

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 23/00405/VRCON

Name and address for correspondence:	Applicant name:
Campbell Drive Partnership Capricorn Park Blakewater Road BB1 5QR	Graeme Douglas

Part I - Particulars of Application

Date of Application: 26 April 2023

Proposal:	Section 73 application to vary condition 2 of planning permission 20/01553/FUL (Extension and refurbishment of existing Chapel and construction of new waiting area and associated canopy and external works) to alter eastern elevation fenestration.
Location:	Rochdale Crematorium, Rochdale Cemetery, Bury Road, Rochdale, OL11 4DG

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 The development must be begun not later than three years from the date of the original decision i.e. by 12 May 2024.

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 and documents:-

- Location Plan - Drawing no. 001 revision B
- Existing Site Plan - Drawing no. 004 Revision A
- Existing Floor Plans - Drawing no. 002 Revision A
- Existing Elevations - Drawing no. 003 Revision A

- Existing Drainage Plan - Drawing no. dwg-tjba-RMBC-rochdale crematorium-171120 Revision 1
- Proposed Site Plan - Drawing no. 005 Revision F
- Proposed Key Plans - Drawing no. 009 Revision E
- Proposed Perspectives - Drawing no. 011A
- Proposed Elevations - Drawing no. 010 Revision H
- Tree Survey Plan
- 'Drawing no. 014 Rev A (Proposed new and replacement tree planting)
- Ground Investigation Report, prepared by Geol Consultants Ltd, dated 3rd February 2022
- Drainage Proposals Plan - Drawing no. DR-C-0101
- Document reference QUO/2059 which arranged for cleanout of the sewage plant

- Document reference PPML3/1130 which documents that power has been reinstated to the Klargestester.

and the development shall not be carried out other than in complete accordance with these drawings and documents hereby approved unless otherwise required by the conditions below.

Reason: For the avoidance of any doubt and to ensure a satisfactory standard of development in accordance with policies of the Rochdale Unitary Development Plan as listed below on this decision notice.

- 3 The development shall be carried out in accordance with the following materials:

- Drawing no. 013 Rev A (external materials)
- Aluminium framed double glazed units - RAL 9004
- Kingspan Top Deck composite panel, with grey TROCAL membrane covering

- Timber with light grey liquid plastic membrane. These roofs are to be concealed from parapets
- External rainwater goods in VM Zinc - to match cladding
- Cast aluminium used where replacement RWP's required to existing chapel
- VM Zinc provided to waiting room fascia
- External doors to waiting room are aluminium framed to match windows with the exception of DE.03 which is a HW timber door to the public WC.
- Double door to service yard to be powder coated steel composite to match aluminium doorframes
- Other external doors on main chapel to be existing/salvaged.
- Louvred Grilles in RAL9004 Storm Grey, submitted via email dated 18/12/2023 from Campbell Driver Partnership to Rosalind Gralton.

Prior to their installation, samples of ashlar smooth cut sandstone including specification, type, colour and texture of sandstone will be required to be provided on site and approved in writing by the Local Planning Authority.

The development shall be constructed in accordance with the approved materials and they 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 Unitary Development Plan Policies BE/2 and H/3.

- 4 The development shall be carried out in accordance with the proposed new and replacement tree replanting scheme as approved on submitted 'Drawing no. 014 Rev A (Proposed new and replacement tree planting)'

The replacement trees shall be planted no later than the first planting season following first use of development and any trees planted 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 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.

- 5 The development shall be undertaken in full accordance with Ground Investigation Report, prepared by Geol COnsultants Ltd, dated 3rd February 2022), and any remediation works and/or mitigation measures to address land instability arising from coal mining legacy, as may be identified in the scheme of intrusive investigations and be retained as such thereafter.

Reason: To ensure the site is made safe and stable for the development and to accord with policy G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 6 Prior to occupation of the development hereby approved, the drainage scheme should be carried out in accordance with the approved documents as listed below and in Condition 2 (Approved plans) in relation to the discharge of surface water, foul sewage, sewage plant and its maintenance. The approved drainage details shall be retained thereafter.

- Drainage Proposals Plan - Drawing no. DR-C-0101
- Document reference QUO/2059 which arranged for cleanout of the sewage plant
- Document reference PPML3/1130 which documents that power has been reinstated to the Klargestester.

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 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.

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

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively to issue the decision

Date Decision Issued 22 February 2024

Daniela Ripa
Interim 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: £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.