73 of the Town and Country Planning Act 1990 and
 - (i) the original planning permission to which the section 73 planning permission relates was granted before 12 February 2024; or
 - (ii) the application for the original planning permission* to which the section 73 planning permission relates was made before 12 February 2024.

4. The permission which has been granted is for development which is exempt being:

4.1 Development which is not 'major development' (within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015) where:

- i) the application for planning permission was made before 2 April 2024;
- ii) planning permission is granted which has effect before 2 April 2024; or
- iii) planning permission is granted on an application made under section 73 of

the Town and Country Planning Act 1990 where the original permission to which the section 73 permission relates* was exempt by virtue of (i) or (ii).

- 4.2 Development below the de minimis threshold, meaning development which:
 - i) does not impact an onsite priority habitat (a habitat specified in a list

published under section 41 of the Natural Environment and Rural Communities Act 2006); and

ii) impacts less than 25 square metres of onsite habitat that has biodiversity

value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).

4.3 Development which is subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. A "householder application" means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

4.4 Development of a biodiversity gain site, meaning development which is undertaken solely or mainly for the purpose of fulfilling, in whole or in part, the Biodiversity Gain Planning condition which applies in relation to another development, (no account is to be taken of any facility for the public to access or to use the site for educational or recreational purposes, if that access or use is permitted without the payment of a fee).

4.5 Self and Custom Build Development, meaning development which:

i) consists of no more than 9 dwellings;

ii) is carried out on a site which has an area no larger than 0.5 hectares; and

iii) consists exclusively of dwellings which are self-build or custom housebuilding (as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015).

4.6 Development forming part of, or ancillary to, the high speed railway transport network (High Speed 2) comprising connections between all or any of the places or parts of the transport network specified in section 1(2) of the High Speed Rail (Preparation) Act 2013.

"original planning permission means the permission to which the section 73 planning permission relates" means a planning permission which is the first in a sequence of two or more planning permissions, where the second and any subsequent planning permissions are section 73 planning permissions.

Irreplaceable habitat

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat.

The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.

The effect of section 73D of the Town and Country Planning Act 1990

If planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 (application to develop land without compliance with conditions previously attached) and a Biodiversity Gain Plan was approved in relation to the previous planning permission ("the earlier Biodiversity Gain Plan") there are circumstances when the earlier Biodiversity Gain Plan is regarded as approved for the purpose of discharging the biodiversity gain condition subject to which the section 73 planning permission is granted.

Those circumstances are that the conditions subject to which the section 73 permission is granted:

i) do not affect the post-development value of the onsite habitat as specified in the earlier Biodiversity Gain Plan, and

ii) in the case of planning permission for a development where all or any part of the onsite habitat is irreplaceable habitat the conditions do not change the effect of the development on the biodiversity of that onsite habitat (including any arrangements made to compensate for any such effect) as specified in the earlier Biodiversity Gain Plan.

The Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024 modifies the general biodiversity condition for planning permissions which are phased development. Instead of the standard approach for the Biodiversity Gain Plan:

- o an Overall Biodiversity Gain Plan must be submitted to and approved by the planning authority before any development can begin; and
- o a Phase Biodiversity Gain Plan for each phase must be submitted to and approved by the planning authority before the development of that phase can begin.

The Overall Biodiversity Gain Plan for a phased development (which is not related to a section 73 permission) must include the following matters:

- o information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat;
- o the pre-development biodiversity value of the entire onsite habitat;
- o any registered offsite biodiversity gain allocated or proposed to be allocated to the entire development and the biodiversity value of that gain in relation to the development;
- o any biodiversity credits purchased or proposed to be purchased for the entire development; and
- o the post-development biodiversity value of the onsite habitat for the entire development and each phase of development*

*The post-development biodiversity value of the onsite habitat for the entire development and each phase is a projection of the biodiversity value at the completion of the entire development (not after the completion of each phase). Where firm proposals for development and habitat enhancement on each phase have yet to be finalised, assumptions about the likely development and habitat enhancements should be used to determine this post-development value. This value will set the expectations about the biodiversity value of onsite habitats, and the final value will need to be set out in later Phase Biodiversity Gain Plans.

