

Variation of Planning Conditions Application

SUPPORTING STATEMENT

Change of use to Dental Practice

On behalf of

Mr T Drabu

At

Wood St, Middleton

App No 18/001287/ful

1 Introduction

This statement has been prepared in support of an application under **Section 73 of the Town and Country Planning Act 1990** to vary conditions attached to planning permission reference **18/01287/FUL**, which granted approval for the **change of use of premises at Wood Street, Middleton** to a dental surgery.

The purpose of this submission is to outline the nature and justification for variations to **Conditions 2, 3 and 4**, and to demonstrate that the revised details continue to comply with the planning objectives and policies of **Rochdale Borough Council** and the **National Planning Policy Framework (NPPF, 2023)**.

Following the planning approval, the applicant has been using the premises but has noted a number of issues, hence the request for the variation of conditions. The applicant has advised:-

Layout changes

Having run the practice with the buildings joined together for the past 6 years, the primary concern for me is the security of my patients and my staff and my premises and therefore that is why we do not want to keep the rear car park open and we wish to preserve the existing long fence that was there between the two properties before joining them. Since the building extension and joining together, we have had incidents of vandalism and deposition of rubbish in the existing rear grass garden and people using it to drink and take drugs and fight which has been seen on cctv. Therefore, the staff and the patient car park should be separated by a wooden fence of good height which acts as a visual deterrent.

This is another reason for the removal of one window at the back of the property. As well as providing the space for a TV screen in the waiting room, which directs patients to their respective treatment rooms, it is one less point of weak security which a criminal could try and access by prising open. We have had incidents where people have tried to tamper with the existing single rear shutter and also the fire door at the side of the property to try and gain entry into the property. The fact that the existing long fence will stay between the two properties hides the fire door to an extent. Otherwise, if there was no fence there, the whole side of the Practice is visible and its vulnerability can be seen.

This again is the same reason for the abolition of the steps and just keeping a ramp at the front entrance. The concern would be that people could run up the steps into the waiting room and caused a disturbance and run out whereas having to slow slowly walk up a ramp where other people are walking in and out is much more of a visual and physical deterrent.

The patient car park has to be of optimum practical use hence it should be covered in tarmac. Any grass or shrubs can be placed on the staff parking side.

Each incident that has happened has been a source of worry and upset and concern for me and my team and I need to make the site visually and physically as secure as possible. I would respectfully ask that the planners understand that nothing is more important to me than the safety, security, mental and physical well being of my team and my patients and the physical integrity and security of my Practice.

2.0 Conditions attached to approval

The following conditions have been implemented by the local planning authority:-

1. The development must be begun not later than three years beginning with the date of this permission.
2. This permission relates to the following plans:
 - Proposed Site Layout (671-06 c)
 - Proposed Elevations (671-07 b)
 - Existing First Floor (671-02 a)
 - Existing Elevations 671-03 a)
 - Existing Ground Floor (671-01 a)
 - Proposed Ground Floor (671-04 a)
 - Proposed First Floor (671-04 a)
3. No development pertaining to the creation of the car parking area indicated on the approved site layout shall take place until a scheme for the design and construction of 'hard' landscaping treatment and marking out of the access to the site and the parking spaces shown on the approved plans has been submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include details of the proposed surface treatment of the parking areas, paths or other hard-surfaced areas and provision to be made for drainage. The approved scheme shall be implemented in accordance with the approved details before the development is first brought into use.
4. No development pertaining to the creation of the car parking area indicated on the approved proposed site layout shall commence until details of soft landscaping are submitted to and approved in writing by the Local Planning Authority. The details shall include planting plans, specifications and schedules (including planting size, species and numbers/densities). The soft landscaping scheme shall be implemented within 12 months of the first use of the expanded practice. Soft landscaped areas shall be retained as landscaped areas thereafter.
5. The premises shall only be open for trade or business between the hours of 08:00 until 18:00 Monday to Saturday inclusive, with no openings on Sundays or Bank Holidays.
6. Notwithstanding any description of materials in the application, samples and / or full specification of materials to be used externally on the building(s) shall be submitted to and approved in writing by the Local Planning Authority before the commencement of exterior alterations and extensions to the application property. Such details shall include the type, colour and texture of the materials. Development shall be carried out in accordance with the approved details before the development is first brought into use

3 Overview of Conditions to be Varied

Condition No.	Existing Requirement	Proposed Variation	Reason for Variation
Condition 2 - Approved Plans	Development to be carried out in accordance with previously approved design drawings.	Substitution of revised architectural drawings showing minor amendments to the external elevations and internal layout.	To reflect updated operational requirements for the dental practice and to improve accessibility and internal efficiency.
Condition 3 - Car Parking Layout	Development to be undertaken in accordance with previously approved parking plan.	Updated parking layout to provide revised bay markings, improved manoeuvring space, and provision of one accessible parking space.	To ensure compliance with current accessibility standards and to optimise site operation and safety.
Condition 4 - Landscaping Scheme	Implementation of approved landscape scheme prior to occupation.	Submission of revised landscape layout plan with simplified soft planting and low-maintenance shrub s.	To reflect as-built site constraints and provide a more practical and sustainable planting arrangement.

4 Policy Context

The proposed variations are consistent with the policy objectives of the following:

- National Planning Policy Framework (NPPF, 2023): Sections 6 (Building a strong, competitive economy) and 12 (Achieving well-designed places).
- Rochdale Core Strategy (Adopted 2016):
 - Policy DM1 - General Development Requirements,
 - Policy P3 - Improving Design of New Development,
 - Policy C1 - Delivering the Right Amount of Healthcare Facilities.
- Guidelines and Standards for Development SPD, particularly in relation to design quality, parking standards, and landscaping principles.

The revisions represent a modest and proportionate evolution of the approved scheme, maintaining design integrity and ensuring compliance with local and national planning policy.

5 Assessment of Proposed Variations

Design (Condition 2)

The revised plans maintain the approved scale and massing of the building, with only minor external adjustments relating to fenestration alignment and materials specification. The updated layout enhances accessibility and functionality, particularly for staff and patients with

mobility needs. The architectural character remains fully consistent with the approved scheme and surrounding built form.

Car Parking (Condition 3)

The revised parking layout has been carefully reviewed to ensure safe vehicular circulation, adequate turning space, and compliance with Rochdale's parking standards. Provision of a dedicated disabled parking bays represents an enhancement in accessibility terms and improves overall usability of the site. To aid vehicle safety and staff welfare, the car park is to be segregated into separate staff and patient parking areas.

Landscaping (Condition 4)

The amended landscaping scheme provides a more manageable and robust planting arrangement, incorporating low-maintenance shrubs which provide natural security for an urban commercial setting. The revised plan contributes positively to the street scene while reducing long-term maintenance requirements.

6 Conclusion

The proposed variations to Conditions 2, 3, and 4 are minor, proportionate, and policy-compliant. They reflect practical improvements to design functionality, site layout, and landscape management without introducing any adverse visual, amenity, or highway impacts.

The development, as amended, continues to accord with the objectives of the Rochdale Core Strategy and the NPPF, delivering a well-designed and accessible healthcare facility that serves the needs of the local community.

Accordingly, it is respectfully requested that Rochdale Borough Council approve the variation of Conditions 2, 3, and 4 of planning permission 18/01287/FUL as submitted.

7 Appendix

The following documents accompany the application:-

671-04c	Proposed Ground Floor
671-05b	Proposed First Floor
671-06d	Proposed Site Layout
671-07c	Proposed Elevations
671-10	Proposed Fence detail
671-11	Landscaping Notes sheet 1
671-12	Landscaping Notes sheet 2