



Town and Country Planning Act 1990 (as amended)

## PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 25/00360/VRCON

|                                                                                                                                |                 |
|--------------------------------------------------------------------------------------------------------------------------------|-----------------|
| Name and address for correspondence:                                                                                           | Applicant name: |
| Jordan Taylor Moore<br>Triangle Architects<br>Lower Ground Floor<br>4 Jordan Street<br>Manchester<br>M15 4PY<br>United Kingdom | Mr Jamie Smith  |

### **Part 1 - Particulars of Application**

Date of Application: 31 March 2025

|                  |                                                                                                                                                                                                                                                                                                        |
|------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Proposal:</b> | <b>Section 73 Application to vary conditions 2 (Approved Drawings), 7 (levels), 8 (Boundary Treatements), 9 (Retaining Wall Details adj to 2 Bridgenorth Drive), 10 (Landscaping and External Materials), 11 (Parking and Cycle Store) and 12 (Bin Store) of planning permission 21/01083/FUL, , ,</b> |
| <b>Location:</b> | <b>The Smithybridge , Smithy Bridge Road, Littleborough, Rochdale, OL15 0DY</b>                                                                                                                                                                                                                        |

### **Part 2 Compliance with Conditions**

It is YOUR responsibility to comply with planning conditions. The Council's Planning Enforcement Team is responsible for investigating alleged breaches of planning control. This includes ensuring that all relevant conditions have been complied with. Effective enforcement is important to:

- Tackle breaches of planning control which would otherwise have unacceptable impact on the amenity of the area
- maintain the integrity of the decision-making process;
- help ensure that public acceptance of the decision-making process is maintained.

Whilst the majority of developers/homeowners do comply with the requirements of planning permissions, there are a number who do not. Where any planning conditions are breached, the Council can take formal enforcement action without further notice. Enforcement action could include such measures as requiring remedial works, cessation of use, or complete demolition and can cause the developer/homeowner unnecessary expense, delay and frustration. In some cases, failure to comply with planning conditions can lead to the loss of the planning permission.

### **Part 3 - Particulars of decision**

The Rochdale Metropolitan 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 submitted plans subject to the following condition(s):

**Conditions and Reasons:**

1 This permission relates to the following plans:

- Location Plan Drawing no. 20-027/01
- Existing Site Plan with Topographical Survey - Drawing no. 02
- Demolition Plan - Drawing no. 03 Rev A
- Topographical Survey - Drawing no. NW149/02/00
- Proposed Site Plan - Drawing no. 04 Revision F
- Flat Type A - Drawing no. 05 Revision A
- Flat Type B - Drawing no. 06
- Flat Type C - Drawing no. 07 Revision A
- Flat Type D - Drawing no. 08
- Flat Type E - Drawing no. 09 Revision A
- Flat Type G - Drawing no. 11
- Flat Type F - Drawing no. 10 Revision A
- Flat Type H - Drawing no. 12 Revision A
- Proposed Floor Plans - Drawing no. 13 Revision B
- Proposed Roof Plan - Drawing no. 14 Revision A
- Proposed Elevations - Drawing no. 15 Revision A
- Proposed Sections - Drawing no. 16 Revision B
- Bin Store Details - Drawing no. 19 Revision B
- Landscape Proposals - Drawing no. 01 Rev H
- Boundary Treatment Details - Drawing no. 20 Rev B
- Long Section 1 - Drawing no. NW149-02-04 Revision C
- Party Wall Sections Sheet 1 - Drawing no. NW191/01/1020.1 Revision G
- Party Wall Details Sheet 2 - Drawing no. NW191/01/1020.2 Revision G
- Party Wall Details Sheet 3 - Drawing no. NW191/01/1020.3 Revision F
- Party Wall Sections Sheet 4 - Drawing no. NW191/01/1020.4 Revision F
- Party Wall Details Sheet 5 - Drawing no. NW191/01/1020.5
- Foundation Details - Drawing no. NW149/02/1000 Revision A
- Retaining Wall Standard Details - Drawing no. NW141/01/1500 Revision D
- Impermeable Area Plan - Drawing no. NW149-02-09 Revision B
- Drainage Details - Drawing no. NW149-02-05
- Drainage Layout - Drawing no. NW149-02-03 Revision K
- Flood Routing Plan - Drawing no. NW149/02/07 Revision C
- Typical External Construction Details - Drawing no. NW149/02/06
- External Works Layout - Drawing no. 149/02/08 Revision K
- Surfacing and Kerbing Layout - Drawing no. 149/02/02 Revision F
- Section 278 Layout - Drawing no. 149/02/10 Revision D
- Section 278 Typical Construction Details - Drawing no. NW149/02/11

The development shall be carried out in accordance with the approved drawings.

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.

2 Notwithstanding any description of materials in the application the development shall be constructed in accordance with the materials accepted under application 24/00152/DOC.

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.

3 The windows and doors shall be fully installed in accordance with the details accepted under application 24/00152/DOC and retained as such thereafter.

Reason: In the interests of visual amenity and in accordance with policies P1, P2 and P3 of the adopted Rochdale Core Strategy and policy in the National Planning Policy Framework.

- 4 The dormer windows shall be fully installed in accordance with the details accepted under application 24/00152/DOC and retained as such thereafter.

