

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 25/00541/FUL

Name and address for correspondence:	Applicant name:
Mr Richard Purser Plan Red Ltd Colony 19 Spring Gardens Manchester M2 1FB United Kingdom	Marie Hughes-Jones Willmott Dixon

Part 1 - Particulars of Application

Date of Application: 28 May 2025

Proposal:	Demolition and site clearance of existing Teaching Block B and outbuildings and Erection of New Teaching Building (Use Class F1), repair and alterations to retained teaching buildings, revised means of access, car parking, cycle parking, drainage, infrastructure, landscaping and ancillary works
Location:	Hopwood Hall College Rochdale Campus , St Marys Gate, Rochdale, OL12 6RY

Part 2 Compliance with Conditions

It is YOUR responsibility to comply with planning conditions. The Council's Planning Enforcement Team is responsible for investigating alleged breaches of planning control. This includes ensuring that all relevant conditions have been complied with. Effective enforcement is important to:

- Tackle breaches of planning control which would otherwise have unacceptable impact on the amenity of the area
- maintain the integrity of the decision-making process;
- help ensure that public acceptance of the decision-making process is maintained.

Whilst the majority of developers/homeowners do comply with the requirements of planning permissions, there are a number who do not. Where any planning conditions are breached, the Council can take formal enforcement action without further notice. Enforcement action could include such measures as requiring remedial works, cessation of use, or complete demolition and can cause the developer/homeowner unnecessary expense, delay and frustration. In some cases, failure to comply with planning conditions can lead to the loss of the planning permission.

Part 3 - 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 permission relates to the following plans:

o	FE0012-SRA-01-00-D-A-0210 P04	General Arrangement Ground Floor Plan
o	FE0012-SRA-01-01-D-A-0211 P04	General Arrangement First Floor Plan
o	FE0012-SRA-01-02-D-A-0212 P04	General Arrangement Second Floor Plan
o	FE0012-SRA-01-03-D-A-0213 P04	General Arrangement Third Floor Plan
o	FE0012-SRA-01-R2-D-A-0215 P04	General Arrangement Upper Roof Plan
o	FE0012-SRA-01-RF-D-A-0214 P04	General Arrangement Roof Plan
o	FE0012-SRA-01-XX-D-A-0222 P04	General Arrangement North and West Elevations
o	FE0012-SRA-01-XX-D-A-0223 P04	General Arrangement South and East Elevations
o	FE0012-SRA-01-XX-D-A-0230 P04	General Arrangement Sections
o	FE0012-SRA-01-ZZ-D-A-0220 P04	Typical Bay Study
o	FE0012-SRA-02-00-D-A-0210 P03	Block A & Gullwing General Arrangement Ground Floor Plan
o	FE0012-SRA-02-00-D-A-0250 P03	Existing Block A & Gullwing Ground Floor Plan
o	FE0012-SRA-02-01-D-A-0211 P03	Block A & Gullwing General Arrangement First Floor Plan
o	FE0012-SRA-02-01-D-A-0251 P03	Existing Block A & Gullwing First Floor Plan
o	FE0012-SRA-02-02-D-A-0212 P03	Block A & Gullwing General Arrangement Second Floor Plan
o	FE0012-SRA-02-02-D-A-0252 P03	Existing Block A & Gullwing Second Floor Plan
o	FE0012-SRA-02-B2-D-A-0208 P03	Block A & Gullwing General Arrangement Basement Plan
o	FE0012-SRA-02-B2-D-A-0248 P03	Existing Block A & Gullwing Basement Plan
o	FE0012-SRA-02-RF-D-A-0216 P03	Block A & Gullwing General Arrangement Roof Plan
o	FE0012-SRA-02-RF-D-A-0256 P03	Existing Block A & Gullwing Roof Plan
o	FE0012-SRA-02-XX-D-A-0222 P03	Block A & Gullwing General Arrangement North and West Elevations
o	FE0012-SRA-02-XX-D-A-0223 P04	Block A & Gullwing General Arrangement South and East Elevations
o	FE0012-SRA-02-XX-D-A-0230 P03	Block A & Gullwing General Arrangement Sections

o	FE0012-SRA-02-XX-D-A-0262 P03	Existing Block A & Gullwing North and West Elevations
o	FE0012-SRA-02-XX-D-A-0263 P03	Existing Block A & Gullwing South and East Elevations
o	FE0012-SRA-02-XX-D-A-0270 P03	Existing Block A & Gullwing Sections
o	FE0012-SRA-XX-XX-D-A-0201 P04	Site Plan Existing
o	FE0012-SRA-XX-XX-D-A-0202 P04	Site Plan Proposed
o	FE0012-SRA-XX-XX-D-A-0203 P03	Demolition Site Plan
o	FE0012-SRA-XX-XX-D-A-0225 P04	General Arrangement North and South Site Elevations
o	FE0012-SRA-XX-XX-D-A-0226 P05	General Arrangement East and West Site Elevations

