

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**Full Planning Application**

APPLICATION REFERENCE: 25/00463/FUL

Applicant Amanda Highland Partington Rochdale Borough Council Children's Services Fourth Floor Number One Riverside Smith Street Rochdale OL16 1XU	Agent Mr Richard Dearden Rochdale Borough Council Number One Riverside Smith Street Rochdale OL16 1XU
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Part I - Particulars of Application

- Proposal:** Erection of two-storey front extension and side elevation covered area following removal of existing covered play area, remodelling works including alteration of the ridge height, infilling of brickwork and alterations to fenestration to all elevations
- Location:** Littleborough After School Club, Calderbrook Road, Littleborough Rochdale, OL15 9JN
- Valid On:** 23 June 2025

DECISION: GRANT PLANNING PERMISSION SUBJECT TO THE FOLLOWING CONDITIONS:**Condition(s) (8)**

- 1 The development hereby permitted shall begin no later than three years from the date of this planning permission.

Reason: For the avoidance of doubt and to ensure that any conditions imposed on the original permission remain in force other than as expressly hereby varied and development must be started in accordance with Section 73(5) of the Town & Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 2 The development shall be carried out in accordance with the following drawings and documents hereby approved:
- Location Plan – received 06/05/2025

- Existing Site Plan – drawing no. A1/2005021/BS/001 received 06/05/2025
- Proposed Site Plan – drawing no. A1/2005021/BS/005A received 03/03/2026
- Existing Floor Plans – drawing no. A1/2004570/BS/002 received 06/05/2025
- Existing Elevations – drawing no. A1/2004570/BS/04 received 06/05/2025
- Proposed Floor Plans – drawing no. A1/2005021/BS/012 E received 03/03/2026
- Proposed Elevations – drawing no. A1/2005021/BS/028 F received 03/02/2026
- Proposed Extension Floor Plans, Section Plans and Details – drawing no. A1/2005021/BS/019A received 05/12/2025
- Proposed Covered Area Elevation and Section Plan – drawing no. A1/2005021/BS/019D received 17/03/2026
- Proposed Surfacing Plan – drawing no. LA02 Rev. A received 06/05/2025
- Proposed Landscaping Plan – drawing no. LA03 Rev. A received 06/05/2025
- Proposed Foundation Details - drawing no. 0400/02-10-C2 received 17/03/2026

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, the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 3 Prior to works to the fascia boards, a Precautionary Working Method Statement shall be submitted to and approved in writing by the Local Planning Authority. The statement shall set out details relating to the following:

- Soft stripping of fascia boards in the presence of a licensed bat worker; and
- Mitigation and enhancement for loss of a historic common pipistrelle maternity roost.

The proposed works and mitigation measures shall be implemented in accordance with the approved method statement.

Reason: In order to safeguard protected species and their habitats, in accordance with Policy G7 of the adopted Rochdale Core Strategy, the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

Reason for pre-commencement condition: Any mitigation and/or enhancement measures for bat roosts would need to be established to ensure the safeguarding of protected species and their habitats.

- 4 The gas protection measures hereby approved shall be installed in accordance with "Staircase 1 Plan, Section & Details drawing no. A1/2005021/BS/019A" received 05/12/2025.

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 prepared, which shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in full accordance with the duly approved remediation strategy thereafter.

Prior to the first use or occupation of the approved development, a verification report confirming the installation of the gas protection measures and any remediation measures where necessary shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the safe development of the site in the interests of the amenity of future occupiers in accordance with Policy G9 of the adopted Rochdale Core Strategy, Policy JP-S1 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 5 Prior to the development being taken into beneficial use, a signed statement or declaration prepared by a suitably competent person confirming that the site 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 completion of mitigation measures necessary to address the risks posed by past coal mining activity.

Reason: In order to ensure the safety and stability of the development, in accordance with Policy G9 of the adopted Rochdale Core Strategy, Policy JP-S1 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 6 The development hereby approved shall be constructed in the following approved materials:

- Wienerberger Ltd Rothesay Blend brick for the infill panels, string courses and proposed extension;
- Ibstock Milburn Ashen Brown Blend brick for the projecting brick detailing;

- uPVC windows and doors in Smooth Anthracite Grey;
- Aluminium doors and windows in RAL 7016 Anthracite Grey; and
- Cambrian slate roof.

Reason: In the interests of ensuring a satisfactory visual appearance to the development and in accordance with Policies DM1 and P3 of the adopted Rochdale Core Strategy, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

- 7 The proposed soft landscaping works, including planting plans, specifications and schedules (including planting size, species and numbers/densities) and existing plants / trees to be retained shall be carried out in accordance with the details shown on "Proposed Landscape Layout drawing no. LA03 Rev. A" received 06/05/2025 and "Proposed Planting Plan drawing no. LA04 Rev. A" received 06/05/2025 for timing / phasing of implementation or within the next planting season following final occupation of the development hereby permitted, whichever is the sooner, and maintained thereafter.

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, in accordance with Policies P3, G6, G7 and DM1 of the adopted Rochdale Core Strategy, Policy JP-G7 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

- 8 The development hereby approved shall not be occupied until such time as the recommendations contained within the Flood Risk Assessment by Aval Consulting Group Limited (ref. 94068 Rev. B dated 18/11/2025) have been implemented in full and retained and maintained for their intended purpose thereafter.

Reason: In the interest of providing a safe environment in the event of a flood and to prevent an increased risk of flooding further downstream and in accordance with Policy G8 of the adopted Rochdale Core Strategy, Policy JP-S4 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Approval Reason(s) (1)

- 1 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 of Decision: 26/03/2026

Melanie Hale
Head of Planning

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.

Your attention is drawn to the following (2)	
1	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
2	The applicant is reminded that, under the Wildlife and Countryside Act 1981 (as amended), it is an offence to remove, damage, or destroy the nest of a wild bird, while the nest is in use or being built. Planning consent does not provide a defence against prosecution under this act. If a birds nest is suspected work should cease immediately and a suitably experienced ecologist employed to assess how best to safeguard the nest(s).

Notes

- 1 The decision is for planning purposes only and for no other. It does not grant approval under any other regulatory regime, including the building regulations. Separate approvals may be required.
- 2 This permission does not give any legal right to carry out the development on, over or under land owned by or contrary to the rights of another person. You are advised to seek independent legal advice Your attention is also drawn to the Party Wall Act.
- 3 If you are unhappy with the decision to grant permission subject to conditions you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990. Details of how to appeal can be obtained from the Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The

Square, Temple Quay, Bristol BS1 6PN or via their website at <https://www.gov.uk/government/publications/planning-appeals-procedural-guide>.

- 4 If permission to develop land is granted subject to conditions, whether by the Council or by the Secretary of State and you, as owner of the land, claim that it has become incapable of reasonable beneficial use, you may serve a Purchase Notice on the Council requiring the Council to purchase your interest in accordance with the provision of Part IV of the Town and Country Planning Act 1990.
- 5 Some conditions attached to a grant of permission may require you to submit details and/or information before you start work. Please note that we aim to deal with these requests within 8 weeks. There is a fee for 'approval of details reserved by a condition'. These fees are set by Government and the current level can be found at:
<https://1app.planningportal.co.uk/FeeCalculator/Standalone?region=1>.