Reason: In the interests of visual amenity and in accordance with policies P1, P2 and P3 of the adopted Rochdale Core Strategy and policy in the National Planning Policy Framework.

- 5 The balconies shall be fully installed in accordance with the details accepted under application 24/00152/DOC and retained as such thereafter.

Reason: In the interests of visual amenity and in accordance with policies P1, P2 and P3 of the adopted Rochdale Core Strategy and policy in the National Planning Policy Framework.

- 6 The finished ground and floor levels for the buildings shall be in accordance with the details shown on drawing no. 04 Revision F (Proposed Site Plan), 16 Revision B (Proposed Sections) and 149/02/08 Revision K (External Works Layout).

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.

- 7 Prior to first occupation of the development the boundary treatment shown on drawing nos. 04 Rev F (proposed site plan), NW191/01/1020.1 Revision G, NW191/10/1020.2 Revision G, NW191/01/1020.3 Revision F, NW191/01/1020.4 Revision F, NW191/01/120.5 (party wall sections and details sheets 1-5), drawing no. 20 Rev B (Boundary Treatment Details) and Drawing no. NW141/01/1500 Revision D (Retaining Wall Standard Details) shall be fully installed and retained thereafter.

Reason: In the interests of visual amenity and to accord with policies P1, P2 and P3 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 8 The landscaping works identified on drawing no. 01 Rev H (Landscape Proposals) shall be carried out in full within the next planting season following final occupation of the development.

Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 10 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development and to secure biodiversity mitigation in accordance with Policies P3, G1, G6 and G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 9 The parking spaces and cycle storage as identified on drawing no. 04 Rev F (Proposed Site Layout) shall be provided and made available for the parking of vehicles prior to first occupation of the development. The parking spaces shall thereafter be retained for the parking of vehicles.

Reason: In the interests of highway safety and to ensure sufficient car parking is made available and in accordance with policy T2 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 10 The bin storage areas as identified on drawing no. 04 Rev F (Proposed Site Layout) shall be provided and made available for the storage of bins prior to first occupation of the development. The bin storage areas shall be retained thereafter.

Reason: To ensure that sufficient bin storage exists on the site and to keep the highway clear of obstructions in accordance with policy DM1 of the adopted Rochdale Core Strategy and policy in the National Planning Policy Framework.

- 11 Prior to first occupation of the development foul and surface water drainage for the site shall be provided in full accordance with the details accepted under application 23/00521/DOC and be retained as such thereafter.

Reason: To prevent increased risk of flooding 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.

- 12 The development shall be carried out in full accordance with the remediation measures submitted under application 25/00150/DOC. Prior to first occupation of the approved development a report that specifies the measures undertaken demonstrates the effectiveness of the remediation shall be submitted and approved in writing by 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 submitted to and approved in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a validation report must be submitted to and approved in writing by the Local Planning Authority.

Reason: To appropriately manage any contamination risks in accordance with policy G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 13 The development hereby approved shall be carried out in full accordance with The Smithy Bridge Pub Development Construction Statement, prepared by Armstrong Projects Ltd.

Reason: In order to ensure that appropriate measures are put in place to limit noise, nuisance and disturbance to the occupiers of neighbouring dwellings during the construction of the development and to ensure dust and dirt are managed during construction works for air quality reasons in accordance with Core Strategy Policy G9 and the National Planning Policy Framework.

- 14 No external lighting installed shall be installed on the site apart from that approved application 25/00150/DOC.

Reason: In the interests of residential amenity and general amenity in accordance with policies P1, P3, G9 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 15 A report that demonstrates that the following maximum noise levels have been achieved shall be submitted to and approved in writing prior to first occupation of the development.

- o 35 dB(A) Leq (1 hour) in the bedrooms with windows shut and other means of ventilation provided between 7 am and 11pm;
- o 30dB(A) Leq 5mins in the bedrooms with windows shut and other means of ventilation provided between 11pm and 7am;
- o 35 dB(A) Leq (1 hour) in the living room/s with windows shut and other means of ventilation provided between 7 am and 11pm;
- o 40dB(A) Leq (1 hour) in other habitable rooms with windows shut and other means of ventilation provided at all times.

The measures to achieve these noise levels shall be retained thereafter.

Reason: In the interests of residential amenity and to protect future residents from any excessive noise levels associated with the adjacent highway and to accord with policies G9 and DM1 of the adopted Rochdale Core Strategy.

- 16 Prior to first occupation of the development habitat enhancements accepted under application 24/00152/DOC shall be fully provided and be retained thereafter.

Reason: In order to achieve appropriate biodiversity enhancements as part of the development in accordance with the requirements of Core Strategy policies G6 and G7 and the National Planning Policy Framework.

- 17 No clearing of vegetation shall occur between the 1st March and 31st August in any year unless a detailed bird nest survey by a suitably experienced ecologist has been carried out immediately prior to clearance and written confirmation provided that no active bird nests are present which has been agreed in writing by the Local Planning Authority.

Reason: In order to prevent disturbance to any nesting birds that may be present in accordance with Policies G6 and G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

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

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 18 December 2025

Melanie Hale  
Head of Planning Services

**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: [Fees for Planning Applications in England](#)

**INFORMATIVE:**

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242. Further information is also available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

**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. Please contact [Environmental.Management@rochdale.gov.uk](mailto:Environmental.Management@rochdale.gov.uk) for a quotation for your development.