

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 23/00906/FUL

Name and address for correspondence:	Applicant name:
Mr Andrew Stott Rochdale Borough Council Number One Riverside Smith Street Rochdale OL16 1XU United Kingdom	Mr Andrew Stott Rochdale Borough Council

Part I - Particulars of Application

Date of Application: 20 October 2023

Proposal:	Erection of 3m high and 2m high temporary security fencing around an existing compound for a period of up to 3 years
Location:	Falinge Park, Falinge Road, Rochdale, OL12 6LB,

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 The fencing hereby approved shall be removed from the site and the land shall be restored, in accordance with a scheme that shall first have been submitted to and approved in writing by the Local Planning Authority/with the approved scheme (A1/287/001), on or before three years from the date of the decision issued.

Reason: In accordance with Policies P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework, the proposed fencing is of a utilitarian appearance, which is harmful to the significance of the designated heritage assets and is only justifiable on a temporary basis.

- 3 This permission relates to the following plans:-
- A1/287/001 Location Plan
- A1/287/001 Amended Site Plan (Additional Fence) (Received on email 02.05.2024)
- A1/287/001 Site Plan
- Vintage Development Worx (Dated 16.02.2024)
- Heritage Statement Issue 01 (Dated 09.10.2024)
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 adopted Rochdale Core Strategy, the saved Rochdale Unitary Development Plan and the National Planning Policy Framework.

- 4 The materials used in the construction of the exterior of the development hereby permitted shall match those detailed within the application form and the A1/287/001 (Site Plan and Amended Site Plan Additional Fence).

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 5 No development or works of site preparation shall take place until all trees that are to be retained within or adjacent to the site have been enclosed with temporary protective fencing in accordance with BS:5837:2012 'Trees in relation to design, demolition and construction. Recommendations'. The fencing shall be retained throughout the period of construction and no activity prohibited by BS:5837:2012 shall take place within such protective fencing during the construction period.

Reason: In order to protect the existing trees on the site in the interests of the amenities of the area and in accordance with policy G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 6 No construction materials, fencing panels, equipment, tools or any other items to be used in association with the development hereby approved shall be brought onto site before a plan indicating the location for the storage of all such items has been submitted to and approved in writing by the Local Planning Authority. The development shall then be undertaken in accordance with the approved details.

Reason: In order to preserve the existing park fabric and landscaping features on-site, ensure no damage as a result of the proposed works as well as the setting of a Grade II Listed Building and in accordance with policies P2, P3 and DM1 of the adopted Rochdale Core Strategy, JP-G1 and JP-P2 of the adopted Places for Everyone JDP and the National Planning Policy Framework.

- 7 Prior to the commencement of the temporary fence, details, to include a full method statement, of how the fence is to interact with the existing York stone slabs, hedgerows, paths and walls is to be submitted and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.

Reason: In order to preserve the existing park fabric and landscaping features on-site, ensure no damage as a result of the proposed works as well as the setting of a Grade II Listed Building and in accordance with policies P2, P3 and DM1 of the adopted Rochdale Core Strategy, JP-G1 and JP-P2 of the adopted Places for Everyone JDP and the National Planning Policy Framework.

Reason for pre-commencement condition: To clarify the relationship with the fence and existing features of the park prior to implementation

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 3 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 applicant is advised that should the fence be fixed or touching any of the existing listed structures in the vicinity, an application for Listed Building Consent is also required.