ROCHDALE COUNCIL

FOR ASSISTANCE IN COMPLETING THIS FORM CONTACT

Economy and Environment
Planning Service
Number One Riverside
Smith St
Rochdale
OL16 1XU

Phone : 01706 924305 . **EMAIL :** development.control@rochdale.gov.uk . **WEB :** www.rochdale.gov.uk

Application for Planning Permission.
Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number	
Suffix	
Property name	Hollingworth Lake Visitor Centre
Address line 1	Rakewood Road
Address line 2	
Address line 3	
Town/city	Littleborough
Postcode	OL15 0AQ

Description of site location must be completed if postcode is not known:

Easting (x)	393983
Northing (y)	415294

Description

2. Applicant Details

Title	Mr
First name	David
Surname	Canavan
Company name	RSPCA Rochdale Branch
Address line 1	1 Redcross Street
Address line 2	
Address line 3	
Town/city	Rochdale
Country	

2. Applicant Details

Postcode	OL12 0NZ

Are you an agent acting on behalf of the applicant? (●) Yes ( ) No

Primary number	
Secondary number	
Fax number	
Email address	

3. Agent Details

Title	
First name	Nigel
Surname	Longshaw
Company name	A.J.COCKER ASSOCIATES
Address line 1	New Century House
Address line 2	176 Drake Street
Address line 3	
Town/city	Rochdale
Country	
Postcode	OL16 1UP
Primary number	
Secondary number	
Fax number	
Email	

4. Site Area

What is the measurement of the site area? (numeric characters only).	3800.00
Unit	Sq. metres

5. Description of the Proposal

Please describe details of the proposed development or works including any change of use.

If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.

Proposed internal alterations to existing building along with extensions to form animal welfare centre, meeting room, café, public toilets and separate Park Ranger accommodation with associated external works

Has the work or change of use already started? ( ) Yes (●) No

6. Existing Use

Please describe the current use of the site

Visitor centre, education facility and café

Is the site currently vacant? ○ Yes ◉ No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated ○ Yes ◉ No

Land where contamination is suspected for all or part of the site ○ Yes ◉ No

A proposed use that would be particularly vulnerable to the presence of contamination ○ Yes ◉ No

7. Materials

Does the proposed development require any materials to be used externally? ◉ Yes ○ No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material):

Walls	
Description of existing materials and finishes (optional):	Natural stone and timber boarding
Description of proposed materials and finishes:	Timber boarding to face modular buildings to approval

Roof	
Description of existing materials and finishes (optional):	Natural slate pitched roof areas
Description of proposed materials and finishes:	Single ply roofing membrane onto modular buildings

Windows	
Description of existing materials and finishes (optional):	Timber double glazed
Description of proposed materials and finishes:	UPVC double glazed

Doors	
Description of existing materials and finishes (optional):	Timber with double glazing
Description of proposed materials and finishes:	UPVC with double glazing

Boundary treatments (e.g. fences, walls)	
Description of existing materials and finishes (optional):	Hedging, timber fencing and dry stone walling
Description of proposed materials and finishes:	Existing boundary features to be retained where possible - fence around dog exercise area to be steel paladin finished in green powder coating

Vehicle access and hard standing	
Description of existing materials and finishes (optional):	Tarmac and natural stone paving
Description of proposed materials and finishes:	As existing

7. Materials

Are you supplying additional information on submitted plans, drawings or a design and access statement? (•) Yes ( ) No

If Yes, please state references for the plans, drawings and/or design and access statement

Bat Scoping Report
Topographical survey
Planning statement and green belt assessment
RSPCA supporting letter
Arboricultural report impact assessment and tree protection measures
R419-01-A -Site plan and ranger pod details
R419-02 - Plans and modular building elevations
R419-03 - Site elevations
R419-04 - Existing building layout
R419-05 - Location Plan

8. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway? ( ) Yes (•) No

Is a new or altered pedestrian access proposed to or from the public highway? ( ) Yes (•) No

Are there any new public roads to be provided within the site? ( ) Yes (•) No

Are there any new public rights of way to be provided within or adjacent to the site? ( ) Yes (•) No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? ( ) Yes (•) No

9. Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces? (•) Yes ( ) No

Please provide information on the existing and proposed number of on-site parking spaces

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	10	10	0

10. Trees and Hedges

Are there trees or hedges on the proposed development site? (•) Yes ( ) No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? (•) Yes ( ) No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of your local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

11. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's Flood map for planning. You should also refer to national standing advice and your local planning authority requirements for information as necessary.) ( ) Yes (•) No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ( ) Yes (•) No

Will the proposal increase the flood risk elsewhere? ( ) Yes (•) No

How will surface water be disposed of?

