

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 23/00070/VRCON

Name and address for correspondence:	Applicant name:
Mr Ray Collins Kellen Homes 103 Dalton Avenue Birchwood Park Warrington WA3 6YF	Mr Ray Collins

Part I - Particulars of Application

Date of Application: 13 January 2023

Proposal:	Section 73 application for minor material amendments to planning permission 21/00744/FUL relating to Conditions 2 (Approved Plans) and 13 (Lighting), comprising amended allotment and parking area, plot substitutions and associated boundary treatment changes
Location:	Land At Don Street, Middleton, M24 2GG

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 13 September 2025.

Reason. Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).
- 2 The permission relates to the following plans and documents:
 - Site Location Plan (Drawing KH/DS/SLP/01 dated 29 October 2021)
 - Site Layout (Drawing DS/CSL-CL/01 Revision BE dated 20 September 2021)
 - Proposed Boundary Treatment Plan (Drawing KH/DS/BTP/01 Revision U dated 28 September 2021)
 - Landscape Layout (Planting Plans 1 to 8 inclusive) (Drawing P.1580.22.04 Revision C dated 30 September 2023)
 - Character Area and Housetype Pack (Revision C)

- Proposed Allotment Layout (Visibility Splays) (Drawing KELL-PAL-04-2022 Revision C dated 14 March 2022)
- Arboricultural Impact Assessment prepared by Ascerta (Reference 1580.21 dated January 2022)
- Ecological Surveys prepared by Rachel Hacking Ecology ('Land off Don Street, Middleton, Manchester dated April 2021)
- Foundation Plan Sheet 1 of 4 (Drawing 5639/Fd/01 Revision B dated 03 March 2022)
- Foundation Plan Sheet 2 of 4 (Drawing 5639/Fd/02 Revision B dated 03 March 2022)
- Foundation Plan Sheet 3 of 4 (Drawing 5639/Fd/03 Revision B dated 03 March 2022)
- Foundation Plan Sheet 4 of 4 (Drawing 5639/Fd/04 Revision B dated 03 March 2022)
- External Works Sheet 1 of 5 (Drawing 40-22-01 Revision P7 dated August 2021)
- External Works Sheet 2 of 5 (Drawing 40-22-02 Revision P8 dated August 2021)
- External Works Sheet 3 of 5 (Drawing 40-22-03 Revision P7 dated August 2021)
- External Works Sheet 4 of 5 (Drawing 40-22-04 Revision P7 dated August 2021)
- External Works Sheet 5 of 5 (Drawing 40-22-05 Revision P8 dated August 2021)
- Phase I and II Geo-Environmental Site Assessment report. Land off Don Street Middleton. Prepared by E3P. Report Ref: 14-554-R1-2. Date: December 2022.
- Supplementary Assessment (Controlled Waters). Don Street. Middleton. Prepared by E3P. Report Ref: 14-554-L5-2. Date: 18th January 2022.
- Remediation & Enabling Works Strategy. Land off Don Street. Middleton. Prepared by E3P. Report Ref: 14-554-R2 Rev 10. Date: February 2023.
- Method Statement (Mechanical Mixing, Screening, Particle Size Reduction Remedial Works). Prepared by Urban Soil Solutions. Don Street. Rochdale. Rev 4. Date: 6th February 2023.
- Specification for the consolidation of abandoned mine workings. Land off Don Street. Middleton. Prepared by E3P. Report Ref: 14-554-R6-Rev 2. Date: February 2023.
- 'Don Street Dewatering Plan Summary' prepared by Urban Soil Solutions
- Dewatering Sketches Areas 1-4 ('367 Don Street')
- Remediation & Enabling Works Strategy - Don Street. E3P. Report Ref: 14-554-R2 Rev 7. Date: January 2023
- Foundation Plan (Sheet 1 of 4) - Drawing Number 5639/ Fd / 01. Revision B. Prepared by Coopers. Date: 3rd March 2022
- Phase I + II Geo-Environmental Site Assessment report - Land off Don Street Middleton. Prepared by E3P. Report Ref: 14-554-R1-2. Date: December 2022.
- Supplementary Assessment (Controlled Waters) - E3P. Don Street. Middleton. Prepared by E3P. Report Ref: 14-554-L5-1. Date: 22nd November 2022 - E3P Ref: 14-554-L5-2. Date January 18th 2023
- Performance Specification Consolidation of Abandoned Mine Workings E3P Don Street Middleton. 14-554-R6- Rev 2 Date Issued: February 2023
- Written Scheme of Investigation for a Programme of Archaeological Investigation prepared by Nexus Heritage (Reference 3596.R01a dated September 2022)
- Adoptable Drainage Layout Sheet 1 rev P16 dated 06.02.23 by RSK
- Adoptable Drainage Layout Sheets 2&3 rev P14 dated 23.11.2022 by RSK
- Land Drain proposed works drg KH002-E-601 rev B dated 29.11.2022 by Kellen Homes.
- S278 Road and Drainage Construction Details by RSK on drgs 41-04-01-P4 (dated 06.02.23) and 41-04-02-P1) dated 27.01.22 and 14-15-P2 dated 23.11.22.
- Watercourse Diversion - Plan & Long Section AND Headwall Details by RSK on drgs 882333/ 40-18-01 and 02 (both rev P8 dated 12.01.23)
- Headwall Details (for outfalls to river) drg by RSK 882333/ 40-06-01/P5 & 02/P4 & 03/P4 & 04/P4 & 05/P5 (all dated 2.11.22)
- Drainage Construction details Sheets 1-10 (Drawings 40-15-01 - 40-15-10 Revision P1 dated July 2021)
- Manhole Details Sheets 1 - 4 (Drawings 40-16-01 - 40-16-04 Revision P5 dated July 2021)
- SW Manhole Details Sheets 1 - 7 (Drawings 40-17-01 to 40-17-07 Revision P6 dated July 2021)
- Watercourse Diversion Plan and Long section (Drawing 40-18-01 Revision P6 dated July 2021)
- Watercourse Diversion Headwall Details (Drawing 40-18-02 Revision P6 dated July 2021)

