

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 22/01572/HOUS

Name and address for correspondence:	Applicant name:
Mr Ian Bright Ian Bright Architects Short House 1 - 5 Short Street MACCLESFIELD SK11 6JY United Kingdom	Mr and Miss John and Sarah Parker and Wood

Part I - Particulars of Application

Date of Application: 29 March 2023

Proposal:	Construction of greenhouse, replacement of existing fencing with 1.8m high wall and gate and new paving
Location:	Alkrington Hall East , Hall Drive, Middleton, M24 1WD

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 works must be begun not later than the expiration of three years beginning with the date of this consent.

Reason: To comply with the requirements of section 18 of the Planning (Listed Building and Conservation Areas) Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 2 This consent relates to the following plans and documents

- 2529-0/1/01/1 (Rev C) - Location Plan
- 2529-5/1/11/1 (Rev A) - Garden Plan Existing
- 2529-5/1/11/2 - Site and Roof Plan Existing
- 2529/5/21/11/2 - Site and Roof Plan Proposed
- 2529- 5/2/11/1 - Garden Plan Proposed
- 2529 - 5/2/31/1 - New Greenhouse Proposed
- 2529 - 5/2/51/1 (Rev A) - Garden East Elevation Proposed

- 2529-5/2/51/2 - Gate / Wall Details Existing and Proposed

and the works shall be carried out in complete accordance with these plans and documents 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 With respect to the proposed garden wall and gate, as detailed on "2529-5/2/51/2 - Gate / Wall Details Existing and Proposed," all materials to be instated in the creation of the wall, piers and gate should be submitted to the LPA for approval prior to the commencement of these works. All bricks should be chosen to match those of the main, 18th century portion of the hall with respect to texture, colour, brick bond and joint width. Likewise, mortar recipe should be submitted to the LPA for approval prior to the commencement of these works; any mortar should be lime-based and match the colour of the mortar to the main hall. Additionally, a product specification and photographs of the "solid timber gate" referenced on the proposed drawing should be submitted to the LPA for approval prior to instatement. To reflect the amended height of the walls and piers and the updated position of the piers, plans "2529- 5/2/11/1 - Garden Plan Proposed" and "2529/5/21/11/2 - Site and Roof Plan Proposed" should be edited and resubmitted to the LPA prior to the commencement of works.

Reason: For the avoidance of doubt and to ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 4 All materials to be instated in the construction of the proposed greenhouse should be submitted to the local authority for approval prior to the commencement of these works - this includes specifications of the framing material, glazing material, brick fabric and timber door. Any framing material should be in cast iron or powder coated aluminium, with finishes to be agreed upon with the LPA. Any glazing should be clear glass or have the finished appearance of clear glass. Brick fabric should be chosen to match the main, 18th century fabric of the Hall with respect to colour, texture, brick bond and joint width. The timber door should be half glazed in accordance with the proposed plans, with finishes to be agreed upon with the LPA prior to instatement.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 5 Details and photographs of the proposed Yorkstone paving should be provided to the LPA for approval prior to instatement. Any paving should be locally sourced and chosen to match sandstone elements of the hall with respect to colour and texture.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Procedure Statement:

Date Decision Issued 30 July 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.

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:

This decision does not imply consent to carry out any work which may encroach over a common boundary. Such work may include excavation, positioning of walls, fences or other construction such as roofs or gutters which overhang the boundary line. The applicant is therefore advised to obtain the consent of any landowner prior to the commencement of such work. The applicant's attention is also drawn to the provisions of the Party Wall Act 1996, which sets out the rights and responsibilities of adjoining landowners in respect of the construction or alterations of any party walls, excavations and other construction works adjacent to the boundary line. Before proceeding with the development professional advice on the provision of the Act should be sought.

INFORMATIVE:

Bats can be mobile and cryptic in their habits, and can turn up in unexpected places. 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. Planning consent does not provide a defence against prosecution under this act. If bats are encountered at any time during works, work must cease and advice sought from a suitably qualified person about how best to proceed.

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.