



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 23/00788/FUL

Name and address for correspondence:	Applicant name:
Mrs Kayleigh Dixon DPP DPP Studio 015, Haylofts St Thomas' St Newcastle upon Tyne NE1 4LE	Morgan Sindall Construction

Part I - Particulars of Application

Date of 7 August 2023
Application:

Proposal:	Installation and use of land as a temporary construction site car parking period up to 2 years including the erection of perimeter fencing
Location:	Land Opposite Newhouse Academy , Newhouse Road, Heywood, OL10 2NT

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:-

Proposed Site Plan - SRP1019-DEP-ZZ-00-DR-L-9003 REV P01
Contractor Car Park Plan - SRP1019-DEP-ZZ-00-DR-L-9004/P04

And the development shall be carried out in accordance with the approved plans unless otherwise required by the conditions below.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the Core Strategy, the Unitary Development Plan and the National Planning Policy Framework.

- 3 The temporary car park hereby approved, including the boundary fencing, is for a 2 year period following the date of this decision, by which date the car park, hardstanding, and fencing shall be removed in full from the site. Details of how the site will be restored shall be submitted and approved in writing prior to first use of the car park hereby approved.

Reason: In accordance with Policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework, as the structures are of temporary construction, and are not of a suitable appearance for permanent retention on site.

- 4 Prior to the commencement of the development hereby approved (including all preparatory work), a scheme for the protection of the retained trees, in accordance with BS 5837:2012, including a tree protection plan(s) (TPP), shall be submitted to and approved in writing by the Local Planning Authority.

As part of the scheme a specification for protective fencing to safeguard trees during construction phases and a plan indicating the alignment of the protective fencing should be provided.

The construction of the development should be carried out in accordance with approved tree protection details.

Reason: In order to ensure that appropriate protection is given to trees of amenity value adjacent to the site in accordance with G6 of Rochdale Adopted Core Strategy.

Reason for pre commencement condition: The trees must be protected before any works are carried out.

- 5 The temporary Carpark shall be constructed in accordance with the Contractor Car Park Plan SRP1019-DEP-ZZ-00-DR-L-9004/P04 dated 03.7.23 by Dep Landscape Architecture Ltd.

Reason: To keep in accordance with the requirements of Policy G8 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 6 The temporary car park hereby approved shall be used for the parking of cars and / or vans only and there shall be no external storage of containers or storage of construction equipment, waste skips or bins, materials, goods, large construction vehicles or plant, equipment or trailers on the site in the designated parking or vehicular turning areas as indicated on the approved plan, drawing no SRP1019-DEP-ZZ-00-DR-L-9003 REV P01.

Reason: In order to ensure that there is adequate provision for vehicles to be parked clear of the highway and to turn within the site so as to be able to leave the site in a forward gear, in the interests of road safety and amenity and to prevent obstruction, in accordance with Policies A/7 and A/10 of the Council's Unitary Development Plan.

- 7 Prior to its installation, full details of the proposed fencing shall be submitted to and approved in writing by the Local Planning Authority. The fencing shall be installed in accordance with the approved details.

Reason: To ensure the fencing is of an appropriate design and to comply with Policy DM1 of the adopted Rochdale Core Strategy 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 4 December 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.