

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 22/01152/FUL

Name and address for correspondence:	Applicant name:
Jacqui Taylor Lane Foot Farm Ealees Rochdale Littleborough OL15 0HJ United Kingdom	Jacqui Taylor

Part I - Particulars of Application

Date of 8 December 2022
Application:

Proposal:	Change of use and conversion of redundant stable building to one dwelling including alteration to fenestration on front and side elevations
Location:	Lane Foot Farm, Ealees, Littleborough, OL5 0HJ

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:

- o Site Location Plan Rev B 09.11.22
- o Site Layout Plan - Lane Foot Farm received 07.12.2022
- o Proposed Internal Layout Rev A 19.10.22
- o Proposed Elevations Rev A 19.10.2022

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 saved Rochdale Unitary Development Plan, the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 3 Prior to first occupation of the dwelling hereby approved, full details of hard and soft landscaping and any fences, gates and similar elements to be implemented at the approved dwelling, shall be submitted to and approved in writing by the Local Planning Authority. All approved landscaping details shall be implemented in full before the end of the first planting season following first occupation of the dwelling. The approved boundary details and gates shall be implemented prior to first occupation.

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 Prior to first occupation of the dwelling hereby approved, full details of all windows and doors, including detailed drawings, materials and finishes, to be used in the approved conversion shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented 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 Rochdale Core Strategy and the National Planning Policy Framework.

- 5 No development shall commence until a foul & surface water drainage scheme has been submitted to and approved in writing by the Local Planning Authority. Unless otherwise agreed in writing with the Local Planning Authority, the surface water drainage scheme shall include:

(i) Details of the required 'packaged 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 surface water drainage for roof and any hard-standing.

(iii) Construction details for permeable paving of the driveway, if this forms part of the proposed dwelling's sustainable drainage system. Otherwise soakaway details for the driveway shall be provided.

The duly approved scheme shall be implemented prior to the first occupation of the 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.

- 6 The development shall be carried out in accordance with the recommendations contained in the Bat Survey Report (preliminary day-time survey) Section 8 and in the Dusk Emergence Survey Report (both by Angela Graham Bat Consultancy Service dated August 2022) submitted with the planning application.

Reason: In the interest of conserving protected species in accordance with Rochdale Core Strategy G7.

- 7 Prior to the first occupation of the converted dwelling, details of enhancement measures for bats, in addition to those recommending in the submitted bat report shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in full prior to first occupation.

Reason: In order to secure an enhancement to protected species in line with Rochdale Core Strategy G7.

- 8 The dwellinghouse hereby approved shall be occupied solely by family members and guests of the occupants of the dwelling known as Lane Foot Farm (indicated as 'Lane Foot' on the location plan submitted with the application), and shall at no time be occupied as an independent dwelling separate to the existing dwelling.

Reason: In order to ensure the effective management of noise and odour nuisance arising from neighbouring uses and because the limited provision of outdoor space would not be acceptable for an independent dwelling.

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 9 May 2023

Daniela Ripa
Interim 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 refer to the Council's drainage engineer's full comments on sewerage arrangements at the property, which are available in the Officer Report for the application, available on the planning pages of the Council's website.

INFORMATIVE:

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).

INFORMATIVE:

The application is reminded of their obligations with regards the Public Rights of Way around the application site. The Council's Public Rights of Way officer has provided the following advice in relation to the construction phase for the approved development.

"The footpath should not be obstructed at any time, and, any damage caused to the footpath to make it difficult to use or cause the land to fall into the river due to excess weight shall be repaired at their own expense and without delay.

"The second definitive footpath running around Lane Foot and through between Owlett Mews and Lane Foot could be disturbed whilst undertaking the works, a temporary closure order should be applied if this is to be obstructed at any time. Without a temporary closure access should be available to the general public at all times. If necessary whilst works are being undertaken and machinery is driving backwards and forwards across the route a banksman should be placed to ensure the safety of the general public. This banksman should ensure users of the footpath are given the priority of use before."