ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

# PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 19/00390/FUL

| Name and address for correspondence: | Applicant name: |
|---|---|
| Mr Richard Sedgley<br>AXIS Architecture<br>Talbot Chambers<br>2-6 North Church Street<br>Sheffield<br>S1 2DH | Mr Ben French |

Part I - Particulars of Application

Date of Application: 9 April 2019

| | |
|---|---|
| **Proposal:** | **Installation of access ladders and fall protection railings to roof including repair and refurbishment of roof covering and lantern roof light area. Internal works to include the repair and refurbishment of chimney - Resubmission of 18/01134/FUL** |
| **Location:** | **2 Yorkshire Street, Rochdale, OL16 1EE** |

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 and details:-

- Location Plan 1:1250
- Existing ground Floor plans
- Proposed ground Floor plans
- Existing first floor plan

- Proposed first floor plan - Rev A
- Existing second floor plan
- Proposed second floor plan
- Photo sheet - roof
- Existing roof plan
- Proposed roof plan
- Existing elevations front
- Proposed elevations front
- Existing elevations rear
- Proposed elevations rear
- Existing elevations side
- Proposed elevations side
- Heritage Statement
- Design Statement

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

3 Notwithstanding any description of materials in the application, no works shall take place until a schedule of works (including methodologies and specifications) for the external chimney repairs have been submitted to and approved in writing by the Local Planning Authority. Works shall be carried out in accordance with the approved details.

Reason: In order to ensure a satisfactory appearance in the interests of preserving the historic significance of the building in accordance with Policy P2 of the adopted Core Strategy and the requirements of the National Planning Policy Framework and the Planning (Listed Building and Conservation Areas Act) 1990 (as amended).

**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 4 June 2019



.....
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.