ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 18/01399/FUL

Name and address for correspondence:	Applicant name:
Mrs Rhian Smith GVA HOW Planning Norfolk House 7 Norfolk Street Manchester M2 1DW	Countryside Properties (UK) Ltd & Stechrioco LtdC/O Agent

Part I - Particulars of Application

Date of Application: 19 December 2018

Proposal:	**Erection of 201 dwellings and a block of 24 apartments including the demolition of existing structures together with associated ground works to the north of the site, public open space, landscaping and vehicular access from Royle Road**
Location:	**Land At Royle Road, Rochdale, OL11 3EH,**

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 the expiration of three years beginning with the date of this permission.

Reason: To comply with the requirements of section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2 This permission relates to the following plans:-
Location Plan (SK537-LP-01)
Planning Layout (SK537-PL-01 Rev X)
Boundary Plan (SK537-BP-01 Rev H)
Street Scenes (SK537-SS-01 Rev C)

Site Sections (SK537-SSEC-01 Rev C)
Site Sections Index (SK537-SSEC-02 Rev B)

The Colne (GP-COLN-01)
The Ellesmere (GP-ELLE-01)
The Grantham (GP-Grant-01)
The Lyn (GP-LYN-01)
The New Weaver (GP-NWEAV-01)
The Weaver (GP-WEAV-01)
The Coniston (CONI-01)
The Dunham (DUNH-01)
The Ellesmere (ELLE-01)
The New Stamford (NSTAM-01)
The New Walton (NWALT-01)
New Ashbourne (NEWASH-01)
The Blyth (BLTH-01)
The Ellesmere (SIG-ELLE-01)
The Grantham (SIG-Grant-01)
The Irwell (SIG-IRWE-01)
The Weaver (SIG-WEAV-01)
The WEAVER UP (SIG-WEUP-01)
Apartment Elevations (SK537-APT1-07 rev A)
Apartment GF Plans (SK537-APT1-01 rev C)
Apartment FF Plans (SK537-APT1-02 rev C)
Apartment SF Plans (SK537-APT1-03 rev C)
Apartment TF Plans (SK537-APT1-04 rev C)

Bin store detail A (SK365.DET.01)
Cycle store detail A (SK365.DET.02)
Hooped top railings detail (NSD 9202)
Wall types 1 to 4 (NSD 9001)
Fence types A to D (NSD 9102)
Single garage (NSD 9800)
Substation detail (GTC-E-SS-0012_R1-9_1
Urban Green hard & soft general arrangement (UG_11969_LAN_GA_DRW_01 P04)

Urban Green hard & soft general arrangement (UG_11969_LAN_GA_DRW_02 P03)

Urban Green Hard landscaping (UG_11969_LAN_HL_DRW_03 P04)
Urban Green Hard landscaping (UG_11969_LAN_HL_DRW_04 P03)
Urban Green Soft landscaping (UG_11969_LAN_SL_DRW_05 P03)
Urban Green Soft landscaping (UG_11969_LAN_SL_DRW_06 P03)
Timber Armco specification detail
Materials schedule (SK537-MAT-Rev G)

and the development shall be carried out in 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.

3 The external materials for the house types hereby approved shall be in complete accordance with the detail: Materials schedule (SK537-MAT-Rev G) and shall be retained as such thereafter.

Reason: In order to ensure use of appropriate materials which are sympathetic to the character of surrounding buildings and the street scene in the interests of visual amenity in accordance with the requirements of Core Strategy policy P3 and the National Planning Policy Framework

4 The boundary treatments as detailed on plans:

Hooped top railings detail (NSD 9202)

Wall types 1 to 4 (NSD 9001)
Fence types A to D (NSD 9102)
Boundary Plan (SK537-BP-01 Rev H)

shall be constructed in full accordance with the approved details before the dwelling on that plot is first occupied, and shall be retained as such thereafter.

Reason: To ensure a satisfactory appearance in the interests of visual amenity and to ensure adequate levels of privacy between neighbouring dwellings in the interests of the amenity of future occupiers in accordance with the requirements of Core Strategy Policies P3 and DM1 and the National Planning Policy Framework.