[ ] Sustainable drainage system

11. Assessment of Flood Risk

- [ ] Existing water course
- [x] Soakaway
- [ ] Main sewer
- [ ] Pond/lake

12. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species:

- ( ) Yes, on the development site
- ( ) Yes, on land adjacent to or near the proposed development
- (x) No

b) Designated sites, important habitats or other biodiversity features:

- ( ) Yes, on the development site
- ( ) Yes, on land adjacent to or near the proposed development
- (x) No

c) Features of geological conservation importance:

- ( ) Yes, on the development site
- ( ) Yes, on land adjacent to or near the proposed development
- (x) No

13. Foul Sewage

Please state how foul sewage is to be disposed of:

- [x] Mains Sewer
- [ ] Septic Tank
- [ ] Package Treatment plant
- [ ] Cess Pit
- [ ] Other
- [ ] Unknown

Are you proposing to connect to the existing drainage system? (x) Yes ( ) No ( ) Unknown

If Yes, please include the details of the existing system on the application drawings. Please state the plan(s)/drawing(s) references.

R419-01-A - Site plan and ranger pod

14. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? (x) Yes ( ) No

If Yes, please provide details:

Bin storage areas indicated on drawing number R419-01-A - Site plan and ranger pod details

Have arrangements been made for the separate storage and collection of recyclable waste? (x) Yes ( ) No

If Yes, please provide details:

As existing arrangements

15. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste? ○ Yes ◉ No

16. Residential/Dwelling Units

Please note: This question has been updated to include the latest information requirements specified by government.
Applications created before 23 May 2020 will not have been updated, please read the 'Help' to see details of how to workaround this issue.

Does your proposal include the gain, loss or change of use of residential units? ○ Yes ◉ No

17. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?
Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses. ◉ Yes ○ No

Please add details of the Use Classes and floorspace.

Following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. Multiple 'Other' options can be added to cover each individual use. View further information on Use Classes.

Use Class	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
Other Mixed use	450	0	750.8	300.8
Total	450	0	750.8	300.8

Loss or gain of rooms

For hotels, residential institutions and hostels please additionally indicate the loss or gain of rooms:

18. Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees? ◉ Yes ○ No

Existing Employees

Please complete the following information regarding existing employees:

Full-time	4
Part-time	1
Total full-time equivalent	4.00

Proposed Employees

If known, please complete the following information regarding proposed employees:

Full-time	16
Part-time	1
Total full-time equivalent	

19. Hours of Opening

Are Hours of Opening relevant to this proposal? ◉ Yes ○ No

Please add details of the of the Use Classes and hours of opening for each non-residential use proposed.

Following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most

19. Hours of Opening

cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. Multiple 'Other' options can be added to cover each individual use. View further information on Use Classes.

If you do not know the hours of opening, select the Use Class and tick 'Unknown' in the popup box.

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Unknown
Other animal centre	Start Time: 09:00 End Time: 17:00	Start Time: 09:00 End Time: 17:00	Start Time: 09:00 End Time: 17:00	
Other cafe	Start Time: 08:30 End Time: 22:00	Start Time: 08:30 End Time: 22:00	Start Time: 08:30 End Time: 22:00	

20. Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes? ○ Yes ◉ No

Is the proposal for a waste management development? ○ Yes ◉ No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website

21. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances? ○ Yes ◉ No

22. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ◉ Yes ○ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ◉ The agent
- ○ The applicant
- ○ Other person

23. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ◉ Yes ○ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title: Mrs

First name:

Surname:

Reference:

Date (Must be pre-application submission)

06/11/2020

Details of the pre-application advice received

Awaiting response

24. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent. ○ Yes ◉ No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

25. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE B - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that:

◉ I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or

○ The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

*** 'owner' is a person with a freehold interest or leasehold interest with at least 7 years to run. ** 'agricultural tenant' has the meaning given in section 65(8) of the Town and Country Planning Act 1990.**

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant	
Number	
Suffix	
House Name	
Address line 1	Planning and Development Floor 3
Address line 2	Number One Riverside
Town/city	Rochdale
Postcode	OL16 1XU
Date notice served (DD/MM/YYYY)	29/01/2021

Person role

○ The applicant
◉ The agent

Title	Mr.
First name	Nigel
Surname	Longshaw
Declaration date (DD/MM/YYYY)	29/01/2021

☑ Declaration made

26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. ☑

26. Declaration

Date (cannot be pre-application)	29/01/2021