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, the Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 3 No development, other than the site clearance works approved under this planning permission, including only the necessary demolition of existing buildings to facilitate safe access to previously un-investigated areas of the site, shall commence until a remediation strategy addressing the risks associated with site contamination, in relation to the permitted development, has been submitted to and approved in writing by the local planning authority.

This strategy will include the following components:

1. Additional site investigation scheme, based on the reports already submitted, to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off-site.
2. The results of the site investigation and the detailed risk assessment referred to in (1) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
3. A verification plan providing details of the data that will be collected to demonstrate that the works set out in the remediation strategy in (2) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared, which shall be submitted to and approved in writing by the Local Planning Authority.

The development shall thereafter be carried out in full accordance with the duly approved remediation strategy thereafter.

The approved development shall not be brought into use until such time as a verification report demonstrating the completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to, and approved in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.

Reason: In the interests of protecting controlled waters in accordance with Policy G9 of the adopted Rochdale Core Strategy, Policy JP-S1 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Reason for Pre-Commencement Condition: Groundworks have the potential to give rise to pollution to controlled waters.

- 4 No development above slab level shall take place until such time as full details of the surface water drainage scheme for the site have been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, the scheme shall have regards to the following:

- o FRA&DS Report ref. FE0012-ROS-XX-XX-T-D-0050 rev P09
- o Below Ground Drainage General Layout ref. FE0012-ROS-XX-XX-D-C-0500 rev P13 Below Ground Drainage Catchment Plan ref. FE0012-ROS-XX-XX-D-C-0500 rev P01

The drainage scheme shall be implemented in accordance with the approved details prior to the first occupation of the development and retained as such thereafter.

Reason: to ensure the satisfactory drainage of the site in accordance with Policy G8 of the adopted Rochdale Core Strategy, Policy JP-S4 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 5 Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details

Reason: To ensure that the proposed piling does not harm groundwater resources in line with paragraph 183 of the National Planning Policy Framework.

- 6 Notwithstanding the approved plans, no development beyond the superstructure of the new teaching building shall commence until external cladding details for the new teaching building have been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, details shall include the cladding material, colour and finish, sectional drawings (1:10 or 1:20 scale) and elevational drawings (1:100 scale). The development shall thereafter be carried out in accordance with the approved details and drawings.

Reason: In the interests of visual amenity and to ensure that the teaching building provides a positive contribution to the visual amenities and character of the area in accordance with policies P1, P2, P3 and DM1 of the Rochdale Core Strategy, policy JP-S1 of Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 7 Notwithstanding the requirements of condition 6, no development beyond the superstructure of the new teaching building shall take place until samples or full specification of all materials to be used on the new teaching building, excluding the external cladding for the new teaching building, have been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt this shall include details of a glazed brick for the nursery entrance. The development shall thereafter be carried out in accordance with the approved materials.

Reason: In the interests of visual amenity and to ensure that the development provides a positive contribution to the visual amenities and character of the area in accordance with policies P1, P2, P3 and DM1 of the Rochdale Core Strategy, policy JP-S1 of Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 8 No development beyond the superstructure of the new teaching building shall take place until a scheme for the full specification of the windows and doors have been submitted to and approved in writing by the Local Planning Authority. The specification shall include, at a scale of not less than 1:20 the longitudinal and cross sectional detailing with the depth of the reveal shown, cill and lintel detailing and means of opening together with any finished treatment and. The window and doors shall be

installed in accordance with the approved specification prior to first use of the extension and retained thereafter.

Reason: In the interests of visual amenity and to ensure that the development provides a positive contribution to the visual amenities and character of the area in accordance with policies P1, P2, P3 and DM1 of the Rochdale Core Strategy, policy JP-S1 of Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 9 The covered walkway shall be first constructed in full accordance with the materials detailed on drawing no. FE0012-ALA-XX-XX-D-L-1011 S2 Rev P03 (Canopy Details) and retained as such thereafter.

