

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 23/00852/PSID

Name and address for correspondence:	Applicant name:
Justine Entezari Iceni Projects We Work 29 John Dalton Street Manchester Manchester M2 6DS United Kingdom	Mr Darren Smith

Part I - Particulars of Application

Date of Application: 4 August 2023

Proposal:	Erection of a two-storey school building, with associated access, parking, refuse store, outdoor recreation facilities, landscaping and ancillary works
Location:	Land North Of West Starkey Street, Heywood, ,

Part II - 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:-

Site Location Plan (Drawing 9002 Revision P1 dated 12 June 2023)
Proposed Site Plan (Drawing 9001 Revision P10 dated 10 November 2021)
Proposed Elevations (Drawing 0501 Revision P10 dated 30 April 2021)
Proposed Ground Floor Plan (Drawing 0400 Revision P7 dated 13 August 2021)
Proposed First Floor Plan (Drawing 0401 Revision P6 dated 13 August 2021)

Proposed Roof Plan (Drawing 0402 Revision P4 dated 09 September 2021)
Proposed Sections (Drawing 601 Revision P9 dated 09 November 2021)
Proposed Site Sections (Drawing 9004 Revision P4 dated 10 November 2021)
Outline Below Ground Drainage Strategy (Drawing 1000 Revision P02 dated June 2023)
Proposed External Louvre Locations (Drawing 5010 Revision P02 dated 07 July 2023)

Proposed Mechanical Services, External Louvre Locations (Drawing 5011 Revision P02 dated 07 July 2023)

Proposed Circulation Strategy (Drawing 420 Revision P2 dated 06 July 2023)

Proposed Access Strategy (Drawing 0421 Revision P1 dated 06 September 2023)

Proposed Access Strategy (Drawing 0422 Revision P1 dated 06 September 2023)

Proposed Access Strategy (Drawing 423 Revision P1 dated 06 September 2023)

Proposed Fencing Strategy (Drawing 424 Revision P1 dated 06 December 2023)

Noise Impact Assessment (Reference 19522-HYD-XX-XX-RP-0001 dated 16 December 2021)

Arboricultural Impact Assessment and Method Statement (Reference 81-361-R1-2 dated July 2023)

Framework Travel Plan (Reference 6001 P02 dated 22 June 2023)

Ground Investigation prepared by Hydrock (Ref 19522-HYD-XX-XX-RP-GE-0002 dated 16 December 2021).

And the development shall be carried out in accordance with these drawings hereby approved.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the adopted Rochdale Core Strategy, the saved Rochdale Unitary Development Plan and the National Planning Policy Framework.

- 3 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 adopted Rochdale Core Strategy, the National Planning Policy Framework and the provisions of the Wildlife and Countryside Act 1981 (as amended).

- 4 No development shall take place until all trees that are to be retained within or adjacent to the site are enclosed with temporary protective fencing in accordance with BS:5837:2012 'Trees in relation to design, demolition and construction. Recommendations' and as set out in Section 6 of the approved 'Arboricultural Impact Assessment and Method Statement'. The fencing shall be retained throughout the period of construction and no activity prohibited by BS:5837:2012 shall take place within such protective fencing during the construction period.

Reason: In order to protect the existing trees on the site in the interests of the amenities of the area and in accordance with Policies G6 and G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: Trees are required to be protected prior to any works taking place as ground works can unduly threaten the well-being of the tree.

- 5 No development shall commence until:
- o A scheme of intrusive investigations has been carried out on site to establish the risks posed to the development by past coal mining activity

o Any remediation works and/or mitigation measures to address land instability arising from coal mining legacy, as may be necessary, have been implemented on site in full in order to ensure that the site is made safe and stable for the development proposed.

Confirmation of the details of any required remediation works and/or mitigation measures (or lack thereof if not required) to address land stability shall be submitted to the Local Planning Authority. The intrusive site investigations and remedial works shall be carried out in accordance with authoritative UK guidance.

