



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 23/00732/FUL

Name and address for correspondence:	Applicant name:
Mr Peter Clegg Castle View 8 Rakewood Littleborough OL15 0AP	Mr Peter Clegg

Part I - Particulars of Application

Date of Application: 5 July 2023

Proposal:	Change of use of Workshop to Sports space (Use Class E) and erection of exterior staircase to new first floor external door, and external door on ground floor
Location:	Rakewood Higher Mill, Rakewood Road, Littleborough, OL15 0AP

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:

- Rakewood Higher Mill - Site Location Plan
- Rakewood Higher Mill - Site Location Plan - Parking Area
- Ground Floor Plan - Proposed Floor Plan
- First Floor Plan - Proposed Floor Plan
- New Access Stairs to Former Drying Room - Elevation as Proposed

- Biodiversity Enhancement Strategy
- Bat Reasonable Avoidance and Mitigation Measures
- Design and Access Statement (details of external lighting)

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

- 3 The use of the building to which the permission relates shall be limited to the areas shown on the approved ground floor and first floor plans and those falling within Use Class E(d) 'indoor sport, recreation or fitness' and shall not be used for any other uses falling within Use Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended) without the written approval of the Local Planning Authority.

Reason: To define the permission and in order to retain control of the use of the building in the interests of protecting residential amenity and highway safety in accordance with the objectives of Core Strategy policy DM1, and in the interest of promoting the viability and vitality of the borough's town centres in accordance with Core Strategy policy E1 of the Rochdale Core Strategy.

- 4 The hours of operation of the development hereby approved shall be:

08:00-21:00, all days

and shall not be open to the public beyond these hours unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interest of protecting the amenity of neighbouring residents in accordance with policy DM1 of the Rochdale Core Strategy.

- 5 No loudspeakers, public address systems or music amplification, or any similar equipment, shall be used as part of the use hereby approved without the approval of the Local Planning Authority.

Reason: In the interest of protecting the amenity of neighbouring residents from excessive noise nuisance, in accordance with policy DM1 of the Rochdale Core Strategy.

- 6 The development shall be undertaken in accordance with the following approved design details, which shall be retained as approved thereafter:

- External doors as indicated in details received by the Local Planning Authority on 11.09.2023 (hardwood panel doors painted dark green)
- Staircases - P23025-ARC-07-00-D-A-3001 Rev P1 Stair Scoping Drawing
- Brick repairs in reclaimed Accrington brick, repointed with 1 lime: 3 sand mix mortar
- External lights as described and indicated in the Design and Access Statement

Reason: In order to protect the significance of the non-designated heritage asset, in accordance with policy P2 of the Rochdale Core Strategy and Places for Everyone policy JP-P2.

- 7 The external lighting to be used in association with the development shall be in accordance with the details indicated in the submitted Design and Access Statement. No other external lighting shall be used in associated with the approved development.

Reason: In the interest of avoiding an adverse impact on wildlife and protected species in accordance with Core Strategy policy G7 and Places for Everyone policy GP-G9.

- 8 Prior to the approved facility being brought into first use, the area of visitor parking indicated on the approved parking plan shall be fully cleared of all stored materials and items and be made available for visitor parking, and permanently retained in the same condition.

Reason: In order to ensure sufficient off-street parking for users of the approved facility, in the interest of protecting highway safety in accordance with policy DM1 of the Rochdale Core Strategy.

- 9 The biodiversity enhancements noted in the submitted Biodiversity Enhancement Strategy shall be implemented in full prior to the first use of the development hereby approved, and retained as approved thereafter.

Reason: To secure biodiversity net gain as required by policy G7 of the Rochdale Core Strategy and Places for Everyone policy GP-G9.

- 10 The development shall be undertaken in accordance with the recommendations set out on page 7 of the submitted Bat Reasonable Avoidance and Mitigation Measures report dated 24.11.2022.

Reason: In the interest of avoiding an adverse impact on wildlife and protected species in accordance with Core Strategy policy G7 and Places for Everyone policy GP-G9.

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 18 December 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 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.