Reason: In the interests of visual amenity and to ensure that the development provides a positive contribution to the visual amenities and character of the area in accordance with policies P1, P2, P3 and DM1 of the Rochdale Core Strategy, policy JP-S1 of Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 10 The development hereby approved shall be constructed in accordance with the recommendations of the Flood Risk Assessment ref. FE0012-ROS-XX-XX-T-D-0050 Revision P09 and the following mitigation measures detailed:

- o Finished floor levels shall be set no lower than 120.83 metres above Ordnance Datum (AOD)
- o Compensatory storage shall be provided in the volume of 3850m³. Stored on the East of the site as per drawing reference
- o FE0012-ROS-XX-XX-D-C-0640 - Rev P03 - October 2025
 - o FE0012-ROS-XX-XX-D-C-0541 - Rev P02 - October 2025
 - o FE0012-ROS-XX-XX-D-C-0540 Rev P03 - October 2025
 - o FE0012-ROS-XX-XX-D-C-0500 - Rev P18 - May 2024

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/ phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason: To reduce the risk of flooding to the proposed development and future occupants, and to prevent flooding elsewhere by ensuring that compensatory storage of flood water is provided in accordance with Policies G8 and DM1 of the adopted Rochdale Core Strategy, Policy JP-S4 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 11 Prior to first occupation of the new teaching building details of the phased installation of all boundary treatment identified on drawing no. FE0012-ALA-XX-XX-D-L-0008 S2 Rev P06 shall be submitted to and approved in writing by the Local Planning Authority. For avoidance of doubt the phasing shall identify details associated with the new teaching building and the site of the existing Block B teaching block. The boundary details shall be installed in accordance with the approved plan and phasing details and be retained thereafter.

Reason: In the interests of visual amenity and to ensure that the development provides a positive contribution to the visual amenities and character of the area in accordance with policies P1, P2, P3 and DM1 of the Rochdale Core Strategy, policy JP-S1 of Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 12 Within 3 months of first occupation of the new teaching building the new car parking and servicing areas shall be fully provided and made solely available for parking and servicing for users and visitors to the college.

Reason: In the interest of highway safety and to ensure sufficient parking provision is provided in accordance with policies T2 and DM1 of the Rochdale Core Strategy, policy

- 13 Prior to first occupation of the new teaching building a programme of works for demolition of existing Blocks B and C shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt this shall include a schedule for the timing of demolition works and details of how this will be timed with the implementation of the boundary details as required under condition 11 and landscaping scheme as required under condition 14 of this permission.

Reason: To ensure that the building is demolished in a reasonable period of time and to allow for landscaping of the site in the interests of visual amenity and to provide adequate biodiversity net gains and to accord with policies P1, P2, P3, G6, G7 and DM1, policies JP-S1 and JP-G8 of Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 14 Notwithstanding the details shown on the approved plans, no development shall take place 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) and a scheme for the timing / phasing of implementation works.

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.

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 Core Strategy Policies G6 and G7, Policies JP-G6 and JP-G7 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 15 No above ground works shall be take place until a scheme for the inclusion of a minimum of two bat and two bird boxes on trees or new buildings within the site has been submitted to and approved in writing by the Local Planning Authority. The approved bat and bird boxes shall be installed prior to first use of the new building and retained thereafter.

Reason: To ensure the development provides sufficient habitat for protected nesting bats and birds and in accordance with Policies G6 and G7 of the adopted Rochdale Core Strategy, policy JP-G8 of Places for Everyone and the National Planning Policy Framework.

- 16 No external lighting shall be installed on the new teaching building or within the development unless a scheme for such lighting has been submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall include details of the locations and design of any lighting and LUX levels from any lights during and post construction. The approved scheme shall be implemented in accordance with the approved details and retained as such thereafter.

Reason: To reduce disturbance to bats and other wildlife on the site and around the River Roch and to accord with policy G7 and DM1 of the adopted Rochdale Core Strategy, policy JP-G8 of Places for Everyone and the National Planning Policy Framework.

- 17 The development shall be carried out in full accordance of the recommendations provided under chapter 6 'Ecological Constraints, Opportunities and

Recommendations' of the submitted Preliminary Ecological Appraisal, prepared by ADAS, dated 14 May 2025, ref: 1052696/WNT69105-2007(00). For the avoidance of doubt this shall include replacement of hedgerow habitat and Reasonable Avoidance Measures for protection of the River Roch Environment.

