



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 22/01051/FUL

Name and address for correspondence:	Applicant name:
Mr Darragh Davy-Burke LARK Architects Unit 10, The Crossings Riparian Way Cross Hills Keighley BD20 7BW	Kathryn Greenhalgh

Part I - Particulars of Application

Date of Application: 4 October 2023

Proposal:	Conversion and extension to existing barn and outbuilding to form 4 no. dwellinghouses; proposed link extension, and alterations proposed to all elevations of buildings; hardstanding to front yard with parking; creation of proposed passing places
Location:	Barns And Outbuildings At Stock Nook House Farm, Doctor Fold Lane, 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 and documents:

- Location Plan - job no: 754 - dwg no 01 - rev B
- Passing Places - job no: 754 - dwg no 100 - rev D
- Passing Place Plans - job no: 754 - dwg no 101

- Proposed Floor Plans - job no: 754 - dwg no 06 - rev D
- Proposed Elevations - job no: 754 - dwg no 07 - rev D
- Proposed Site Plan - job no: 754 - dwg no 03 - rev C
- Bat Survey Report, Witcher Wildlife Ltd Ref: 230746/BAT/REV1
- Barn Owl Mitigation Strategy Report, prepared by Witcher Wildlife Ltd Ecological Consultants, dated 4th January 2024

and the development shall be carried out in accordance with these drawings and documents 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 development shall commence until a foul and surface water drainage scheme has been submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme shall include:

(i) Details of the septic or sewage treatment plant on a dimensioned plan drawing, with separation distances, from dwellings according to those specified in Building Regulations Part H.

(ii) Details of the effluent drainage field, if required. This shall be designed in accordance with Building Regulations Part H. Details of infiltration testing in accordance with Building Regulations Part H or BRE 365 or similar approved method.

(iii) Details of the roof drainage. If using soakaways, the volume of soakaway(s) shall be designed in accordance with the guidance in Building Regulations Part H - Drainage. A record of the test results including photos shall be submitted.

(iv) Construction details for permeable paving of the driveway, if this forms part of the sustainable drainage system. Otherwise soakaway details for the driveway shall be provided, in accordance with infiltration testing results.

The duly approved scheme shall be implemented prior to the first occupation of any dwelling hereby permitted and shall be retained as such thereafter.

Reason: 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.

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.

- 4 No earthworks or vegetation clearance shall take place until a reasonable avoidance measures method statement for mammals, amphibians and reptiles has been submitted to and approved in writing by the Local Planning Authority. If any protected species is found to either reside or forage within the site, no development shall take place until a scheme for the protection of their habitat or an appropriate mitigation scheme has been submitted to and approved in writing by the Local Planning Authority and the approved protection or mitigation measures shall thereafter be fully implemented.

Reason: To safeguard any protected species which may either live or forage within the site in accordance with Policy G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: As the proposals require the disturbance of ground identified as a viable habitat of protected amphibians, it is necessary to understand the extent of any existence.

- 5 No earthworks shall take place until a management strategy for the control and disposal of the invasive plant species Himalayan Balsam on the site, has been submitted to and approved in writing by the Local Planning Authority. The agreed

scheme of works and method statement shall be implemented in full throughout the course of the development.

Reason: To secure the satisfactory disposal of this invasive species of plant, which under the terms of the Wildlife & Countryside Act 1981, as amended, it is an offence to be caused to spread in the wild, in accordance with the principles of Policy G6 of the adopted Rochdale Core Strategy.

- 6 No part of the development shall be occupied until such time as a verification report has been submitted to and approved in writing by the Local Planning Authority to confirm that the approved ventilation and acoustic measures have been implemented to achieve the required maximum noise levels, as stated below:

- o 35 dB(A) Leq (1 hour) in the bedrooms with windows shut and other means of ventilation provided between 7 am and 11pm;
- o 30dB(A) Leq 5mins in the bedrooms with windows shut and other means of ventilation provided between 11pm and 7am;
- o 35 dB(A) Leq (1 hour) in the living room/s with windows shut and other means of ventilation provided between 7 am and 11pm;
- o 40dB(A) Leq (1 hour) in other habitable rooms with windows shut and other means of ventilation provided at all times;
- o Noise in external amenity areas shall not exceed 55 dB(A).

The noise attenuation measures shall be retained as installed thereafter.

