

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 23/01043/FUL

Name and address for correspondence:	Applicant name:
Mr Matt McCombes Bate and Taylor Architects Macintosh House 4A Cambridge Street Manchester M1 5GG	Governor's of St. Thomas C. of E. Primary School

Part I - Particulars of Application

Date of Application: 14 November 2023

Proposal:	Single storey extensions to the front and side elevations to form new entrances, new door, replacement of windows, relocation of existing gate and railing and demolition of existing extension
Location:	St Thomas's C Of E School , Huddersfield Road, Milnrow, Rochdale, OL16 3QZ

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:

Location plan. Drawing no: MH1393-00
Existing site plan. Drawing no: MH1393-01. Rev: C
Existing basement plan. Drawing no: MH1393-02
Existing ground floor plan. Drawing no: MH1393-03. Rev: C

Existing first floor plan. Drawing no: MH1393-04. Rev: C
 Existing roof plan. Drawing no: MH1393-05. Rev: A
 Existing elevations. Drawing no: MH1393-06. Rev: A
 Existing sections. Drawing no: MH1393-07. Rev: A
 Proposed site plan. Drawing no: MH1393-08. Rev: B
 Proposed ground floor plan. Drawing no: MH1393-09. Rev: E
 Proposed first floor plan. Drawing no: MH1393-10. Rev: C
 Proposed roof plan. Drawing no: MH1393-11. Rev: B
 Proposed elevations. Drawing no: MH1393-12. Rev: B
 Proposed Sections. Drawing no: MH1393-13. Rev: B
 Topographical/Utilities survey. Sheet 1 of 1. Drawing no: 10851 / 001A / 1. Rev: A

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 Notwithstanding any description of materials in the application, no above ground construction works shall take place until samples and / or full specifications of materials to be used externally on the buildings have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, size, colour, and texture of the materials. Development shall be carried out in accordance with the approved details.

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 No works to remove and replace any windows/doors shall take place until full details of the new and replacement windows/door units including full product specification, materials, colour and a detailed elevation and cross sections (at a scale of 1:20) have been submitted to and approved in writing by the Local Planning Authority. The replacement windows/doors shall be installed in accordance with the approved details and retained as such thereafter.

Reason: In the interests of visual amenity and to protect the historic character of the non-designated heritage asset and to accord with policies P1, P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 5 Prior to any works taking place to remove the window or to create new or larger openings on the elevations of the host building, large scale details (1:10 or 1:20) of the openings, surrounds, methodology for the work and details of the installation, including details of any making good of the exterior stonework and internal finishes, shall be submitted to approved in writing by the local planning authority. The works shall be carried out in complete accordance with the approved details.

Reason: In the interests of visual amenity and to protect the historic character of the non-designated heritage asset and to accord with policies P1, P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 6 No development shall take place (including any site clearance or preparation works) until a Construction Management Plan (CMP), which shall include the following, has been submitted to, and approved in writing by the Local Planning Authority:

- a) the parking of vehicles of site operatives and visitors;
- b) loading and unloading of plant and materials;
- c) storage of plant and materials used in constructing the development;
- d) the erection and maintenance of security hoarding including decorative displays;

- e) wheel washing facilities (or an adequate demonstration that this is not required)
- f) measures to protect surrounding sensitive receptors from fugitive dust and debris both during and after the construction phase;
- g) details of the construction hours (for the avoidance of doubt this shall be within the hours of 08:00-18:00 Monday-Friday, 09:00-16:00 Saturday and no work on Sundays or Bank Holidays); and
- h) hours for site deliveries.

The approved CMP shall be adhered to throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved CMP without the prior written permission of the Local Planning Authority.

Reason: To minimise the detrimental effects to the highway network and to the amenity of nearby occupiers during the construction phase in accordance with Policies DM1 and T2 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for Pre-Commencement: Site clearance poses a threat to the surrounding natural environment and to surrounding occupiers and a scheme therefore needs to be agreed in advance of any works taking place.

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 19 January 2024

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: £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.

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 but as an indication, the present charge for a suite of three 240l recycling bins and one 240l refuse bin is £144 per residence. Please contact environmental.management@rochdale.gov.uk for a quotation for your development.

The application site adjoins Public Rights of Ways. The Public Rights of Way Officer has stated that the surface of the Public Rights of Ways should not be disturbed nor should the use of the Public Rights of Ways be obstructed at any time prior, during and following the development. Vehicles or materials may not be stored along the Public Right of Ways or width restricted without a temporary closure order and permission from any person(s) that may have a private right to their use. For further information please contact the Public Rights of Way Officer.