

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
23/00363/FUL	Claire Ringwood	15 th March 2024

Address: Knacks Farm, Knacks Lane, Rochdale, OL12 6BJ

Proposal: Relocation of, and extension to, existing manège including the erection of lighting columns and 1.5m high perimeter fencing

PUBLICITY	Weekly list expired?	Y	Site notice expired?	Y
	Neighbour letters expired?	Y	Press Notice expired?	N/A

DELEGATION	Significant departure from local plan?	N	Contrary to national policy?	N
	Applicant a Council Member or officer?	N	Contrary to previous decision?	N
	Major with 10 or more objections and recommending approval?	N	Called in or Planning Panel objection?	N

COMMENTS	Planning Panel comments received?	N
	Neighbour comments received?	N

EIA	Screening opinion completed and saved to Onbase?	N/A
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CONDITIONS	Pre-commencement conditions proposed?	Y
	Pre-commencement conditions agreed (or notification period expired)?	Y

RECOMMENDATION	GRANT subject to conditions
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CHECKED AND SIGNED OFF BY: RK

DATE: 28/03/2024

SITE

The application site is within a field used for grazing horses, sheep and cattle and is within the curtilage of Knacks Farm on Knacks Lane. Properties at 4 The Knacks and 6 The Knacks are to the north west of the site and adjoin the application site. The surrounding land comprises open countryside and associated buildings. There is an existing 30m x 20m riding arena to the south of the site which is proposed to be removed and brought back to grass.

The site is located within the Green Belt and an SSSI Impact Risk Zone and adjacent to a Public Right of Way.

PROPOSAL

The application is for the removal of the existing riding arena and the construction of a new horse riding arena (manège) in the field directly to the east of the existing arena. The manège is for the applicant's own private use. The proposed manège measures 60m x 20m and will be enclosed with a 1.5m high post and rail timber fence. The site is relatively flat although some minor regrading may be required.

Floodlighting is proposed around the proposed manège.

Access to the site will remain unchanged.

PLANS AND DOCUMENTS SUBMITTED

Existing Site and Location Plan with Knacks Farm boundary shown (red)
Existing Site and Location Plan (1)
Existing Site and Location Plan (2)
Existing Site and Location Plan (3)
Existing Site and Location Plan with Knacks Farm boundary shown (red) *[showing proposed arena]*
Existing Site and Location Plan (1) *[showing proposed arena]*
Existing Site and Location Plan (2) *[showing proposed arena]*
Existing Site and Location Plan (3) *[showing proposed arena]*
Construction- Cross Section
Construction – Side View
Construction – Aerial View
Construction – Drainage View
Proposed Lighting Plan
Views From Bridleway (10 pages)
Received 11th April 2023

Proposed Lighting Plan
Design and Access and Supporting Information Statement
Received 8th May 2023

Location Plan
Received 10th May 2023

Addendum to Heritage Statement (summary of changes to the lighting proposal)
Lighting Assessment by Kosnic Lighting Ltd, Project No: WS.PR1324, Date: 04/09/2023
Received 11th September 2023

Installation: Riding Arena Lighting by Siteco, Date: 19/01/2024,
Received 22nd February 2024

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF) – July 2021

National Planning Practice Guidance (NPPG)

Adopted Rochdale Core Strategy (CS):

- P2 Protecting and enhancing character, landscape and heritage
- G4 Protecting Green Belt
- G7 Increasing the value of biodiversity and geodiversity
- G8 Managing water resources and flood risk
- T2 Improving accessibility
- DM1 General development requirements

Unitary Development Plan (UDP):

- G/D/2- Green Belt
- EM/7- Development and Flood Risk

Supplementary Planning Documents (SPD):

Supplementary Planning Guidance note 'Guidelines and Standards for Residential Development' (June 2016).

Places for Everyone (PfE)

The Places for Everyone Joint Development Plan was adopted and became part of the statutory development plan for each of the 9 authorities covered by the plan on 21st March 2024.