Prior to occupation of the development, a signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been, made safe and stable for the approved development shall be submitted to the Local Planning Authority for approval in writing. This document shall confirm the methods and findings of the intrusive site investigations and the completion of any remedial works and/or mitigation necessary to address the risks posed by past coal mining activity.

Reason: This is in order to ensure the safety and stability of the development in accordance adopted Rochdale Core Strategy policy G9 and the National Planning Policy Framework.

Reason for pre-commencement condition: In order to ensure that adequate information pertaining to ground conditions and coal mining legacy is available to enable appropriate remedial and mitigation measures to be identified and carried out before building works commence on site.

- 6 No development shall take place unless a detailed remediation scheme to bring the site to a condition suitable for the intended use through removal of unacceptable risk to human health, buildings and other property and the natural and historical environment shall be submitted to and approved in writing by the Local Planning Authority.

Prior to occupation of the development hereby approved, the approved remediation scheme shall be fully implemented including finishing the recommended investigation and gas monitoring, as set out in Section 9 of the approved 'Ground Investigation' Report. Following completion of the measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be submitted and approved in writing by the Local Planning Authority.

In the event that contamination is found at any time when carrying out the approved development that was not previously identified, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary, a remediation scheme must be submitted to the Local Planning Authority for approval. Following completion of measures identified in the approved remediation scheme, a validation report shall be prepared and submitted to the Local Planning Authority for Approval.

Reason: To prevent pollution of the natural environment and to ensure the safe development of the site in the interests of the amenity of future users in accordance with Policies G8 and G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: Any contamination on or within the land needs to be identified and a suitable remediation plan agreed prior to commencement of above ground works and a scheme therefore needs to be agreed in advance of the same.

- 7 No development shall take place until such time that a Construction Environmental Management Plan (CEMP) and Construction Traffic Management Plan (CTMP) is submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, this shall include the following as a minimum:

- Details of cumulative traffic impact and associated traffic management plan

- Details of the management of abnormal loads and measures to protect the highway and other road users
- Details of the arrangements for vehicles of site operatives and visitors (within the site and surrounding area)
- Management of deliveries to site, including how it is intended to mitigate against HGVs arriving when the site is closed, and the impact of HGVs arriving on site later than planned (e.g. as a result of delays on the road network)
- The loading and unloading of plant and materials (within the site), including times of access and egress
- The storage of plant and materials used in construction of the development

- The erection and maintenance of security hoardings
- Wheel washing facilities, including measures for keeping the highway and surrounding public rights of way clean and clear of debris
- Measures to control the emission of dust and dirt during construction
- Measures to prevent disturbance to adjacent properties from noise and vibration, including piling
- A scheme for recycling/disposing of waste resulting from any demolition and/or land clearance activities (prohibiting fires or burning on site)
- Method statement(s) and details in relation to any excavation required of Public Rights of Way (PROWs) or adopted highways in order to lay any required assets or equipment relating to the development.
- Contact details of site manager to be advertised at the site in case of issues arising

The approved Method Statement shall be adhered to throughout the construction period.

Reason: To minimise the detrimental effects to the natural environment and amenity of nearby residents through the risk of pollution during the construction phase, in accordance with Policies DM1, G7 and G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 8 No development shall commence until details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage schemes must include:

- (i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation should include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365
- (ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations). In the event of surface water discharging to the public combined sewer, the rate of discharge shall be restricted to 5 l/s.
- (iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD
- (iv) Drainage plans to demonstrate that a restricted surface water flow rate to public sewer is 5 l/s.
- (v) A plan that is based upon below ground drainage outline drainage strategy reference FS0911 AJP ZZ 00 D C - 1000/P02 dated 10/08/23 by AJP Consulting Engineers
- (vi) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable
- (vii) Foul and surface water shall drain on separate systems

The approved schemes shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage.

Prior to occupation of the proposed development, the drainage schemes 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.

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

- 9 No piling or any other foundation designs using penetrative methods shall take place unless a scheme for such works, that demonstrate that there is no resultant unacceptable risk to groundwater or land stability, has first been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the approved details.

