ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 21/00003/FUL

Name and address for correspondence:	Applicant name:
Mrs Barbara Taylor Stables 4 Moorgate East Farm Rochdale OL164QL	Mrs Barbara Taylor

Part I - Particulars of Application

Date of Application: 16 February 2021

Proposal:	**Conversion of existing barn into one dwelling including demolition of attached and detached stable buildings.**
Location:	**4 Moorgate East Farm, The Old Stable , Broad Lane, Rochdale, OL16 4QL,**

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:-

Location Plan 1:2500
Existing and Proposed Site Layout Plans 1:500
Drawing No. 88 A 2.
Drawing No. 88 B 2.
Drawing No. 88 A.
Drawing No. 88 B.
Location plan.

and the development shall be carried out in complete 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 Development Plan and the National Planning Policy Framework.

3 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or full specifications of materials to be used externally on the building 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.

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

4 Notwithstanding any description of materials in the application no above ground construction works shall take place until details of the appearance, materials, profile and method of opening of the proposed rooflights, which shall be of a conservation-type, have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details and retained as such thereafter.

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

5 Notwithstanding the details shown on the approved plans and the requirements of condition 2 of this permission, the development shall not be occupied until a landscaping scheme for the site (including elements of both 'hard' and 'soft' landscaping) is submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include details of the proposed surface treatment of all hard surfaced areas and the type, species, siting, planting distances and programme of planting of any trees and shrubs as well as details of both temporary and permanent root protective surfaces. 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 removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced 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 to secure biodiversity enhancement in accordance with policies P3, DM1 and G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

6 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. The structures shall thereafter be retained.

Reason: In the interests of amenity and in compliance with Policies P3, P2 and DM1 of the adopted Rochdale Core Strategy and the requirements of the National Planning Policy Framework.

7 The car parking area shown on the approved plans, drawing no. 88 A 2, shall be constructed and marked out in accordance with the details shown, and made available for use before the dwellings are first occupied.

Reason: In order to ensure adequate and appropriate parking provision in accordance with, Policy T2 of the adopted Core Strategy and the National Planning Policy Framework.

8 Notwithstanding the provisions of Schedule 2, Part 1, Classes A, B, C, D, E and F of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any equivalent Order following the revocation and re-enactment thereof, the dwelling hereby approved shall not be extended or altered and no buildings shall be erected within their curtilages.

Reason: To ensure that the Local Planning Authority retains control over any future extensions to the dwellinghouse in order to prevent overdevelopment of the site and harm to the Green Belt and to safeguard the amenity of future occupiers of the proposed dwelling in accordance with the requirements of Policies DM1, G4 and P3 of the adopted Core Strategy, the Council's Supplementary Planning Document 'Guidelines and Standards for Residential Development', and the National Planning Policy Framework.

9 Prior to commencement of the development the existing structures and surrounding site shall be inspected for visual/olfactory evidence of contamination and a letter report submitted to the Local Planning Authority for approval containing the following information:

- the nature and integrity of existing floors and hardstanding;
- any evidence of the storage of potentially contaminating substances;
- any visual / olfactory evidence of contamination within or surrounding the buildings;

- photographic evidence of the findings;

If any evidence of possible contamination is identified proposals for its removal shall be submitted to the Local Planning Authority for approval in advance for the further investigation and/or removal of the contamination. The occupation of the building/site shall not commence until the contamination has been treated to the written satisfaction of the Local Planning Authority.

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

Reason for pre-commencement condition: This application proposes conversion of the building. This condition would ensure safe development of the site in the interest of future occupiers, and to prevent pollution of the water environment.

10 No development shall take place until a foul and surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions and inclusive of how the scheme shall be managed after completion, has been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, foul and surface waters shall be drained on separate systems and the surface water drainage scheme shall accord with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards and unless otherwise agreed in writing by the Local Planning Authority. Such a scheme shall include details of any proposed surface treatment of the driveway and parking areas, paths or other hard-surfaced areas which shall be permeable. The drainage scheme shall be planned to avoid damage to existing tree roots and drainage infrastructure sited outside the Root Protection Areas. The development shall be completed, maintained and managed in accordance with the approved details at all times.

Reason: To ensure the appropriate disposal of foul and surface waters and to manage the risk of flooding and pollution in accordance with Policy G8 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: Drainage is an early activity in the construction process and it is in the interest of all stakeholders to ensure that an acceptable scheme is agreed before development commences on site.

11 No building works or demolition shall take place during the bird nesting season (March - August inclusive) unless an ecological survey has been carried out immediately prior to clearance and 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.

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.