8. Greener Places

- JP-G9 The Green Belt

9. Places for People

- JP-P 1 Sustainable Places
- JP-P2 Heritage

RELEVANT SITE HISTORY

15/01482/HOUS - Proposed side extension including demolition of carport, workshop and store, rebuild carport, workshop and stables. Refused 18/02/2016.

16/00778/HOUS - Demolition of existing conservatory and erection of new single storey side extension to dwelling, demolition of existing detached carport/workshop/stables and erection of new replacement stables/car port - Resubmission of 15/01482/HOUS. Approved 13/02/2017.

17/00345/DOC - Submission of details to comply with condition 3 of planning permission 16/00778/HOUS. Discharged 23/05/2017.

18/00678/DOC - Submission of details to comply with condition 3 of planning permission 16/00778/HOUS. Discharged 12/10/2018.

CONSULTATION RESPONSES

RBC Lighting Designer

I have looked through the design calculation and statement provided and have the following observations.

1. The light source of the floodlight is stated to be 5000Kelvin Colour Temperature. This is a white light source, considered 'blue', and consideration should be made for the presence of foraging bats in the area due to the remote location. With this in mind reference to ILP's Guidance Note 08/23 – Bats and Artificial Lighting at night where the use of a more warmer light source, $\leq 3000\text{K}$, should be used. In addition the use of 5000K CCT light sources would appear very harsh on the dark environment, especially if prominent on top of a hill.
2. The lighting report needs to show the installation details such as heights, tilt of lantern etc. and not just written on the front sheet.
3. Reviewing the spill light from the arena which is noted at 20m x 60m, there seems to be a large area surrounding the arena that would have light spilt on to it. The grid noted as 'Overspill' shows a area grid of 60m x 100m with a 1, 2 or 3 lux level at those boundaries which is 20m beyond the arena fence line at each side. This back light could be reduced by using a lantern with Back Light Shields.
4. I understand the height of columns has been reduced based on comments made by yourselves however, this can create more issues in terms of the lighting. If 8m columns are used, they could be painted/coated to reduce the visual impact on the daytime appearance, and there would be fewer overall. Having a column a little bit taller will also allow the light to spread more efficiently providing a better uniform appearance across the relative area.
5. Both points above, 3 and 4, can be resolved by using a suitable lantern having a controlled optic array and ability to have back light shields fitted to control any unwanted spill light.

I have included the list of information again, that we would require to carry out a full review:

1. A full lighting design, calculations, and detailed layout - providing details of lanterns, angle of lanterns, maintenance factors, mounting heights, exact locations of lanterns etc.
2. Confirmation of lighting standards the private area has been lit to (BS EN 12193 or other)
3. Calculations showing compliance with ILE guidelines (GN01) for the control of intrusive lighting to Environmental Zone E2
4. Lux plots showing light spill onto surrounding areas to include 10, 5 and 1 lux levels
5. Source Intensity of lanterns should be considered for the proposed installation to ensure compliance with the requirements of GN01.
6. All lighting calculations showing light spill and obtrusive light should be for worst case scenario, i.e., when the installation is first operational.
7. If any complaints are received, the Maintaining Body should consider the fitting of shields to the lanterns in line with the Institute of Lighting Professionals (ILP) "Guidance notes for the reduction of obtrusive light" - Environmental Zones

Updated comments

The only comment I have is the calculation provided doesn't provide the installation detail of the lanterns – tilt of the lantern being the more important as this will be needed when installing the lantern so the installer doesn't aim the lantern too high. They should be as near to the horizontal as possible.

Notwithstanding this however, I have no further comments. Any complaints received once installed will need to be actioned by the owner by installing shields to the column/lantern to block light.

Further Updated Comments following email from applicant dated 7th March 2024

This all looks fine. I would suggest the drawing states the lantern tilts otherwise they won't fulfil the condition.

Greater Manchester Ecology Unit

The proposals do not appear to include a lighting contour plan, so it is not possible to determine if any light pollution will be caused to the surrounding area. Since light pollution can cause disturbance to nocturnal species we would ask that this information be provided.