Reason: To ensure that the proposed piling does not harm land stability or groundwater resources in accordance with Policies G9 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 10 10. (a) Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and/or full specification of materials to be used externally on the buildings, including detailed design of windows, doors and reveals at a scale of not less than 1:50, have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Development shall be carried out in accordance with the approved details prior to the first occupation of the development.

(b) In addition to the information required in Part 'a' of this condition, a maintenance scheme shall be prepared with regards to the upkeep of external materials to be used on external elevations of the school hereby approved. The maintenance scheme shall include details of a cleaning and repair strategy as well as an appropriate review period across the lifetime of the development.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with Policies P2, P3 and DM1 of the adopted Rochdale Core Strategy and the requirements of the National Planning Policy Framework.

- 11 No above ground works shall take place until a scheme of biodiversity enhancements, for the site including, but not limited to (and with reference to Section 4 of the approved 'Biodiversity Metric Report') the provision of bird boxes, bird bricks, bat boxes and bat bricks to be integrated to the fabric of the buildings hereby approved, bug hotels, hibernaculum, wildflower seeding and hedgehog habitat (including provision of 'Hedgehog Highways') has been submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall demonstrate a Biodiversity Net Gain and the duly approved scheme shall thereafter be implemented in full prior to first occupation of the school and retained thereafter.

Reason: In the interests of enhancing biodiversity and habitat provision within the site in accordance with Policy G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 12 Notwithstanding the details shown on the approved plans, the development hereby permitted shall not be occupied until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. The details shall include the formation of any banks, terraces or other earthworks, hard surfaced areas and materials, planting plans, specifications and schedules (including planting size, species and numbers / densities), existing plants / trees to be retained and a scheme for the timing / phasing of implementation works.

The landscaping works shall be carried out in accordance with the approved scheme for timing / phasing of implementation or within the next planting season following final occupation of the development hereby permitted, whichever is the sooner.

Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development and in accordance with policies P3, DM1 and G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 13 No part of the development shall be occupied until details of the type, siting, design and materials to be used in the construction of boundaries, screens or retaining walls have been submitted to and approved in writing by the Local Planning Authority and the approved structures have been erected in accordance with the approved details.

Reason: In the interests of visual appearance, amenity, highway safety and ecology in accordance with adopted Rochdale Core Strategy policies DM1, P3, T2 and G7 and the National Planning Policy Framework.

- 14 Prior to occupation of the development, a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the local planning authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:

(i) Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a resident's management company; and

(ii) Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.

The development shall subsequently be completed, maintained and managed in accordance with the approved plan.

Reason: To ensure that management arrangements are in place for the sustainable drainage system in order to manage the risk of flooding and pollution during the lifetime of the development.

- 15 No above ground works shall commence until a junction arrangement plan for the entrance to be created from West Starkey Street and details of the internal surface roads are submitted to and approved in writing by the Local Planning Authority and the Local Highway Authority.

Prior to occupation of any part of the development hereby approved, a verification report confirming the implementation of the junction arrangement and surface roads shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure satisfactory and safe access to the site in the interests of highways safety in accordance with Core Strategy Policy T2 and NPPF.

- 16 Within six months of commencement of development, a scheme for compensatory pitch improvements, relating to pitches at Sutherland Road and/or Heywood Sports Villages, shall be submitted to and approved in writing by the Local Planning Authority. The school shall not be brought into use until a timetable for delivering the compensatory pitch improvements has been submitted to and approved in writing by the Local Planning Authority. The compensatory pitch improvements shall therefore be implemented in accordance with the approved scheme and timetable.

Reason: To ensure the satisfactory quantity, quality and accessibility of compensatory provision in accordance with UDP Policy G/3 and the NPPF.

- 17 No part of the development hereby permitted shall be occupied until such time that a scheme for the installation of electric vehicle charging points for those space illustrated on the approved 'Proposed Site Plan' with a minimum power rating of 7Kw, universal sockets and at least mode 3 or equivalent is submitted to and approved in writing by the Local Planning Authority. The approved car charge point scheme shall be implemented prior to occupation of each unit.

