ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

APPROVAL OF RESERVED MATTERS

APPLICATION REFERENCE: 18/01403/REM

Name and address for correspondence:	Applicant name:
Mrs Anna Relph Turley 1 New York Street Manchester M1 4HD	Mr Ben Edmundson

Part I - Particulars of Application

Date of Application: 11 January 2019

Proposal:	**Submission of reserved matters pursuant to outline planning permission 15/01195/OUT relating to appearance, landscaping, layout and scale for the erection of 117 dwellings**
Location:	**Land Off Langley Lane, Middleton, M24 5LJ**

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 approval has been **GRANTED** 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.

Conditions and Reasons:

1 This permission relates to the following plans:

Location Plan ref. 20219-LP01
Planning Layout ref. 20219-PL01 rev. L
Proposed Housetypes ref. 20219-HT-01
Materials Layout Plan ref. TW-ML-M-LL-01 rev. G
Standard Garage Design ref. 300-GD-28
Refuse Strategy Layout ref. 20219-RS01 rev. C
Highways and Drainage Layout ref. 30254/1 rev. Q
Langley Lane: Landscape Proposals ref. D6024.002G
Langley Lane: Play Provision ref. D6024.010
Langley Lane: Open Space Biodiversity Enhancements ref. D6024.012E
Langley Lane: Boundary Details - Sheet 1 ref. D6024.014F
Langley Lane: Boundary Details - Sheet 2 ref. D6024.015F
Langley Lane Detailed Planting Plan - Overall Plan ref. D6024.035E
Langley Lane Detailed Planting Plan - Area 1 ref. D6024.036E
Langley Lane Detailed Planting Plan - Area 2 ref. D6024.037E
Langley Lane Detailed Planting Plan - Area 3 ref. D6024.038E
Langley Lane Detailed Planting Plan - Area 4 ref. D6024.039D
Langley Lane Detailed Planting Plan - Area 5 ref. D6024.040D
Langley Lane Detailed Planting Plan - Area 6 ref. D6024.041D

Langley Lane Detailed Planting Plan - Area 7 ref. D6024.042D
Langley Lane Public Open Space Areas ref. D6024.043C
Construction Details for Standard GRP Unit Substation ref. ES352-A2-016/02J

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, the saved Rochdale Unitary Development Plan and the National Planning Policy Framework.

2 The development shall be carried out in accordance with the approved materials specification (as detailed on the approved Materials Layout plan ref. TW-ML-M-LL-01 rev. G).

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity, in accordance with Policies DM1 and P3 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

3 Notwithstanding the requirements of condition 1 of this permission and the detail shown on plan ref. ES352-A2-016/02J, the substation shall be finished externally using Brick Effect GRP to the elevations to match Camtech Montrea Handmade Brick at Plot 17 and Forticrete SL8 Sunrise Blend tile to the roof.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity, in accordance with Policies DM1 and P3 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

4 The development shall be carried out in accordance with the recommendations of the submitted Arboricultural Impact Assessment by TEP (ref. 6024.003 rev. 3.0 dated 16/04/19) and the Arboricultural Method Statement by TEP (dated April 2019 (Version 3)).

Reason: To safeguard trees on the site and to ensure that adequate provision is made for their protection whilst the development is carried out in accordance with Policies P3, G1, G6 and G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

5 No dwelling hereby permitted shall be occupied until such time as the car parking, servicing and other vehicular access arrangements shown on the approved plans to serve that dwelling have been made fully available for use. The approved car parking areas, servicing and vehicular access arrangements shall be retained thereafter for their intended purpose.

Reason: In the interests of highway safety and the free flow of traffic and in accordance with Policies T2 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

6 No more than 95 dwellings on the site shall be occupied until such time as the bird, bat and amphibian habitat creation features detailed on the approved Open Space Biodiversity Enhancements plan (ref. D6024.012E) have been installed on site. The features shall be retained as such thereafter.

Reason: In the interests of enhancing biodiversity and habitat provision within the site in accordance with Policy G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

7 The proposed communal bin collection points, as shown on the approved Refuse Strategy Plan drawing ref. 20219-RS01 rev. C, shall be made available for use prior to first occupation of any dwelling reliant on such facilities.

