ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 19/01291/FUL

Name and address for correspondence:	Applicant name:
Mr Mark Thompson Greenhalgh And Williams 3 Manchester Road Bury BL9 0DR	Mr Paul Bleakley

Part I - Particulars of Application

Date of Application: 26 November 2019

Proposal:	**Partial demolition, remodelling and extensions to stables, tack rooms and stores**
Location:	**Bamford Closes Barn, Red Lumb Street, Rochdale, OL12 7TX**

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 The development hereby permitted shall be carried out in accordance with the following approved plans and details:

- Site Location and Block Plan - Dwg No. 4826-1.A
- Elevations as existing - Dwg No. 4826 stab 003
- Floorplans as existing - Dwg No. 4826 stab 001
- Block Plan / site layout as existing - Dwg No. 4826 stab 005
- Block Plan / site layout as proposed - Dwg No. 4826 stab 006

- o Elevations as proposed - Dwg No. 4826 stab 004
- o Floorplans as proposed - Dwg No. 4826 stab 002
- o Materials as proposed - Dwg No. 4826 stab 007

and the development shall be carried out in complete accordance with these drawings and details 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 Unitary Development Plan and the National Planning Policy Framework.

3 No development shall take place until a detailed method statement for the removal or long-term management/eradication of Himalayan Balsam on the site has been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved method statement. The method statement shall include measures to prevent the spread of Himalayan Balsam during any operations such as mowing, strimming or soil movement, and measures to ensure that any soils brought to the site are free of the seeds/roots/stems of any invasive plant covered under the Wildlife and Countryside Act 1981.

Reason: To ensure the satisfactory treatment and disposal of invasive plant species which, under the terms of the Wildlife & Countryside Act 1981 (as amended) it is an offence to be caused to be spread in the wild, in accordance with the objectives of Core Strategy policy G7 .

Reason for pre-commencement condition: Construction activity increases the risk of invasive species spreading.

4 The stables hereby permitted shall not be used for livery or other commercial business use.

Reason: To protect the openness of the Green Belt and the amenity of neighbouring occupiers in accordance with policies DM1, P3 and G4 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 13 March 2020

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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:
If bats or nesting birds are encountered at any time during the course of any approved works then works must cease and advice sought from a suitably qualified person about how best to proceed. All UK bats and nesting birds and their resting places are legally protected.

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.