ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 18/01152/FUL

Name and address for correspondence:	Applicant name:
Mr Frank Smith James Campbell Associates Campbell House 173 Rochdale Rd Milnrow Rochdale OL16 3BN	Mr Tim Pickering

Part I - Particulars of Application

Date of Application: 23 May 2019

Proposal:	**Change of use and conversion of existing barn to two dwellings**
Location:	**Handle Hall Farm, Calderbrook Road, Littleborough, OL15 9NR**

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 three years beginning with the date of this permission.

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

2 This permission relates to the following plans:-

- Site Location Plan
- Existing Site Plan - Drawing no. 18.1809.3C
- Proposed Site Plan - Drawing no. 18.1809.4E
- Existing Floor Plans - Drawing no. 18.1809.1
- Existing Section and Elevations - Drawing no. 18.1809.2
- Proposed Floor Plans - Drawing no. 18.1809.5A
- Proposed Elevations and Section - Drawing no. 18.1809.6H

and the development shall be carried out in complete 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 saved Rochdale Unitary Development Plan, the adopted Rochdale Core Strategy and the Planning Policy Framework.

3 No development shall take place until such time as an investigation and risk assessment of the existing structures and surrounding site has been submitted to and approved by the Local Planning Authority. The submitted report shall include;

- the nature and integrity of existing floors and hardstanding;
- any evidence of the storage of potentially contaminating substances;
- any visual / olfactory evidence of contamination within or surrounding the buildings
- photographic evidence of the findings;
- 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.

Where a remediation strategy is required, 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) are occupied.

Reason: To ensure that any contamination on the site is adequately identified and managed in order to protect future residents and to accord with policy G9 of the adopted Rochdale Core Strategy and policy in the National Planning Policy Framework.

Reason for pre-commencement condition: Any treatment of contamination may be required prior to the undertaking of any other works and as such it is important that it is identified prior to development.

4 No part of the development shall be occupied until details of the type, siting, design and materials to be used in the construction of boundaries, screens or retaining walls have been submitted to and approved in writing by the Local Planning Authority and the approved structures have been erected in accordance with the approved details. The structures shall thereafter be retained.

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.

Reason for pre-commencement condition: The development consists of a material change in the use of the building; appropriate boundary treatments are required to be erected prior to occupation in order to secure a suitable standard of amenity for future occupiers.

5 (a) Notwithstanding the details shown on the approved plans, the development hereby permitted shall not be occupied until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. The details shall include the formation of any banks, terraces or other earthworks, hard surfaced areas and materials, planting plans, specifications and schedules (including planting size, species and numbers/densities), existing plants / trees to be retained and a scheme for the timing / phasing of implementation works.

(b) The landscaping works shall be carried out in accordance with the approved scheme for timing / phasing of implementation or within the next planting season following final occupation of the development hereby permitted, whichever is the sooner.

(c) 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 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: To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development and in accordance with Policies P3 and G6 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: The development consists of a material change in the use of the building; appropriate landscaping is required to be carried out prior to occupation in order to secure an appropriate standard of development for residential occupation and a suitable external visual appearance.

6 The car parking, servicing and other vehicular access arrangements shown on the approved plans, and approved pursuant to the provisions of condition 5 of this permission, to serve the development hereby permitted shall be made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.

Reason: In the interest 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.

Reason for pre-commencement condition: The development consists of a material change in the use of the building; appropriate provision of parking and circulation areas is required prior to occupation in the interests of highway safety.

7 No works for the installation of the same shall be carried until full detail of the appearance, materials, profile and method of opening of the proposed windows, doors and rooflights, the latter of which shall be of a conservation-type, have been submitted to the Local Planning Authority and approved in writing. Such details shall indicate, at a scale of not less than 1:20, the longitudinal and cross-sectional detailing, cill and lintel detailing, and means of opening together with any finished treatment. The windows, doors and rooflights shall be installed in accordance with the duly approved details and maintained as such thereafter.

Reason: In the interests of visual amenity and to accord with policies P1, P3 and DM1 of the adopted Rochdale Core Strategy and policy in the National Planning Policy Framework.

8 The materials used in any exterior work, other than those approved pursuant to the provisions of condition 7 of this permission, must be of a similar appearance to those used in the construction of the exterior of the existing building.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with Policies P2 and P3 of the adopted Rochdale Core Strategy and the requirements of the National Planning Policy Framework.

9 Drainage of surface water within the site shall be undertaken in accordance with the recommendations contained under section 3 of the submitted Drainage Strategy by TJ Booth Associates, dated October 2018 and retained as such thereafter.

Reason: To ensure sustainable drainage of the site to reduce surface water runoff and to accord with policy G8 of the adopted Rochdale Core Strategy and policy in the National Planning Policy Framework.

10 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any equivalent Order following the amendment, re-enactment or revocation thereof, the dwellings hereby approved shall not be altered or extended, and no buildings, structure, gates, fences or walls shall be erected, under Schedule 2, Part 1, Classes A, B, C, D or E or Schedule 2, Part 2, Class A of the above Order except with the prior written approval of the Local Planning Authority.

Reason: In the interests of visual amenity and to protect the openness of the green belt and to accord with policies P1, P2, P3 and G4 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Procedure Statement:

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 4 December 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 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.