



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 23/01280/FUL

Name and address for correspondence:	Applicant name:
Michael & Kelly Slicker Longley Hey Farm Halifax Road Littleborough OL15 0LB	Michael & Kelly Slicker

Part I - Particulars of Application

Date of Application: 8 February 2024

Proposal:	Erection of replacement dwelling
Location:	Longley Hey Farm , Halifax Road, Littleborough, Rochdale, OL15 0LB

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:

- Location Plan
- Topographical Survey, Drawing no. 1001
- Existing Site Plan, Drawing no. 1002
- Existing Site Plan, Drawing no. 1002 Rev A
- Existing Floor Plan and Elevations, Drawing no. 1003
- Proposed Site Plan, Drawing no. 1004
- Proposed Site Plan, Drawing no. 1004 Rev A

- Proposed Floor Plans, Drawing no. 1005
- Proposed Elevations and Sections, Drawing no. 1006
- Proposed Site Sections, Drawing no. 1008
- Drawing Layout, Drawing no. 584-E300 P1

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 Prior to their use on site, details of the external facing materials and finishes to be shall be submitted to and approved in writing by the Council as Local Planning Authority. For the avoidance of doubt, natural stone shall be used for the walls, windows heads and cills and natural slate or natural stone tiles shall be used for the roof. The development shall be constructed in accordance with the agreed details and retained as such thereafter.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policy DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 4 No development shall take place until a dilapidation survey of the access road has been undertaken. This shall be accompanied by a scheme for periodic inspection through the constructions phase. Both shall be submitted to and approved in writing by the council as local planning authority. A further survey shall be carried out following substantial completion and prior to occupation of the dwelling. Any damage identified shall be repaired such that the highway is in the same or similar condition as prior to the commencement of works on site.

Reason: To ensure damage to the access road, which is also a public right of way, is appropriate repaired to protect the enjoyment and use of the public right of way and to accord with policy DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 5 As per condition 2, drainage shall be built in accordance with drawing 584-E300 P1 dated April 2024 by Mono Civil Design Consultants. This should include a Harlequin CAP9 wastewater treatment plant located 15 metres from the dwelling. Drainage from the roof should be directed to a nearby pond. The scheme shall be maintained and remain in place for the lifetime of the development.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution and to ensure satisfactory disposal of foul water from the site in accordance with Policy G8 of the adopted Rochdale Core Strategy, Policy JP-S4 of Greater Manchester Places for Everyone and the National Planning Policy Framework.

- 6 No development shall take place until a scheme of temporary measures to provide physical protection to all trees, hedges and shrubs shown to be retained, has been submitted to and agreed in writing with the Council as Local Planning Authority. The agreed scheme shall be implemented prior to the commencement of development and shall be retained for the duration of the construction phase.

The submitted details must show the provision of total exclusion zones to not less than the minimum standard contained in the relevant British Standard. The areas so defined shall be kept free of machinery, stored materials of all kinds and any form of ground disturbance not specifically catered for in the agreed measures, for the duration of site and building works.

Reason: To ensure adequate protection to retained trees in accordance with policy G6 of the NPPF, policy JP-G8 of Greater Manchester Places for Everyone and the National Planning Policy Framework.

Reason for pre-commencement condition: To ensure that the trees are protected from any ground and preparation works of the site.

- 7 No site clearance shall take place, including works to trees or shrubs or demolition, between the 1st March and 31st August in any year, unless a detailed bird nest survey has been carried out by a suitably experienced ecologist that shows that no active bird nests are present.

Reason: In order to prevent disturbance to any nesting birds that may be present in accordance with Policies G6 and G7 of the adopted Rochdale Core Strategy, policy JP-G8 of Greater Manchester Places for Everyone and the National Planning Policy Framework.

- 8 Prior to occupation of the dwelling, a landscaping and boundary treatments scheme shall be submitted to and agreed in writing with the Council as Local Planning Authority.

The scheme shall include the following:

- o Layout drawing/planting plans
- o Planting schedule (indicating the size, species, spacing, size, number and density of plants) and which includes a scheme for replacement tree planting
- o Written specifications
- o Tree pit specifications
- o Ground condition enhancement (including cultivation and other operations associated with trees, shrub, hedge or grass establishment)
- o Areas of hard standing
- o Specification for all boundary treatment and retaining walls

The agreed scheme shall be implemented within 6 months of occupation of the dwelling.

