



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 23/00400/FUL

Name and address for correspondence:	Applicant name:
Mr Paul Drobig 211/213 Higher Hillgate Stockport SK1 3RB	Mr Brian Gumbley

Part I - Particulars of Application

Date of Application: 26 May 2023

Proposal:	Change of use and conversion of existing attached barn to dwelling to form additional living accommodation including alterations to fenestration on front, side and rear elevations
Location:	Lower Starring Farm , Starring Road, Littleborough, Rochdale, OL15 8HN

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:

Existing Layouts. Drawing no: FS 4850 / P / 2000. Rev: P1. Received by email on 09/10/2023

Proposed Layouts. Drawing no: FS 4850 / P / 2001. Rev: P5. Received by email on 09/10/2023

Existing & Proposed Elevations. Drawing no: FS 4850 / P / 2002. Rev: P4. Received by email on 09/10/2023

Section. Drawing no: FS 4850 / P / 2003. Rev: P2. Received by email on 09/10/2023

Site Plan (Existing & Proposed). Drawing no: FS 4850 / P / 2005. Rev: P1. Received by email on 09/10/2023

Existing Drainage Layout. Drawing no: FS 4850 / C / 3000. Rev: P1. Received by email on 09/10/2023

Proposed Drainage Layout. Drawing no: FS 4850 / C / 3001. Rev: P1. Received by email on 09/10/2023

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 dwellings have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, 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 Notwithstanding the details shown on the approved plans and the requirements of condition 2, details of the windows and doors to be utilised in the development hereby permitted, including samples if so required, shall be submitted to and approved in writing by the Local Planning Authority before any such windows and doors are installed. Such details shall indicate, at a scale of not less than 1:20, the longitudinal and cross-sectional detailing, surround, cill and lintel detailing, and means of opening together with any finished treatment. The windows and doors shall be installed in accordance with the approved details before the development is first brought into use and thereafter so maintained.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity and preserving the historic significance of the building in accordance with Policies DM1, P2 and P3 of the adopted Rochdale Core Strategy and the requirements of the National Planning Policy Framework.

- 5 Notwithstanding the details shown on the approved plans and the requirements of condition 2 of this permission, no above ground works shall take place until a schedule of repairs has been submitted to and approved in writing by the Local Planning Authority. The work shall be carried out in accordance with the schedule of repairs and rebuilding.

Reason: To protect the significance of the Borough's heritage assets and in the interests of visual amenity, in accordance with policies P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 6 No external lighting shall be installed on the dwellings hereby approved unless and until a detailed scheme for the same has been submitted to and approved in writing by the Local Planning Authority. Any such scheme shall be duly implemented in accordance with the approved details and retained as such thereafter.

Reason: In the interests of ensuring the conservation of protected species in accordance with Policy G7 of the adopted Rochdale Core Strategy, the National Planning Policy Framework and the Wildlife and Countryside Act 1981 (as amended).

- 7 The dwelling hereby approved shall not be occupied until such time as a scheme of biodiversity enhancements for the site including, but not limited to, the provision of bird

boxes, bird bricks, bat boxes and bat bricks to be situated externally on, or integrated to the fabric of the dwellings hereby approved has been submitted to and approved in writing by the Local Planning Authority. The duly approved scheme shall be implemented in full prior to first occupation of the dwellings and retained thereafter.

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.

- 8 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, AA, B, D, and E and Schedule 2, Part 2, Class A of the above Order except with the prior written approval of the Local Planning Authority.

Reason: To prevent undue harm to the amenity of existing and future occupiers of neighbouring properties and in preserving the historic significance of the non-designated heritage asset and in accordance with Policies DM1, P2 and P3 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 9 No development shall take place until details of a bat avoidance method statement has been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of ensuring the conservation of protected species in accordance with Policy G7 of the adopted Rochdale Core Strategy, the National Planning Policy Framework and the Wildlife and Countryside Act 1981 (as amended).

Reason for pre-commencement condition: Construction works on the site pose a threat to protected species and therefore a scheme needs to be agreed in advance of any works taking place.

- 10 Prior to first occupation of the proposed development, the approved drainage scheme shall be constructed in accordance with the following plans and retained thereafter for the lifetime of the development:

Existing Drainage Layout. Drawing no: FS 4850 / C / 3000. Rev: P1
Proposed Drainage Layout. Drawing no: FS 4850 / C / 3001. Rev: P1

The drainage scheme shall be constructed in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards.

Reason: To promote sustainable development, secure proper drainage, prevent flooding of public right of way and to manage the risk pollution in accordance with Policy G8 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 11 No construction works shall take place commence during the bird nesting season (1st March and 31st August) unless a detailed bird nest survey has been submitted to and approved in writing by the Local Planning Authority to establish whether the site is utilised for bird nesting. Should the survey reveal the presence of any nesting species, then no development shall take place during the period specified above unless a mitigation strategy has first been submitted to and approved in writing by the Local Planning Authority which provides for the protection of nesting birds during the period of works on site.

Reason: In order to prevent any habitat disturbance to nesting birds in accordance with policy G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

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 13 October 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 site adjoins a public right of way. The Public Right of Way Officer wishes to remind the applicant that:

- If access is required to/from the property over Starring Road for the delivery of materials and possibly plant vehicles, the route must not be obstructed at any time prior, during or following completion of the works, any damage to Starring Road should be repaired immediately, the Council would not be accountable for any claims of injury along the footpath if the surface is damaged by this development.

- Should Heavy vehicles be utilising Starring Road, to ensure public safety, a consideration of traffic management may be necessary.
- Any flow of water from the property should not be drained onto the right of way running over Starring Road, Section 163 Highways Act 1980 can be applied if the water from the property is not collected and directed away from the right of way.
- Any path furniture if damaged should be repaired immediately.

The roof drainage at the rear (west side) of the building should drain to the ditch and should be connected by a pipe that is hand-dug under the footpath. The existing downpipe should discharge to a small inspection chamber connected to a 100mm dia. outfall pipe to be dug under the footpath and connected to the drainage ditch. The inspection chamber allows for rodding in case of blockage. For further guidance, please contact the Council's Drainage Officer.