

Town and Country Planning Act 1990 (as amended)

## PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 22/01610/FUL

|                                                                                                              |                                              |
|--------------------------------------------------------------------------------------------------------------|----------------------------------------------|
| Name and address for correspondence:                                                                         | Applicant name:                              |
| Miss Lia Jackson<br>Rochdale Borough Council<br>Number one Riverside<br>Smith Street<br>Rochdale<br>OL16 1XU | Miss Lia Jackson<br>Rochdale Borough Council |

### Part I - Particulars of Application

Date of                      27 March 2023  
Application:

|                  |                                                                                                                                                                                                                                                                                                             |
|------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Proposal:</b> | <b>Formation of two SG rugby playing pitches with 2m high perimeter fencing, including 5m high ball stop fencing to southern and eastern boundaries. Siting of two storage containers together with the formation of car park and associated landscaping. 10.6m high goal posts located on the pitches.</b> |
| <b>Location:</b> | <b>Balderstone Branch Library, Platting Lane, Rochdale, OL11 2HD</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      This permission relates to the following plans and documents:
  - Location Plan 2002803-L01 Rev B received by the Council 27/03/2023
  - Rugby League Pitches Option 05 - 20002803 F -11 Rev H received by the Council 07/11/2023

- Rugby League Goal Posts - 2002803 F-12 received by the Council 18/10/2023
- Levels Plan - 2002803 L-0400 - received by the Council 08/08/2023
- Drainage Design - 2002803 L-0410a - received by the Council 08/08/2023
- Portable Space LTD: 2 No. End Linked 3M Flat-Pack Store Units - Rev 0 - received by the Council 27/03/2023
- Portable Space LTD: 2 No. End Linked 3M Flat-Pack Store Units - Rev 0 - Floorplan /Elevations received by the Council 27/03/2023
- South Elevation Double Gates - A3/2002803 - SK01 - received by the Council 27/03/2023
- Agronomy Report by PSD Labosport Group - 'A Report to Plincke - A Summary Report for the Development of Two Pitches at Balderstone Park' 31st January 2019
- Performance Specification: Grass Playing Pitches - Plincke Landscape Ltd - 0522-PLI-Z1-ZZ-SP-L-0101 20th February 2019

and the development shall be carried out in accordance with these drawings and technical documents 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 adopted Rochdale Core Strategy, the saved Rochdale Unitary Development Plan and the National Planning Policy Framework

- 3 No development shall take place until details of a sustainable surface water drainage scheme for the playing fields and any hard-standing areas has been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, the car park shall be constructed using permeable materials. For the avoidance of doubt, surface water must drain separately from foul water - no surface water will be permitted to drain directly or indirectly into the public sewer. The surface water drainage scheme should be based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions, and include details of how the scheme shall be managed after completion. Prior to occupation of the proposed development, the approved schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason: To prevent an increased risk of flooding as a result of the development and to ensure satisfactory disposal of surface and foul water from the site in accordance with the requirements of Policy G8 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement: Draining information is needed to be implemented prior to commencement of ground works and therefore a scheme needs to be agreed in advance.

- 4 Notwithstanding the hereby approved plans, the proposed pedestrian gate from Beaconsfield Road shall not be installed until details of the gate design are submitted to and approved in writing by the Local Planning Authority. The details shall include height, material, and colour. For the avoidance of doubt, the gate shall be no taller than 2m in height. The gate shall be installed in accordance with the approved details prior to first use of the pitches.

Reason: In the interests of visual appearance, amenity, highway safety and ecology in accordance with adopted Rochdale Core Strategy policies DM1, P3, T2 and G7 and the National Planning Policy Framework.

- 5 Notwithstanding the details shown on the approved plans, the development hereby permitted shall not be brought into first use until full details of 1) all existing trees and landscaping to be retained; and 2) proposed hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. The details shall include measures to protect retained trees / landscaping, the formation of any banks, terraces or other earthworks, hard surfaced areas and materials, 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 seed mix shall be locally native species only.

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 ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development and in accordance with policies P3, DM1 and G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 6 The development shall not be brought into use until a scheme of biodiversity enhancements for the site including, but not limited to, the provision of bat, bird and hedgehog bird boxes, has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full prior to first operation of the pitches 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.

