



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 18/00984/FUL

Name and address for correspondence: Mr Gary Dearden PPY Design Ltd 2 Helmshore Road Holcombe Village Bury BL8 4PA	Applicant name: Mr Mark Wickham
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Part I - Particulars of Application

Date of Application: 4 September 2018

Proposal:	Construction of a two storey side extension containing 4 guest rooms, with gated bin store and fire escape steps, following removal of engineering brick retaining wall; construction of a single storey side extension containing additional restaurant space, with fire escape steps providing an alternative means of escape from the existing guest rooms (re-submission)
Location:	Rake Inn, 6 Blackstone Edge Old Road, Littleborough, OL15 0JX

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:-

- Location Plan - Drawing no. MW7-00
- Existing Plans - Drawing no. mw7-01A

- Existing Elevations - Drawing no. mw7-02
- Proposed Plans - Drawing no. mw7-03A
- Proposed Elevations - Drawing no. mw7-04

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

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 Notwithstanding any description of materials in the application no development shall take place until samples or full details of materials to be used 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. Only the materials so approved shall be used, in accordance with any terms of such approval.

Reason: To protect the architectural and historic interest of the listed building, in accordance with Policies P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: As the proposed development hereby approved will affect a Grade II Listed Building, the submission and approval of material details will ensure that all materials proposed to be used in construction will be appropriate within the context of the host building.

- 4 No development shall take place until a specification for a lime mortar mix (expressed as a ratio of Lime: Sand) to be used for the pointing of the external walls has been submitted to and approved in writing by the Local Planning Authority. Only the mortar mix so approved shall be used, in accordance with any terms of such approval.

Reason: To protect the architectural and historic interest of the listed building, in accordance with Policies P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: As the proposed development hereby approved will affect a Grade II Listed Building, the submission and approval of material details will ensure that all materials proposed to be used in construction will be appropriate within the context of the host building.

- 5 No development shall take place until such time as a sample panel of stonework, not less than 1 metre square, has been constructed on site, inspected and approved in writing by the Local Planning Authority. The panel shall then be left in position for comparison whilst the development is carried out. Development shall be carried out in accordance with the approved sample.

Reason: To protect the architectural and historic interest of the listed building, in accordance with Policies P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: As the proposed development hereby approved will affect a Grade II Listed Building, the submission and approval of material details will ensure that all materials proposed to be used in construction will be appropriate within the context of the host building.

- 6 No development shall take place until a method statement, for the means of fixing of the extensions hereby permitted to the original building, including (but not limited to) details of the flashing and drainage channel, has been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To protect the architectural and historic interest of the listed building, in accordance with Policies P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: As the proposed development hereby approved will affect a Grade II Listed Building, the submission and approval of material details will ensure that all materials proposed to be used in construction will be appropriate within the context of the host building.

- 7 No development shall take place until such time as a scheme for architectural details, including (but not limited to) details of stone quoins to the front corners of the extensions hereby approved and verge and eaves details, have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To protect the architectural and historic interest of the listed building, in accordance with Policies P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: As the proposed development hereby approved will affect a Grade II Listed Building, the submission and approval of material details will ensure that all materials proposed to be used in construction will be appropriate within the context of the host building.

- 8 No development shall take place until a method statement for works to the south west elevation of the existing building has been submitted to and approved in writing by the Local Planning Authority. The method statement shall include the following:-
- the method of removal of the existing render;
 - a sample panel of the revealed masonry;
 - the means of repair or rebuilding.

Development shall be carried out in accordance with the approved scheme.

Reason: To protect the architectural and historic interest of the listed building, in accordance with Policies P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: As the proposed development hereby approved will affect a Grade II Listed Building, the submission and approval of material details will ensure that all materials proposed to be used in construction will be appropriate within the context of the host building.

- 9 No development shall take place until such time as details, including samples if so required, of external door and window openings, to be utilised in the extensions have been submitted to the Local Planning Authority for approval in writing. Such details shall indicate, at a scale of not less than 1:20, depth of reveal, details of heads, cills, lintels, and surrounds, the longitudinal and cross-sectional detailing, and means of opening together with any finished treatment including colour. The works shall thereafter be completed in accordance with the approved details and retained as such thereafter.

Reason: To protect the architectural and historic interest of the listed building, in accordance with Policies P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: As the proposed development hereby approved will affect a Grade II Listed Building, the submission and approval of material details will ensure that all materials proposed to be used in construction will be appropriate within the context of the host building.

- 10 Notwithstanding any details hereby approved and the requirements of condition 2, no development shall take place until full details of the repair or replacement of all rainwater goods and soil pipes including materials, method of support, design and surface finish have been submitted to and approved in writing by the Local Planning

Authority. Development shall be carried out in accordance with the approved scheme and retained as such thereafter.

Reason: To protect the architectural and historic interest of the listed building, in accordance with Policies P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: As the proposed development hereby approved will affect a Grade II Listed Building, the submission and approval of material details will ensure that all materials proposed to be used in construction will be appropriate within the context of the host building.

- 11 Notwithstanding any description of materials in the application, no development shall take place until samples or full details of materials to be used in the construction of the replacement stone steps have been submitted to and approved in writing by the Local Planning Authority. The stone type shall be of a type to match the existing stone sets in place to the front of the site. Only the materials so approved shall be used, in accordance with any terms of such approval.

Reason: To protect the architectural and historic interest of the listed building, in accordance with Policies P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: As the proposed development hereby approved will affect a Grade II Listed Building, the submission and approval of material details will ensure that all materials proposed to be used in construction will be appropriate within the context of the host building.

- 12 Prior to undertaking of any internal works to the extensions a scheme that details the internal finishes that shall include, but not be limited to, the specification for any proposed plasterwork, shall be submitted to and approved in writing by the Local Planning Authority. The internal finish of the extensions shall thereafter be undertaken in accordance with the approved scheme and retained thereafter.

Reason: To protect the architectural and historic interest of the listed building, in accordance with Policies P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 13 No demolition works, site preparation, delivery of materials or construction works, other than quiet internal building operations such as plastering and electrical installation, shall take place other than between 07:30 hours and 18:00 hours Monday-Friday and between 09:00 hours and 14:00 hours on Saturdays.

Reason: In order to safeguard the amenities of occupiers of surrounding properties during the course of construction of the development and to limit the potential for unacceptable noise and disturbance at unsocial hours in accordance with the requirements of Policies DM1 and G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Procedure Statement:

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively to issue the decision without delay.

Date Decision Issued 30 October 2019



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Signed on behalf of the Council

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:

Greater Manchester Ecology Unit advise that bats can, and do, turn up in unexpected locations, and the surrounding habitat is very good for bats. All UK bats and their resting places are specially protected. If bats are found at any time during the course of any approved works, work should temporarily cease and advice sought from a suitably qualified person about how best to proceed.

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.