ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 21/00406/FUL

Name and address for correspondence:	Applicant name:
Mr Matthew Thomas MSA 11 Plato Place St Dionis Road London SW6 4TU	HEREF Heywood Park Property Unit Trust

Part I - Particulars of Application

Date of Application: 23 March 2021

Proposal:	**Extension to existing industrial unit and service yard together with temporary alterations comprising two loading doors under scaffold enclosures to allow for continued service access during construction**
Location:	**Unit H2 (Formerly Pn9), Heywood Distribution Park, Pilsworth Road, Heywood, OL10 2TS**

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 list of submitted plans and drawings:
- 31512-PL-200B Site Location Plan
- 31512-PL-201 Existing Site Layout Plan
- 31512-PL-202 Existing Ground Floor Plan
- 31512-PL-203 Existing Elevations
- 315126-PL-204 Proposed Site Layout Plan

- 31512-PL-205 Proposed Ground Floor Plan
- 31512-PL-206 Proposed Elevations
- 31512-PL-207 Proposed Temporary Works Plan
- HC-20539-(30)-002 Drainage Design Strategy

and the development shall be carried out in complete 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 saved Rochdale Unitary Development Plan, the adopted Rochdale Core Strategy and the National Planning Policy Framework.

3 No development shall take place until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include details of the following:

a. Risk assessment of potentially damaging construction-type activities;
b. Identification of "biodiversity protection zones", such as Root Protection Zones;
c. A lighting method statement for the construction phase;
d. Identification of practical measures, both physical measures and sensitive working practices to avoid impacts during development;
e. The location and timing of sensitive works to avoid harm to biodiversity features;
f. Responsible persons and lines of communication;
g. Defining and communicating the role and responsibilities on site of an ecological clerk of works (ECoW), or appointed ecologist(s) responsible for managing biodiversity issues on site, and times and activities during construction or development implementation when they need to be present to oversee works; and
h. Use of exclusion fences, protective barriers and warning signs, as required.

The duly approved CEMP shall be adhered to throughout the construction period.

Reason: In order to ensure that appropriate measures are put in place to protect of the development in accordance with policy G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: To ensure the construction process is managed from commencement and measures put in place to protect the adjacent habitats prior to commencement of any building or engineering works on site.

4 The development hereby approved shall not be carried out otherwise than in accordance with the recommendations in section 5.3.4 of the Biodiversity report ref. 176-08-EcoA_A dated 12.02.21 by The Ecology Practice.

Reason: In the interests of preventing harm to a protected species and their habitat in accordance with adopted Rochdale Core Strategy G7 and the National Planning Policy Framework.

5 The development hereby permitted shall not be carried out otherwise than in accordance with the recommendations contained within the submitted Phase I and Phase II Geo-Environmental Site Investigation report by E3P ref. 10-386R1 dated November 2014. In addition, a watching brief for contamination shall be maintained when carrying out the approved development. If during any works on site contamination is suspected or found or contamination is caused, the Local Planning Authority shall be notified immediately. A suitable investigation and/or risk assessment and/or any remedial action shall be carried out in accordance to an agreed process and within agreed timescales to the approval of the Local Planning Authority. If contamination is not suspected, found or caused during development this must be confirmed in a completion letter which is subject to the approval in writing of the Local Planning Authority.

Reason: To prevent pollution of the natural environment and to ensure the safe development of the site in the interests of the amenity of future users in accordance

with Policies G8 and G9 of the Core Strategy and the National Planning Policy Framework.

6 The development shall not be carried out otherwise than in accordance with the Drainage Strategy & Flood Risk Assessment (Healy Consulting ref. 20539 dated February 2021) and the proposed site drainage layout drawing ref. HC-20539-(30)-002 (Healy Consulting dated 24th February 2021).

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

Reason: In the interests of ensuring sustainable drainage and preventing flood risk in accordance with adopted Rochdale Core Strategy policy G, saved Rochdale Unitary Development Plan policy EM/7 and the National Planning Policy Framework.

7 The development hereby approved shall not be carried out otherwise than in accordance with the External Lighting Proposals (Shepherd Bromley Partnership Issue 2 dated 24th February 2021).

Reason: In the interests of reducing energy demand and maximising energy efficiency in accordance with adopted Rochdale Core Strategy policies G1 & G2 and the National Planning Policy Framework.

8 All trees and that are to be retained within or adjacent to the site shall be enclosed with temporary protective fencing in accordance with BS:5837:2012 'Trees in relation to design, demolition and construction. Recommendations'. The fencing shall be retained throughout the period of construction and no activity prohibited by BS:5837:2012 shall take place within such protective fencing during the construction period.

Reason: In order to protect the existing trees on the site in the interests of the amenities of the area and in accordance with Policies G6 and G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

9 The development hereby approved shall be carried out in accordance with the materials shown on drawing 31512-PL-206 Proposed Elevations, unless otherwise agreed in writing with the local planning authority.

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

10 The development hereby approved shall not be carried out otherwise than in accordance with the measures outlined in Sections 3.2, 3.3 & 3.4 of the submitted Energy Statement (issue 2) by Shepherd Brombley Partnership dated 15th February 2021.

Reason: In the interests of reducing energy demand and maximising energy efficiency in accordance with adopted Rochdale Core Strategy policies G1 & G2 and the National Planning Policy Framework.

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 16 September 2021



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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.

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.