



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 24/00327/FUL

Name and address for correspondence:	Applicant name:
Mr Paul Howitt Halliday Meecham Architects 111 Piccadilly Manchester M1 2HY	Mr Richard Jones Manchester Diocese

Part I - Particulars of Application

Date of Application: 24 May 2024

Proposal:	Erection of two-storey extension including installation of emergency escape staircases, creation of a multi-use games area (MUGA) Alterations to existing car park area, new cycle shelter/ bin store and new perimeter fencing with associated hard and soft landscaping
Location:	St John C Of E Primary School , Thornham Lane, Rochdale, M24 2SB

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:

- o 5635-HMA-SJT-00-DR-A-00001_A - Location Plan
- o 5635-HMA-SJT-00-DR-A-10001_B - Existing Site Plan
- o 5635-HMA-SJT-00-DR-A-10101_A- Existing Ground Floor Plan

- o 5635-HMA-SJT-00-DR-A-10211_A - Existing Elevations 1 of 2
- o 5635-HMA-SJT-00-DR-A-10212_A - Existing Elevations 2 of 2
- o 5635-HMA-SJT-01-DR-A-10102_A - Existing First Floor Plan
- o 5635-HMA-SJT-02-DR-A-10103_A - Existing Roof Plan
- o 5635-HMA-SJT-00-DR-A-00220_B - Proposed GF Plan
- o 5635-HMA-SJT-00-DR-A-00221_B - Proposed FF Plan
- o 5635-HMA-SJT-02-DR-A-00223_B - Proposed Roof Plan
- o 5635-HMA-SJT-00-DR-A-00201_C - Proposed Site Plan 1FE
- o 5635-HMA-SJT-00-DR-A-00203_C - Proposed Landscape 1FE
- o 5635-HMA-SJT-ZZ-DR-A-00211_C - Proposed Elevations 1 of 2
- o 5635-HMA-SJT-ZZ-DR-A-00212_C - Proposed Elevations 2 of 2
- o 5635-HMA-SJT-ZZ-DR-A-00215_B - Proposed 3D views

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, the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

3

No development shall take place (including any site clearance or preparation works) until a Construction Environmental Management Plan (CEMP) has been submitted to, and approved in writing by the Local Planning Authority. For the avoidance of doubt, this shall include the following:

- a. the parking of vehicles of site operatives and visitors;
- b. loading and unloading of plant and materials;
- c. storage of plant and materials used in constructing the development;
- d. the erection and maintenance of security hoarding; and,
- e. measures to protect surrounding sensitive receptors from fugitive dust and debris both during and after the construction phase.

The approved method statement shall be adhered to throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved method statement without the prior written permission of the Local Planning Authority.

Reason: To minimise the detrimental effects to the natural environment through risks of pollution during the construction phase in accordance with Policies DM1, G7 and G9 of the Core Strategy, Policies JP-P1 and JP-G9 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Reason for Pre-Commencement: Site clearance poses a threat to the surrounding natural environment and to surrounding occupiers and a scheme therefore needs to be agreed in advance of any works taking place.

4

Notwithstanding any details provided within the application, no above ground works shall take place until full details of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with policies DM1, P1 and P3 of the adopted Rochdale Core Strategy, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

5

Notwithstanding any description in the application, no above ground works shall take place until full product specifications for the windows, external doors, roof lights, and detailed designs of the window and door reveals, at a scale of not less than 1:50, to be used on the development hereby approved, have been submitted to and approved in writing by the Local Planning Authority. The windows and doors shall be installed in accordance with the approved details thereafter.

Reason: In the interests of ensuring a satisfactory visual appearance to the development and in accordance with Policies P2, P3 and DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 and JP-P2 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

- 6 The development hereby approved shall not be occupied until such time as the cycle shelter "Apollo Cycle Shelter" as shown on the approved Site Plan has been installed and made fully available for use. These facilities shall thereafter be retained for their intended purpose at all times.

Reason: In order to ensure that the development encourages people to travel to the site by sustainable modes of transport, in accordance with policies T1 and T2 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 7 The development hereby approved shall not be brought into use until the refuse and recycling storage facilities indicated on drawing no. 5635-HMA-SJT-ZZ-DR-A-90401 rev. T2 - Bin Store, have been fully implemented and made available for use. These facilities shall thereafter be retained for their intended purpose at all times.

Reason: To ensure the provision of satisfactory facilities for the storage of refuse and recycling and 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.

- 8 The development hereby approved shall not be brought into use until such time as a Habitat Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Habitat Management Plan shall detail the ongoing maintenance of on-site habitat pursuant to the statutory Biodiversity Net Gain condition. The approved plan shall be adhered to for a period of 30 years following the completion of the development hereby approved.

Reason: To ensure that the requirements of The Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024 are fulfilled and in order to ensure the delivery of a net gain in biodiversity in accordance with the requirements of Policy G7 of the adopted Rochdale Core Strategy, Policy JP-G8 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 9 The development hereby approved shall not be brought into use until such time as the parking arrangement as shown on the approved site plan have been made fully available. The parking arrangements shall be retained as such thereafter.

Reason: In the interest of highways and pedestrian safety and in order to comply with the requirements of Policies T2 and DM1 of the adopted Rochdale Core Strategy, Policy JP-C8 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 10 The development hereby approved shall not be occupied until such time as a Road Safety Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The plan shall include details of initiatives aimed at mitigating road safety issued along Thornham Lane and shall establish a timetable and mechanism for its review with the Local Highways Authority. The measures set out within the approved plan shall be implemented in full prior to the first use of the development and adhered to thereafter.

Reason: In order to ensure that the development does not give rise to unacceptable impacts to pedestrian safety in accordance with Policies T2 and DM1 of the adopted Rochdale Core Strategy, Policy JP-C1 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 11 The initiatives contained within the Travel Plan "St John's CE Primary School Thornham Travel Plan April 2024" shall be implemented in accordance with the scheduling contained within the approved document and adhered to thereafter.

Reason: In order to ensure that the development encourages people to travel to the site by sustainable modes of transport and to ensure that the site will be provided with sufficient off-street car parking, in accordance with policies T1 and T2 of the adopted Rochdale Core Strategy, Policies JP-C3, JP-C6 and JP-C8 of the adopted Places for Everyone Joint Development Plan 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 8 November 2024

Melanie Hale
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 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.

BIODIVERSITY NET GAIN

Irreplaceable Habitat

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat.

The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.

The effect of section 73D of the Town and Country Planning Act 1990

If planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 (application to develop land without compliance with conditions previously attached) and a Biodiversity Gain Plan was approved in relation to the previous planning permission ("the earlier Biodiversity Gain Plan") there are circumstances when the earlier Biodiversity Gain Plan is regarded as approved for the purpose of discharging the biodiversity gain condition subject to which the section 73 planning permission is granted.

Those circumstances are that the conditions subject to which the section 73 permission is granted:

- i. do not affect the post-development value of the onsite habitat as specified in the earlier Biodiversity Gain Plan, and,
- ii. in the case of planning permission for a development where all or any part of the onsite habitat is irreplaceable habitat the conditions do not change the effect of the development on the biodiversity of that onsite habitat (including any arrangements made to compensate for any such effect) as specified in the earlier Biodiversity Gain Plan.