12 Prior to the commencement of development (including site clearance), a scheme to provide bird nesting boxes and provision for bat roosting boxes on retained trees and on structures shall be submitted to and approved in writing by the Local Planning Authority. The boxes and features so approved shall be installed before the commencement of development and retained thereafter.

Reason: To ensure that the development does not affect the favourable conservation status of protected species on the site and in order to ensure biodiversity enhancements as part of the development in accordance with Policy G7 of the adopted Core Strategy, the National Planning Policy Framework and the provisions of the Wildlife and Countryside Act 1981 (as amended).

Reason for pre-commencement condition: This application proposes conversion of the building. This condition would ensure alternative provisions for nesting birds is provided.

13 No development shall take place until a method statement detailing the process and phasing by which those parts of the buildings to be dismantled and those parts to be subsequently reconstructed has been submitted to and approved in writing by the Local Planning Authority. Such a statement shall indicate the method by which those parts of the buildings to remain will be physically supported during the process of dismantling and reconstruction. No parts of the buildings other than those described in the submitted Report On The Structure (Healey Consulting) dated '12th February 2021' shall be dismantled or rebuilt without the prior written approval of the Local Planning Authority. All dismantling and reconstruction works shall thereafter take place in strict accordance with the details in the duly approved method statement.

Reason: To ensure that the conversion of the buildings takes place without the need for major or complete reconstruction in order to preserve the openness of the Green Belt in accordance with the requirements of Policy G4 of the adopted Core Strategy and the National Planning Policy Framework.

14 Details of the window and door frames to be utilised in the development hereby permitted, including samples if so required, shall be submitted to and approved in writing by the Local Planning Authority before any such window and door frames are installed in the development. Such details shall indicate, at a scale of not less than 1:20, the reveals, longitudinal and cross-sectional detailing, cill and lintel detailing, and means of opening together with any finished treatment. The window and door frames shall be installed in accordance with the approved details and thereafter so maintained.

Reason: In order to ensure a satisfactory appearance in accordance with Polices P3 and DM1 of the adopted Core Strategy and the National Planning Policy Framework.

15 No development shall take place until the implementation of a programme of archaeological works has been secured. The works are to be undertaken in accordance with a Written Scheme of Investigation (WSI) submitted to and approved in writing by Rochdale Local Planning Authority. The WSI shall cover the following:

1. Informed by the updated North West Regional Research Framework, a phased

programme and methodology of investigation and recording to include:
a) historic building recording at Historic England Level 2 for the main building and its attached extensions
b) informed by the above, historical research and, if appropriate,
dendrochronological dating of original timbers to ascertain construction date
c) historic building recording at Historic England Level 1 for all standing buildings within the curtilage of No.4.
2. A programme for post-investigation assessment to include:
a) analysis of the site investigation records and finds
b) production of a final report on the significance of the archaeological and historical interest represented.
3. Deposition of the final report with the Greater Manchester Historic Environment Record.
4. Dissemination of the results commensurate with their significance.
5. Provision for archive deposition of the report and records of the site investigation.

6. Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.

Reason: To record and advance understanding of the significance of any heritage assets to be lost and to make this evidence publicly accessible in accordance with the requirements of Core Strategy Policy P2 and the National Planning Policy Framework.

Reason for pre-commencement condition: To ensure the opportunity for archaeological investigation is undertaken as part of pre-commencement works on site in the public interests of recording and advancing understanding of the archaeological heritage of the site.

Procedure Statement:

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively to issue the decision without delay.

Date Decision Issued 1 October 2021



.....
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.

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
Whilst the building to be converted has been assessed as low risk for bats, the applicant is reminded that under the 2019 Regulations it is an offence to disturb, harm or kill bats. If a bat is found during construction, all work should cease immediately and a suitably licensed bat worker employed to assess how best to safeguard the bat(s). Natural England should also be informed

INFORMATIVE
It should be noted that if a new package treatment plant is required then this would be development requiring planning permission.

INFORMATIVE
In terms of private sewerage, a septic tank or small sewage treatment plant must be used to treat the sewage and then discharge the effluent (treated liquid) to ground via a drainage field. A drainage field, also known as an infiltration system, is a series of pipes with holes placed in trenches and arranged so that the effluent can trickle through the ground for further treatment.
A soakaway cannot be used (designed for draining rainwater) for discharging effluent to ground. Instead, you must either upgrade to a drainage field or apply for a permit so that the Environment Agency can assess the risk of using this sort of system in your location.
The treatment system must meet the relevant British Standard in force at the time of installation. The standards currently in force for new systems are:

- BS EN 12566 for septic tanks and small sewage treatment plants
- BS 6297:2007 for drainage fields