ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 19/00532/FUL

Name and address for correspondence:	Applicant name:
Mr Sebastian Chambers Buttress Architects 41 Bengal Street Manchester M4 6AF	Ms Jane Barker

Part I - Particulars of Application

Date of Application: 14 May 2019

Proposal:	**Replacement windows to north, south and east elevations; reinstatement of infilled window on south elevation at ground floor; installation of vents and 3 rooflights on north elevation and repointing**
Location:	**Rochdale Childrens Moorland Home, Nab Farm, Barn Field Lane, Wardle, OL12 9PN**

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 - Drawing no. (01) 000 Revision B
- Site Plan as Existing - Drawing no. (01) 003
- Existing Floor Plans - Drawing no. (01) 001 Revision A
- Existing Floor Plans (Demolitions and Alterations) - Drawing no. (01) 002 Revision B

- Existing Elevations - Drawing no. (02) 001 Revision A
- Existing Elevations (Demolitions and Alterations) - Drawing no. (02) 002 Revision A
- Existing Sections - Drawing no. (03) 001 Revision A
- Existing Sections (Demolitions and Alterations) - Drawing no. (03) 002 Revision B
- Proposed Floor Plans - Drawing no. (04) 001 Revision B
- Proposed Elevations - Drawing no. (05) 001 Revision A
- Proposed Sections - Drawing no. (06) 001 Revision B
- Existing and Proposed Isometric Views - Drawing no. (07) 001 Revision A

and the works 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 works in accordance with the policies contained within the adopted Rochdale Core Strategy, the saved Rochdale Unitary Development Plan, the National Planning Policy Framework and the Planning (Listed Building and Conservation Areas Act) 1990 (as amended).

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 9 July 2019

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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.

The development must be carried out in accordance with the conditions listed under the associated Listed Building Consent ref. 19/00452/LBC.

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.