



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 23/00725/FUL

Name and address for correspondence:	Applicant name:
MARTIN ASHWORTH JAMES CAMPBELL ASSOCIATES LTD CAMPBELL HOUSE 173 ROCHDALE RD FIRGROVE, MILNROW Rochdale OL16 3BN United Kingdom	RICK & JODIE SOLAN & PUTTOCK

Part I - Particulars of Application

Date of Application: 3 January 2024

Proposal:	Change of use and conversion of an agricultural building to 1 no. dwelling. Erection of two storey side extension and single storey porch extensions, with associated landscaping and boundary treatments following demolition of existing outbuildings
Location:	Shepherd Hey, Ashworth Road, Heywood, Rochdale, OL11 5UN

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

- Proposed Front and Rear Elevation - 22.2961.SC3.3B - received 28/10/2024
- Proposed Ground Floor Plan - 22.2961.SC3. - received 12/09
- Proposed First Floor Plan - 22.2961.SC3.2A received 12/09
- Proposed Side Elevations - 22.2961.SC3.4A - received 12/09
- Proposed Site plan - 22.2961.SC3.5A received 12/09
- Proposed sections - 22.2961.SC3.6 - received 12/09
- Existing and proposed block plan - 22.2961.SC3.7A received 12/09

and the development shall be carried out in complete accordance with these drawings hereby approved 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 adopted Rochdale Core Strategy, the saved Rochdale Unitary Development Plan and the National Planning Policy Framework.

- 3 No development shall take place until such time as a scheme for the disposal of foul and surface waters from the site has been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, surface water must drain separately from foul water. The surface water drainage scheme should be based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions, and include details of how the scheme shall be managed after completion. The development shall be completed, maintained and managed in accordance with the approved details.

Reason: To prevent an increased risk of flooding as a result of the development and to ensure satisfactory disposal of surface and foul water from the site in accordance with the requirements of Policy G8 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: As the proposals require ground works, these details are required prior to commencement of any building or engineering works on site.

- 4 Notwithstanding any information submitted with the application, no development shall take place until an investigation and risk assessment has been submitted to and approved in writing by the Local Planning Authority. The assessment shall investigate the nature and extent of any contamination on the site (whether or not it originates on the site). The assessment shall be undertaken by competent persons and shall comprise:

- ii) where potential risks are identified by the Preliminary Risk Assessment, a site investigation survey of the extent, scale and nature of contamination and;
- ii) an assessment of the potential risks to:
 - o human health,
 - o property (existing or proposed) including buildings, crops, livestock, pets, woodland, and service lines and pipes,
 - o adjoining land,
 - o groundwaters and surface waters,
 - o ecological systems,
 - o archeological sites and ancient monuments;
- iii) where unacceptable risks are identified, an appraisal of remedial options and proposal of the preferred option(s) to form a remediation strategy for the site which shall be submitted and approved in writing by the LPA prior to commencement of development.

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

Reason: To ensure the safe development of the site in the interests of the amenity of future occupiers in accordance with Policy G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: Further investigation will be necessary prior to commencement of any building or engineering works on site.

- 5 No development shall take place until samples and specifications of all new facing materials (including stone slate, slate, infill stonework, window and door frames in aluminium or timber, metal rainwater goods) to be used on the development have been provided on site for the written approval of the Local Planning Authority.

The development shall thereafter be implemented in accordance with the approved details.

Reason: To ensure that the final details of proposed facing materials are appropriate prior to work commencing, and in the interests of securing a high quality appearance for the development in accordance with policies P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 6 No above ground works shall commence until such time as a sample wall panel, not less than 1 metre square, to demonstrate the proposed composition of stonework for the extension hereby approved has been constructed on site, inspected and approved in writing by the Local Planning Authority. The panel shall then be left in position for comparison for the duration of the works on site. The development shall be carried out in accordance with the approved sample.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with Policies P3 and DM1 of the adopted Rochdale Core Strategy and the requirements of the National Planning Policy Framework.