5 The soft landscaping scheme shall be carried out in complete accordance with approved drawings: UG_11969_LAN_GA_DRW_01 P04; UG_11969_LAN_GA_DRW_02 P03; UG_11969_LAN_SL_DRW_05 P04; and UG_11969_LAN_SL_DRW_06 P03. The areas which are soft landscaped shall be retained as landscaped areas thereafter. Any trees or shrubs removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by trees or shrubs of similar size and species to those originally required to be planted.

Reason: In order to achieve a satisfactory level of landscaping in the interests of the amenities of the area in accordance with adopted Core Strategy policy P3 and the National Planning Policy Framework.

6 No development shall take place until a detailed remediation scheme has been submitted to and approved in writing by the Local Planning Authority in accordance with the Phase I and II Geo-Environmental Site Assessment, reference 12-675-R1.

The approved remediation scheme shall thereafter be fully implemented in accordance with the approved details unless any variation is otherwise approved in writing by the Local Planning Authority. Following completion of the measures identified in the approved remediation scheme and prior to the occupation of each plot, a verification report that demonstrates the effectiveness of the remediation carried out on a plot by plot basis must be submitted to 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 additional 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 verification report must be submitted to and approved in writing of the Local Planning Authority.

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 Core Strategy Policy G9 and the National Planning Policy Framework.

Reason for pre-commencement condition: To ensure contamination is appropriately identified and a strategy is in place before works commence on site 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.

7 No development (other than site clearance works) shall take place until a scheme for the disposal of foul and surface water from the site has been submitted to and approved in writing by the Local Planning Authority. The background calculations or MicroDrainage® model details shall be submitted to the Authority and the scheme shall include:

i. details of the proposed foul and surface water drainage network;
iii. details of how the surface water scheme will be maintained and managed after completion.

The scheme shall be implemented in accordance with the duly approved details before any of the dwellings are first occupied, or within any other timescale first agreed in writing with the Local Planning Authority.

Reason: To prevent an increased risk of flooding as a result of the development and to ensure satisfactory disposal of surface water from the site in accordance with the requirements of Policies DM1, G8 and G9 of the Adopted Rochdale Core Strategy and the National Planning Policy Framework.

8 No removal of or works to any trees, shrubs or brambles shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority.

Reason: In order to prevent any habitat disturbance to nesting birds in accordance with Core Strategy Policy G7 and the National Planning Policy Framework.

9 No development or works of site clearance shall take place until (including demolition, ground works, vegetation clearance) an invasive non-native species scheme shall be submitted to and approved by the local planning authority, detailing the containment, control and removal of Himalayan balsam, Japanese knotweed and Rhododendron on site. The development shall be carried out in accordance with the approved scheme.

Reason: To ensure appropriate measures are in place for the eradication of invasive plant species on site in accordance with Core Strategy policy G7 and the National Planning Policy Framework.

Reason for pre-commencement: Vegetation clearance is a pre-construction process which needs to be carried out an appropriate manner in accordance with Core Strategy policy G7 and the National Planning Policy Framework.

10 Prior to construction of any dwellings hereby approved, a bird and bat box strategy shall first be submitted to and approved in writing by the Local Planning Authority. The faunal boxes shall be installed in accordance with the approved strategy prior to first occupation of any dwelling and shall be retained thereafter.

Reason: To ensure that the development contributes to biodiversity is in accordance with Core Strategy policy G7 and the National Planning Policy Framework.

11 No part of the development shall be occupied until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall contain measures for promoting a choice of transport mode and a monitoring regime with agreed mode share targets. In addition the Plan shall set out the monitoring procedures and mechanisms that are to be put in place to ensure that it remains effective and reviewed within a framework approved by the Local Planning Authority. The initiatives contained in the approved Plan shall be implemented upon first occupation of the development.

Reason: To encourage sustainable modes of transport other than the motor car, in accordance with Core Strategy policy T2 and the National Planning Policy Framework.

12 No development shall take place until details of existing and finished site levels relative to previously agreed off-site datum point(s) have been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.

Reason: In the interests of amenity and in compliance with Core Strategy policy DM1 and the National Planning Policy Framework.

Reason for pre-commencement: Development levels are required prior to ground works taking place.

