

Town and Country Planning (General Permitted Development) (England) Order 2015

PRIOR APPROVAL REQUIRED

APPLICATION REFERENCE: 24/00386/PRA56

Name and address for correspondence:	Applicant name:
Mr Gary Hoerty Gary Hoerty Associates Suite 9 Grindleton Business Centre The Spinney, Grindleton Clitheroe BB7 4DH United Kingdom	Mrs J Bebb

Part I - Particulars of Application

Date of Application: 26 April 2024

Proposal:	Prior approval for change of use from agricultural building to dwellinghouse (Use Class C3)
Location:	Clough House Farm , Clough House Lane, Wardle, Rochdale, OL12 9PL

Part II - Particulars of decision

The Rochdale Metropolitan Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 that prior approval is **REQUIRED** for the development referred to in Part I hereof.

Date Decision Issued 12 July 2024

Melanie Hale
Head of Planning Services

Town and Country Planning (General Permitted Development) (England) Order 2015

PRIOR APPROVAL OF DETAILS

Name and address for correspondence:	Applicant name:
Mr Gary Hoerty Suite 9 Grindleton Business Centre The Spinney, Grindleton Clitheroe BB7 4DH United Kingdom	Mrs J Bebb

Part I - Particulars of Application

Date of Application: 26 April 2024

Application No: 24/00386/PRA56

Proposal:	Prior approval for change of use from agricultural building to dwellinghouse (Use Class C3)
Location:	Clough House Farm , Clough House Lane, Wardle, Rochdale, OL12 9PL

Part II - Particulars of decision

The Rochdale Metropolitan Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 that approval has been given for the carrying out of the development referred to in Part I hereof in accordance with the application and plans submitted and subject to the following conditions:

Conditions and Reasons:

- 1 The use of the building as a dwellinghouse within Use Class C3 must be must be completed not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of Paragraph Q.2 (3), of Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

- 2 This permission relates to the following plans:-

Proposed Floor Plan and Elevations. Existing and Proposed Site Plans. Location Plan. Drawing no: Bebb/1016/3490/01

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the National Planning Policy Framework.

- 3 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or full specification of materials to be used externally on the building(s) have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Development shall be carried out in accordance with the approved details.

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

- 5 Prior to commencement of the development a Phase I Report (Preliminary Risk Assessment) must be completed to assess the actual and/or potential contamination risks at the site. The Phase 1 Report must be submitted to, and approved in writing by, the Local Planning Authority and shall include a desk top study, site walk over, conceptual model, basic hazard assessment and recommendation regarding the need or otherwise for further investigation and risk assessment.

Where the Phase 1 Report has identified potential unacceptable risks, a suitable investigation, risk assessment and remedial action shall be carried out in accordance with details and within a timescale to have first been submitted to and approved in writing by the Local Planning Authority.

In the event that contamination is suspected or found at any time when carrying out the approved development that was not previously identified, or contamination is caused, the Local Planning Authority shall be notified immediately and development affected and potentially affected by the contamination must stop. An investigation and/or risk assessment and/or remediation shall be carried out in accordance with an agreed process and within agreed timescales to have first been submitted to and approved in writing by the Local Planning Authority. If contamination is not suspected, found or caused during development, this must be confirmed in a completion letter which is subject to the approval in writing of the Local Planning Authority.

Reason: To ensure the safe development of the site in the interests of the amenity of future occupiers in accordance with Policy G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: Contamination investigation and any required mitigation measures will require investigation before the significant disturbance to ground and removal of material.

- 6 No development shall commence until full details of the foul water drainage scheme is submitted to and approved in writing by the Local Planning Authority. The duly approved scheme shall be implemented prior to the first occupation of the dwelling hereby permitted and shall be retained as such thereafter.

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 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.

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.

Date Decision Issued 12 July 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.

If any evidence of possible contamination is identified proposals for its removal shall be submitted to the Local Planning Authority for approval in advance for the further investigation and/or removal of the contamination.

INFORMATIVE:

The Local Planning Authority's reasons for its decision are set out in the accompanying officer's report.

The applicants are advised that they will have to ensure that the legitimate use of the public rights of way network in the area are available to the general public and there are no risks whilst exercising this right. It should be noted that it is an offence to obstruct a public right of way. The public right of way network must not be obstructed at any time prior, during and following the development and there no materials or vehicles must be left on the public right of way. No scaffolding or fencing should be erected on public the right of way. Any work to alter the formal route of a public right of way will need to be undertaken through a separate application and work to the definitive public right of way must be dealt with legally prior to any work being undertaken. The applicant is advised to contact the Council's Public Rights of Way Officer for further guidance.

The Greater Manchester Fire and Rescue Service (GMFRS) has noted that there is currently no water provision within over 200m of the site, consequently, GMFRS have advised that the building will require the provision of alternative water supplies or domestic suppression/sprinkler systems in line with Approved Document B Volume 1, 2019 edition (or any subsequently superseding document).

The Greater Manchester Fire and Rescue Service has advised that it strongly supports the installation of sprinkler systems as a positive measure to protect persons. The provision of a sprinkler fire suppression system would have significant benefits for the development. It would ensure that any fire would be quickly controlled and would significantly reduce any fire damage to the building. This is particularly important as business continuity following a fire as an important factor in the ongoing viability of an organisation.

All bats and their roosts are protected under the Wildlife and Countryside Act 1981; the Countryside and Rights of Way Act 2000; the Natural Environment and Rural Communities Act 2006; and by the Conservation of Habitats and Species Regulations (2010). Before any work can proceed which may cause harm to bats, a License will need to be obtained from Natural England derogating from the terms of the legislation protecting bats. The License application process is separate from any grant of planning permission.

The applicant is reminded that, under the Wildlife and Countryside Act 1981 as amended it is an offence to remove, damage, or destroy the nest of a wild bird, while the nest is in use or being built. Planning consent does not provide a defence against prosecution under this act. If a birds nest is suspected work should cease immediately and a suitably experienced ecologist employed to assess how best to safeguard the nest(s).

No permission is hereby granted for the works to the driveway. Any new hardstanding areas for driveways and car parking contributes to rainfall runoff from new developments. Permeable paving is one of the optimal methods of reducing the runoff.