Notwithstanding the above, the proposals will disturb an area of grassland that botanically is likely to be of low interest. However, there are records of skylark from the area, which are ground nesting birds. To prevent disturbance to this species, we would therefore advise that the following condition be attached to any permission, should it be granted:

No removal of or works to any vegetation shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority.

Updated comments

As your lighting officer has far greater technical expertise on these matters than me, I would follow his recommendations on the requirements.

Further Updated Comments following email from applicant on 5th March 2024

The nesting bird requirement is, as you are aware a standard condition. In this particular case, the application included no ecological information but we have records of skylark from the site as mentioned in my original response. Therefore I believe it is reasonable to ask for the condition.

Environmental Health

No objection.

Drainage Officer

I do not think that there is a need for any Drainage Condition to be applied to this application. The proposed manège is remote and on a hillside surrounded by fields. Any land-drains installed under the manège will take very low flow which can be safely connected to any existing land-drains that exist without causing any nuisance to anyone.

Highways

The proposed extension and relocation of the manège would appear to have no impact on the adopted highway network.

We would ask that the ménage itself remains ancillary to the existing farm and is not used for public or commercial use as this would require extensive parking provision which is not available.

The servicing arrangements for the dwelling would remain unchanged.

If approved the development should not have any impact on road safety or highways capacity.

Highways raise no objection to this application subject to the non-commercial use planning condition.

Greater Manchester Archaeological Advisory Service

The application is not supported by either a heritage statement or an archaeological assessment of the site, and the Greater Manchester Historic Environment Record has not been consulted, contrary to the guidance in the National Planning Policy Framework (Section 16 Paragraph 194), although the Design & Access Supporting Statement notes that 'the site does not fall within a heritage or conservation area'. It is accurate to say that Knacks Farm is not a designated heritage asset and whilst there are two Grade II listed buildings in the locale, Smallshaw Farmhouse and Prickshaw Cottages, the proposed development is unlikely to harm the significance or setting of these designated heritage assets due to their distance from Knacks Farm. However, there is some potential for the application site to contain below-ground remains of archaeological interest and, assuming that delivery of the proposals will require the existing ground surface to be stripped and / or ground-breaking works to install drainage, any archaeological remains that do survive could be damaged by construction works.

The Greater Manchester Historic Environment Record has an entry within the application site (HER No. 9061.1.0). This entry records a stone head, presumed to be of prehistoric (Iron Age) date, that was discovered and a record lodged with the Manchester Museum. It comprises 'a simple face with spectacle eyes, a nose with lobes, slit mouth' and is one of a small number of stone heads that have been discovered in the Rochdale area; a good example was discovered beneath a hedge at Castle Farm on what is now the Kingsway Business Park. Given the archaeological interest in the stone carved head discovered at Knacks Farm, the area where it was discovered warrants some further investigation in case any associated features or finds survive *in-situ*. As any such remains are unlikely to be of national significance they can be removed by development ground works, providing an archaeological record is made in advance of construction work.

This advice can be addressed through a programme of archaeological investigation that should be secured through a condition attached to planning consent. The condition should be worded as follows:

'No development works shall take place until the applicant or their agents or their successors in title has secured the implementation of a programme of archaeological works in accordance with a Written Scheme of Investigation (WSI) which has been submitted to and approved in writing by the local planning authority. The WSI shall cover the following:

1. A phased programme and methodology to include:
 - a) an archaeological watching brief during any ground-breaking works.
2. A programme for post-investigation assessment to include:
 - a) analysis of the site investigation records and finds;
 - b) production of a final report on the significance of the heritage interest recorded.
3. Deposition of the final report with the Greater Manchester Historic Environment Record.
4. Dissemination of the results of the site investigations commensurate with their significance.
5. Provision for archive deposition of the report, finds and records of the site investigation.
6. Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.

Reason: In accordance with NPPF policy 16, paragraph 205: To record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) and to make this evidence (and any archive generated) publicly accessible.'

GMAAS will monitor the implementation of the archaeological works on behalf of Rochdale Borough Council.

Conservation Officer

Original comments

The application site is to the east of Knacks Farm and Cottages on Knacks Lane. The proposal seeks to replace the existing manège with a larger manège with additional external lighting.



