

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 23/00401/FUL

Name and address for correspondence:	Applicant name:
Mr Mark Jones Mark Jones Planning Consultancy 4 Sykes Close Greenfield OLDHAM OL3 7PT	Mr and Mrs J Jacob-Carey

Part I - Particulars of Application

Date of Application: 15 May 2023

Proposal:	Change of use of land to manege for a recreational riding arena together with alterations to land levels and erection of perimeter fencing and gabion retaining wall
Location:	The Stables , Shawfield Lane, Norden, Rochdale, OL12 6BP

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 and documents:

Drawing No: 2023-004-002 - Location Plan
Drawing No: 2023-004-005 Rev B - Plan as Proposed
Drawing No: 2023-004-006 - Sections as Proposed
Drawing No: 2023-004-007 Rev A - Menageel elevations and details
Received on 19th August 2023

and the development shall be carried out in accordance with the approved drawings.

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.

- 3 The materials to be used in the construction of the external surfaces of this development shall be as specified on the plans and/or application forms unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of visual amenity and ensuring the new development responds positively to the local context and character in accordance with Policy P3 of the Rochdale Core Strategy.

- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no external lighting shall be installed on the development hereby approved without prior written approval of the Local Planning Authority through a planning application made for that purpose.

Reason: To ensure the proposed development would not have an adverse impact on the openness of the Green Belt by significantly increasing the prominence of the proposed development in accordance with Policy G4 of the Core Strategy, Policy G/D/2 of the UDP and the NPPF.

- 5 The development hereby permitted shall not be used or occupied at any time other than for purposes ancillary to the residential use of the main dwelling known as The Stable, Shawfield Lane.

Reason: To accord with the terms of the application, and to ensure that the site is not used for public or commercial use as this would require extensive parking provision which is not available in accordance with Policy T2 of the Rochdale Core Strategy.

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 30 August 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 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.

INFORMATIVE:

The applicant is advised that the development affects a right of way labelled as RocBFp9. If there are no plans to alter this right of way then the applicant must ensure it is accessible at all times, prior, during and following completion of the development, no additional structures should be erected than is currently in place and the route should not be obstructed with vehicles, machinery or materials at any time. Any disturbance of the route should be reinstated immediately to avoid any injury to members of the public using the footpath.