ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 21/00026/AM

Name and address for correspondence:	Applicant name:
MR IAN STOTT AJ COCKER ASSOCIATES NEW CENTURY HOUSE 176 DRAKE STREET ROCHDALE OL16 1UP	MR HUSSEIN

Part I - Particulars of Application

Date of Application: 7 January 2021

Proposal:	**Section 73 application for minor material amendment to planning permission 20/00474/AM for alteration of front access steps**
Location:	**148 Drake Street, Rochdale, OL16 1PS**

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 (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 Ref: H375-001
- Existing layout plan Ref: H375-100
- Existing elevations Ref: H375-101
- Proposed Internal floor plan Ref: H375 102 Rev E
- Proposed layout and elevations plan Ref: H375-110
- Proposed elevations Ref: H375-104/A
- Drake Street Elevation Steps Ref: H375-112

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 adopted Rochdale Core Strategy and the National Planning Policy Framework.

2 The construction of the wall and gates to enclose the rear yard shall be carried out in complete accordance with the details as agreed under application reference 20/00473/DOC, drawing 'H375-110'. This specifies the use of an acrylic render to the boundary wall with metal railings finished in black on top. The existing gates will be retained within the site and finished in black gloss.

Reason: In order to ensure a satisfactory appearance in the interests of preserving the historic significance of the building in accordance with Policy P2 of the adopted Core Strategy and the requirements of the National Planning Policy Framework and the Planning (Listed Building and Conservation Areas Act) 1990 (as amended).

3 The construction of the steps and railings to the front of the property shall be carried out in complete accordance with the details approved on drawing 'Drake Street Elevation Steps Ref: H375-112'. The approved steps and railings shall be constructed before any of the apartments hereby approved are first occupied and shall thereafter be retained

Reason: In the interests of visual amenities and to provide a suitable means of access to apartments 1 and 2, in accordance with Core Strategy policies DM1, and P3 and the NPPF

4 The hard and soft landscaping for the yard shall be carried out in complete accordance with the details as agreed under application reference 20/00473/DOC, drawing 'H375-110' which demonstrates that the back yard will be paved with some softer landscaping abutting the rear boundary wall. The approved soft and hard landscaping works shall be carried out before any of the apartments hereby approved are first occupied and shall thereafter be retained.

Reason: In order to provide suitable outdoor amenity space and to provide suitable means of access to apartments 3-8, in accordance with Core Strategy policies DM1 and P3 and the requirements of the NPPF.

5 The construction of the bin store shall be carried out in complete accordance with the details as agreed under application reference 20/00473/DOC, drawing 'H375-110' which demonstrates that the bins will be surrounded by a timber boarded fence. Only the approved materials shall be used and the bin store shall be made available before any of the apartments are first brought into use and it shall be retained thereafter.

Reason: In order to ensure a satisfactory appearance in the interests of preserving the historic significance of the building in accordance with Policy P2 of the adopted Core Strategy and the requirements of the National Planning Policy Framework and the Planning (Listed Building and Conservation Areas Act) 1990 (as amended).

6 The external lighting shall be carried out in complete accordance with the details as agreed under application reference 20/00473/DOC, drawing 'H375-110' which shows mounted high level flood lights in the rear yard and small dawn to dusk wall lights on the front of the properties beside the entrance doors. The approved lighting scheme shall be implemented in accordance with the approved details before any of the apartments are first occupied and retained as such thereafter.

Reason: In the interest ensuring that the future occupiers of the apartments are provide with safe access into the building in accordance with policies DM1 and P3 of the Core Strategy and the NPPF.

7 The installation of all the doors and windows shall be carried out in complete accordance with the details as agreed under application reference 20/00473/DOC, drawing 'H375-111'. This includes the use of faux sash windows with top hung mechanisms and traditional panelled entrance doors with fanlights above, all finished in anthracite grey. Development shall be carried out in accordance with the approved details and retained as such thereafter.

Reason: In the interest of visual amenities, in accordance with Core Strategy policies DM1 and P3 and the NPPF.

8 The repairs to the external elevations shall be carried out in complete accordance with the details as agreed under application reference 20/00473/DOC, drawings 'H375-104/A' and 'H375-110'. This specifies that the damaged render will be removed and replaced on a like for like basis. Development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenities, in accordance with Core Strategy policies DM1, P2 and P3 and the NPPF

9 The apartments shall be constructed and designed to ensure that the following internal noise levels are achieved:-

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

Prior to the first occupation of each apartment hereby approved, a verification report shall have been first submitted to and approved in writing by the Local Planning Authority, confirming that the internal and external noise levels have been achieved.

Reason: To ensure that the development hereby permitted is not detrimental to the amenity of the future residents by reason of undue external noise in accordance with the requirements Core Strategy policies P3 and G9, and the NPPF.

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 1 April 2021

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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.