- 7 Details of the window and door frames to be utilised in the development hereby permitted, shall be submitted to and approved in writing by the Local Planning Authority before any such window and door frames are installed in the development. Such details shall indicate, at a scale of not less than 1:20, the reveals, longitudinal and cross-sectional detailing, cill and lintel detailing, and means of opening together with any finished treatment. For the avoidance of doubt, the material of the windows and door frames shall be aluminium or timber. The window and door frames shall be installed in accordance with the approved details and thereafter so maintained.

Reason: In order to ensure a satisfactory appearance in accordance with Policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 8 All roof lights to be installed on the building shall be of a 'conservation style' to sit flush with the roof plane.

Reason: In order to ensure a sympathetic relationship with the character of the host buildings and to preserve the visual amenity of the Green Belt in accordance with the requirements of Policies P3 and DM1 of the Core Strategy.

- 9 The development hereby permitted shall not be occupied until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority, in accordance with the approved proposed site plan which includes the demolition of the existing buildings, and creation of a garden area. 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), existing plants / trees to be retained and a scheme for the timing / phasing of implementation works.

The landscaping works shall be carried out within the next planting season following occupation of the development hereby permitted.

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 policies P3, DM1 and G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 10 Before the dwelling hereby approved is first occupied, a specification for the design and construction of its associated parking area in accordance with the approved proposed site plan, including provision for the drainage of surface water, shall be submitted to the Local Planning Authority for approval in writing. The parking area shall be constructed in accordance with the duly approved details before the dwelling is first occupied, and retained as such thereafter for the parking of vehicles.

Reason: To ensure the materials are appropriate to the Green Belt location, that they are permeable and in order that there is adequate provision for vehicles to be parked clear of the highway and to ensure the suitable disposal of surface water in order to comply with the requirements of adopted Rochdale Core Strategy policies G8, T2 and DM1 and the National Planning Policy Framework.

- 11 No part of the development shall be occupied until details of the type, siting, design and materials to be used in the construction of any boundaries, screens or retaining walls have been submitted to and approved in writing by the Local Planning Authority and the approved structures have been erected in accordance with the approved details. The structures shall thereafter be retained.

Reason: In the interests of amenity and in compliance with Policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 12 Pursuant to condition 4 and prior to first occupation of the dwelling, a verification report, which validates that all remedial works undertaken on site were completed in accordance with those agreed with the Local Planning Authority, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of protecting future occupants of the development from hazards associated with land contamination, and in the interests of preventing pollution.

- 13 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any equivalent Order following the amendment, re-enactment or revocation thereof, prior to first occupation of the building the window in the ground floor on the north elevation facing Shepherd Hey serving the playroom as indicated on plan ref. 22.2961.SC3.4A shall be fitted with non-opening lights and textured glass which obscuration level is no less than Level 3 of the Pilkington Glass scale (or equivalent) and retained as such thereafter.

Reason: To protect the privacy of the occupiers of the neighbouring dwelling and in compliance with Policy DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 14 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any equivalent Order following the revocation and re-enactment thereof, the dwelling hereby approved shall not be altered or extended, and no buildings or structure shall be erected within their curtilage under Schedule 2, Part 1, Classes A, B, C, D, E and F of the above Order.

Reason: To prevent overdevelopment in the Green Belt in accordance with the objectives of Policy G4 of the adopted Rochdale Core Strategy, Policy G/D/2 of the Rochdale Unitary Development Plan and the National Planning Policy Framework.

- 15 The development shall be carried out in accordance with the recommendations of the submitted Bat Scoping Survey Report by Dave Anderson dated 13/02/2023, as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

Reason: In the interest of statutorily protected species and in accordance with Rochdale Core Strategy policy G7 and the National Planning Policy Framework.

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 7 November 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.

INFORMATIVE:

Whilst the building to be developed has been assessed as low risk for bats, the applicant is reminded that under the Habitat Regulation it is an offence to disturb, harm or kill bats. If a bat is found during demolition all work should cease immediately and a suitably licensed bat worker employed to assess how best to safeguard the bat(s). Natural England should also be informed.

Whilst the building to be developed has been assessed as low risk for protected species of birds, the applicant is reminded of their duty towards protected species of birds. Should a nesting bird be discovered during the development process, all work should cease immediately and a suitably qualified ecologist contacted.