13 The mitigation and design/construction requirements set out in the Environmental Noise Study (ref. R1569-REP01-PB), shall be carried out in full. The glazing shall achieve a minimum sound reduction of 30 dB Rw +Ctr with ventilation being provided by way of positive input ventilation that is located in the loft space.

Reason: In order to ensure an appropriate level of sound insulation in the interests of residential amenity in accordance with Core Strategy policy DM1 and the National Planning Policy Framework.

14 No development shall take place until a Construction Method Statement (CMS) has been submitted to and approved in writing by the Local Planning Authority. The CMS shall include the following:- (i) confirmation that hours for site preparation, delivery of materials and construction are limited to Mon-Fri 07:30-18:00, Sat 08:30-14:30 and no work on Sundays or Bank Holidays; (ii) the parking of vehicles of site operatives and visitors; (iii) loading and unloading of plant and materials; (iv) storage of plant and materials used in constructing the development; (v) the erection and maintenance of security hoarding; (vi) wheel washing facilities; (vii) measures to control the emission of dust and dirt during construction; and (viii) a scheme for recycling/disposing of waste resulting from construction works.
The duly approved CMS shall be adhered to throughout the construction period.

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 in accordance with the requirements of Core Strategy Policy G9, and the National Planning Policy Framework.

Reason for pre-commencement: This detail is required prior to any ground works taking place.

15 Notwithstanding the provisions of Schedule 2, Part 1, Classes A, B, C, D, E of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), or any equivalent Order following the revocation and re-enactment thereof, no development shall take place under Schedule 2, Article 3, Part 1, in respect of enlargements, improvements or other alterations including extensions, additions and alterations to roofs, porches, and curtilage buildings except with the prior written approval of the Local Planning Authority.

Reason: To protect amenities of occupiers of the adjacent properties, in accordance with Core Strategy policy P3, and the National Planning Policy Framework.

16 Before each dwelling hereby approved is first occupied, a scheme for the design and construction of its associated parking areas, including provision for the drainage of surface water from them, shall be submitted to and approved in writing by the Local Planning Authority. The parking areas shall be constructed in accordance with the approved details before each associated dwelling is first occupied, and retained thereafter for the parking of vehicles.

Reason: In order to ensure there is adequate provision for vehicles to be parked clear of the highway, to ensure appropriate surface treatment of parking areas and to ensure the suitable disposal of surface water in order to comply with the requirements of Core Strategy policy T2 and the National Planning Policy Framework.

17 Prior to first occupation of any plots identified as SIGMA on Planning Layout dwg.no.SK537-PL-01 rev X hereby approved, a scheme of tenancy for those plots shall first be submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

o provision to offer tenancies of 3 or more years to all tenants in the development who are eligible to live in the country to rent for that period (under the right to rent), with alternative offers of a shorter period of tenancy, if requested;
o rent and service charge review calculations (whether fixed percentage or index-linked to inflation);

o option to terminate contract at 1 months' notice, after the first 6 months, without a break fee payable;
o specification of periods when the offer of a long-term tenancy may not be appropriate (for example, planned refurbishment works).

Copies of tenancy agreements shall be made available to the Local Planning Authority upon request.

Reason: To ensure that residents are offered the opportunity of a longer term tenancy to ensure certainty for residents in accordance with Core Strategy policy C2 and the National Planning Policy Guidance.

18 Prior to first occupation of any plots, a scheme for the provision of affordable housing as part of the development has been submitted to and approved in writing by the Local Planning Authority. The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing in Annex 2 of the National Planning Policy Framework. The affordable housing shall remain affordable in perpetuity. The scheme shall include:

i. the arrangements for the transfer of the affordable housing to an affordable housing provider;
ii. the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and
iii. the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.

This condition shall not be binding on a mortgagee or chargee (or any receiver including an administrative receiver) appointed by such mortgagee or chargee or any other person appointed under any security documentation to enable such mortgagee or chargee to realise its security or any administrator (howsoever appointed) including a housing administrator (each a Receiver) of the whole or any part of the affordable dwellings or any persons or bodies deriving title through such mortgagee or chargee or Receiver, unless the express written prior approval of the Local Planning Authority has first been obtained.

Reason: Significant weight has been given in the determination of this application based on the scheme providing 100% affordable housing having regard to the Council's Core Strategy Policies and the National Planning Policy Framework.

