ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 21/00166/FUL

Name and address for correspondence:	Applicant name:
Nigel Longshaw A.J.COCKER ASSOCIATES New Century House 176 Drake Street Rochdale OL16 1UP	Mr David Canavan RSPCA Rochdale Branch

Part I - Particulars of Application

Date of Application: 3 February 2021

Proposal:	**Single storey extensions to existing building to form animal welfare centre with meeting room, café and public toilets including separate park ranger pod and associated external works**
Location:	**Hollingworth Lake Visitor Centre, Rakewood Road, Littleborough, OL15 0AQ**

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. R419-05
- Site Survey - Drawing no. 301020CP-01
- Existing Plans and Elevations - Drawing no. R419-04
- Proposed Site Plan and Ranger Pod Details - Drawing no. R419-01-B

- Proposed Floor Plans and Elevations - Drawing no. R419-02
- Proposed Elevations - Drawing no. R419-03

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

3 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or full specification of materials to be used externally on the building(s) have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details prior to the first occupation of the development.

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

4 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or full specification of materials to be used for surfacing and walls and fences have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details prior to the first occupation of the development.

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

5 Prior to commencement of any development three full bat surveys that shall be carried out by a suitably qualified person and between the months of May to August (inclusive) shall be submitted to and approved in writing by the Local Planning Authority. If bats are found a Method Statement that shall detail the measure to be taken to avoid any harm to the bats shall be submitted to and approved in writing by the Local Planning Authority and thereafter implemented in full.

Reason: To ensure that protected species at the site are suitably protected and to accord with policy G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: Bats are a protected species and it is important to ensure that they would not be harmed during any stage of the development.

6 The development hereby approved shall be carried out in full accordance with the Arboricultural Method Statement (JCA Ref: 16522-D-AJB) and be retained as such thereafter.

Reason: To ensure appropriate protection of trees around the site and to accord with policy G6 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

7 The Tree Planting Scheme outlined in report JCA Ref: 16522-B-AJB shall be undertaken in full accordance with the approved Arboricultural Method Statement (JCA Ref: 16522-D-AJB). Any trees planted in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 10 years of planting shall be replaced within the next planting season by trees 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 to secure biodiversity mitigation in

accordance with Policies P3, G1, G6 and G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

8 No development shall commence until a foul water drainage scheme that includes a plan to show the connection to the existing sewage pump station has been submitted to and approved in writing by the Local Planning Authority. The approved drainage scheme shall be fully implemented prior to first use of the buildings hereby approved and be retained as such thereafter.

Reason: To prevent an increased risk of flooding as a result of the development in accordance with Policy G8 of the adopted Rochdale Core Strategy, saved Policy EM/7 of the adopted Rochdale Unitary Development Plan and the National Planning Policy Framework.

Reason for pre-commencement condition: Drainage infrastructure will need to be implemented prior to commencement of above ground works and a scheme therefore needs to be agreed in advance of the same.

9 No development shall commence until a surface water drainage scheme that includes a plan which details the viability of any soakaway system proposed has been submitted to and approved in writing by the Local Planning Authority. The approved drainage scheme shall be fully implemented prior to first use of the buildings hereby approved and be retained as such thereafter.

Reason: To prevent an increased risk of flooding as a result of the development and to ensure satisfactory disposal of surface water from the site in accordance with Policy G8 of the adopted Rochdale Core Strategy, saved Policy EM/7 of the adopted Rochdale Unitary Development Plan and the National Planning Policy Framework.

Reason for pre-commencement condition: Drainage infrastructure will need to be implemented prior to commencement of above ground works and a scheme therefore needs to be agreed in advance of the same.

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 2 June 2021



.....
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.

INFORMATIVE - UNITED UTILITIES
The applicant should be aware of the advice from United Utilities by letter dated 8th March 2021.