

Town and Country Planning (General Permitted Development) (England) Order 2015

PRIOR APPROVAL REQUIRED

APPLICATION REFERENCE: 23/00403/PRA56

Name and address for correspondence:	Applicant name:
Network Rail Square One 4 Travis Street Manchester M1 2NY	Network Rail

Part I - Particulars of Application

Date of Application: 19 April 2023

Proposal:	Application for prior approval under Part 18 of the GPDO relating to the general refurbishment works including vegetation removal, strengthening of corroded section and removal of redundant spans and concrete blockwork and installation of fencing and footbridge
Location:	MVN2/60 Rochdale Canal Underbridge,

Part II - Particulars of decision

The Rochdale Metropolitan Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 that prior approval is **REQUIRED** for the development referred to in Part I hereof.

Date Decision Issued 18 August 2023

Daniela Ripa
Interim Head of Planning Services

Town and Country Planning (General Permitted Development) (England) Order 2015

PRIOR APPROVAL OF DETAILS

Name and address for correspondence:	Applicant name:
Network Rail Square One 4 Travis Street Manchester M1 2NY	Network Rail

Part I - Particulars of Application

Date of Application: 19 April 2023

Application No: 23/00403/PRA56

Proposal:	Application for prior approval under Part 18 of the GPDO relating to the general refurbishment works including vegetation removal, strengthening of corroded section and removal of redundant spans and concrete blockwork and installation of fencing and footbridge
Location:	MVN2/60 Rochdale Canal Underbridge,

Part II - Particulars of decision

The Rochdale Metropolitan Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 that approval has been given for the carrying out of the development referred to in Part I hereof in accordance with the application and plans submitted and subject to the following conditions:

Conditions and Reasons:

- 1 This permission relates to the following plans:

Location Plan

MVN2/60 Rochdale Canal Existing General Arrangement Plan (Sheet 1 of 3). Drawing no: 10047371-ARC-10-XX-DR-CE-000005. Rev: B02

MVN2/60 Rochdale Canal Existing General Arrangement Section (Sheet 2 of 3). Drawing no: 10047371-ARC-10-XX-DR-CE-000006. Rev: B02

MVN2/60 Rochdale Canal Existing General Arrangement Section (Sheet 3 of 3). Drawing no: 10047371-ARC-10-XX-DR-CE-000007. Rev: B02

MVN2 60 Rochdale Canal Proposed Demolition Details (Sheet 1 of 2). Drawing no: 10047371-ARC-10-XX-DR-CE-000020. Rev: B02

MVN2 60 Rochdale Canal Proposed General Arrangement Plan (Sheet 1 of 2). Drawing no: 10047371-ARC-10-XX-DR-CE—000025. Rev: B02

MVN2 60 Rochdale Proposed General Arrangement Elevation & Section (Sheet 2 of 2). Drawing no: 10047371-ARC-10-XX-DR-CE-000026. Rev: B02

MVN2 60 Rochdale Canal Proposed Demolition Details (Sheet 2 of 2) Drawing no: 10047371-ARC-10-XX-DR-CE-000021. Rev: B03

MVN2 60 Rochdale Canal Proposed Parapet Extension Plate Fixing Detail Top of MGI5. Drawing no: 10047371-ARC-10-XX-DR-CE-000027. Rev: C01

MVN2/60 Rochdale Canal Miscellaneous Details Palisade, Concrete Paving Heras Fencing, Bird Netting. Drawing no: 10047371-ARC-10-XX-DR-CE-000065. Rev: C01

and the development shall be carried out in 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 saved Rochdale Unitary Development Plan, the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Date Decision Issued 18 August 2023

Daniela Ripa
Interim 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.

If any evidence of possible contamination is identified proposals for its removal shall be submitted to the Local Planning Authority for approval in advance for the further investigation and/or removal of the contamination.

INFORMATIVE:

The Local Planning Authority's reasons for its decision are set out in the accompanying officer's report.

All British birds' nests and eggs (with certain limited exceptions) are protected by Section 1 of the Wildlife & Countryside Act 1981 (as amended). Prior approval does not provide a defence against prosecution. The applicant is reminded that, under the Wildlife and Countryside Act 1981 (as amended) it is an offence to remove, damage, or destroy the nest of a wild bird, while the nest is in use or being built. Prior approval does not provide a defence against prosecution under this act. If a birds nest is suspected work should cease immediately and a suitably experienced ecologist employed to assess how best to safeguard the nest(s).

Under the Wildlife and Countryside Act 1981 it is an offence to capture, injure or kill a bat, deliberately disturb a bat, or damage or destroy a bat roost. Prior Approval consent does not provide a defence against prosecution under this act.

It is unclear if the embankment is solid (i.e. infilled) or if there are any voids. If there are any voids in the embankment. If the embankment includes a void, it could be possible for bats to enter via crevices in the retaining wall and the works being proposed may result in disturbance of the bats. The Greater Manchester Ecology Unit therefore recommends that prior to determination a bat roost assessment is undertaken.

Before a landowner commences a permitted development within a Site of Special Scientific Interest (SSSI), they must give written notice to Natural England and await its consent. See here (<https://www.gov.uk/guidance/protected-areas-sites-of-special-scientific-interest#check-if-you-need-consent>) for further details.

Before a public body, statutory undertaker or other body commences a permitted development within or might affect a Site of Special Scientific Interest (SSSI), it must give written notice to Natural England

and await its assent or, in some cases, its advice. See here (<https://www.gov.uk/guidance/sites-of-special-scientific-interest-public-body-responsibilities>) for further details.

There may be impacts on protected species and a mitigation licence may be required from Natural England. Further information can be found here (<https://www.gov.uk/guidance/wildlife-licences>).