

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 25/00044/FUL

Name and address for correspondence:	Applicant name:
Mr Matthew Druce Labosport Ltd Unit 3, Aerial Way Hucknall Nottingham NG15 6DW	Ms Hayley Wilson SIS UK Ltd

Part 1 - Particulars of Application

Date of 23 January 2025
Application:

Proposal:	Installation of a playzone facility on existing MUGA pitch together with associated extension, ball stop fencing and flood lighting,
Location:	Stoneyfield Park, Boundary Street, Rochdale, OL11 1QU,

Part 2 Compliance with Conditions

It is YOUR responsibility to comply with planning conditions. The Council's Planning Enforcement Team is responsible for investigating alleged breaches of planning control. This includes ensuring that all relevant conditions have been complied with. Effective enforcement is important to:

- Tackle breaches of planning control which would otherwise have unacceptable impact on the amenity of the area
- maintain the integrity of the decision-making process;
- help ensure that public acceptance of the decision-making process is maintained.

Whilst the majority of developers/homeowners do comply with the requirements of planning permissions, there are a number who do not. Where any planning conditions are breached, the Council can take formal enforcement action without further notice. Enforcement action could include such measures as requiring remedial works, cessation of use, or complete demolition and can cause the developer/homeowner unnecessary expense, delay and frustration. In some cases, failure to comply with planning conditions can lead to the loss of the planning permission.

Part 3 - 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 24-0572 01P Version 01
- Site Plan 24-0572 02P Version 02
- Development Layout 24-0572 03P Version 01
- Elevations 24-0572 04P Version 01
- Proposed Floodlighting Page 1: Pitch Levels Drawing HLS9404
- Proposed Floodlighting Page 2: Obtrusive Light Drawing HLS9404
- Design and Access Statement V1 dated 06/01/2025
- Surface Water Strategy R-00228-001-SDS-0 December 2024
- Preliminary Arboricultural Assessment RT-MME-181393-01
- Preliminary Ecological Appraisal RT-MME-181393-04
- Biodiversity Statement and Metric Assessment RT-MME-181393-05
- Soiltechnics Desktop Study: Site Review

and the development shall be carried out in accordance with these details hereby approved unless otherwise required by condition below.

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 The development shall not commence until a Habitat Management and Monitoring Plan (the HMMP), prepared in accordance with the approved Biodiversity Gain Plan and including:

(a) a non-technical summary;

(b) the roles and responsibilities of the people or organisation(s) delivering the [HMMP];

(c) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;

(d) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and

(e) the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority,

has been submitted to, and approved in writing by the Local Planning Authority.

The development shall thereafter be undertaken in accordance with the approved plan.

Reason: To ensure that the requirements of The Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024 are fulfilled and in order to ensure the delivery of a net gain in biodiversity in accordance with the requirements of Policy G7 of the adopted Rochdale Core Strategy, Policy JP-G8 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 4 The proposed floodlighting shall be implemented precisely in accordance with the approved drawings and details set out within Proposed Floodlighting Page 1: Pitch

Levels Drawing HLS9401 and Proposed Floodlighting Page 2: Obtrusive Light Drawing HLS9401. The floodlighting hereby approved shall be operational no later than 10pm or 22:00 hours Monday-Sunday.

Reason: To safeguard the amenities of the area and to minimise the possibility of inconvenience to nearby residents.

- 5 During the construction period, the existing semi-mature Cherry Tree and other vegetation identified to be within the assessment area as set out within the submitted Preliminary Arboricultural Assessment RT-MME-181393-01, shall be retained and protected in accordance with British Standard BS 5837:2012 or any subsequent amendment to the British Standard.

Reason: In the interests of biodiversity and to safeguard the trees to be retained.

- 6 If for any reason during the course of development and construction the semi-mature Cherry Tree as identified within the submitted Preliminary Arboricultural Assessment RT-MME-181393-01 is not successfully retained, replanting will be required within the first planting season (October to March inclusive) following completion of the development, of a tree species and tree size first to be agreed in writing with the Local Planning Authority. The proposed replanting will be required to be on a 2:1 basis within the application site.

Reason: In the interests of biodiversity and to safeguard the visual amenity of the area.

BIODIVERSITY NET GAIN

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless:

- a) A Biodiversity Gain Plan has been submitted to the planning authority,
- and;
- b) The planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission would be Rochdale Borough Council.

Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements are considered to apply.

For the purposes of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990, a biodiversity gain plan is a plan which:

- (a) relates to development for which planning permission is granted, and;
- (b) specifies the matters referred to below:

The matters are:

- (a) information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat;
- (b) the pre-development biodiversity value of the onsite habitat;
- (c) the post-development biodiversity value of the onsite habitat;

(d) any registered offsite biodiversity gain allocated to the development and the biodiversity and the biodiversity value of that gain in relation to the development;

(e) any biodiversity credits purchased for the development; and

(f) any such other matters as the Secretary of State may by regulations specify.

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 April 2025

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: £43.00 for householder applications and £145.00 in all other cases.