Reason: To reduce protect wildlife and habitat on the site and around the River Roch and to accord with policy G7 and DM1 of the adopted Rochdale Core Strategy, policy JP-G8 of Places for Everyone and the National Planning Policy Framework.

- 18 No above ground development shall commence until remediation works and mitigation measures to address land instability arising from shall coal mining legacy, as set out in the submitted Coal Mining Risk Assessment report, prepared by Tier Environmental Ltd, dated 6th February 2025 and a Specification for The Stabilisation of Shallow Mineworkings Report, prepared by Tier Environmental Ltd, dated 11th April 2025 have been fully implemented on site.

Prior to first occupation of the development a signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made safe and stable for the approved development shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, this document shall confirm the completion of any remedial works and mitigation necessary to address the risks posed by past coal mining works.

Reason: To ensure that any land instability associated with historic coal mining works has been properly mitigated and in accordance with Policy G9 of the adopted Rochdale Core Strategy, Policy JP-S1 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 19 A programme of archaeological work shall be undertaken in line with the Hopwood Hall College Project Design for an Evaluation and Watching Brief (dated April 2025) and within 6 months of the date of this permission and report of the findings shall be submitted to and approved in writing by the Local Planning Authority. The works will be undertaken in accordance with the agreed Project Design, which covers the following:

1. A phased programme and methodology to include:
 - a) an archaeological evaluation;
 - b) an archaeological watching brief;
 - c) pending the results of the above, a targeted open-area excavation carried out in accordance with an updated Project Design.
2. A programme for post-investigation assessment to include:
 - a) analysis of the site investigation records and finds;
 - b) production of a final report on the significance of the heritage interest recorded.
3. Deposition of the final report with the Greater Manchester Historic Environment Record.
4. Dissemination of the results of the site investigation commensurate with their significance.
5. Provision for archive deposition of the report, finds and records of the site investigation.
6. Nomination of a competent person or persons/organisation to undertake the works set out within the approved Project Design.

Reason: To protect the significance of any archaeological remains on the site in accordance with Policy P2 of the adopted Rochdale Core Strategy, Policy JP-P2 of the adopted Places for Everyone Joint Development Plan and Paragraph 218 of the National Planning Policy Framework.

- 20 No demolition of the existing Blocks B and C shall commence until samples or full specification of all materials to be used on the gullwing refurbishment and associated works to retained Block A teaching block have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved materials.

Reason: In the interests of visual amenity and to ensure that the development provides a positive contribution to the visual amenities and character of the area in accordance with policies P1, P2, P3 and DM1 of the Rochdale Core Strategy, policy JP-S1 of Places for Everyone Joint Development Plan and the National Planning Policy Framework.

21 BIODIVERSITY NET GAIN

1. Prior to the commencement of development, a Biodiversity Gain Plan shall be prepared and submitted to and approved in writing by the Local Planning Authority.

BIODIVERSITY NET GAIN

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless:

(a) a Biodiversity Gain Plan has been submitted to the planning authority,

and;

(b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission would be Rochdale Council.

Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements listed below are considered to apply.

Statutory exemptions and transitional arrangements in respect of the biodiversity gain condition.

1. The application for planning permission was made before 12 February 2024.

2. The planning permission relates to development to which section 73A of the Town and Country Planning Act 1990 (planning permission for development already carried out) applies.

3. The planning permission was granted on an application made under section 73 of the Town and Country Planning Act 1990 and

(i) the original planning permission to which the section 73 planning permission relates* was granted before 12 February 2024; or

(ii) the application for the original planning permission* to which the section 73 planning permission relates was made before 12 February 2024.

4. The permission which has been granted is for development which is exempt being:

4.1 Development which is not 'major development' (within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015) where:

i) the application for planning permission was made before 2 April 2024;

ii) planning permission is granted which has effect before 2 April 2024; or

iii) planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 where the original permission to which the section 73 permission relates* was exempt by virtue of (i) or (ii).

4.2 Development below the de minimis threshold, meaning development which:

i) does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and

ii) impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).

4.3 Development which is subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. A "householder application" means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

4.4 Development of a biodiversity gain site, meaning development which is undertaken solely or mainly for the purpose of fulfilling, in whole or in part, the Biodiversity Gain Planning condition which applies in relation to another development, (no account is to be taken of any facility for the public to access or to use the site for educational or recreational purposes, if that access or use is permitted without the payment of a fee).