Figure 1 - OS Extract 1851

Knacks is depicted on the first edition OS map from 1851. The area appears to have been developed over the 19th century and by the 1890s the houses to the south had also been constructed.

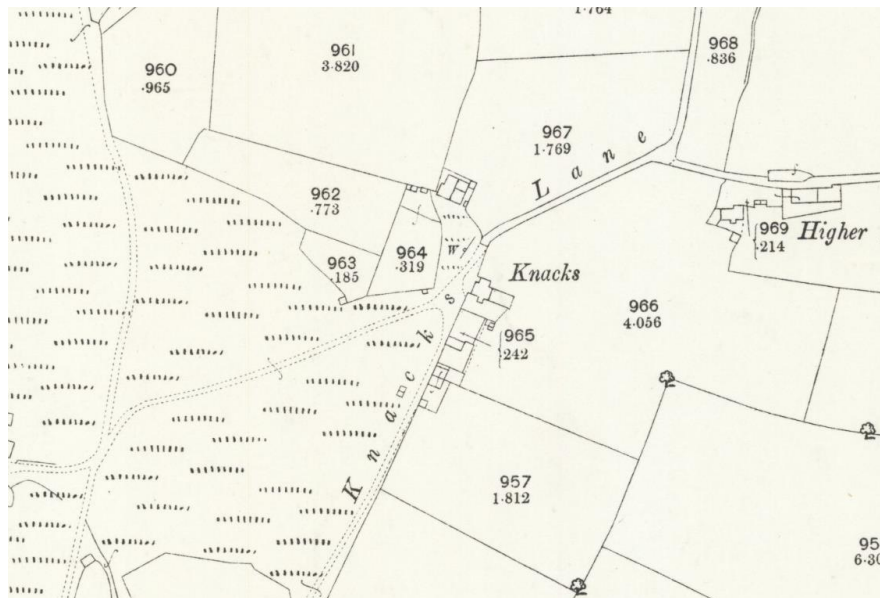


Figure 2 - OS Extract 1891

The extent to which the buildings have been altered or rebuilt over this time, is not entirely clear. However, at least some of the original buildings appear to remain.

As the buildings are depicted on the first edition OS map and appear to reflect the local vernacular they meet the criteria for consideration as non-designated heritage assets. A heritage statement should be requested to meet the requirements of NPPF paragraph 194.

The proposal seeks to replace an existing manège, with a larger illuminated structure. This structure, like the existing would be located to the east of a large modern barn building. There are no heritage objections in principle to a replacement manège, as these are features which would be expected within the rural landscape.

That being said, I have some concerns about the height of the lighting poles. At 8m high, they could be intrusive features, within the landscape. Further details of these should be provided and they should be reduced in height. A better option may be for retractable lighting, as this would minimise their impact when not in use. (something like this: [Telescopic Floodlighting - retractable lighting for sports \(sportslightinguk.co.uk\)](http://Telescopic Floodlighting - retractable lighting for sports (sportslightinguk.co.uk))).

Subject to the submission of a heritage statement and a reduction in the height of the lights, it is likely that an acceptable relationship with the nearby non-designated heritage assets can be achieved.

Updated comments

The overall height of the poles has been reduced from 8m to 6m. However, this is accompanied by an increase in the number of poles from 6 to 10.

It is likely that any improvements achieved through the reduction in the height of the poles would be negated by the increase in numbers.

I note that you have received detailed advice from the Council's lighting specialist on how the proposal should be amended to minimise the impact of light spill and pollution.

I would advise that these comments are taken on board to minimise the impact on the heritage assets.

The Coal Authority

No comments at the time of writing.

REPRESENTATIONS

The application was publicised by way of neighbour notification letters and a site notice. No letters of representation have been received.

ANALYSIS

Principle of Development

The application site is allocated as Green Belt under the Rochdale Unitary Development Plan. Policy G/D/2 is therefore relevant to any future application on the site and in the supporting text to this policy it is established that the Green Belt will be protected from inappropriate development in order to maintain the framework of open land separating and surrounding the urban areas of the borough. Policy G4 of the adopted Rochdale Core Strategy seeks to restrict development within the Green Belt to the limited types of development which are deemed appropriate by national planning policies unless very special circumstances can be demonstrated.

