

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 24/00130/FUL

Name and address for correspondence:	Applicant name:
Mr Ian Chapman Seven Architecture 1.3 Waulk Mill 51 Bengal St Manchester M4 6LN	Mrs Joanne Bentley Hopwood Hall College

Part I - Particulars of Application

Date of 11 April 2024
Application:

Proposal:	Demolition of existing structures and erection of polytunnel, flamingo shelter, meerkat building, cattery and 4no. field shelters as well as extension and alteration of existing barn and teaching buildings to provide additional teaching and animal facilities associated with the existing animal management teaching provision (part retrospective)
Location:	Middleton Campus, Hopwood Hall College, Rochdale Road, Middleton, M24 6XH

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 within three years of the date of this decision notice.

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development shall be carried out in accordance with the following application plans and documents:

Location Plan - Drawing no. 00500 Rev P02

Existing Site Plan - Drawing no. 00501 Rev P02
 Demolition Site Plan - Drawing no. 00502 Rev P02
 Proposed Site Plan - Drawing no. 503 Rev P04
 The Barn - Existing Plans - Drawing no. 00510 Rev P02
 The Barn - Proposed Plans - Drawing no. 00511 Rev P02
 The Barn - Elevations - Drawing no. 00512 Rev P03
 Cattery - Plans and Elevations - Drawing no. 513 Rev P01
 Snallbridge A Existing & Proposed Elevations - Drawing no. 516 Rev P03
 Smallbridge B Existing & Proposed Elevations - Drawing no. 00517 Rev P03
 Smallbridge A Floor Plans - Drawing no. 00518 Rev P02
 Smallbridge B Floor Plans - Drawing no. 00519 Rev P01
 Polytunnel - Existing and Proposed - Drawing no. 00520 Rev P03
 Flamingo Shelter and Field Shelter - Drawing no. 00521 Rev P03
 Proposed Outbuilding and Alpaca Shelter - Drawing no. 00522 Rev P02
 Proposed Items for Demolition - Drawing no. 00525 Rev P02
 Drainage Layout Plan - Drawing no. 500
 Tree Constraints Plan - Drawing no. 001 Rev A
 Preliminary Ecological Appraisal Report, Prepared by SEED ref: 1697A-PEA-V2-A

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 Prior to their use on site, details of the external facing materials and finishes to be shall be submitted to and approved in writing by the Council as Local Planning Authority. For the avoidance of doubt, notwithstanding the details on drawing no. 00512 Rev P02 (The Barn - Elevations) metal cladding to the barn is not approved and timber cladding shall be used instead. The development shall be constructed in accordance with the agreed details and retained as such thereafter.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity and to protect the setting of Grade II* Hopwood Hall in accordance with policies P1, P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 4 No above ground works shall take place until a scheme for the full specification of the windows and doors have been submitted to and approved in writing by the Local Planning Authority. The specification shall include, at a scale of not less than 1:20 the longitudinal and cross sectional detailing with the depth of the reveal shown, cill and lintel detailing and means of opening together with any finished treatment. The window and doors shall be installed in accordance with the approved specification prior to first occupation and retained thereafter.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity and to protect the setting of Grade II* Hopwood Hall in accordance with policies P1, P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework

- 5 Prior to their use on site, details of the materials and finishes to be used in the construction of the fence around the polytunnel shall be submitted to and approved in writing by the Local Planning Authority. The fence shall be constructed in accordance with the approved details and retained as such thereafter.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity and to protect the setting of Grade II* Hopwood Hall in accordance with policies P1, P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework

- 6 Prior to any ground and construction works associated with the construction of the approved alpaca shelter details and location of signage to inform contractors of the value of the Glade and Oaken Bank Woods Site of Biological Interest and to require that machinery shall be kept out of the protected area shall be submitted to and

approved in writing by the Local Planning Authority. The signage shall be installed as approved prior to any ground and construction works of the alpaca shelter and be retained until development of the alpaca shelter is complete.

Reason: To protect the special interests of the Site of Biological Interest and to accord with policy G7 of the adopted Rochdale Core Strategy, JP-G8 of Places for Everyone and the National Planning Policy Framework.

- 7 Prior to the commencement of development, including demolition works, a Reasonable Avoidance Measures Method Statement for mammals and amphibians shall be submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in full accordance with the approved Method Statement.