Reason: In the interests of air quality management in accordance with Core Strategy Policy T2 and the National Planning Policy Framework

- 18 Use of the development shall not commence until a Community use agreement prepared in consultation with Sport England has been submitted to and approved in writing by the Local Planning Authority, and a copy of the completed approved agreement has been provided to the Local Planning Authority.

Reason: To secure well managed safe community access to the sports facilities, to ensure sufficient benefit to the development of sport and to accord with UDP Policy G/3 and the NPPF.

- 19 No part of the development hereby permitted shall be occupied until such time as the bicycle parking facilities as shown on approved drawing 'Proposed Site Plan' have been installed as per the approved details and made available for use. The bicycle parking facilities shall be retained as such thereafter.

Reason: In order to ensure that the development encourages people to travel to the site by sustainable modes of transport, in accordance with policies T1 and T2 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 20 No part of the development hereby permitted shall be occupied until the Traffic Regulation Order (TRO) for the restriction of on street parking and 20 mph 'school zone' speed restriction along West Starkey Street adjacent to the south boundary of the application site has been implemented.

Reason: In the interests of highway safety and the provision of safe and adequate parking, in accordance with Core Strategy Policies T1 and T2 and the NPPF.

- 21 No part of the development shall be occupied until such time as the car parking, servicing and other vehicular access arrangements shown on the approved plans to serve the development hereby permitted have been made fully available for use. The arrangements shall be retained thereafter for their intended purpose.

Reason: In the interests of highway safety and the free flow of traffic and in accordance with Policies T2 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 22 The cumulative noise generation from proposed plant equipment and the use of the Multi Use Games Area (MUGA) shall not exceed the limits as set out in Section 6 of the approved 'Noise Impact Assessment' when measured from the nearest sensitive receptor(s) as identified in Section 4.2.2 of the approved 'Noise Impact Assessment'.

For the purposes of this condition, the background noise levels and rating level shall be calculated in full accordance with the methodology of BS 4142:2014+A1:2019.

Reason: To protect the amenity of occupiers of surrounding residential properties and in compliance with Policies C6, G9 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 23 No external lighting shall be installed on the building or elsewhere on the site unless a scheme for such lighting has first been submitted to and approved in writing by the Local Planning Authority. The approved details shall thereafter be fully implemented.

Reason: In the interests of amenity and the conservation of protected species and in compliance with Policies P3, G9, DM1 and G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 24 Within 6 months of first occupation of the school, a full Travel Plan, adhering to the aims, processes, measures and targets of the approved 'Framework Travel Plan' shall be submitted to and approved in writing by the Local Planning Authority.

The development shall thereafter be occupied in accordance with the approved Travel Plan

Reason: In order to ensure that the development encourages people to travel to the site by sustainable modes of transport, minimise the risk of traffic conflicts, to ensure that the site will be provided with sufficient off-street car parking in accordance with policies T1, T2, G6 and DM1 of the adopted Rochdale Core Strategy and the requirements of the National Planning Policy Framework

Procedure Statement:

The Local Planning Authority worked proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition.

Date Decision Issued 8 February 2024

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: £34.00 for householder applications and £116.00 in all other cases.

INFORMATIVE:

The proposed development lies within an area that has been defined by The Coal Authority as containing potential hazards arising from coal mining. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological fissures; mine gas and previous surface mining sites. Although such hazards are often not readily visible, they can often be present and problems can occur as a result of development taking place, or can occur at some time in the future.

It is recommended that information outlining how the former mining activities affect the proposed development, along with any mitigation measures required, be submitted alongside any subsequent application for Building Regulations approval.

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires the prior written permission of The Coal Authority. Such activities could include site investigation boreholes, digging of foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain Coal Authority permission for such activities is trespass, with the potential for court action.

Property specific summary information on coal mining can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com.

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.