ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 20/01365/AM

Name and address for correspondence:	Applicant name:
Mr. Tom Riggall HNA Architects Ltd Hollinwood Business Centre Albert Street Hollinwood Oldham OL8 3QL	Towerview Healthcare

Part I - Particulars of Application

Date of Application: 24 November 2020

Proposal:	**S73 application for minor material amendment to planning permission to 17/00308/AM for the proposed addition of 4 no. velux rooflights to southeast and northwest elevations and amendment of velux rooflights on southwest elevation to inset windows**
Location:	**Land Off Barke Street, Littleborough**

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:-

- 1020/100 (Rev F) - Site Plan
- 1322/P-201 - Elevations 1
- 1322/P-202 Revision A - Elevations 2
- 1020/101 (Rev G) - Lower Ground Floor Plan
- 1020/102 (Rev D) - Upper Ground Floor Plan
- 1020/103 (Rev D) - First Floor Plan
- 1020/104 (Rev D) - Second Floor Plan

- o 1020 - Site Location Plan

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, the saved Rochdale Unitary Development Plan and the National Planning Policy Framework.

2 Notwithstanding any description of materials in the application, the development shall be carried out using the materials which were agreed as part of discharge of condition application 14/01438/DOC.

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

3 Prior to or within 28 days of their installation on site, the extraction flues hereby approved shall be powder coated Anthracite Grey (RAL 7016) to match the colour of the existing window frames within the building and retained as such thereafter.

Reason: In the interests of the general visual amenities of the vicinity in accordance with Policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

4 No building or engineering operations within the site or deliveries to and from the site shall take place other than between 07.30 hours and 14.00 hours on Saturdays and between 07.30 hours and 18.30 hours Monday to Friday.

Reason: In order to safeguard the amenities of the area and to prevent nuisance arising in accordance with Policies DM1 and G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

5 The car parking areas shall be constructed and marked out in accordance with those details shown on the submitted drawing numbered 1020/100 Rev. F, concurrently with the construction of the building hereby permitted. The approved parking areas shall be made available for use before the building is first occupied and shall be retained and kept available for their intended use at all times thereafter.

Reason: In order to ensure adequate and appropriate parking provision in accordance with Policy T2 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

6 The details of the means of surface water disposal which were agreed as part of discharge of condition application 14/01438/DOC shall be implemented in full before the development hereby permitted is first occupied unless otherwise agreed in writing by the Local Planning Authority.

Reason: To secure a satisfactory system of drainage and to prevent pollution of the water environment in accordance with Policy G8 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

7 The details of the means of foul water disposal which were agreed as part of discharge of condition application 14/01438/DOC shall be implemented in full before the development hereby permitted is first occupied unless otherwise agreed in writing by the Local Planning Authority.

Reason: To secure a satisfactory system of drainage and to prevent pollution of the water environment in accordance with Policy G8 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

8 The hard landscaping scheme shown on the submitted drawing numbered 1020/100 Rev. F, shall be implemented in full before the development hereby permitted is first

occupied unless otherwise agreed in writing by the Local Planning Authority. The soft landscaping and scheme of planting shown on the same drawing shall be carried out during the first planting season after the development is substantially completed and the areas which are 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 requires 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 Policies DM1 and G6 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

9 The boundary treatment shown on the submitted drawing numbered 1020/100 Rev. F shall be constructed before the building is first brought into use and retained thereafter.

Reason: In the interest of visual amenities, in accordance with Policies DM1 and P3 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

10 No part of the residential accommodation hereby approved shall be occupied until such time as Barke Street has been brought up to an adoptable standard in full accordance with details shown on the submitted drawing numbered 1020/100 Rev. F unless otherwise agreed in writing by the Local Planning Authority.

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

11 The development shall be carried out in accordance with the site investigation report produced by GCM Consulting Engineers (ref: 3684 dated February 2009) and a verification report shall be submitted to and approved in writing by the Local Planning Authority before the building is first brought into use.

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 Policies G8 and G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

12 Within one month of the date of the occupation of any part of the development, a notice for that part of the development as occupied shall have been submitted to and approved in writing by the Local Planning Authority. The Notice shall specify the following from calculations made using methodology for the calculation of energy approved by the Secretary of State:

The target CO2 emission rate for the building applicable at the time of development commencement; and
The calculated emission rate for the building which shall be at or below the above target.

Reason: To ensure that the development is sustainable and makes efficient use of energy demand in accordance with Policy G2 of the adopted Rochdale Core Strategy, the Council's Energy and New Development Supplementary Planning Document 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 22 January 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.