Reason: To safeguard the amenities of residents in order to comply with the requirements of Policies G9 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 7 The development hereby approved shall be constructed in accordance with the mitigation measures set out within the submitted Barn Owl Mitigation Strategy Report, prepared by Whitcher Wildlife Ltd Ecological Consultants, dated 4th January 2024.

Reason: To safeguard any protected species which may either live or forage within the site in accordance with Policy G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 8 The approved works to Plots 3 & 4 shall be carried out in accordance with the recommendations contained in the Bat Survey Report, Whitcher Wildlife Ltd Ref: 230746/BAT/REV1 Section 6.2.

Reason: To safeguard any protected species which may either live or forage within the site in accordance with Policy G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 9 No building works, or works to the passing places and hedgerows, shall commence between the 1st March and 31st August in any year unless a detailed bird nest survey by a suitably experienced ecologist has been carried out immediately prior to clearance and written confirmation provided that no active bird nests are present which has been agreed in writing by the LPA.

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

- 10 No construction / alteration works to the buildings shall take place until a scheme of biodiversity enhancements for the site including, but not limited to, 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 duly approved scheme

shall be implemented in full prior to first occupation of the dwellings 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.

11. Notwithstanding any description of materials in the application, no works to the elevations or roof of the building shall take place until samples (on site) and full specifications of materials to be used externally on the building(s) have been submitted to and approved in writing by the Local Planning Authority, including:

- o Windows to be timber or aluminium
- o Doors to be timber
- o Roof lights to be conservation style (set flush with roof)
- o Rainwater goods to be cast metal painted black
- o Cladding to be timber such as larch
- o Roof to be natural slate

Such details shall include the type, colour and texture of the materials and samples shall be displayed on the site for inspection. The development shall be carried out in accordance with the approved details.

Reason: Insufficient details have been submitted with the application, and in the interests of amenity and in compliance with policies P1, P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

12. In accordance with the material details required by condition 11, detailed designs of the window and door reveals, at a scale of not less than 1:50, to be used on the development hereby approved, shall be submitted to and approved in writing by the Local Planning Authority. The windows and doors shall be installed in accordance with the approved details thereafter.

Reason: In the interests of visual amenity and in accordance with policies P1, P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

13. Notwithstanding any description in the application or approved plans, prior to their installation, full details of the design and placement of any pipework, meter boxes or flues (as necessary) to be fixed to the dwellings hereby approved shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, rainwater goods shall be cast metal. The approved measures shall be duly implemented and retained as such thereafter.

Reason: In the interests of visual amenity and in accordance with policies P1, P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

14. 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 details shall include native hedging combined with post and rail fencing to separate garden areas, and planting details adjacent to the proposed passing places.

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: Insufficient details have been submitted with the application, and to ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development and in accordance with Core Strategy Policy G6 and G7 and the National Planning Policy Framework.

- 15 The dwellings hereby approved shall not be occupied until the construction of the passing places, as shown in approved plans as listed below, has been completed:

- Location Plan - job no: 754 - dwg no 01 - rev B
- Passing Places - job no: 754 - dwg no 100 - rev D
- Passing Place Plans - job no: 754 - dwg no 101

The approved passing places shall be retained thereafter.

Reason: In the interest 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.

- 16 Before the development hereby permitted is occupied, full details of the alignment, height and appearance of all fences and walls and gates to be erected (notwithstanding any such detail shown on previously submitted plan(s)) shall have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until all fences and walls shown in the approved details to bound its plot have been erected in conformity with the approved details. Other fences and walls shown in the approved details shall have been erected in conformity with the approved details prior to occupation of the final dwelling. For the avoidance of doubt, and in accordance with Condition 14, the details shall include native hedging combined with post and rail fencing to separate garden areas.

Reason: In the interests of visual and residential amenity and in accordance with policies P1, P2, P3 and DM1 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 5 June 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.

INFORMATIVE:

The applicant should be aware that the proposed development will need to demonstrate compliance with the Building Regulations, including Approved Document B - Fire Safety. This may necessitate the use of an approved sprinkler system.

INFORMATIVE:

In the event that the dwellings do not have access to mains water, an above ground water tank may be required to provide the necessary water to serve a sprinkler system. Planning permission will be required for such a tank. The applicant should contact the Planning Officer should they have any queries over the need for planning permission.