ROCHDALE
BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 19/01132/FUL

Name and address for correspondence:	Applicant name:
Mr Paul Stone Unit 10, Osborne Mill Osborne Industrial Estate Oldham OL9 6QQ United Kingdom	Mr Paul Stone

Part I - Particulars of Application

Date of Application: 5 November 2019

Proposal:	**Application for the erection of 5no dwellinghouses and the associated external works inclusive of hard and soft landscaping and boundary treatments - Part Retrospective**
Location:	**Land At Moorhouse Fold , Moorhouse Fold, Milnrow, OL16 4DH**

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 hereby permitted shall be carried out in accordance with the following approved plans:

Site and Location Plan - Dwg No: J000168.P.1B
Block A Elevations West & East - Materials Dwg No: J000168.P.08C
Block A Elevations North & South - Materials Dwg No: J000168.P.07C
First Floor Plan - Dwg No: J000168.P.03C
Ground Floor Plan - Dwg No: J000168.P.02B
Second Floor Plan - Dwg No: J000168.P.04D
Block B Elevations - Dwg No: J000168.P.06C
Block B Elevations North and South - Materials - Dwg No: J000168.P.09C
Block B Elevations East and West - Materials - Dwg No: J000168.P.10C

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.

2 Notwithstanding any details shown on the approved plans and the requirements of condition 1 of this permission, within eight weeks of this decision a hard and soft landscaping scheme for the site shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include details of the type, species, siting, planting distances and the programme of planting of trees and shrubs. The duly approved landscaping scheme shall be carried out during the first planting season after the development is substantially completed and the areas which are landscaped shall be retained as landscaped areas thereafter. Any trees or shrubs removed, dying, being severely damaged or becoming seriously diseased within three years of planting shall be replaced by trees or shrubs of similar size and species to those originally required to be planted.

Reason: In order to achieve a satisfactory balance between areas of hard and soft landscaping in the interests of the amenities of the area in accordance with Policies P3, DM1 and G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

3 Within eight weeks of this decision a foul and surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions and inclusive of how the scheme shall be managed after completion, shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, foul and surface waters shall be drained on separate systems and the surface water drainage scheme shall accord with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards and unless otherwise agreed in writing by the Local Planning Authority. The development shall be completed, maintained and managed in accordance with the approved details prior to the first occupation of the development.

Reason: To ensure the appropriate disposal of foul and surface waters and to manage the risk of flooding and pollution in accordance with Core Strategy Policy G8, saved UDP policies EM/7 and EM/8, the National Planning Policy Framework.

4 Any contamination that is found during the course of construction of the approved development that was not previously identified shall be reported immediately to the local planning authority. Development on the part of the site affected shall be suspended and a risk assessment carried out and submitted to and approved in writing by the local planning authority. Where unacceptable risks are found remediation and verification schemes shall be submitted to and approved in writing by the local planning authority. These approved schemes shall be carried out before the development [or relevant phase of development] is resumed or continued.

Reason: To prevent pollution of the water environment and to ensure the safe development of the site in the interests of the amenity of future occupiers in accordance with Policies EM/2 and EM/4 of the adopted Rochdale Unitary Development Plan and the National Planning Policy Framework.

5 Within eight weeks of this decision details of the size, scale and design of the bin storage facilities shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to the first occupation of the development and shall be retained at all times thereafter.

Reason: To ensure that adequate provision is made for the storage of bins and cycles to prevent any detrimental impact on visual amenity and in accordance with policies P3 and DM1 of the adopted Rochdale Core Strategy, the Council's SPD 'Guidelines and Standards for Residential Development' and the National Planning Policy Framework.

6 Within eight weeks of this decision a scheme for the widening of the carriageway of Moorhouse Fold and realignment of its footway along the site's frontage with Moorhouse Fold (including details of its design, materials, construction and drainage) has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a plan showing the area of the works that fall within the adopted highway and all sections of the carriageway/footway within this area shall be constructed to an adoptable standard. None of the dwellings hereby approved shall be first occupied until the scheme has been implemented in accordance with the duly approved details.

Reason: To ensure a satisfactory standard of engineering works and surface treatment of the adopted highway in order to achieve appropriate provision for vehicle and pedestrian access, circulation and manoeuvring in the interests of highway safety in accordance with the requirements of Core Strategy Policies DM1, G8, T2 and saved UDP policies EM/7 and EM/8, the National Planning Policy Framework.

7 Within eight weeks of this decision a scheme for the design, construction and drainage of the new estate road shown on Dwg No: J000168.P.1B (including provision for an adequate visibility splay at its junction with Moorhouse Fold) has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the duly approved details before any of the dwellings are first occupied, and the estate road retained as such thereafter. The area of land falling within the approved visibility splay at the junction between the estate road and Moorhouse Fold shall be kept clear of all obstructions in excess of one metre in height.

Reason: To ensure a satisfactory standard of engineering works and surface treatment in order to achieve appropriate provision for vehicle access, circulation and manoeuvring in accordance with the requirements of Core Strategy Policies DM1, G8, T2 and saved UDP policies EM/7 and EM/8, the National Planning Policy Framework.

8 Notwithstanding any details shown on the approved plans and the requirements of condition 1 of this permission, within eight weeks of this decision details of the bollards to be installed at the junction between the site access and Moorhouse Fold (including their size, height, position, materials and design) shall be submitted to and approved in writing by the Local Planning Authority. The bollards shall thereafter be installed in accordance with the duly approved details before any of the dwellings are first occupied, and retained as such thereafter.

Reason: In order to ensure safe and convenient access and circulation for vehicles to and from the site and to provide a defensible area for pedestrians using the footway of Moorhouse Fold where it passes the site in the interests of highway safety in accordance with Policies DM1 and T2 of the adopted Rochdale Core Strategy and the National Planning Policy Framework

9 Notwithstanding the provisions of Schedule 2, Part 1, Classes A, B, C, D and E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any equivalent Order following the revocation and re-enactment thereof, none of the dwellings hereby approved shall be extended or altered and no buildings shall be erected within their curtilages.

Reason: To ensure that the Local Planning Authority retains control over any future extensions to the dwellinghouses to safeguard the privacy and amenity of the occupiers in accordance with Policy DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

10 No 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 08:00 hours and 18:00 hours Monday-Friday and between 08:00 hours and midday on Saturdays.

Reason: To safeguard the living conditions of the residents of neighbouring properties in accordance with Core Strategy Policy G9 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 8 April 2020

MR Rose

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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:
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.