

Appeal Ref: 3356528. Summit View Cabin, Salley Street, Calderbank Road 24/00692/FUL

Appellant comments (in blue) upon the suggested conditions of the LPA in the event that the appeal were to be allowed

1. This permission is retrospective but it relates to the following submitted plans and documents:
 - Location Plan Reference DC.130724.B
 - Proposed Layout, Floor Plan and Elevations Drawing No SSL-29-06-24
 - Landscaping, Boundary Treatment and Biodiversity Enhancement Plan Reference DC-081024-B
 - Septic Tank Location Plan Ref: DC/211224/A
 - Heritage Assessment November 2024
 - Planning Statement July 2024
 - Planning Statement Addendum October 2024
 - Biodiversity Net Gain Assessment August 2024 RevA
 - Biodiversity Net Gain Metric Version 1.2.2 July 2024
 - Landscape Character Assessment August 2018

The development shall be carried out in accordance with these details hereby approved unless otherwise required by the conditions below.

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.

Agreed, subject to the two typos shown in red

2. The cabin and associated facilities hereby approved shall be used for short term let holiday accommodation only. The accommodation shall not be occupied by any one person or group for a period exceeding 28 days in any calendar year. The owner shall maintain a register of occupants for each calendar year which shall be made available for inspection on request by the Local Planning Authority.

Reason: To define the planning permission and in order to protect the amenities of local residents.

Agreed

3. Within 1 month of the date of this decision, full details of the means of foul water drainage/disposal shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the works for foul water drainage/disposal have been approved and implemented in complete accordance with the approved details.

Reason: To ensure a satisfactory arrangements for the disposal of sewage and foul water in accordance with Saved UDP Policy EM/8.Details

A biodisc has been installed regarding foul drainage. There is no outfall to it and it will be emptied on a regular basis. It is being determined under the Building Regulations. Therefore, there is no need for it to be included as a planning condition as well.

However, if it is deemed to be necessary, we would agree to such a condition, though the wording as proposed by the LPA, where details have to be both submitted and approved within a month is not reasonable as the LPA is likely to take longer than 1 month to determine the matter .

If a condition is necessary, we suggest that ‘ *Within 1 month of the date of this decision, full details of the means of foul water drainage/disposal shall be submitted to the Local Planning Authority and thereafter the development shall not be occupied until the works for foul water drainage/disposal have been approved by the local planning authority and implemented in complete accordance with the approved details*’.

4. Within 3 months of the date of this decision, the proposed landscaping works as stated within the approved Landscaping, Boundary Treatment and Biodiversity Enhancement Plan referenced DC-081024-B shall be carried out and retained thereafter.

Any trees planted in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 30 years of planting shall be replaced within the next planting season by trees of similar size and species to those originally required to be planted.

All trees shall be managed and maintained for at least the next 30 years following the date of this decision notice.

Reason: To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development and in accordance with Core Strategy Policy G6 and G7 and the National Planning Policy Framework.

Agreed if necessary and in the interests of certainty, though the landscape works have already been implemented

5. Notwithstanding what is shown on Landscaping, Boundary Treatment and Biodiversity Enhancement Plan referenced DC-081024-B, prior to first occupation of the development hereby approved following the date of this decision, the following shall be permanently fixed to one of the retained trees or building on site:
 - One bird box (of type 1MR Schwegler Avianex, or 1SP Schwegler Sparrow Terrace);

The above shall be retained and maintained thereafter.

Reason: To ensure that the development provides an adequate net gain for biodiversity.

Agreed

6. No external lighting shall be installed on the building or elsewhere on the site unless a scheme for such lighting has first been submitted to and approved in writing by the Local Planning Authority. The approved details shall thereafter be fully implemented.

Reason: In the interests of amenity and the conservation of protected species and in compliance with Policies P3, G9, DM1 and G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Agreed, though we ask that it should read 'no external lighting shall be installed on the building or elsewhere on the site, **save for a porch light for health and safety purposes**'.

Steven Hartley BA(Hons), Dist.TP (Manc), DMS, MRTPI, MRICS
HP and DA Ltd February 2024