

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 17/00531/FUL

Name and address for correspondence:	Applicant name:
Faith Crompton Rochdale BC Number One Riverside Smith Street Rochdale OL16 1XU	Estates Department Rochdale BC

Part I - Particulars of Application

Date of Application: 23 May 2017

Proposal:	Single storey extension to existing library building to provide an ancillary community room with kitchen or ancillary cafe, and changing room facilities together with associated additional car parking, the formation of one U13/U14 football pitch, one U15/U16 football pitch with ball stop fencing, and the siting of two dual purpose goalpost storage containers / benches and associated landscape works
Location:	Balderstone Park and Land To The South Of Queen Victoria Street, Platting Lane, Rochdale

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 The development hereby permitted shall be carried out in accordance with the following approved plans:

Proposed Layout - Drawing No: A3/2002803/005A
Proposed Changes and Community Facilities - Drawing No: 2002803-SK-04 Rev A
Proposed Goalpost Storage Unit - Drawing No: A3/2002803/006
Location Plan - Drawing No: 2002803-L01 Rev B
Existing Site - Drawing No A2/2002803/003/A

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 The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

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

- 4 The development hereby approved shall not be brought into use until a detailed scheme for the design and construction of the proposed car parking areas, including the amount of parking bays and associated hard and soft landscaping, shall be submitted to and approved in writing by the Local Planning Authority. The parking spaces shall be provided in accordance with the approved scheme before they are first brought into use.

Reason: In the interests of highways safety, in accordance with policies DM1, P3 and T2 of the Adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 5 The use of the changing rooms and ancillary café use/community room hereby permitted shall only take place between the following hours:
09:00 - 21:30 hours Monday to Friday, and 09:00 - 18:00 hours on Saturdays and Sundays.

Reason: In the interests of safeguarding residential amenity in accordance with policies DM1 and G9 of the adopted Rochdale Core Strategy, and the National Planning Policy Framework

- 6 The café use hereby permitted shall not be brought into use until the equipment to control the emission of fumes and odours from the premises has been installed in accordance with details which have been submitted to and approved in writing by the local planning authority. The approved scheme shall thereafter be implemented prior to the use commencing and shall subsequently be retained and maintained in accordance with manufacturers specifications as long as the premises shall continue to operate as a hot food takeaway.

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

- 7 The café use hereby permitted shall not be brought into use until a scheme for the storing of waste or refuse is submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented prior to the use commencing and shall be retained at all times thereafter.

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

- 8 The playing pitches hereby approved shall not be brought into use until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatment, including the ball stop fencing and any gates to be erected. The boundary treatment shall be completed in

accordance with the approved details, before the playing fields are brought into use, and shall thereafter be maintained.

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

- 9 No removal of or works to any hedgerows, trees or shrubs shall take place during the main bird breeding season 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority.

Reason: In order to prevent disturbance to any nesting birds that may be present in accordance with Policies G6 and G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 10 No development shall commence on the playing pitches hereby approved until the following documents have been submitted to and approved in writing by the Local Planning Authority after consultation with Sport England:

- (i) A detailed assessment of ground conditions (including drainage and topography) of the land proposed for the playing field which identifies constraints which could adversely affect playing field quality; and
- (ii) Where the results of the assessment to be carried out pursuant to (i) above identify constraints which could adversely affect playing field quality, a detailed scheme to address any such constraints. The scheme shall include a written specification of the proposed soils structure, proposed drainage, cultivation and other operations associated with grass and sports turf establishment and a programme of implementation.

The approved scheme shall be carried out in full and in accordance with the approved programme of implementation. The land shall thereafter be maintained in accordance with the scheme and made available for playing field use in accordance with the scheme.

Reason: To ensure that the playing field is prepared to an adequate standard and is fit for purpose and to accord with policies G6 and C8 of the adopted Rochdale Core Strategy and 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 11 October 2018



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Signed on behalf of the Council

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.