ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 20/01133/AM

Name and address for correspondence:	Applicant name:
Mr Shaun Kelly JMS Property Developments Ltd 167 Spotland Road Rochdale OL12 7AA	Mr Shaun Kelly

Part I - Particulars of Application

Date of Application: 21 October 2020

Proposal:	**Section 73 application for a minor material amendment to planning permission 18/00325/FUL for alterations to approved plans comprising various alterations to fenestration, variation of condition 7 for amendments to landscaping and removal of conditions 8 and 9 relating to tree protection**
Location:	**167 Spotland Road, Rochdale, OL12 7AA**

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 & Existing Site Plan - Drawing no. 167SR/002B
- Proposed External Works - Drawing no. 640-STRL200 Revision A
- Proposed Plan and Elevations - Drawing no. 2019 171 002 Revision 5
- Proposed Floor Plans - Drawing no. 2019 171 001 Revision 5
- Proposed Section - Drawing no. 2019 171 004 Revision 3
- Part Section and Plans - Drawing no. 2019 171 005 Revision 3

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 Unitary Development Plan and the National Planning Policy Framework.

2 The development hereby approved shall be first constructed of materials approved under application 20/00941/DOC and retained thereafter.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with policies P1, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

3 The windows and doors shall be first installed in accordance with the details approved under application 20/00319/DOC and retained thereafter.

Reason: In the interests of visual amenity and to accord with policies P1, P2, P3 and DM1 of the Core Strategy and the National Planning Policy Framework.

4 Foul and surface water drainage of the site shall be fully installed in accordance with the details approved under application 20/00319/DOC and retained thereafter.

Reason: To ensure the appropriate disposal of foul and surface waters and to manage the risk of flooding and pollution in accordance Core Strategy policy G8, saved UDP policies EM7 and EM/8 and the NPPF.

5 Landscaping of the site shall be carried out in accordance with the scheme shown on approved drawing no. 640-STRL200 Revision A (Proposed External Works) and the landscaping works shall be carried within the next planting season following final occupation of the development hereby permitted. 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 10 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 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.

6 The contamination protection measures and actions approved under application 20/00319/DOC shall be fully implemented and a validation report confirming that the required actions have been undertaken shall be submitted to and approved in writing prior to first occupation of the development hereby approved.

Reason: To ensure that any contamination of the site is correctly managed and to accord with policy G9 of the Rochdale Core Strategy and policy in 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 16 December 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:
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.