Reason: To ensure the appropriate protection of mammals and amphibians at the site and to accord with policy G7 of the adopted Rochdale Core Strategy, JP-G8 of Places for Everyone and the National Planning Policy Framework.

Reason for pre-commencement condition: It is important to identify species prior to any ground and demolition works which may impact their habitat.

- 8 The development hereby approved shall be carried out in full accordance with the details to protect bats outlined in the sections 4.1.18 to 4.1.28 of the submitted Preliminary Ecological Appraisal Report, Prepared by SEED ref: 1697A-PEA-V2-A.

Reason: In order to ensure protected species are appropriately protected from the development and to accord with the requirements of policy G7 of the adopted Rochdale Core Strategy, JP-G8 of Places for Everyone and the National Planning Policy Framework.

- 9 Prior to first use of the development, a landscaping scheme shall be submitted to and agreed in writing with the Council as Local Planning Authority.
The scheme shall include the following:
- o Layout drawing/planting plans
 - o Planting schedule (indicating the size, species, spacing, size, number and density of plants)
 - o Written specifications
 - o Tree pit specifications
 - o Ground condition enhancement (including cultivation and other operations associated with trees, shrub, hedge or grass establishment)
 - o Areas of hard standing

The agreed scheme shall be implemented within 6 months of first use of the development.

Any planting which within a period of 10 years of implementation dies, is removed, or become seriously damaged or diseased shall be replaced during the next planting season with others of a similar size or species, unless the council as local planning authority gives written consent to a variation.

Reason: To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development and to secure biodiversity mitigation in accordance with Policies P3, G1, G6 and G7 of the adopted Rochdale Core Strategy, policy GP-G8 of Greater Manchester Places for Everyone and the National Planning Policy Framework.

- 10 Prior to first use of the development hereby approved a scheme for biodiversity enhancements at the site including the provision of bird and bats boxes shall be submitted to and approved in writing by the Local Planning Authority. The approved measures shall be provide prior to first use of the development and be retained thereafter.

Reason: To ensure suitable ecological mitigation and enhancement on site and to accord with the requirements of policy G8 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 11 The development hereby approved shall be first carried out in full accordance with the tree protection works identified in Section 5 and on drawing no. 1697a-AIP-002-A (Arboricultural Impact & Tree Protection Plan) of the submitted Arboricultural Impact Assessment, prepared by SEED, ref: 1697a-AIA-V1-A.

Reason: To ensure the protection of the TPO protected trees around the site and to accord with policy G6 of the adopted Rochdale Core Strategy, policy JP-G2 of Places for Everyone and the National Planning Policy Framework.

- 12 No site clearance shall take place, including works to trees or shrubs or demolition, between the 1st March and 31st August in any year, unless a detailed bird nest survey has been carried out by a suitably experienced ecologist that shows that no active bird nests are present.

Reason: In order to prevent disturbance to any nesting birds that may be present in accordance with Policies G6 and G7 of the adopted Rochdale Core Strategy, policy JP-G8 of Greater Manchester Places for Everyone and the National Planning Policy Framework

- 13 Prior to the commencement of development, details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority.

The drainage scheme shall include:

- (i) Plan(s) that clearly indicate the final destination of foul and surface water drainage network.
- (ii) Construction details for permeable paving including kerbing and cross-section of open graded sub-base, if this type of paving forms part of the sustainable drainage system.
- (iii) Attenuation of surface water drainage, if the development area is more than 100 sq.m. taking into account removal and increase of new paved and roofed areas.

The approved scheme shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. Prior to occupation/ use of the proposed development, the drainage scheme shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. 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, JP-S4 of Places for Everyone and the National Planning Policy Framework.

Reason for pre-commencement condition: Drainage infrastructure will need to be implemented prior to commencement of above ground works and a scheme therefore needs to be agreed in advance of the same.

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 18 June 2024

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:

The applicant is reminded that under the Protection of Badgers Act 1992 it is an offence to intentionally or recklessly interfere with a badger sett. If a badger sett is found on or near the developments site work should cease immediately and a suitably experienced ecologist employed to advise on how best to proceed.

INFORMATIVE:

It is an offence under the Wildlife & Countryside Act 1981, as amended to introduce, plant or cause to grow wild any plant listed in Schedule 9 part 2 of the Act. Species such as Rhododendron are included within this schedule. If any such species will be disturbed as a result of this development a suitably experienced consultant should be employed to advise on how to avoid an offence.