

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 23/01211/FUL

Name and address for correspondence:	Applicant name:
Mr Louis Keeley Labosport Ltd 5 Station Approach Chelsfield Orpington BR6 6EU	Maria Jorysz Altus Education Partnership

Part I - Particulars of Application

Date of Application: 22 November 2023

Proposal:	Refurbishment of existing artificial grass pitch (AGP) with new synthetic turf surfacing, alteration to fencing to create access for a storage container, upgrading of existing 8no column floodlight system lighting provision to LED to athletics track floodlighting, replacement of 8no column floodlight with 12m high column system with LED lighting to pitch floodlighting and siting of a storage container to house maintenance equipment
Location:	Kingsway Park High School, Turf Hill Road, Rochdale, OL16 4XA

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:
 - 23-0609_01 Location Plan Version 01
 - 23-0609_02 Site Plan Version 01

- 23-0609_03 Development Layout Version 01
- 23-0609_04 Proposed Adjustments Version 01
- 23-0609_05 Elevations Version 02
- LSUK.23-0609_LP Pitch Report_V1
- LSUK.23-0609_LP Pitch_V2
- LSUK.23-0609_LP Track Report_V1
- LSUK.23-0609_LP Track_V2

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 saved Rochdale Unitary Development Plan, the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 3 No development shall take place (including any site clearance or preparation works) until a Construction Management Plan (CMP) has been submitted to, and approved in writing by the Local Planning Authority. For the avoidance of doubt, this shall include the following:

- a. the parking of vehicles of site operatives and visitors;
- b. loading and unloading of plant and materials;
- c. storage of plant and materials used in constructing the development;
- d. details of construction vehicle access arrangements and means of separating students, staff and visitors from construction and site operative vehicle movements

Reason: In the interest of highway safety in accordance with Rochdale Core Strategy policy DM1.

Reason for pre-commencement condition: The condition relates to the construction phase of development.

- 4 No development shall commence until full details of:
- (a) the works/contractors' compound (including any buildings, moveable structures, works, plant, machinery, access and provision for the storage of vehicles, equipment and/or materials); and
 - (b) a scheme for the removal of the works/contractors' compound and the restoration of the land on which it is situated are submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. The works/contractors' compound shall not be provided and used on the site other than in accordance with the approved details and shall be removed and the land on which it is situated restored in accordance with the approved details before occupation of the development hereby approved.

Reason: To protect the existing sports facilities from damage, loss or availability of use and to accord with Rochdale Core Strategy Policies C6 and C8 and Rochdale Unitary Development Plan saved policy G/3.

Reason for pre-commencement condition: The condition relates to the construction phase of the development

- 5 No development shall commence until a scheme to ensure either:
- (a) the continuity of the existing sports use of/on the playing fields/sports facilities shown edged blue and red on Drawing No. 23-0609 01; or
 - (b) the provision of replacement facilities during construction works has been submitted to and approved in writing by the Local Planning Authority [after consultation with Sport England]. The scheme must set out details of the size, location, type and make-up of the facilities or replacement facilities (as appropriate) together with arrangements for access. The scheme must include a timetable for the provision of the facilities or replacement facilities (as appropriate). The approved scheme shall be implemented and complied with in full throughout the carrying out of the development.

Reason: To protect the existing sports facilities from damage, loss or availability of use during the construction of the development and to accord with Rochdale Core Strategy Policies C6 and C8 and Rochdale Unitary Development Plan saved policy G/3.

Reason for pre-commencement condition: The condition relates to the construction phase of the development

- 6 Use of the development shall not commence until a community use agreement prepared in consultation with Sport England has been submitted to and approved in writing by the Local Planning Authority, and a copy of the completed approved agreement has been provided to the Local Planning Authority. The agreement shall apply to the use of the 3G pitch and athletics facilities and include car parking, changing and toilet facility access, details of pricing policy, hours of use, access by users, management responsibilities and a mechanism for review. The development shall not be used otherwise than in strict compliance with the approved agreement.

Reason: To secure well managed safe community access to the sports facility/facilities, to ensure sufficient benefit to the development of sport and to accord with Rochdale Core Strategy Policy C6 and C8.

- 7 Use of the artificial grass pitch shall not commence until:
(a) certification that the Artificial Grass Pitch hereby permitted has met the FIFA Quality accreditation or equivalent International Artificial Turf Standard (IATS); and
(b) confirmation that the facility has been registered on the Football Foundation's Register of Football Turf Pitches; have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the development is fit for purpose and sustainable, provides sporting benefits and to accord with Rochdale Core Strategy Policy C6 and C8.

Informative. The applicant is advised that the pitch should be tested every three years by an accredited testing laboratory in order to achieve and maintain FIFA Quality accreditation.

- 8 Before the 3G pitch is brought into use, a Management and Maintenance Scheme for the facility including management responsibilities, a maintenance schedule and a mechanism for review shall be submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. This will include measures to ensure the replacement of the Artificial Grass Pitch within 10 years or an alternative timescale as agreed in writing with the FA. The measures set out in the approved scheme shall be complied with in full, with effect from commencement of use of the 3G pitch.

Reason: To ensure that a new facility is capable of being managed and maintained to deliver a facility which is fit for purpose, sustainable and to ensure sufficient benefit of the development to sport and to accord with Rochdale Core Strategy Policy C6 and C8.

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 23 April 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:

United Utilities have provided advice to the applicant on surface water management and in relation to potential UU assets which the proposal may effect. These are set out in their planning consultation response which is available on the planning page for this application on the Rochdale Borough Council website.

INFORMATIVE:

The multi use sports pitches were approved in 2012, subject to a number of planning conditions, including limits on hours of use. The applicant's attention is drawn to planning permission ref 12/55876/FUL which lists the conditions and is reminded that the conditions continue to take effect.

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.