4.5 Self and Custom Build Development, meaning development which:

i) consists of no more than 9 dwellings;

ii) is carried out on a site which has an area no larger than 0.5 hectares; and

iii) consists exclusively of dwellings which are self-build or custom housebuilding (as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015).

4.6 Development forming part of, or ancillary to, the high speed railway transport network (High Speed 2) comprising connections between all or any of the places or parts of the transport network specified in section 1(2) of the High Speed Rail (Preparation) Act 2013.

*original planning permission means the permission to which the section 73 planning permission relates" means a planning permission which is the first in a sequence of two or more planning permissions, where the second and any subsequent planning permissions are section 73 planning permissions.

For the purposes of paragraph 13 (a) above, a biodiversity gain plan is a plan which:

(a) relates to development for which planning permission is granted,

and;

(b) specifies the matters referred to in sub-paragraph 14(2) below:

The matters are:

(g) information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat;

(h) the pre-development biodiversity value of the onsite habitat;

(i) the post-development biodiversity value of the onsite habitat;

(j) any registered offsite biodiversity gain allocated to the development and the biodiversity and the biodiversity value of that gain in relation to the development;

(k) any biodiversity credits purchased for the development; and

(l) any such other matters as the Secretary of State may by regulations specify.

Procedure Statement:

Date Decision Issued 29 October 2025

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: [Fees for Planning Applications in England](#)

INFORMATIVE:

The proposed development lies within an area that has been defined by the Mining Remediation Authority as containing coal mining features at surface or shallow depth. These features may include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such features are seldom readily visible, they can often be present and problems can occur, particularly as a result of new development taking place.

Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant land stability and public safety risks. As a general precautionary principle, the Mining Remediation Authority considers that the building over or within the influencing distance of a mine entry should be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure a suitable engineering design which takes account of all relevant safety and environmental risk factors, including mine gas and mine-water. Your attention is drawn to the Mining Remediation Authority Policy in relation to new development and mine entries available at:

Building on or within the influencing distance of mine entries - GOV.UK

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Mining Remediation Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Application forms for Mining Remediation Authority permission and further guidance can be obtained from The Mining Remediation Authority's website at:

www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property

What is a permit and how to get one? - GOV.UK (www.gov.uk) In areas where shallow coal seams are present caution should be taken when carrying out any on site burning or heat focused activities.

If any future development has the potential to encounter coal seams which require excavating, for example excavation of building foundations, service trenches, development platforms, earthworks, non-coal mineral operations, an Incidental Coal Agreement will be required. Further information regarding Incidental Coal Agreements can be found here -

<https://www.gov.uk/government/publications/incidental-coal-agreement/guidance-notes-for-applicants-for-incidental-coal-agreements>

If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Mining Remediation Authority on 0800 288 4242. Further

information is available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

INFORMATIVE:

The applicant is advised that the supply and delivery of refuse containers (including all wheelie bins and food waste caddies) for residential developments is chargeable and the responsibility for these charges rests with the applicant/developer. The cost is based on a variable rate per property depending on the property size and number of bedrooms. Please contact environmental.management@rochdale.gov.uk for a quotation for your development.

INFORMATIVE:

1 - Ground Investigations

Under the Coal Industry Act 1994 any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) require the prior written permission of the Coal Authority since these activities can have serious public health and safety implications. Such activities could include site investigation boreholes, excavations for 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 permission to enter or disturb our property will result in the potential for court action. Application forms for Coal Authority permission and further guidance can be obtained from The Coal Authority's website at: www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property

2 - Shallow coal seams

In areas where shallow coal seams are present caution should be taken when carrying out any on site burning or heat focused activities.

3- Requirement for Incidental Coal Agreements

If any future development has the potential to encounter coal seams which require excavating, for example excavation of building foundations, service trenches, development platforms, earthworks, non-coal mineral operations, an Incidental Coal Agreement will be required from the Coal Authority. Further information regarding Incidental Coal Agreements can be found here - <https://www.gov.uk/government/publications/incidental-coal-agreement/guidance-notes-for-applicants-for-incidental-coal-agreements>

INFORMATIVE:

Given the potential presence of nesting birds within trees and scrub on site, it is recommended that the applicant do not clear any vegetation between the 1st March and 31st August in any year unless a detailed bird nest survey by a suitably experienced ecologist has been carried out immediately prior to clearance to confirm that there are no active bird nests are present in order to fulfil the expectations of the Wildlife and Countryside Act 1981.