

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 23/00345/FUL

Name and address for correspondence:	Applicant name:
Mr Daniel Markwart Studio OL3 Ltd Unit 7 Whitegate Business Centre Whitelees Road Littleborough OL9 9JT	St. Mary's R.C. Primary School

Part I - Particulars of Application

Date of Application: 4 April 2023

Proposal:	Replacement of both low level and 1.8m high boundary fencing and access gates with a mixture of 2.4m and 3.0m high Paladin fencing and access gates
Location:	St Marys Rc Primary School , Whitelees Road, Littleborough, OL15 8DU

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:-

Site Plan as Existing and Location Plan. Drawing no: P-01
Fencing Elevations A,B,C,D as Existing. Drawing no: P-02
Site Plan as Proposed. Drawing no: P-03A
Fencing Elevations A,B,C,D as Proposed. Drawing no: P-04A
Typical Elevation Details as Proposed. Drawing no: P-05

and the development shall be carried out in 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 The fencing and gates hereby approved shall be black RAL 9005 in colour and shall be retained as such thereafter.

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.

- 4 Prior to the commencement of the hereby approved development (including site preparatory works), a scheme for the protection of the retained trees in accordance with BS 5837:2012, including Arboricultural Method Statement (AMS) and a Tree Protection Plan (TPP) shall be submitted to and approved in writing by the Local Planning Authority. The details the AMS and TPP shall include but not be limited to:

- a) Locations of retained trees and root protection areas of these trees.
- b) A specification for protective fencing to safeguard retained trees during groundworks and construction phases and a plan indicating the location and alignment of the protective fencing.
- c) Specifications of signage clearly defining tree protection areas.
- d) Methods of ground clearance which may be required within the root protection areas (RPA as defined in BS 5837: 2012) of the retained trees
- e) Details of any required construction within the RPA or that may impact on the retained trees.
- f) A full specification for the installation of boundary treatment works which may affect trees.
- g) A methodology for Arboricultural site supervision and inspection by a suitably qualified tree specialist.
- h) An approach to reporting of inspection and supervision.

The development thereafter shall be implemented in accordance with the approved details.

Reason: To safeguard the trees, and to conserve biodiversity value in accordance with Policies G6, G7, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: Protection measures for retained trees are required to be in place prior to commencement to ensure no damage is caused.

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 30 July 2023

Daniela Ripa
Interim 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: £34.00 for householder applications and £116.00 in all other cases.

INFORMATIVE:

The applicants are reminded that all nesting birds their eggs and young are legally protected under the Wildlife and Countryside Act 1981.

All bats and their roosts are protected under the Wildlife and Countryside Act 1981; the Countryside and Rights of Way Act 2000; the Natural Environment and Rural Communities Act 2006; and by the Conservation of Habitats and Species Regulations (2010).

The applicants are advised that they will have to ensure that the legitimate use of the public rights of way network in the area are available to the general public at all times and there are no risks whilst exercising this right. The public rights of way should not be disturbed, diverted or excavated prior, during and following completion of the proposed works. It should be noted that it is an offence to obstruct a public right of way. The applicant is advised to contact the Council's public rights of way officer for further guidance.

If the applicants needs to temporarily close any part of the adopted highway or public right of way network during the construction period these closures must be in place prior to the commencement of the required works. Additionally, if temporary traffic/pedestrian management arrangements are required, please liaise with the Council's Highway Department before undertaking such work.