



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 24/00549/FUL

Name and address for correspondence:	Applicant name:
Mr Ian Chapman Seven Architecture 1.3 Waulk Mill 51 Bengal St Manchester M4 6LN	Joanne Bentley Hopwood Hall College

Part I - Particulars of Application

Date of 3 July 2024
Application:

Proposal:	Erection of two freestanding canopies to provide covered seating area
Location:	Middleton Campus, Hopwood Hall College, Rochdale Road, Middleton, M24 6XH

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 within three years of the date of this decision notice

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development shall be carried out in accordance with the following application plans and documents unless otherwise required by the conditions below:

- Location Plan - Drawing no. 00500 Rev P01
- Existing Site Plan - Drawing no. 00501 Rev P01
- Proposed Site Plan - Drawing no. 00502 Rev P02
- Existing Plans - Drawing no. 503 Rev P01
- Proposed Plans - Drawing no. 504 Rev P02

- Existing Elevations - Drawing no. 00505 Rev P01
- Proposed Elevations - Drawing no. 00506 Rev P02
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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 the details shown on drawing no. 00506 Rev P02 - Proposed Elevations, the use of polycarbonate for the roofs of the canopies is not approved. No above ground works shall take place until samples and/or specification for an alternative roofing material have been submitted to and approved in writing by the Local Planning Authority. The development shall be constructed of the approved materials and retained as such thereafter.

Reason: In the interest of visual amenity and to protect the setting of the nearby designated and non-designated heritage assets and to accord with policies P1, P2, P3 and DM1 of the adopted Rochdale Core Strategy, policy JP-P2 of Places for Everyone and the National Planning Policy Framework.

- 4 Unless specified by other conditions, the canopies shall first be constructed in accordance with the materials identified on drawing no. 00506 Rev P02 - Proposed Elevations, and be retained as such thereafter.

Reason: In the interest of visual amenity and to protect the setting of the nearby designated and non-designated heritage assets and to accord with policies P1, P2, P3 and DM1 of the adopted Rochdale Core Strategy, policy JP-P2 of Places for Everyone and the National Planning Policy Framework.

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 27 August 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.

INFORMATIVE:

The applicant is advised that the supply and delivery of refuse containers (including all wheelie bins and food waste caddies) for residential developments is chargeable and the responsibility for these charges rests with the applicant/developer. The cost is based on a variable rate per property depending on the property size and number of bedrooms but as an indication, the present charge for a suite of three 240l recycling bins and one 240l refuse bin is £144 per residence. Please contact environmental.management@rochdale.gov.uk for a quotation for your development.