- 7 No removal of or works to any hedgerows, trees or shrubs shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority.

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.

- 8 No part of the development shall be occupied until details of the type, siting, design and materials to be used in the construction of boundaries, screens or retaining walls have been submitted to and approved in writing by the Local Planning Authority and the approved structures have been erected in accordance with the approved details.

Reason: In the interests of visual appearance, amenity, highway safety and ecology in accordance with adopted Rochdale Core Strategy policies DM1, P3, T2 and G7 and the National Planning Policy Framework.

- 9 The playing field and pitches shall be constructed and laid out in accordance with the standards and methodologies set out in the guidance note "Natural Turf for Sport" (Sport England, 2011), and shall be made available for use to a specified timeframe to be approved in writing by the Local Planning Authority in conjunction with Sport England.

Reason: To ensure the quality of pitches is satisfactory and they are available for use before development (or agreed timescale) and to accord with Paragraph 99 of the NPPF, saved UDP Policy G/3, and policies C8 and G6 of the adopted Core Strategy.

- 10 The pitches shall be constructed and laid out in accordance with the following approved plans and documents:

- Drainage Design - 2002803 L-0410a
- Agronomy Report by PSD Labosport Group - 'A Report to Plincke - A Summary Report for the Development of Two Pitches at Balderstone Park' 31st January 2019.

- Performance Specification: Grass Playing Pitches - Plincke Landscape Ltd - 0522-PLI-Z1-ZZ-SP-L-0101 20th February 2019  
- Updated and additional information in relation to costs and deliverability provided in email from Rochdale Council dated 5th May.

The pitches shall be retained as approved thereafter.

Reason: To ensure the quality of pitches is satisfactory and they are available for use before development (or agreed timescale), and they are appropriate for use to RFL and Sport England standards and to accord with Paragraph 99 of the NPPF, saved UDP Policy G/3, and policies C8 and G6 of the adopted Core Strategy.

- 11 The pitches shall not be brought into use until a Ball Strike Assessment has been undertaken and details of any required ball stop mitigation and a ball stop maintenance strategy, for adjacent residents and the car parking, have been submitted to and approved in writing by the Local Planning Authority in consultation with Sport England. The pitches shall not be brought into use until the approved mitigation has been implemented and it shall be retained throughout the lifetime of the development.

Reason: To ensure the quality of pitches is satisfactory and that they are available for use before development (or agreed timescale) and to accord with Core Strategy Policy C8

- 12 No part of the development shall be occupied until such time as the car parking, servicing and other vehicular access arrangements shown on the approved plans to serve the development hereby permitted have been made fully available for use. The arrangements shall be retained thereafter for their intended purpose and no goods, skips, materials, or containers shall be stored within the car parking area hereby approved.

Reason: In the interests of highway safety and the free flow of traffic and in accordance with Policies T2 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 13 The rugby pitches hereby approved are permitted to be in use during the hours of 0900 and 2000 7 days per week and not outside of these times on any day.

Reason: To protect the living conditions of nearby residents from noise disturbance and to accord with policies G9 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 14 Notwithstanding the approved plans, the proposed storage container shall be dark green in colour.

Reason: In the interests of visual amenity and the conservation of protected species and in compliance with Policies P2 and P3 of adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 15 No development shall commence until a scheme to ensure either:  
(a) the continuity of the existing sports use of/on the playing fields and sports facilities;  
or  
(b) the provision of replacement facilities, has been submitted to and approved in writing by the Local Planning Authority.

The scheme must set out details of the size, location, type and make-up of the facilities or replacement facilities (as appropriate) together with arrangements for access. The scheme must include a timetable for the provision of the facilities or replacement facilities (as appropriate). The approved scheme shall be implemented and complied with in full throughout the carrying out of the development and until such time as the proposed replacement pitches at the application site are delivered and available for use.

Reason: To protect playing fields/sports facilities from damage, loss or availability of use during the construction of the development and to accord with Core Strategy Policy C8.

Reason for pre-commencement: A scheme for protection of the playing field must be agreed before any loss occurs.

**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                      29 November 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).

**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](mailto:environmental.management@rochdale.gov.uk) for a quotation for your development.