

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 23/00363/FUL

Name and address for correspondence:	Applicant name:
Mr John Chadwick KNACKS FARM KNACKS LANE ROCHDALE OL12 6BJ United Kingdom	Mr John Chadwick

Part I - Particulars of Application

Date of Application: 10 May 2023

Proposal:	Removal of existing manège and erection of a new manège measuring 60m x 20m, 1.5m high perimeter fencing and external lighting
Location:	Knacks Farm , Knacks Lane, Rochdale, OL12 6BJ

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:

Construction- Cross Section
Construction - Side View
Construction - Aerial View
Construction - Drainage View
Received 11th April 2023

Installation: Riding Arena Lighting by Siteco, Date: 19/01/2024,
Received 22nd February 2024

and the development shall be carried out in accordance with the approved drawings.

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 The materials to be used in the construction of the external surfaces of this development shall be as specified on the plans and/or application forms unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of visual amenity and ensuring the new development responds positively to the local context and character in accordance with Policy P3 of the Rochdale Core Strategy.

- 4 No development shall commence until the applicant or their agents or their successors in title has secured the implementation of a programme of archaeological works in accordance with a Written Scheme of Investigation (WSI) which has been submitted to and approved in writing by the local planning authority. The WSI shall cover the following:

1. A phased programme and methodology to include:
 - a) an archaeological watching brief during any ground-breaking works.
2. A programme for post-investigation assessment to include:
 - a) analysis of the site investigation records and finds;
 - b) production of a final report on the significance of the heritage interest recorded.
3. Deposition of the final report with the Greater Manchester Historic Environment Record.
4. Dissemination of the results of the site investigations commensurate with their significance.
5. Provision for archive deposition of the report, finds and records of the site investigation.
6. Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI

Reason: In accordance with NPPF policy 16, paragraph 211: To record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) and to make this evidence (and any archive generated) publicly accessible.

Reason for pre-commencement condition: These details are required due to insufficient information being contained within this submission and because the site lies in an area of archaeological potential.

- 5 The use hereby permitted shall not commence until details of the colour of the proposed lighting columns has been submitted to, and approved in writing by, the local planning authority.

Reason: In order to ensure the proposed development would not have an adverse impact on the openness of the Green Belt by significantly increasing the prominence of the proposed development in accordance with Policy G4 of the Core Strategy, Policy G/D/2 of the UDP and the NPPF.

- 6 The use hereby permitted shall not commence until the approved lighting scheme has been installed fully in accordance with Installation: Riding Arena Lighting by Siteco, Date: 19/01/2024, received by the local planning authority on 22nd February 2024. The lantern tilts shall be no more than 15 degrees from the horizontal as detailed in the applicant's emailed dated 7th March 2024. The external lighting shall be maintained and operated in accordance with these approved details.

Reason: In order to protect the privacy and amenity of adjoining and future occupiers, to ensure the proposed development would not have an adverse impact on the openness of the Green Belt by significantly increasing the prominence of the proposed development and to protect foraging bats in accordance with Policies DM1, G4 and G7 of the Core Strategy, Policy G/D/2 of the UDP and the NPPF.

- 7 The development hereby permitted shall not be used or occupied at any time other than for purposes ancillary to the residential use of the main dwelling known as Knacks Farm, Knacks Lane and shall not be used as a commercial riding arena or by members of the public.

Reason: To accord with the terms of the application, and to ensure that the site is not used for public or commercial use as this would require extensive parking provision which is not available and to ensure the amenity of neighbouring properties is not negatively impacted in accordance with Policies DM1 and T2 of the Rochdale Core Strategy.

- 8 No removal of, or works to, any vegetation 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 avoid harm to habitats and species in accordance with Policy G7 of the Rochdale Core Strategy.

- 9 The development hereby approved shall not be occupied until such time as the existing menage as shown on the existing site plan has been removed. Within the first planting season following the removal of the menage, the site of the removed menage shall be grassed and retained as such thereafter.

Reason: In the interest of preventing adverse harm to the Green Belt and in accordance with Policy G4 of the adopted Rochdale Core Strategy, Policy JP-G9 of the Places for Everyone Joint Development Plan and the National Planning Policy Framework.

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 28 March 2024

Melanie Hale
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 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.