

Project reference S24-012

 13th May 2024

Rochdale Borough Council
 Planning Services
 Rochdale Borough Council
 Number One Riverside
 Smith Street
 Rochdale
 OL16 1XU

ARTIFICIAL GRASS PITCH (AGP) REFURBISHMENT KINGSWAY PARK HIGH SCHOOL

Dear Sir / Madam,

We are delighted to submit this application to satisfy pre-commencement and pre-occupation planning conditions ahead of the construction phase for this project to refurbish an Artificial Grass Pitch (AGP) at Kingsway Park High School.

Application Number	23/01211/FUL
Decision Date	23 April 2024
Location	Kingsway Park High School Turf Hill Road Rochdale OL16 4XA
Development	Refurbishment of existing artificial grass pitch (AGP) with new synthetic turf surfacing, alteration to fencing to create access for a storage container, upgrading of existing 8no column floodlight system lighting provision to LED to athletics track floodlighting, replacement of 8no column floodlight with 12m high column system with LED lighting to pitch floodlighting and siting of a storage container to house maintenance equipment

The conditions we seek to discharge within this application include:

Condition No	Requirement	Submitted Information
No.3	No development shall take place (including any site clearance or preparation works) until a Construction Management Plan (CMP) has been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, this shall include 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. details of construction vehicle access arrangements and means of separating students, staff and visitors from construction and site operative vehicle movements	S24-012 DWG 0000.00 Construction Management Plan S24-012 Construction Method Statement
No.4	No development shall commence until full details of:	S24-012 DWG 0000.00 Construction Management Plan

	(a) the works/contractors' compound (including any buildings, moveable structures, works, plant, machinery, access, and provision for the storage of vehicles, equipment and/or materials); and (b) a scheme for the removal of the works/contractors' compound and the restoration of the land on which it is situated are submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. The works/contractors' compound shall not be provided and used on the site other than in accordance with the approved details and shall be removed and the land on which it is situated restored in accordance with the approved details before occupation of the development hereby approved.	S24-012 Construction Method Statement
No.5	No development shall commence until a scheme to ensure either: (a) the continuity of the existing sports use of/on the playing fields/sports facilities shown edged blue and red on Drawing No. 23-0609 01; or (b) the provision of replacement facilities during construction works has been submitted to and approved in writing by the Local Planning Authority (after consultation with Sport England). The scheme must set out details of the size, location, type and make-up of the facilities or replacement facilities (as appropriate) together with arrangements for access. The scheme must include a timetable for the provision of the facilities or replacement facilities (as appropriate). The approved scheme shall be implemented and complied with in full throughout the carrying out of the development.	The implementation of the approved development will be phased in two distinct parts. The refurbishment of the Artificial Grass Pitch (AGP) is scheduled to be completed during late summer / autumn 2024, and the floodlights upgrade to the athletics track will be completed in the future (date to be confirmed). This means that the athletics track infield will continue to be available for sports activities during the AGP works (a ten week period). During this time, the athletics track infield will provide a venue for football matches, training, and curriculum games.
No.6	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. The agreement shall apply to the use of the 3G pitch and athletics facilities and include car parking, changing and toilet facility access, details of pricing policy, hours of use, access by users, management responsibilities and a mechanism for review. The development shall not be used otherwise than in strict compliance with the approved agreement.	S22-012 Community Use Agreement
No.8	Before the 3G pitch is brought into use, a Management and Maintenance Scheme for the facility including management responsibilities, a maintenance schedule and a mechanism for review shall be submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. This will include measures to ensure the replacement of the Artificial	S24-012 AGP Management and Maintenance Scheme S24-012 AGP Maintenance Schedule

	Grass Pitch within 10 years or an alternative timescale as agreed in writing with the FA. The measures set out in the approved scheme shall be complied with in full, with effect from commencement of use of the 3G pitch.	
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I trust this information is satisfactory and please do not hesitate to request any further information to assist your evaluation of this proposal if required.

Should you require any further details please contact me directly.

Thank you.

Yours faithfully,

Tom Betts
Project Designer & Planning Consultant

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