Reason: In the interests of facilitating the safe and convenient collection of refuse from the site in accordance with Policies T2 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

8 Boundary treatments to each plot shall be erected in accordance with the details hereby approved prior to first occupation of the dwelling on that plot.

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.

9 No more than 100 dwellings on the site shall be occupied until such time as all boundary treatments within the areas of Public Open Space (as defined on plan ref. D6024.043C) have been installed in accordance with the details hereby approved. All such boundary treatments shall be retained as installed thereafter.

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.

10 No more than 100 dwellings on the site shall be occupied until such time as the Public Open Space and associated Local Equipped Area for Play (LEAP) on the eastern edge of the site (as detailed on plan ref. D6024.010) have been laid out in accordance with the approved details and made available for use.

Reason: In order to ensure provision of suitable public open space within the site in accordance with the provisions of Policies G6 and G7 of the adopted Core Strategy and the National Planning Policy Framework.

11 The hard and soft landscaping works to each plot shall be completed in accordance with the details hereby approved prior to first occupation of the dwelling on that plot. No more than 110 of the dwellings on the site shall be occupied until such time as the remaining hard & soft landscaping and biodiversity planting have been completed in accordance with the details hereby approved. Any trees or shrubs planted in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 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: In order to ensure appropriate landscaping to the site in accordance with the provisions of Policies P2, P3 and G6 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

12 The development hereby permitted shall be carried out in accordance with the mitigation provisions of the Addendum Noise Impact Assessment (ref. AC102542-1R3 dated 5th March 2019). Notwithstanding the provisions of Schedule 2, Part 2, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any Order revoking, re-enacting or modifying that Order, the acoustic boundary treatments (as detailed on Map 4 of the Addendum Noise Impact Assessment and on plan refs. D6024.014F and D6024.015F) shall be retained as installed thereafter.

Reason: To safeguard the amenity of future occupants of the development hereby approved in accordance with policies G9 and DM1 of the adopted Core Strategy and the National Planning Policy Framework.

13 The Local Equipped Area for Play (LEAP) (as detailed on plan ref. D6024.010) shall be managed and maintained in accordance with the details set out in the Habitat and Landscape Management Plan ref. 6024.001 rev. 4.0 dated 09/04/19.

Reason: In order to ensure appropriate provision, management and maintenance of the LEAP in the interests of visual amenity and safety in accordance with the provisions of Policies P2, P3, G6, G7 and DM1 of the adopted Core Strategy and the National Planning Policy Framework.

14 Notwithstanding the provisions of Schedule 2, Part 1, Classes A and E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any Order revoking, re-enacting or modifying that Order, no rear/side

extensions shall be constructed to the dwellings on identified driveway areas and no outbuildings shall be erected on identified driveway areas at Plots 1-4, 6-9, 12-22, 25-29, 32-33, 36-37, 40-41, 46, 50-51, 54-73, 77-87, 90-96, 102-117 inclusive (as identified on the approved site layout plan ref. 20219-PL01 rev. L) without the express permission of the Local Planning Authority.

Reason: To ensure adequate provision for off street car parking is retained in accordance with the requirements of policies DM1, T1 and T2 of the adopted Rochdale Core Strategy, the Guidelines and Standards for Residential Development Supplementary Planning Document and the National Planning Policy Framework.

15 Notwithstanding the provisions of Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking, re-enacting or modifying that Order) no dormer windows shall be added to the dwellings without the express permission of the Local Planning Authority.

Reason: To safeguard the amenities of the occupiers of surrounding dwellings and in accordance with the requirements of Policy DM1 of the adopted Rochdale Core Strategy, the Guidelines and Standards for Residential Development Supplementary Planning Document 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 26 April 2019



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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 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.

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.

INFORMATIVE:
The applicant's attention is drawn to the physical security measures recommended by Design for Security at section 4.1 to 4.4 of the submitted Crime Impact Statement (ref. 2014/0431/CIS/02).