ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 18/01318/FUL

Name and address for correspondence:	Applicant name:
Mr Mark Platt Rochdale Borough Council Number One Riverside Smith Street Rochdale OL16 1XU	Mr Mark Platt

Part I - Particulars of Application

Date of Application: 18 December 2018

Proposal:	**Construction of a single storey extension to provide 4no. additional classrooms and a studio space, office, one-to-one rooms and ancillary facilities; extension to the existing car park; and construction of a new Multi-Use Games Area (MUGA)**
Location:	**St Lukes C Of E Primary School , Queens Park Road, Heywood, OL10 4XB**

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 list of submitted plans, drawings and documents:-

- 2003604, Drawing No. P-03 Rev. A, Site Location Plan
- 2003604, Drawing No. P-02 Proposed Site Plan
- 2003604, Drawing No. P-01 Rev. A Existing Plan Site Layout
- 2003604, Drawing No. P-05 Rev B Proposed Elevations (Amended Plan Received 08.02.19)
- 2003604, Drawing No. P-04 Existing Elevations Rev. A
- 2003604, Drawing No. P-26 Tree Survey

- 2003604, Drawing No. P-27 Tree Mitigation Measures
- 2003604/TR/001 December 2018 Tree Report and Schedule
- 2003604, Drawing No. 08 Proposed Drainage Plan (Preliminary)

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

3 No development shall take place until an investigation and risk assessment (in addition to any assessment provided with the planning application) has been submitted to and approved in writing by the Local Planning Authority. The assessment shall investigate the nature and extent of any contamination on the site (whether or not it originates on the site). The assessment shall be undertaken by competent persons and a written report of the findings submitted to and approved in writing by the Local Planning Authority before any development takes place. The submitted report shall 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 archaeological sites and ancient monuments;
iii) where unacceptable risks are identified, an appraisal of remedial options and proposal of the preferred option(s) to form a remediation strategy for the site. The development shall thereafter be carried out in full accordance with the duly approved remediation strategy and a verification report submitted to and approved in writing by the Local Planning Authority before any of the building(s) hereby approved are first occupied.

Reason: To prevent pollution of the water environment and to ensure the safe development of the site in the interests of the amenity of future occupiers in accordance with Rochdale Core Strategy policy G9 and the National Planning Policy Framework.

Reason for pre-commencement condition: Further investigation will be necessary prior to commencement of any building or engineering works on site.

4 No development shall take place until details of a scheme to dispose of foul and surface water from the site has been submitted to and approved in writing by the local planning authority. The surface water drainage scheme shall be based on sustainable drainage principles and shall incorporate adequate on site attenuation storage where necessary. For the avoidance of doubt, foul and surface waters shall be drained on separate systems, the submitted scheme shall include:

(i) details of volumetric run-off control as per CIRIA SIDS manual C697 with the rate set at Qbar if no infiltration is provided;
(ii) flooding shall be contained within the site up to a 1 in 100 year including 40% climate change allowance;
(iii) a management and maintenance plan for the lifetime of the drainage of the development which shall include the arrangements for adoption by any public authority or statutory undertake.

The approved drainage shall be fully implemented and subsequently retained in accordance with the approved drainage management and maintenance plan.

Reason: To prevent an increased risk of flooding as a result of the development, to ensure that surface water discharge rates are limited to pre-development levels in accordance with the submitted Flood Risk Assessment and to ensure satisfactory

disposal of surface and foul water from the site in accordance with policy G8 of the adopted Rochdale Core Strategy, saved policy EM/7 of the Unitary Development Plan and the National Planning Policy Framework.

Reason for pre-commencement condition: As the proposals require ground works and engineering works an understanding will be necessary of the detailed drainage arrangements prior to commencement of any development on site.

5 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or full specification of materials to be used externally on the building(s) have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Development shall be carried out in accordance with the approved details.

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.

6 (a) All tree work shall be carried out in accordance with the details provided in the Tree Mitigation Measures referenced 2003604, Drawing No. P-27 and the Tree Report and Schedule referenced 2003604/TR/001 (December 2018) and replacement planting shall be carried out within the next planting season following final occupation of the development hereby permitted.

(b) Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

Reason: To safeguard trees on the site and to ensure that adequate provision is made for replacement planting in accordance with policies P3, G6 and G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

7 No ground clearance, tree felling or pruning, hedgerow removal or clearance of vegetation in preparation for or during the course of the development hereby permitted shall be undertaken in the bird nesting season (March - August inclusive) unless an ecological survey has been submitted to and approved in writing by the local planning authority which establishes that no part of the site is utilised for bird nesting. Should the survey reveal the presence of any nesting species, then no development including clearance of trees and shrubs shall take place until a methodology for protecting nest sites during the course of the development has been agreed in writing by the local planning authority. Nest site protection shall be provided in accordance with the approved methodology.

Reason: In order to prevent any habitat disturbance to nesting birds in accordance with policy G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

8 The extension hereby approved shall not be brought into use until such time as the additional parking bays have been provided and marked out in accordance with the details provided on drawing no. 2003604 P-02. The approved parking bays shall thereafter be retained and made available for their intended purpose.

Reason: To ensure safe and convenient access to the facility for all users in accordance with policies DM1 and T2 of the adopted Rochdale Core Strategy and the requirements of the National Planning Policy Framework.

9 The initiatives contained within the submitted travel plan, titled 'School Travel Plan December 2018' shall be implemented before the first occupation of the extension hereby approved unless otherwise agreed in writing by the Local Planning Authority and shall continue to be implemented thereafter.

Reason: To encourage sustainable transport and for the safety of traffic on the highway, in accordance with Policies DM1 and T2 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

10 No building or engineering operations within the site or deliveries to and from the site during construction works shall take place other than between 07:30 hours and 18:00 hours Monday to Friday and between 09:00 hours and 14:00 hours on Saturdays, and not at all on Sundays or Bank Holidays.

Reason: In order to protect the amenities of nearby residents in accordance with Policies DM1 and G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Procedure Statement:

The Local Planning Authority worked proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition.

Date Decision Issued 27 February 2019



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Signed on behalf of the Council

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.