Any planting which within a period of 5 years of implementation dies, is removed, or become seriously damaged or diseased shall be replaced during the next planting season with others of a similar size or species, unless the council as local planning authority gives written consent to a variation.

Reason: To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development and to secure biodiversity mitigation in accordance with Policies P3, G1, G6 and G7 of the adopted Rochdale Core Strategy, policy GP-G8 of Greater Manchester Places for Everyone and the National Planning Policy Framework.

- 9 Prior to occupation of the development, a scheme for the provision of bird boxes shall be submitted to and approved in writing by the council as local planning authority. The scheme shall be implemented, also prior to occupation and retained as such thereafter.

Reason: To ensure that the development would provide suitable species habitat mitigation and to accord with policy G7 of the Rochdale Core Strategy and policy in the National Planning Policy Framework.

- 10 No development shall take place until a scheme of intrusive site investigations has been carried out on site to establish the risks posed to the development by past coal mining activity.

Any remediation works and/or mitigation measures identified to address land instability arising from coal mining legacy, as may be necessary, shall be implemented on site in full in order to ensure that the site is safe and stable for the development.

The intrusive site investigations and remedial works shall be carried out in accordance with authoritative UK guidance.

Reason: In order to ensure the safety and stability of the development, in accordance with policy G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement: To ensure that adequate information pertaining to ground conditions and coal mining legacy is available to enable appropriate remedial and mitigatory measures to be identified and carried out before building works commence on site.

- 11 Prior to the occupation of the development a signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made, safe and stable for the approved development shall be submitted to and approved in writing by the council as local planning authority. This shall confirm the methods and findings of the intrusive site investigations and the completion of any remedial works and/or mitigation necessary to address the risks posed by past coal mining activity.

Reason: In order to ensure the safety and stability of the development, in accordance with policy G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 12 No development shall take place, with the exception of site clearance and demolition, until an investigation and risk assessment, in addition to any assessment provided with the planning application has been completed to assess the nature and extent of any contamination on the site. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be submitted to and approved in writing by the council as local planning authority.

The report of the findings must include:

- i) a survey of the extent, scale and nature of contamination
- ii) an assessment of the potential risks to:
 - o human health,
 - o property (existing or proposed) including buildings, crops, livestock, pets, woodland, and service lines and pipes,
 - o adjoining land,
 - o groundwaters and surface waters,
 - o ecological systems,
 - o archeological sites and ancient monuments;
- iii) where unacceptable risks are identified, an appraisal of remedial options and proposal of the preferred option(s)

The development shall thereafter be completed in full accordance with the approved recommendations.

Reason: To ensure that any contamination of the site is adequately identified and managed in accordance with policy G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: To allow for identification and any required remediation of the site before work commences.

- 13 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any Order revoking or re-enacting that Order), no works stated in Article 3 Schedule 2 Part 1 class B, C or E shall be carried out unless planning permission is sought from and granted by the council as local planning authority.

Reason: To ensure the protect the openness of the Green Belt and visual amenities of the area and to accord with policies G4, P1, P2, and P3 of the adopted Rochdale Core Strategy, Policy JP-G9 of Greater Manchester Places for Everyone and the National Planning Policy Framework.

- 14 Notwithstanding the red line boundary identified on the submitted Location Plan, the residential curtilage associated with the property shall not extend beyond the red line shown on the proposed site plan, drawing no. 1104.

Reason: For the avoidance of doubt and to prevent encroachment into the green belt to protect openness of the Green Belt in accordance with policy G4 of the adopted Rochdale Core Strategy, Policy JP-G9 of Greater Manchester 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 6 June 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.

Informative: Four Public Rights of Way cross the application site and these should not be obstructed or disturbed by any machinery or materials and must be available for use at all times. If a temporary closure/diversion of the public rights of way is required please contact the Council's Environmental Management Service at environmental.management@rochdale.gov.uk, or 0300 303 8884.

Informative: Whilst the building to be demolished has been assessed as negligible risk for bats, the applicant is reminded that under the 2019 Regulations it is an offence to disturb, harm or kill bats. If a bat is found during demolition all work should cease immediately and a suitably licensed bat worker employed to assess how best to safeguard the bat(s).

Informative: The application site is located close to Electricity North West operational land. You are advised to contact Electricity North West, Land Rights & Consents, Frederick Road, Salford, Manchester, M6 6QH, telephone 0800 195 4141, prior to undertaking any development on the site.