Paragraph 152 of the NPPF states that, as with previous Green Belt policy, inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Paragraph 154 states that *'a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are: b) the provision of appropriate facilities (in connection with the existing use of land or the change of use) for outdoor sport, outdoor recreation....as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it.'*

Case law confirms that whether a development would preserve the openness of the Green Belt cannot mean that a proposal can only be regarded as not inappropriate development if openness would be left entirely unchanged. On this basis, in assessing any application, rather than treating any change as having a greater impact on openness of the Green Belt, the approach the Local Planning Authority would be required to take is consider the impact of harm, if any, brought by the change. The factors that may have an impact would include, but are not limited to, the scale of the development, its locational context and its spatial / visual implications.

The proposal constitutes a change of use of the land to outdoor sport and recreation, which is accepted as an appropriate use in the Green Belt however, lighting is proposed and it is important that this would not adversely affect impact on openness of the Green Belt.

The application has been reviewed by the Council's Conservation Officer who advised there are no heritage objections in principle to the proposal although concerns were raised in respect of the external lighting. Originally 6 x 8m poles were proposed but following the Conservation Officer comments, these were reduced in height to 6m but which then increased the number of poles required to 10.

The Council's Lighting Designer also reviewed the application and advised that there were concerns with light source of the floodlights which were stated to be 5000Kelvin

Colour Temperature. The Lighting Designer advised this would appear too harsh on the dark environment especially as the site is prominently located on the top of a hill and that consideration should be made for the presence of foraging bats. The lighting report did not provide installation details such as heights, tilts of lantern etc and the light spill seemed to cover a large area surrounding the proposed arena that would have light spilt onto it. The Lighting Designer advised this could be reduced by using a lantern with back light shields. The Lighting Designer also advised that if 8m columns were used they could be painted/coated to reduce the visual impact on the daytime appearance and there would be fewer overall. By increasing the height of the column this would also allow the light to spread more efficiently providing a better uniform appearance across the relative area.

Additional information was requested and although this took some time to be undertaken, the applicant submitted another lighting report which was received on 1st March 2024. The amendments included reducing the number of columns back to 6 x 6.96m high columns with a reduced luminance colour (3000 K) from that in the original light assessment submitted. The Council's Lighting Designer reviewed the additional information and advised that the calculation provided did not have the installation detail of the lanterns. The tilt of the lantern being the more important as this will be needed when installing the lantern so the installer does not aim the lantern too high. The lanterns should be as near as horizontal as possible otherwise shields would need to be added. Notwithstanding this, the Lighting Officer raised no other comments.

The applicant provided additional information in an email dated 7th March 2024 which advised a lantern tilt angle of 15 degrees from the horizontal was proposed which the Lighting Officer agreed was acceptable (but should be conditioned). The applicant also advised that the poles would be galvanised steel which they would prefer not to paint as this reduces the maintenance however, if it is necessary for them to be painted advice on colour options was requested. To ensure this matter is addressed correctly at installation stage, conditions relating to provision of the lights as specified in the updated lighting assessment, including lantern tilt and the colour of the columns will be imposed.

With regards to openness, the development would introduce new structures in the form of the retaining structures and fencing. In spatial terms these are minor interventions and the existing manège is to be removed, whilst visually these are set away from existing public viewpoints and would not be clearly viewable from any vantage points. As such it is considered that the proposals would preserve the openness of the Green Belt. Given the location of the application site, its context, and the scale of the development, it would not conflict with the purposes of Green Belt.

The principle of development is therefore considered acceptable as the proposed development is not considered inappropriate in the Green Belt and subject to appropriate lighting conditions, the proposal is not considered to impact on the openness of the Green Belt subject to other material considerations detailed below. The proposed development is therefore in accordance with Policies P2 and G4 of the Core Strategy, Policy G/D/2 of the UDP and paragraph 154 of the NPPF.

