



FOR ASSISTANCE IN COMPLETING THIS FORM CONTACT

Economy and Environment
Planning Service
Number One Riverside
Smith St
Rochdale
OL16 1XU

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Application for a Lawful Development Certificate for a Proposed Use or Development

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

390375

413906

Description

The land in question is located on the grass edge of a public area, adjacent to a public pathway, and opposite 23 Edward Street, Rochdale, OL16 2DU. As part of the UK wide Automatic and Urban Rural Network (AURN) air quality monitoring network an additional building is to be sited at the given location to monitor a suite of air pollutants.

Applicant Details

Name/Company

Title

Mr

First name

Rob

Surname

Jones

Company Name

Environment Agency

Address

Address line 1

Gillian Way

Address line 2

40 Business Park

Address line 3

Town/City

Pennith

County

Cumbria

Country

United Kingdom

Postcode

CA11 9BP

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

Nigel

Surname

Jenkins

Company Name

Bureau Veritas

Address

Address line 1

5th Floor

Address line 2

100 Lower Thames Street

Address line 3

St Mary at Hill

Town/City

London

County

Country

United Kingdom

Postcode

EC3R 6DL

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?

- ☒ Yes
☐ No

If Yes, please give detailed description of all such operations (includes the need to describe any proposal to alter or create a new access, layout any new street, construct any associated hard-standings, means of enclosure or means of draining the land/buildings) and indicate on your plans (in the case of a proposed building the plan should indicate the precise siting and exact dimensions)

A new air quality monitoring station is proposed to be installed on the grass edge of a public area used for recreational activities, parallel to a public pathway, and opposite 23 Edward Street, Rochdale OL16 2DU.. The monitoring station will form part of the UK-wide Automatic Urban and Rural Network (AURN). The AURN consists of over 170 monitoring sites across the UK, this site is being established as a new air quality monitoring site for fine particulates (PM2.5). The housing has dimensions of 1.5m x 0.65m x 1.5m (l x d x h), therefore has a footprint of 0.975m² and a volume of 1.463m³. The housing is to be sited on a 150mm deep concrete plinth of dimensions 1.60m x 0.75m. Images and plans have been included to show the housing and all dimensions. A new power connection is required to the location, with the supply to the monitoring station metered. No new access is required as all groundworks, installation and ongoing operational maintenance will not require specific access requirements. Previously permission for installations of monitoring stations the same size as the one proposed have been granted via permitted development. The installations have been allowed based on Part A of permitted development due the land being owned by Local Authority and the purpose of the monitoring station being the for the purposes of the Crown. Permitted development A. The erection or construction and the maintenance, improvement or other alteration by or on behalf of the Crown of— (a) any small ancillary building, works or equipment on Crown land required for operational purposes; (b) lamp standards, information kiosks, passenger shelters, shelters and seats, telephone boxes, fire alarms, drinking fountains, refuse bins or baskets, barriers for the control of people and vehicles, and similar structures or works required in connection with the operational purposes of the Crown. Interpretation of Class A A.1 The reference in Class A to any small ancillary building, works or equipment is a reference to any ancillary building, works or equipment not exceeding 4 metres in height or 200 cubic metres in capacity.

Does the proposal consist of, or include, a change of use of the land or building(s)?

- ☐ Yes
☒ No

Has the proposal been started?

- ☐ Yes
☒ No

Grounds for Application

Information about the existing use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful

A high number of this sites are being installed across England in response to the adoption of the Environment Act. This enhancement to the existing AURN is based around the monitoring of PM2.5 which is harmful to human health. The Environment Act sets a requirement for new targets/limit values to be set with regard to PM2.5 concentrations in specific areas, this enhancement to the AURN is to make up part of the evidence base to compare monitored concentrations against these new targets. The pollutants to be monitored at this location are NO2, O3, PM10 and PM2.5 Further details regarding PM2.5 and the setting of targets through the Environment Act can be found here - <https://www.gov.uk/government/publications/fine-particulate-air-pollution-pm25-setting-targets>.

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application

I have also included a letter of authorisation from Defra and the EA, plans, site cabin drawing and photo that is provided to Local Authorities where we are siting these new monitoring stations.

Select the use class that relates to the existing or last use.

Other

Other (please specify)

F2(c) - The public space is an area for walking on the adjacent footpath.

Information about the proposed use(s)

Select the use class that relates to the proposed use.

Other

Other (please specify)

F2(c) - The public space is an area for walking on the adjacent footpath.

Is the proposed operation or use

- ☒ Permanent
☐ Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

The proposal is listed as permanent, but in the event the site has to be decommissioned the land can easily be returned to its previous condition. These tend to be sited for 10+ years, and for this enhancement we are looking to monitor past 2040 in-line with a national Population Exposure Reduction Target (PERT). This has all been detailed within the land agreement discussions. As stated above we have completed a high number of these installations across the UK under Permitted Development. The installation will not alter the existing operation of the existing land and through the monitoring completed it will be providing a benefit to the wider community through the monitoring results to be obtained. We have liaised with Local Authority the Environmental Health Team throughout the process of scoping this location, and seek to confirm the location is on public land with the Council's Planning Department therefore we now lodge this application for Lawful Development Consent.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
- ☐ The applicant
- ☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☐ Yes
- ☒ No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
- ☒ No

Interest in the Land

Please state the applicant's interest in the land

- ☐ Owner
- ☐ Lessee
- ☒ Occupier
- ☐ Other

If Lessee or Occupier, please give details of the owner and state whether they have been informed in writing of this application

***** REDACTED *****

Declaration

I/We hereby apply for Lawful development: Proposed use as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Nigel Jenkins

Date

16/09/2024