

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 23/00214/FUL

Name and address for correspondence:	Applicant name:
Mr Mark Bridge Lancaster Maloney Martin Limited Equitas House Unit 6 Station View Rhino Court Stockport SK7 5ER	The Board of Governors

Part I - Particulars of Application

Date of 14 March 2023
Application:

Proposal:	Installation of temporary single-storey modular unit with associated hardstanding access pathway and erection of 1.8m high boundary fencing and gate, following removal of existing external store
Location:	St Cuthberts RC Business And Enterprise College , Shaw Road, Rochdale, OL16 4RX

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:-

Proposed External Gate Elevation - P07
Proposed Site Plan - P03
Proposed Layout Plan (Partial) P05
Proposed Unit Layout Plan & Elevations P06

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

- 3 The temporary building hereby approved shall be removed from the site and the land restored to its former condition on or before 31st December 2028, in accordance with a scheme of works that shall first have been submitted to and approved in writing by the Local Planning Authority.

Reason: In accordance with Policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework, as the structures are of temporary/modular construction, and are not of a suitable appearance for permanent retention on site.

- 4 The materials used in the construction of the exterior of the development hereby permitted shall match those detailed within the application form and as per annotations within drawings:

Proposed External Gate Elevation - P07
Proposed Site Plan - P03
Proposed Layout Plan (Partial) P05
Proposed Unit Layout Plan & Elevations P06

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 No development shall commence until a Tree Protection Plan (TPP) has been submitted to and approved in writing by the Local Planning Authority. The TPP shall include:

- a) Location and installation of services/ utilities/ drainage.
- b) Details of any construction within the RPA or that may impact on the retained trees.
- c) A full specification for the installation of any boundary treatment works.
- d) Tree protection measures during construction indicated on a TPP and construction and construction activities involving excavation clearly identified as prohibited in this area.

The development shall be carried out in accordance with the approved TPP.

Reason for pre-commencement condition: To satisfy the Local Planning Authority that the trees to be retained will not be damaged during demolition or construction

Reason: In order to protect the existing trees on the site in the interests of the amenities of the area and in accordance with policy G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 6 The temporary building hereby approved, shall not be occupied until the paving has been constructed in permeable paving, in accordance with "Section through Proposed Permeable Paving" drg ref. P08-A by LMM dated 5th May 2023.

Reason: To prevent an increased risk of flooding as a result of the development and to ensure satisfactory disposal of surface water from the site in accordance with Policy G8 of the adopted Rochdale Core Strategy, saved Policy EM/7 of the adopted Rochdale Unitary Development Plan and the National Planning Policy Framework.

- 7 Notwithstanding the details shown on the approved plans, the development hereby permitted shall not be occupied until full details of replacement planting works of trees and hedges/shrubs, have been submitted to and approved in writing by the Local

Planning Authority. The details shall include 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 in accordance with the approved scheme for timing / phasing of implementation or within the next planting season following final occupation of the development hereby permitted, whichever is the sooner.

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 compensate for the recent loss of mature trees and to ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development and in accordance with Core Strategy Policies G6 and G7 and the National Planning Policy Framework.

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

- 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;
- e. measures to protect surrounding sensitive receptors from fugitive dust and debris both during and after the construction phase;
- f. hours of construction, including deliveries (which should not take place outside of the hours of 08:00-18:00 Monday to Friday and 09:00-14:00 Saturday, with no work taking place on Sundays or Bank Holidays); and;

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

Reason: In the interests of protecting the amenity of local land uses or neighbouring residents, the character of the area and highway safety in during the construction phase in accordance with Policies DM1, G7 and G9 of the Core Strategy and the National Planning Policy Framework.

Reason for Pre-Commencement: Site clearance poses a threat 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 29 June 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.