ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 18/01291/FUL

Name and address for correspondence:	Applicant name:
Mr John Holt Number One Riverside Smith Street ROCHDALE OL16 1XU	Mr John Holt

Part I - Particulars of Application

Date of Application: 18 January 2019

Proposal:	**Alterations to a Grade II Listed Building to include the insertion of vent extract louvres within the roof to facilitate alterations to internal layout.**
Location:	**St Marys C Of E Primary School, Oldham Road, Rochdale, OL11 2HB**

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 Drawing no. A1/2003647/004
- Existing Block Plan Drawing no. A1/2003647/005
- Existing Block Plan Drawing no. A1/2003647/006
- Roof Vent Locations Drawing no. A1/2003647/004
- Proposed layout of extract canopy and ductwork - Drawing No Q4190-100
- Proposed new kitchen Layout Drawing No. IDL1345 Rev 05
- Kitchen and staff roof existing plan Drawing no. A1/2003647/001
- Kitchen and staff roof proposed plan Drawing no. A1/2003647/002
- Kitchen, staff roof, store room, office and classroom proposed plan, Drawing no. A1/2003647/003
- Proposed layout of extract canopy and ductwork Q4190-100

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 Core Strategy, the Unitary Development Plan and the National Planning Policy Framework.

3 Notwithstanding any details hereby approved and the requirements of condition 2, no development shall take place until details of the materials to be used for the three extraction vents herby permitted have been submitted to and approved in writing by the local planning authority. The scheme shall also include details of the appearance, finish and profile. The development shall be carried out in complete accordance with the approved details.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with Policies DM1, P2 and P3 of the adopted Rochdale Core Strategy and the requirements of the National Planning Policy Framework.

Reason for pre-commencement condition: To ensure satisfactory details as the application relates to a Grade II listed building.

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 15 March 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.