The content of a Phase Biodiversity Gain Plan is intended to be more limited in scope than an Overall Biodiversity Gain Plan, instead of detailing the overall strategy (like the Overall Plan), the Phase plan focusses on a phase's contribution to biodiversity net gain and confirming progress towards the overall biodiversity gain objective for the entire development. It must include the following matters:

- o the post-development biodiversity value of the onsite habitat for the phase of the development (which is the subject of the Plan);
- o the post-development biodiversity value of the onsite habitat for each other phase of development (whether begun or otherwise);
- o any registered offsite biodiversity gain allocated to the entire development and the biodiversity value of that gain for the development prior to submission of the phase plan;
- o any registered offsite biodiversity gain which is proposed to be allocated to the entire development and the biodiversity value of that gain in relation to the development;
- o any biodiversity credits purchased for the entire development prior to submission of the phase plan; and
- o any biodiversity credits proposed to be purchased for the entire development.

In the event that unexpected contamination is identified during implementation of the development hereby approved, the risks associated with contamination shall be assessed and addressed by an appropriately qualified and experienced consultant in liaison with the Council's contaminated land officer.

Date Decision Issued 17 April 2025

Melanie Hale
Head of Planning Services

IMPORTANT

PLEASE ENSURE THAT YOU HAVE READ AND FULLY UNDERSTOOD THE CONTENTS OF THIS DECISION NOTICE. YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES.

INFORMATIVE:

The Local Planning Authority's reasons for its decision are set out in the accompanying officer's report.

INFORMATIVE:

The applicant is reminded of the need to submit and obtain formal approval of those details required by the conditions of this planning permission before development may lawfully commence on the site. The formal discharge of a planning condition is currently subject to payment of an additional fee per request: £43.00 for householder applications and £145.00 in all other cases.

INFORMATIVE:

The proposed development lies within an area that has been defined by the Mining Remediation Authority as containing coal mining features at surface or shallow depth. These features may include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such features are seldom readily visible, they can often be present and problems can occur, particularly as a result of new development taking place.

Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant land stability and public safety risks. As a general precautionary principle, the Mining Remediation Authority considers that the building over or within the influencing distance of a mine entry should be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure a suitable engineering design which takes account of all relevant safety and environmental risk factors, including mine gas and mine-water. Your attention is drawn to the Mining Remediation Authority Policy in relation to new development and mine entries available at:

Building on or within the influencing distance of mine entries - GOV.UK

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Mining Remediation Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Application forms for Mining Remediation Authority permission and further guidance can be obtained from The Mining Remediation Authority's website at:

www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property

What is a permit and how to get one? - GOV.UK (www.gov.uk) In areas where shallow coal seams are present caution should be taken when carrying out any on site burning or heat focused activities.

If any future development has the potential to encounter coal seams which require excavating, for example excavation of building foundations, service trenches, development platforms, earthworks, non-coal mineral operations, an Incidental Coal Agreement will be required. Further information regarding Incidental Coal Agreements can be found here -

<https://www.gov.uk/government/publications/incidental-coal-agreement/guidance-notes-for-applicants-for-incidental-coal-agreements>

If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Mining Remediation Authority on 0800 288 4242. Further information is available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

INFORMATIVE:

The applicant is advised that the supply and delivery of refuse containers (including all wheelie bins and food waste caddies) for residential developments is chargeable and the responsibility for these charges rests with the applicant/developer. The cost is based on a variable rate per property depending on the property size and number of bedrooms but as an indication, the present charge for a suite of three 240l recycling bins and one 240l refuse bin is £144 per residence. Please contact environmental.management@rochdale.gov.uk for a quotation for your development.

