

Town and Country Planning Act 1990 as amended by Section 13 Planning and
Compensation Act 1991

The Town and Country Planning (General Permitted Development) Order 2015 (as
amended)

PRIOR APPROVAL REQUIRED

APPLICATION REFERENCE: 25/00292/DEM

Name and address for correspondence:	Applicant name:
Mr Andrew Bayley Poole Dick Associates Unit C1 Waterfold Business Park Bury BL9 7BR Heywood Greater Manchester BL9 7BR United Kingdom	Mr Andrew Bayley

Part 1 - Particulars of Application

Date of Application: 21 March 2025

Proposal:	Prior approval for the demolition of 6 blocks: 417-444 Vaynor, 401-416 Ullesthorp, 265-276 Ollerton, 233-264 Newstead, 349-360 Romsey and 321-348 Quinton
Location:	Vaynor , Lower Falinge, Cronkeyshaw, Rochdale, Rochdale, OL12 6QZ

Part 2 - Particulars of decision

The Rochdale Metropolitan Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that prior approval **IS REQUIRED** for the development referred to in Part 1 hereof.

Date Decision Issued 29 April 2025

Melanie Hale
Head of Planning Services

Town and Country Planning Act 1990 as amended by Section 13 Planning and Compensation Act 1991

The Town and Country Planning (General Permitted Development) Order 2015 (as amended)

DETERMINATION ON PROPOSAL TO DEMOLISH

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Part 1 - Particulars of Application

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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 Metropolitan Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that permission has been **Granted** for the carrying out of the works relating to the demolition and subsequent restoration of the site referred to in Part 1 hereof in accordance with the application and plans submitted subject to the following conditions.

Conditions and Reasons:

- 1 The demolition hereby approved shall be carried out in full accordance with the Outline Method Statement by Freeley Ltd, Rev: 0 (19/03/2025). The site shall thereafter be restored and maintained in accordance with this approved document.

Reason: In the interests of amenity and highway safety in accordance with policies P3, G9, DM1 and T2 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.
- 2 Following the completion of the demolition works hereby approved, the site shall be top soiled and seeded as detailed in the application form.

Reason: to ensure the site is restored following the demolition in the interests of amenity in accordance with policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.
- 3 No demolition works shall be carried out outside of the hours of Monday to Friday 08:00-17:30 and no works shall take place on Saturdays, Sundays and Bank Holidays.

Reason: In the interests of safeguarding residential properties from noise and disturbance in accordance with policy G9 of the adopted Rochdale Core Strategy and the requirements of the National Planning Policy Framework.
- 4 Prior to any soil or soil forming materials being brought onto the site for use in garden areas, soft landscaping and level raising it shall first be tested for contamination and suitability for use on site. Proposals for testing including testing schedules, sampling frequencies and allowable contaminant concentrations (as determined by appropriate risk assessment) and source material information shall be submitted to, and approved in writing by, the Local Planning Authority.

The approved contamination testing shall then be carried out and validatory evidence (including soil descriptions, laboratory certificates, photographs) submitted to, and approved in writing, by the Local Planning Authority prior to the development being brought into first use.

Reason: To prevent pollution of the environment and to ensure the safe restoration of the site in the interests of the amenity of future occupiers in accordance with Policies G8 and G9 of the Core Strategy and the National Planning Policy Framework.
- 5 Prior to the commencement of works, a photographic survey showing the pre-development photographic condition of the immediate highway surrounding each block at 5 metre intervals along its length, accompanied by a scheme for the resurfacing and/or repair of any potholes or areas of the road surface which have deteriorated in the intervening period (between pre and post demolition), shall be submitted to and approved in writing by the Local Planning Authority. Post demolition, the approved works of resurfacing and/or repair shall have been implemented in accordance with the details in the duly approved scheme.
Reason: Construction traffic associated with the demolition has the potential to cause further deterioration of the road's surface. The applicant is required to undertake works of repair to the road surface where deterioration arises as a result of its use by heavy construction vehicles in order to facilitate safe and convenient access and circulation for vehicle traffic in accordance with the requirements of Policy T2 of the adopted Core Strategy.

Reason for pre-commencement condition: To ensure safe access from the highway during construction and operation of the development.
- 6 Any demolition shall be undertaken in line with the conditions of a Natural England licence pursuant to Regulation 55 of the Conservation for Habitats and Species Regulations 2019, authorising the specified development to go ahead; OR a statement in writing from the relevant licencing body or the Local Planning Authority to the effect that it does not consider that the development will require a licence shall be submitted to the Local Planning Authority.

Reason: In the interests of enhancing biodiversity and habitat provision within the site in accordance with Policy G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 7 Prior to any works commencing on site, the following bat mitigation measures shall be carried out:
1. Installation of roost boxes to allow for suitable roost alternatives to potentially be adopted by the bat population and to provide safe receptor sites for any bats discovered during the works;
 2. Provision within the site of replacement permanent roost boxes, likely to be located on retained trees on the site; and
 3. Pre-commencements checks and supervision of works such by licenced Ecological Clerk of Works.

Reason: In the interests of protecting protected species within the site in accordance with Policy G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: It is important to protect the protected species prior to the commencement of works.

- 8 No works of site clearance, preparation or machinery shall take place until Reasonable Avoidance Measures in respect of species, including hedgehogs have been submitted to, and approved in writing by, the Local Planning Authority. The approved Reasonable Avoidance Measures shall be adhered to throughout the entirety of the demolition and restoration works.

Reason: In the interest of species protection, in accordance with the requirements of adopted Rochdale Core Strategy Policies G6 and G7 and the National Planning Policy Framework.

Reason for pre-commencement condition: As the proposal requires ground works and engineering works it is necessary to ensure the protection of any badger setts that may be present.

Date Decision Issued 29 April 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:

For the avoidance of doubt, this decision relates to the following list of plans and documents:

Location Plan

Outline Method Statement by FREEELEY, Rev. 0 (19/03/2025)

Inspection & Assessment in Relation to Bats & Breeding Birds by Tyrer Ecological Consultants Ltd, Project

Ref: PR-0260-24, Issue No: 1.0, Date of Issue: 13/11/2024

Received 21st March 2025

Statutory Biodiversity Metric

Asbestos Surveys for Newstead, Ollerton, Quinton, Romsey, Ullesthorpe and Vaynor

Site Notice

Site Notice Photographs

Received 3rd April 2025

Dusk Survey Results by Tyrer Ecological Consultants Ltd, Project Ref: PR-0260-24, Issue No: 1.0, Date of Issue: 14/11/2024

Received 25th April 2025

INFORMATIVE:

The applicant is advised that best practice guidance indicates that the results of bat surveys are only valid for a limited period (1 - 2 years) as the suitability of structures for bats can alter over time. In this case, if works

have not commenced under licence within this timeframe then an updated bat survey will be required including 3 activity surveys during the maternity season. The updated survey shall include the details of any additional mitigation over and above what has already been provided.

INFORMATIVE:

The applicant is advised that no works to demolish the buildings or any vegetation clearance shall occur 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 works and written confirmation provided to the Local Planning Authority that no active bird nests are present.