

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 22/01568/FUL

Name and address for correspondence:	Applicant name:
Mrs Nicole Roe Eden Planning and Development Ltd Studio 5 Jackson House Sibson Road Sale M337RR United Kingdom	c/o agent Watergrove Trust

Part I - Particulars of Application

Date of Application: 6 January 2023

Proposal:	Part two/part single storey extension to school to create additional teaching facility, door to ground floor west elevation and relocation of site boundary gates
Location:	Wardle Academy , Birch Road, Wardle, Rochdale, OL12 9RD

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:

Site Location Plan. Drawing no: 052_PLN_090. Rev: P02
Existing Site and Roof Plan. Drawing no: 052_PLN_100. Rev: P03
Existing Ground Floor Plan. Drawing no: 052_PLN_101. Rev: P02
Existing First Floor Plan. Drawing no: 052_PLN_102. Rev: P02
Existing East and West Elevations. Drawing no: 052_PLN_130. Rev: P02

Existing South Elevation. Drawing no: 052_PLN_131. Rev: P01
Proposed Site and Roof Plan. Drawing no: 052_PLN_200. Rev: P04
Proposed Ground Floor Plan. Drawing no: 052_PLN_201. Rev: P03
Proposed First Floor Plan. Drawing no: 052_PLN_202. Rev: P04
Proposed Long Section. Drawing no: 052_PLN_302. Rev: P03
Proposed South Elevation. Drawing no: 052_PLN_301. Rev: P03
Proposed East and West Elevations. Drawing no: 052_PLN_300. Rev: P04
Proposed Cross Section. Drawing no: 052_PLN_303. Rev: P02
Proposed Detailed Section. Drawing no: 052_PLN_304. Rev: P03

and the development shall be carried out in 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 and the National Planning Policy Framework.

- 3 The external materials used in the construction of the development shall be in accordance with those specified in the 'External Material Schedule, ref: D/052_SCH_920'.

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

- 4 Notwithstanding the details shown on the approved plans, prior to the installation of the roof cowls, full product specifications at a scale of not less than 1:50 shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity and preserving the historic significance of the building in accordance with Policies DM1, P2 and P3 of the adopted Rochdale Core Strategy and the requirements of the National Planning Policy Framework.

- 5 The development hereby approved shall not be carried out otherwise than in strict accordance with the following documents:

Wardle Academy, Rochdale Construction Management Plan.
Wardle Academy T123 Traffic Management.
Wardle Academy T123 Site Logistics.

Reason: To minimise detrimental effects to the amenities of surrounding occupiers and the area in general and detriment to the natural environment through the risks of pollution and dangers to highway safety during the construction phase in accordance with Policies DM1, T2, G7 and G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 6 (a) Notwithstanding the details shown on the approved plans, the development hereby permitted shall not be occupied until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. The details shall include the formation of any banks, terraces or other earthworks, hard surfaced areas and materials, planting plans, specifications and schedules (including planting size, species and numbers/densities), existing plants / trees to be retained and a scheme for the timing / phasing of implementation works.

(b) The landscaping works shall be carried out in accordance with the approved scheme for timing / phasing of implementation or within the next planting season following final occupation of the development hereby permitted, whichever is the sooner.

(c) 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 ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development and in accordance with Policies G6 and G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 7 No external lighting shall be installed on the building until a scheme for such lighting has first been submitted to and approved in writing by the Local Planning Authority. The approved details shall thereafter be fully implemented.

Reason: In the interests of amenity and in compliance with policies DM1 and G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 8 No part of the development shall be occupied until the drainage scheme has been implemented in accordance with the Surface Water Management Layout (drawing ref: 14570/30 Rev: P2, by Northern Structural Services. The scheme shall be maintained and managed in accordance with the approved details thereafter.

Reason: To ensure the appropriate disposal of surface and foul water and to manage the risks of flooding and pollution in accordance with Core Strategy policy G8, saved UDP policies EM/7 and EM/8 and the National Planning Policy Framework.

- 9 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any equivalent Order following the amendment, re-enactment or revocation thereof), prior to first occupation of the development hereby permitted, the windows on the ground floor side elevation facing southeast and towards the properties on Green Meadows shall be fitted with a textured glass with an obscuration level of no less than Level 3 of the Pilkington Glass scale (or equivalent), and are either a top opening fanlight or a restricted opening casement, and retained as such thereafter.

Reason: In the interest of amenity and in compliance with policy DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 10 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any equivalent Order following the revocation and re-enactment thereof, no windows, doors or other form of openings other than those shown on the approved plans, shall be inserted in the southeast side elevation facing the properties on Green Meadows of the development hereby permitted.

Reason: In the interest amenity and in compliance with the objectives of Policies P3 and DM1 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 16 June 2023

Daniela Ripa
Interim 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.