Visual Amenity

Policy DM1 of the Council's Core Strategy requires all development proposals, including changes of use of land and buildings, extensions and alterations, to demonstrate that they are of a high quality design and take the opportunity to enhance the quality of the area. Policy P3 of the Core Strategy acknowledges that good design will improve the image and attractiveness of the borough as a place to live, work and visit. This policy requires all new developments to adhere to high

quality design and enhance the borough's identity and sense of place, by respecting context where it is positive and having regard to the scale, density, massing, height, layout, landscape, materials and access of surrounding buildings and areas in general.

In addition, Core Strategy policy C3 requires a high standard of development and layout that produces attractive places. Furthermore, Paragraph 135 of the National Planning Policy Framework states that planning decisions should ensure that developments are sympathetic to local character and visually attractive as a result of good architecture, layout and effective landscaping.

Paragraph 139 of the NPPF states that in determining applications, significant weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

The manège will have post and rail timber fencing and in the most will be screened from view by the agricultural barn and by 4 The Knacks, the existing manège is to be removed and the applicant has provided additional information on the proposed external lighting as detailed above. The site is relatively flat although some minor regarding may be required however, this is not considered significant enough to be detrimental to the surrounding landscape. Manèges are not uncommon within the countryside, and in itself the manège and post and rail fencing would not appear out of keeping in the rural setting and the proposal is considered in accordance with the Policies P3 and DM1 of the Rochdale Core Strategy and the NPPF.

Residential Amenity

The proposal is within the curtilage of Knacks Farm although it shares a boundary with 4 The Knacks and 6 The Knacks. The existing riding arena is approximately 13m from the rear elevation of 4 The Knacks. The proposed manège will extend further into the field behind 4 The Knacks however, it will be located approximately 35m from the rear elevation of this neighbouring property. The use of the manège is no different to the existing use and therefore it is not considered harmful to the amenity of the residents of these neighbouring properties in terms of loss of privacy, overlooking, noise or disturbance.

There were initial concerns from the Council's Lighting Designer that the light spill from the proposed lighting columns covered a large area surrounding the proposal. However, additional information was provided and subject to relevant lighting conditions as detailed below, officers are satisfied that there would be no harmful impact on neighbouring properties in terms of light disturbance.

Taking the above into consideration, the proposal is considered in accordance with Policy DM1 of the Core Strategy and the NPPF.

Highways

Policy T2 of the Core Strategy sets out that development and infrastructure proposals are required to satisfy the Council's accessibility hierarchy and in all circumstances, the safety, accessibility and amenity of those who live or have business in the area will have priority, while providing reliable journey times for those travelling through.

As the proposed manège is for private use it is unlikely there would be any adverse impacts on highway safety however, to ensure the use remains ancillary to Knacks Farm a condition will be imposed to restrict the use of the manège by members of

the public or for commercial use as these would require extensive parking provision which cannot be addressed as part of the current application.

Subject to this condition, the proposed development is considered in accordance with Policy T2 of the Core Strategy.

Ecology

Policy G6 establishes that development should protect and improve green spaces. Policy G7 of the Core Strategy requires developments to protect existing biodiversity including trees and vegetation. The NPPF also requires the planning system to contribute to and enhance the natural and local environment.

The application has been reviewed by the Council's Ecologist who raised concerns in regards to potential light pollution which can cause disturbance to nocturnal species. Additional information was required and when this was provided, the Ecologist advised to follow the recommendations provided by the Council's Lighting Designer.

A condition requiring no removal of, or works to, any vegetation to take place between 1st March and 31st August be imposed to ensure the proposal does not disturb skylark (which are recorded in the area) which are ground nesting birds.

Subject to the above conditions, officers are satisfied that the proposed development would have an acceptable impact on landscaping and ecology and would accord with Policy G6 and G7 of the adopted Rochdale Core Strategy.

Drainage

Policy G8 of the adopted Rochdale Core Strategy, seeks to promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. The Policy aims to prevent an increased risk of flooding as a result of the development and to ensure satisfactory disposal of surface water from development sites.