19 No part of the development shall be occupied until a scheme for the extension of the existing 20 mile per hour zone into and throughout the development hereby approved has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approve scheme.

Reason: In the interests of highway safety in accordance with policy T2 of the Core Strategy and the National Planning Policy Framework.

20 Prior to first occupation of each plot, the hard-wiring for electrical charging points shall be installed in accordance with dwg.no. NSDTF-3011 rev A and shall be retained thereafter.

Reason: to facilitate electric car charging installation points in the interests of future pollution reduction measures in accordance with Core Strategy policy G9 and the National Planning Policy Framework.

21 Prior to the commencement of the development hereby approved (including demolition and all preparatory work), a detailed, site-specific scheme for the protection of the retained trees, in accordance with BS 5837:2012, including a tree protection plan (TPP) and an arboricultural method statement (AMS) shall be submitted to and approved in writing by the Local Planning Authority. The scheme must include provision for tree protection monitoring and site supervision by a suitably qualified tree specialist.
Thereafter the development shall be implemented in strict accordance with the approved details.

Reason: In the interests of tree protection in accordance with Core Strategy policy G7 and the National Planning Policy Framework.

Reason for pre-commencement: To satisfy the Local Planning Authority that the trees to be retained will not be damaged during demolition or construction and to protect and enhance the appearance and character of the site and locality.

22 Prior to the commencement of the development hereby approved a re-survey of the site for badger setts shall be undertaken and the survey report shall be submitted to and approved in writing by the Local Planning Authority. The survey should incorporate recommendations, mitigation measures and timescales for implementation should badger setts be found. The development shall be carried out in full accordance with the approved details.

Reason: In the interests of species protection in accordance with Core Strategy policy G7 and the National Planning Policy Framework.

Reason for pre-commencement: No ground disturbance should take place without this work taking place.

23 The development shall be carried out in complete accordance with the reasonable avoidance measures contained in the Ecological Survey and Assessment ERAP reference 2018-183 Section 5.4.5.

Reason: In the interests of species protection in accordance with Core Strategy policy G7 and the National Planning Policy Framework.

24 Notwithstanding any details shown on the approved plans and the requirements of condition 2 of this permission, no above ground works shall take place until a soft and hard landscaping scheme for the site has been submitted to and approved in writing by the Local Planning Authority.

Such a scheme shall include details of all hard surfaces, including the material, demarcation and colour variations to the car parking surfaces, and their plot positions and the material and colour variations to the highway surfacing and positions, and footpath surfacing and sub-structure. The development shall be carried out in complete accordance with the approved details and shall be retained thereafter.

Reason: In order to achieve a satisfactory level of landscaping in the interests of the amenities of the area in accordance with Core Strategy Policy P3 and the National Planning Policy Framework.

25 No above ground works shall take place until full details of steps including material, appearance, handrail details, numbers of steps, locations on the houses, and details of the houses at which the steps would be positioned, shall be submitted to and approved in writing by the Local Planning Authority. The steps shall be provided in complete accordance with the approved details and shall be retained as such thereafter.

Reason: In the interests of visual amenity in accordance with policy P3 of the 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 12 August 2020



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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:
This planning permission should be read in conjunction with the S106 Agreement dated 7th August 2020.

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.

Informative:
The development should have regard to the advice and guidance from United Utilities as set out in letter dated 27 Feb 19 (ref DC/19/189).

Informative:
The Fire Service strongly supports the installation of domestic sprinkler systems as a positive measure to protect persons. At a small cost occupants' can be given the reassurance of a high level of protection. All developers should positively consider the viability of installing domestic sprinkler systems. The access requirements for a dwelling fitted with an approved sprinkler

system can deviate from the required standard detailed above, further consultation will be required.

Informative:
The developer should have regard to the advice, requirements and guidance from Network Rail as set out in the email dated 15/08/2019.

Informative:
Whilst the building to be demolished has been assessed as low risk for bats, the applicant is reminded that under the Habitat Regulation it is an offence to disturb, harm or kill bats. If a bat is found during demolition all work should cease immediately and a suitably licensed bat worker employed to assess how best to safeguard the bat(s). Natural England should also be informed