ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 19/00455/FUL

Name and address for correspondence:	Applicant name:
Mr Ian Whitworth Progressive Design And Build 4 Lewisham Road Slaithwaite Huddersfield HD7 5AL	Mr Richard Hutchings

Part I - Particulars of Application

Date of Application: 18 April 2019

Proposal:	**Reinstatement of existing driveway and parking area - Resubmission of 18/01280/FUL**
Location:	**Dean Head Farm , Todmorden Road, Littleborough, OL15 9NJ**

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:

- Location Plan, Project no. P989, Drawing No. 01, Rev 03 dated 17-10-18
- Existing Site Plan, Project no. 989, Drawing No. 05, Rev 02 dated 17-10-18
- Proposed Site Plan - Levelled Area, Project no. 989, Drawing No. 06, Rev 06 dated 17-10-18
- Boundary Details, Project no. 989, Drawing No. 09, Rev 02 dated 26-11-18

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 adopted Rochdale Core Strategy and the National Planning Policy Framework.

3 Notwithstanding the details shown on the approved plan titled Proposed Site Plan - Levelled Area, Project no. 989, Drawing No. 06, Rev 06 dated 17-10-18, the parking area hereby approved shall not be brought into use until it has been surfaced and drained, in accordance with full details that have first been submitted to and approved in writing by the Local Planning Authority.

Reason: In order to ensure the appropriate disposal of surface water, to manage the risk of flooding, in accordance with policies T2 and G8 of the adopted Rochdale Core Strategy, saved policy EM/7 of the Rochdale Unitary Development Plan 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 12 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.

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.