ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 20/01333/FUL

Name and address for correspondence:	Applicant name:
Mr Daniel Llado TDM Architectural Ltd 538 Rochdale Road Royton Oldham OL2 6SF	Mr Simon Burne

Part I - Particulars of Application

Date of Application: 21 October 2020

Proposal:	**Partial demolition of existing industrial building and erection of new detached single storey building comprising of four light industrial units (Use Class E1)**
Location:	**Spring Works, Russell Street, Heywood, OL10 1NU,**

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
- PL01/B - Proposed Floor Plans
- PL02/A - Proposed Roof Plan, Location Plan, Existing Floor and Roof Plan
- PL03 - Proposed Elevations

- PL04 - Existing Elevations
- PL05 - Proposed Site Plan
- PL07 - Proposed Front Elevation with Boundary Treatment

and the development shall be carried out in complete 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, the saved Rochdale Unitary Development Plan and the National Planning Policy Framework

3 Notwithstanding condition no.2 of this permission, no above ground works shall take place until full details of materials to be used in the exterior of the industrial units hereby approved are submitted to and approved in writing by the Local Planning Authority

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

4 Notwithstanding condition 2 of this permission, no above ground works shall take place until full details and/ or samples of materials to be used in the construction of boundary treatments hereby approved are submitted to and approved in writing by the Local Planning Authority.

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

5 No development shall commence until a surface water drainage scheme has been submitted to and approved in writing by the Local Planning Authority. The drainage scheme must include:
(i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water;
(ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations); and
(iii) A timetable for its implementation.

The approved scheme shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards.

The development hereby permitted shall be carried out only in accordance with the approved drainage scheme.

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 and the National Planning Policy Framework.

Reason for pre-commencement condition: Drainage infrastructure will need to be implemented prior to commencement of above ground works and a scheme therefore needs to be agreed in advance.

6 Foul and Surface water shall be drained on separate systems.

Reason: To ensure satisfactory disposal of surface water from the site in accordance with Policy G8 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

7 Prior to commencement of the development an investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced and shall have been first submitted to and approved in writing by the Local Planning Authority before development commences. The report of the findings must include:

i) a survey of the extent, scale and nature of contamination

ii) an assessment of the potential risks to:

o human health,

o property (existing or proposed) including buildings, crops, livestock, pets, woodland, and service lines and pipes,

o adjoining land,

o groundwaters and surface waters,

o ecological systems,

o archeological sites and ancient monuments;

iii) where unacceptable risks are identified, an appraisal of remedial options and proposal of the preferred option(s)

The development shall thereafter be completed in full accordance with the approved recommendations.

Reason: To protect future occupants from any contamination of the site and to accord with policies G9 and DM1 of the adopted Rochdale Core Strategy and policy in the National Planning Policy Framework.

Reason for pre-commencement condition: Contamination investigation and any required mitigation measures will require investigation before the significant disturbance to ground and removal of material.

8 The parking spaces and vehicle turning area as shown on drawing no. PL05 shall be fully provided prior to first occupation of the units hereby approved and be retained for the parking and turning of vehicles hereafter.

Reason: In the interest of highway safety and to accord with policies T2 and DM1 of the adopted Rochdale Core Strategy and policy in the National Planning Policy Framework.

9 No external lighting shall be installed on the approved commercial units 1 - 4 (as shown on approved site plan PL05) or within the car parking areas, unless and until a detailed scheme of lighting design has first been submitted to and approved in writing by the local planning authority. The scheme shall include the position and height on the building, luminance, angle of installation, hours of luminance and any hoods to be fixed to the lights. The external lighting shall be installed in complete accordance with the approved scheme and shall be retained as such thereafter.

Reason: In the interests of visual and neighbour amenity P3, G9 and DM1 of the Core Strategy, and the National Planning Policy Framework

10 The development hereby approved shall not be operated outside the hours of 0700-1900 Monday to Friday and 0800-1700 Saturdays, Sundays and Bank Holidays.

Reason: To protect the amenity of nearby occupants and to accord with policies G9 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

11 There shall be no deliveries to any of the approved commercial units 1-4 (as shown on approved site layout PL05) outside of the hours of 0800 to 17:00 Monday to Friday and 09:30 to 15:00 on Saturday, Sunday and Bank Holidays.

Reason: To protect the amenity of nearby occupants and to accord with policies G9 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

12 No goods, materials, waste products or containers shall be stored within any of the external service yards hereby approved.

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

13 Notwithstanding the provisions of the Town and Country Planning (Use classes) Order 1987, (as amended), and the Town and Country Planning (General Permitted Development)(England) Order 2015 (as amended) or any equivalent Order following the revocation and re-enactment thereof, the Units 1-4 (as shown on the approved site layout PL05), shall only be used for purposes within Class E of the above Order, and for no other purpose.

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

14 Within 3 months of the commencement of development, details of the specification and locations of at least 1 additional bird/bat boxes shall be submitted to and approved in writing by the Local Planning Authority. The duly approved scheme shall be fully implemented prior to the first occupation of any dwelling and maintained thereafter for its intended use.

Reason: In order to secure a net gain in biodiversity as a result of the scheme hereby approved, and in accordance with paragraph 170 of the National Planning Policy Framework.

Procedure Statement:

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 without delay.

Date Decision Issued 8 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 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.

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.

The applicant is reminded that, under the Wildlife and Countryside Act 1981 as amended it is an offence to remove, damage, or destroy the nest of a wild bird, while the nest is in use or being built. Planning consent does not provide a defence against prosecution under this act. If a birds nest is suspected work should cease immediately and a suitably experienced ecologist employed to assess how best to safeguard the nest(s).