ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 19/00227/FUL

Name and address for correspondence:	Applicant name:
A J Cocker Associates 176 Drake Street Rochdale OL16 1UP	Mr D Hulmes

Part I - Particulars of Application

Date of Application: 27 February 2019

Proposal:	**Erection of one bungalow with associated landscaping and boundary fencing -Resubmission of 19/00028/FUL**
Location:	**Land Adjacent To , 228 Broad Lane, Rochdale, OL16 4PR**

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:

- Location Plan, Site Plan, Floor Plans and Elevations - Drawing no. S429/004/A

The development shall be carried out in accordance with the approved drawings.

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 Notwithstanding condition 2, no above ground works shall take place until samples and/or full specification of materials to be used externally on the building shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials and development. Development shall be carried out in accordance with the approved details.

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.

4 The parking spaces for the dwelling hereby approved and for no. 228 Broad Lane shall be provided in full and made available for the parking of vehicles prior to first occupation of the development. The parking spaces shall be retained thereafter for the parking of vehicles.

Reason: To ensure there is sufficient on site parking in the interests of highway safety and to accord with policy DM1 of the Core Strategy and the National Planning Policy Framework.

5 Notwithstanding condition 2, a scheme for boundary treatment for the site shall be submitted to and approved in writing prior to first occupation of the dwelling hereby approved. The scheme shall include details of the type, siting, design and materials and shall include hedge planting to the front boundary along with the plant/hedge species. The boundary treatment, apart from the hedging shall be installed in full prior to first occupation be retained thereafter. The boundary hedge shall be planted no later than the next planting season following occupation of the development and any part of the hedge that is moved, 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: In the interests of visual and residential amenity and to accord with policies P1, P3 and DM1 of the Core Strategy and policy in the National Planning Policy Framework.

6 No development shall take place until a foul and surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions and inclusive of how the scheme

shall be managed after completion, shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, foul and surface waters shall be drained on separate systems and the surface water drainage scheme shall accord with

the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards and unless otherwise agreed in writing by the Local Planning Authority. The development shall be completed, maintained and managed in accordance with the approved details.

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 National Planning Policy Framework.

Reason for pre-commencement condition: Drainage is an early activity in the construction process and it is in the interest of all stakeholders to ensure that an acceptable scheme is agreed before development commences on site.

7 No development shall take place until finished site and floor levels for the proposed building(s) relative to 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 policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: The finished floor levels will dictate the ground works and therefore it is important that the levels are considered at an early stage and agreed before development commences on site.

8 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any equivalent Order following the

amendment, re-enactment or revocation thereof) no new window or door openings shall
be formed in the side elevations (facing north and south) of the dwelling hereby approved.

Reason: In the interest of residential amenity and in compliance with policy DM1 of theadopted Rochdale Core Strategy and the National Planning Policy Framework.

9 Notwithstanding the provisions of Schedule 2, Part 1, Classes A to E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any equivalent Order following the amendment, re-enactment or revocation thereof), the dwelling hereby approved shall not be enlarged or altered to the side or rear elevations, no dormer extensions shall be added to the dwelling and no buildings or structures incidental to the enjoyment of the dwellinghouse shall be erected within its curtilage.

Reason: In the interest of residential amenity and in compliance with policy DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

10 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any
equivalent Order following the amendment, re-enactment or revocation thereof, no boundary treatments other than those expressly authorised by this permission shall be erected within the curtilage of the dwelling hereby approved.

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

11 The development hereby approved shall be carried out in accordance with the recommendations outlined in section 7.2 (Recommendations) of the submitted Phase 1: Preliminary Risk Assessment (Prepared by LK Group, job no. KKC 18 1211). The development shall not be occupied until a validation report to demonstrate that no adverse ground conditions have been encountered and which includes photographic evidence, has been 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 remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in any approved remediation scheme a validation report shall be submitted to and approved in writing by Local Planning Authority before the development is first occupied.

Reason: To ensure that any contamination of the site is appropriately managed in accordance with policies G9 and DM1 of the 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 15 May 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.