ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

# PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 21/00379/FUL

| Name and address for correspondence: | Applicant name: |
|---|---|
| Mr Mark Bridge<br>Lancaster Maloney Limited<br>Equitas House<br>Unit 6 Station View<br>Rhino Court<br>Stockport<br>SK7 5ER | The Board of Governors<br>St Cuthbert's RC High School |

Part I - Particulars of Application

Date of Application: 1 April 2021

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| **Proposal:** | **Erection of single-storey detached building to be used as Special Educational Needs and Disability Unit along with associated covered walkway and new external double doors leading from existing Caritas block** |
| **Location:** | **St Cuthberts Rc Business And Enterprise College, Shaw Road, Rochdale OL16 4RX** |

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:-
2011-04-PL01: Site Location Plan Rev A
2011-04-PL02: Existing Site Plan
2011-04-PL03: Proposed Site Plan

2011-04-PL04: Proposed Layout Plan (SEND Unit) Rev A
2011-04-PL05: Proposed Elevations (SEND Unit) Rev B
2011-04-PL06: Proposed Roof Plan (SEND Unit) Rev A
2011-04-PL07: Existing Floor Plan & Elevation (Caritas Block)
2011-04-PL08: Proposed Floor Plan & Elevation (Caritas Block)
Data sheets on Proposed External Brickwork x 2
Data sheet on Boundary Treatment
Application Form
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 adopted Rochdale Core Strategy and the National Planning Policy Framework.

3 The development shall be carried out in complete accordance with the submitted contamination report by 'LK Group', referenced 'LKC 20 1981', dated January 2021 and titled 'Phase 1: Preliminary Risk Assessment'. For the avoidance of doubt, a watching brief for contamination shall be maintained when carrying out the approved development. If during any works on site contamination is suspected or found or contamination is caused, the Local Planning Authority shall be notified immediately. The development shall thereafter be carried out in full accordance with a duly approved remediation strategy and a verification report submitted to and approved in writing by the Local Planning Authority before any of the building(s) hereby approved are first occupied.

Reason: To prevent pollution of the water environment and to ensure the safe development of the site in the interests of the amenity of future occupiers in accordance with Policies DM1 and G9 of the Core Strategy and the NPPF.

4 Notwithstanding any detail shown on the submitted plans or provided with the application submission, the fencing hereby approved shall be colour treated green upon installation and shall be retained as such thereafter.

Reason: In order to ensure a satisfactory appearance 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

**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 27 May 2021

MR Rose

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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.