ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 19/00119/FUL

Name and address for correspondence:	Applicant name:
Mr John Case Highways, Property & Strategic Housing, Rochdale BC Floor 2 Number One Riverside Smith Street Rochdale OL16 1XU	Mrs Debra Kay

Part I - Particulars of Application

Date of Application: 29 January 2019

Proposal:	**Two storey classroom extension to south facing elevation together with the demolition of existing north west teaching block and associated link including alterations to two existing windows into doorways on west elevation, formation of new play area and provision new security fence & soft landscaping to Regent Street access.**
Location:	**Woodland Primary School, Regent Street, Heywood, OL10 3BX**

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, drawings and documents:-

- A3/2003170/LP001 Location Plan

- A3/2003170/LP001 Existing Site Plan
- A1/2003170/Pl04 Proposed Site Plan
- PL001 As Existing Ground and First Floor Plans
- PL002 Rev. P1 As Proposed Ground and First Floor Plans
- PL003 Rev. T1 As Existing and Proposed Elevations (Amended Plan Received 01.04.19)
- L(02)03 Existing School Site Area / Use
- L(03)01 Existing School Ground and First Floor Layout Plan
- L(03)02 Rev. P1 Ground Floor Layout Plan
- L(03)03 First Floor Layout Plan and Roof Plan
- L(04)01 New and Existing Sections
- Existing Site Plan - Drainage and Services
- L(90)02 Rev. B Site Finishes (Sheet 1 - North)
- L(90)03 Rev. B Site Finishes (Sheet 2 - North)

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 details of a scheme to dispose of foul and surface water from the site, and a lifetime drainage management and maintenance plan, has been submitted to and approved in writing by the local planning authority. The surface water drainage scheme shall be based on sustainable drainage principles and shall incorporate adequate on site attenuation storage where necessary. For the avoidance of doubt, foul and surface waters shall be drained on separate systems and the submitted scheme shall include:
(i) a detailed proposed drainage plan showing where the new foul and new surface water connections to the existing network shall be made.
(ii) confirmation that the 500 sq.m. area of hardstanding to the east of the play area will comprise porous asphalt with 30% voided aggregate foundation in accordance with RBC Design drg 'Site Finishes Plan Sheets 1 & 2 dated 26.3.19'.

The approved drainage shall be fully implemented and subsequently retained in accordance with the approved drainage management and maintenance plan.

Reason: To prevent an increased risk of flooding as a result of the development, to ensure that surface water discharge rates are limited to pre-development levels in accordance with the submitted Flood Risk Assessment and to ensure satisfactory disposal of surface and foul water from the site in accordance with policy G8 of the adopted Rochdale Core Strategy, saved policy EM/7 of the Unitary Development Plan and the National Planning Policy Framework.

Reason for pre-commencement condition: As the proposals require ground works and engineering works an understanding will be necessary of the detailed drainage arrangements prior to commencement of any development on site.

4 The materials used in the construction of the exterior of the development hereby permitted shall match those used in the construction of the exterior of the existing building in colour, form, type, size and texture.

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 a) Notwithstanding the details shown on the approved plans, the development hereby permitted shall not be occupied until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. The details shall include the formation of any surfaced areas and materials, planting plans, specifications and schedules (including planting size, species

and numbers/densities), existing plants / trees to be retained and a scheme for the timing / phasing of implementation works.
(b) 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.
(c) Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season 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 in accordance with policies P3, DM1 and G6 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

6 The initiatives contained within the submitted travel plan, titled 'Travel Plan for Woodland Primary School' shall be implemented before the first occupation of the extension hereby approved unless otherwise agreed in writing by the Local Planning Authority and shall continue to be implemented thereafter.

Reason: To encourage sustainable transport and for the safety of traffic on the highway, in accordance with Policies DM1 and T2 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

7 No building or engineering operations within the site or associated deliveries to and from the site shall take place other than between 07:30 hours and 18:00 hours Monday to Friday and between 09:00 hours and 14:00 hours on Saturdays, and not at all on Sundays or Bank Holidays.

Reason: In order to protect the amenities of nearby residents in accordance with Policies DM1 and G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

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 12 April 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.

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.