ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 14/00223/OUT

Name and address for correspondence:	Applicant name:
Rob Bradley Building Design Greetwell Place 2 Limekiln Way Greetwell Road Lincoln LN2 4US	Mr & Mrs M F Brereton

Part 1 - Particulars of Application

Date of Application: 21 February 2014

Proposal:	**Outline application (including means of access) for the erection of 6 dwellings**
Location:	**Land At Belfield Lawn, Off Belfield Mill Lane, Rochdale**

Part II - Particulars of decision

The Rochdale Metropolitan Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that planning permission has been **Granted subject to conditions** for the carrying out of the development referred to in Part 1 above.

In pursuance of its powers under the above Act, and in accordance with the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2010, the development was considered to comply with the relevant policy(ies) and/or proposal(s) contained within the Development Plan.

The Council hereby permits the above development in accordance with the details given on the application form and submitted plans subject to the following condition(s):

Conditions and Reasons:

1 Application for approval of reserved matters must be made not later than the expiration of three years beginning with the date of this permission and the development must be begun not later than whichever is the later of the following dates: (a) the expiration of three years from the date of this permission; or (b) the expiration of two years from the final approval of the reserved matters, or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: To comply with the requirements of section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004

2 The approval of the Local Planning Authority shall be sought in respect of the following reserved matters before the development is commenced:- the appearance; landscaping; layout; and scale.

Reason: The application is granted in outline only under the provisions of Article 4 of the Town and Country Planning (Development Management Procedure) Order 2010 and details of the matters referred to in the condition have not been submitted for consideration.

3 This permission relates to the following plans:-

Location plan; 1:500 scale
Site layout/front block elevations, dwng.No.57/10/02
Street scene/rear block elevations, dwng.No.57/10/01

The permission shall not relate however, to the site layout, landscaping, scale or appearance of the houses shown on those drawings.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the Rochdale Unitary Development Plan and the National Planning Policy Framework.

4 No development shall take place until an investigation and risk assessment (in addition to any assessment provided with the planning application) has been submitted to and approved in writing by the Local Planning Authority. The assessment shall investigate the nature and extent of any contamination on the site (whether or not it originates on the site). The assessment shall be undertaken by competent persons and a written report of the findings submitted to and approved in writing by the Local Planning Authority before any development takes place. The submitted report shall include:

i) a survey of the extent, scale and nature of contamination
ii) an assessment of the potential risks to:
- human health,
- property (existing or proposed) including buildings, crops, livestock, pets, woodland, and service lines and pipes,
- adjoining land,
- groundwaters and surface waters,
- ecological systems,
- archaeological sites and ancient monuments;

iii) where unacceptable risks are identified, an appraisal of remedial options and proposal of the preferred option(s) to form a remediation strategy for the site.

The development shall thereafter be carried out in full accordance with the duly approved remediation strategy and a verification report submitted to and approved in writing by the Local Planning Authority before any of the building(s) hereby approved are first occupied.

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 Unitary Development Plan policies EM/4, EM/8 and BE/2, and the National Planning Policy Framework.

5 Construction works shall not take place outside 08.00 hours to 18.00 hours Mondays to Fridays and 08.00 hours to 13.00 hours on Saturdays nor at any time on Sundays, Bank Holidays or Public Holidays.

Reason:- In order to safeguard the amenities of the occupiers of the neighbouring residential properties in accordance with Unitary Development Plan Policies BE/2 and EM/2 and the National Planning Policy Framework.

6 Prior to development first taking place, details of the foul drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. Foul drainage from the site shall be drained on a separate system. No building shall be occupied until the approved foul drainage scheme has been completed to serve that building, in accordance with the approved details. This development shall be completed, maintained and managed in accordance with the approved details.

Reason:- In order to satisfy the requirements of policy EM/8 of the Council's Unitary Development Plan.

7 Prior to development first taking place, a surface water drainage scheme and means of disposal, based on sustainable drainage principles with evidence of an assessment of the site conditions, (inclusive of how the scheme shall be managed after completion), shall be submitted to and approved in writing by the Local Planning Authority.

The surface water drainage scheme must be restricted to existing runoff rates and unless otherwise agreed in writing by the Local Planning Authority and no surface water shall discharge to either the public sewerage system or the Rochdale Canal either directly or indirectly.

The development shall be completed, maintained and managed in accordance with the approved details.

Reason: In order to satisfy the requirements of policies LT/7 and EM/8 and of the Council's Unitary Development Plan.

8 The submission of details pursuant to Condition 2 of this planning permission shall make provision within the site layout for a minimum of 12 cars to be parked clear of the highways of Belfield Lawn and Dobfield Road and sufficient space shall be provided to ensure that a minimum 6 metre reversing distance is available for vehicles using those spaces. The car parking spaces to be provided shall be kept available at all times and shall be used for no other purpose. The parking spaces shall be permanently retained as such thereafter.

Reason:- To ensure that sufficient off-street parking facilities are provided and are retained at the site in the future, in the interests of road safety and the amenities and general convenience of the existing neighbouring residents and visitors to the nearby Firgrove Business Park and in accordance with Policies G/A/1, A/8 and A/10 of the Unitary Development Plan and the National Planning Policy Framework.

9 The submission of details pursuant to Condition 2 of this planning permission shall make provision within the site layout for a new footway along the parts of the site which front the adjoining highways known as Belfield Lawn and Dobfield Road. The footway that shall be provided on the site shall be permanently retained thereafter.

Reason: In the interests of highway safety, in accordance with Policies A/3, A/4, A/9, RE/5, RE/6 and BE/2 of the Council's Unitary Development Plan.

Statement under Article 31(1)(cc) of the Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended):

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 and positively to issue the decision without delay. The Local Planning Authority has therefore implemented the requirement in Paragraphs 186-187 of the NPPF.

Date Decision Issued 23 December 2014



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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 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: £28.00 for householder applications and £97.00 in all other cases.

INFORMATIVE:
The proposed development lies within a coal mining area which may contain unrecorded mining related hazards. If any coal mining feature is encountered during development, this should be reported to The Coal Authority. 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. Property specific summary information on coal mining can be obtained from The Coal Authority Property Search Service on 0845 762 6848 or at www.groundstability.com.