

Town and Country Planning Act 1990 (as amended)

## PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 23/00005/FUL

|                                                                                                                              |                 |
|------------------------------------------------------------------------------------------------------------------------------|-----------------|
| Name and address for correspondence:                                                                                         | Applicant name: |
| Mr Tom Myers<br>Portakabin Ltd<br>Portakabin Ltd<br>Leeds Hire Centre<br>Gelderd Road<br>Leeds<br>LS12 6LZ<br>United Kingdom | Jane Roddy      |

### Part I - Particulars of Application

Date of                      16 January 2023  
Application:

|                  |                                                                                                                                 |
|------------------|---------------------------------------------------------------------------------------------------------------------------------|
| <b>Proposal:</b> | <b>Installation of a temporary two-storey Portakabin building to provide an ancillary class facility for sixth form college</b> |
| <b>Location:</b> | <b>Rochdale Sixth Form College , College Road, Rochdale, OL12 6HY</b>                                                           |

### 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. Permission is granted on a temporary basis only. The use of the temporary classrooms shall cease no later than three years following the date of their first use on site. The buildings shall then be removed no later than four weeks following the date of their last use. The site shall then be returned to its former condition no later than three months following the date of removal.

Reason: For the avoidance of doubt and in the interest of protecting the character of the local area and the setting of nearby designated heritage assets, in accordance with policies P1, P2 and P3 of the Rochdale Core Strategy 2016.

3. This permission relates to the following plans:

- TM220199513 Proposed Block Plan / Location Plan
- GF0015 Rev J TN124 2 Storey Spec Drawing with Intermediate Landing External Staircase

and the development shall be carried out in complete 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 saved Rochdale Unitary Development Plan, the adopted Rochdale Core Strategy and the National Planning Policy Framework.

4. The materials used in the construction of the proposed installation shall be in accordance with those specified in the application.

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 National Planning Policy Framework.

5. The development shall be managed in accordance with the access and fencing arrangements set out in the email received from the applicant's agent on 06.03.2023. The described arrangements shall be fully implemented before the first use of the approved temporary classrooms and retained throughout the duration of their use. Any temporary fencing and similar elements shall be removed within three months of the removal of the temporary buildings.

Reason: In order to ensure the safety of site users and to avoid harm to highways safety, in accordance with policy DM1 of the Rochdale Core Strategy 2016.

**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            27 March 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](http://www.groundstability.com).