The Council's Drainage Officer has reviewed the application and confirmed the proposed manège is remote and on a hillside surrounded by fields. Any land-drains installed under the manège will take very low flow which can be safely connected to any existing land-drains that exist without causing nuisance elsewhere. As such, officers consider the proposed development would comply with Policy G8 of the adopted Rochdale Core Strategy.

RECOMMENDATION

GRANT subject to the following conditions:

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 documents:

Construction- Cross Section
Construction – Side View
Construction – Aerial View
Construction – Drainage View
Received 11th April 2023

Location Plan
Received 10th May 2023

Installation: Riding Arena Lighting by Siteco, Date: 19/01/2024,
Received 22nd February 2024

and the development shall be carried out in accordance with the approved drawings.

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. The materials to be used in the construction of the external surfaces of this development shall be as specified on the plans and/or application forms unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of visual amenity and ensuring the new development responds positively to the local context and character in accordance with Policy P3 of the Rochdale Core Strategy.

4. No development shall commence until the applicant or their agents or their successors in title has secured the implementation of a programme of archaeological works in accordance with a Written Scheme of Investigation (WSI) which has been submitted to and approved in writing by the local planning authority. The WSI shall cover the following:

1. A phased programme and methodology to include:

- a) an archaeological watching brief during any ground-breaking works.

2. A programme for post-investigation assessment to include:

- a) analysis of the site investigation records and finds;

- b) production of a final report on the significance of the heritage interest recorded.

3. Deposition of the final report with the Greater Manchester Historic Environment Record.

4. Dissemination of the results of the site investigations commensurate with their significance.

5. Provision for archive deposition of the report, finds and records of the site investigation.

6. Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI

Reason: In accordance with NPPF policy 16, paragraph 211: To record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) and to make this evidence (and any archive generated) publicly accessible.

Reason for pre-commencement condition: These details are required due to insufficient information being contained within this submission and because the site lies in an area of archaeological potential.

5. The use hereby permitted shall not commence until details of the colour of the proposed lighting columns has been submitted to, and approved in writing by, the local planning authority.

Reason: In order to ensure the proposed development would not have an adverse impact on the openness of the Green Belt by significantly increasing the prominence of the proposed development in accordance with Policy G4 of the Core Strategy, Policy G/D/2 of the UDP and the NPPF.

6. The use hereby permitted shall not commence until the approved lighting scheme has been installed fully in accordance with Installation: Riding Arena Lighting by Siteco, Date: 19/01/2024, received by the local planning authority on 22nd February 2024. The lantern tilts shall be no more than 15 degrees from the horizontal as detailed in the applicant's emailed dated 7th March 2024. The external lighting shall be maintained and operated in accordance with these approved details.

Reason: In order to protect the privacy and amenity of adjoining and future occupiers, to ensure the proposed development would not have an adverse impact on the openness of the Green Belt by significantly increasing the prominence of the proposed development and to protect foraging bats in accordance with Policies DM1, G4 and G7 of the Core Strategy, Policy G/D/2 of the UDP and the NPPF.

7. The development hereby permitted shall not be used or occupied at any time other than for purposes ancillary to the residential use of the main dwelling known as Knacks Farm, Knacks Lane and shall not be used as a commercial riding arena or by members of the public.

Reason: To accord with the terms of the application, and to ensure that the site is not used for public or commercial use as this would require extensive parking provision which is not available and to ensure the amenity of neighbouring properties is not negatively impacted in accordance with Policies DM1 and T2 of the Rochdale Core Strategy.

8. No removal of, or works to, any vegetation shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority.

Reason: In order to avoid harm to habitats and species in accordance with Policy G7 of the Rochdale Core Strategy.

9. The development hereby approved shall not be occupied until such time as the existing menage as shown on the existing site plan has been removed. Within the first planting season following the removal of the menage, the site of the removed menage shall be grassed and retained as such thereafter.

Reason: In the interest of preventing adverse harm to the Green Belt and in accordance with Policy G4 of the adopted Rochdale Core Strategy, Policy JP-G9 of the 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.

Notes for Applicant:

Report Author Claire Ringwood