ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 18/01183/FUL

Name and address for correspondence:	Applicant name:
Miss Georgina Geraghty MHA Architects 51 Barton Arcade Deansgate Manchester M3 2BJ	Mr Daniel Wood

Part I - Particulars of Application

Date of Application: 23 October 2018

Proposal:	**Residential development of 39 dwellings including associated highways, parking and landscaping**
Location:	**Land At Great Howarth, Rochdale, OL12 9HF**

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 the expiration of three years beginning with the date of this permission.

Reason: To comply with the requirements of section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2 This permission relates to the following plans:-

- 1RD1-MHA-FS-XX-DR-A-01-001-P1 (Site Location Plan)
- 1RD1-MHA-FS-XX-DR-A-01-003-P4 (Proposed Site Plan)
- 1RD1-MHA-FS-XX-DR-A-04-001-P2 (Proposed Site Cross Section)
- 1RD1-MHA-FS-XX-DR-A-01-004-P4 (Proposed Boundary Treatments)
- 1RD1-0-001 Proposed House Type A-0-001-P1 (Proposed House Type A)
- 1RD1-0-002 Proposed House Type B-0-002-P2 (Proposed House Type B)
- 1RD1-0-003 Proposed House Type C-0-003-P1 (Proposed House Type C)
- 1RD1-0-004 Proposed House Type D-0-004-P2 (Proposed House Type D)

and the development shall be carried out in 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 and 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 buildings 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. The houses shall be constructed in accordance with the approved details.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policy DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

4 No development shall take place until details of existing and finished site levels and finished floor levels for the proposed houses relative to offsite datum point(s) have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In the interests of proper planning, amenity and in compliance with Policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: An understanding of proposed levels in relation to existing levels is required prior to commencement of any relevant engineering operations on site.

5 No development shall take place until a scheme for the discharge of foul and surface waters from the site (including surface water from the parking areas) has been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, foul and surface water shall be drained on separate systems. The surface water drainage scheme shall be based on the hierarchy of drainage options in the National Planning Practice Guidance, with evidence of an assessment of the site conditions, and shall accord with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. The peak discharge from the site to UU's surface water sewer shall be restricted to 27 l/s for all storm events up to and including a 1 in 100 year storm including 40% climate change allowance. The duly approved scheme shall be implemented prior to first occupation of any of the houses hereby permitted and shall be retained as such thereafter.

Reason: To prevent an increased risk of flooding as a result of the development and to ensure satisfactory disposal of surface 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.

6 Notwithstanding the details shown on the approved plans, no above ground works shall take place until a scheme for ecological and biodiversity enhancement of the site has been submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall incorporate:

- Bat bricks and/or tubes within the new development;
- Bat boxes;
- Bird boxes; and/or
- Native tree and shrub planting (including planting size, species and numbers/densities), existing plants / trees to be retained; and
- A scheme for the timing / phasing of implementation works.

The measures shall be carried out in accordance with the approved scheme for timing / phasing of implementation works.

Reason: To ensure the site is satisfactorily landscaped and to ensure that there is a net gain in biodiversity, having regard to its location and the nature of the proposed development and in accordance with policies P3, DM1 and G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

7 No above ground works shall take place until a landscaping scheme has been submitted to and approved in writing by the Local Planning Authority concurrently with and having regard to the requirements of condition 6. Such a scheme shall include details of the type, species, siting, planting distances and the programme of planting of trees and shrubs. The scheme of planting shall be carried out in accordance with the approved details, including the approved timing / phasing 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 five 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 level of landscaping in the interests of the amenities of the area in accordance with Core Strategy policies DM1, G6, G7 and P3 and the National Planning Policy Framework.

8 No development shall take place until a Construction Method Statement (CMS) has been submitted to and approved in writing by the Local Planning Authority. The CMS shall include details of the following:

(i) hours for site preparation, delivery of materials and construction;
(ii) the parking of vehicles of site operatives and visitors;
(iii) loading and unloading of plant and materials;
(iv) storage of plant and materials used in constructing the development;
(v) the erection and maintenance of security hoarding;
(vi) wheel washing facilities; and
(vii) a scheme for managing and the recycling/disposing of waste resulting from construction works.

The duly approved CMS shall be adhered to throughout the construction and operational period.

Reason: In order to ensure that appropriate measures are put in place to limit noise, nuisance and disturbance to the occupiers of nearby properties, and in the interests of highway safety during the construction of the development in accordance with the requirements of Policy DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: The location of the site and nature of the development requires such matters to be properly set out prior to the commencement of any development.

9 No clearance of trees and shrubs shall take place during the bird nesting season (March - August inclusive) unless an ecological survey has been submitted to and approved in writing by the Local Planning Authority to establish whether the site is utilised for bird nesting. Should the survey reveal the presence of any nesting species, then no development shall take place during the period specified above unless a mitigation strategy has first been submitted to and approved in writing by the Local Planning Authority which provides for the protection of nesting birds during the period of works on site.

Reason: In order to prevent any habitat disturbance to nesting birds in accordance with Policy G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

10 The estate road hereby approved as part of this permission shall be constructed to adoptable standards in accordance with the approved plans prior to occupation of any of the dwellings hereby permitted.

Reason: In in order to ensure that suitable access is provided to the development in the interests of public safety, in accordance with Policy T2 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

11 None of the dwellings hereby permitted shall be occupied until their respective parking areas are constructed in accordance with the approved details. These parking areas shall be retained as such thereafter for the parking of vehicles.

Reason: In order to ensure there is adequate provision for vehicles to be parked clear of the highway, in order to comply with policies DM1 and T2 of the adopted Rochdale Core Strategy and the requirements of the National Planning Policy Framework.

12 Notwithstanding any detail shown on the approved plans, no above ground works shall take place until full details of the type, siting, design and materials to be used in all boundary treatments and retaining walls, including a scheme for the timing / phasing of those works have been submitted to and approved in writing by the Local Planning Authority. All boundary treatments and retaining walls shall be carried out in accordance with the approved details and the approved timing / phasing.

Reason: In the interests of amenity and in compliance with Policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

13 Prior to first occupation of any of the houses hereby permitted, a Remediation Verification Report detailing the design and installation of the remedial measures for the site in accordance with the Phase II Site Investigation Report by Arc Environmental dated 21st August 2018 shall be submitted for the approval in writing of the Local Planning Authority.

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a validation report must be prepared which is subject to the approval in writing of the Local Planning Authority.

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 G9 and DM1 of the adopted Rochdale Core Strategy.

14 The dwellings hereby permitted shall be provided as Affordable Housing at first disposal comprising 16 no. Shared Ownership and 23 no. Rent to Buy homes as defined within the National Planning Policy Framework and shall be managed by a registered Provider.

Reason: Significant weight has been given in the determination of this application based on the scheme providing 100% affordable housing having regard to the Council's Core Strategy Policies and the National Planning Policy Framework.

Procedure Statement:

The Local Planning Authority worked proactively with the applicant to identify various solutions during pre-application discussions 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 21 December 2018



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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.