- Section 104 Agreement Plan Sheets 1 - 3 (Drawing 40-20-01 to 40-20-03 Revision P12 dated July 2021)
- Private Drainage Sheets 1 - 5 (Drawing 40-23-01 to 40-23-05 Revision P6 dated January 2022)
- Invasive Species Management Plan (Ascerta, 22/03/2023)
- Construction Method Statement prepared by Kellen Homes, received September 2022)
- Construction Environmental Management Plan (Also containing Construction Traffic Management Plan) prepared by Kellen Homes, received January 2023)
- Ascerta river corridor landscape proposals P.1580.21.06 Rev.A
- Ascerta River Corridor Management Plan Ref: P.1580.
- Landscape Layout Sheets 1 and 2 P.1580.21.03 Rev B
- Remediation & Enabling Works Strategy - Don Street. E3P. Report Ref: 14-554-R2 Rev 7. Date: January 2023
- FRA & Outline Drainage Strategy - Don Street Middleton. Prepared by RSK Ltd. Report Ref: 882333 R1 (02). Date: May 2021.
- Adoptable Drainage Layout - Sheet 1, 2 and 3 (Revision P14). Ref: 40-01-01 - 03. Date: 23rd November 2022.
- Foundation Plan (Sheet 1 of 4). Drawing Number 5639/ Fd / 01. Revision B. Prepared by Coopers. Date: 3rd March 2022
- Phase I + II Geo-Environmental Site Assessment report. Land off Don Street Middleton. Prepared by E3P. Report Ref: 14-554-R1-2. Date: December 2022.
- Supplementary Assessment (Controlled Waters). - E3P. Don Street. Middleton. Prepared by E3P. Report Ref: 14-554-L5-1. Date: 22nd November 2022. - E3P.Ref: 14-554-L5-2. Date January 18th 2023
- Method Statement. Dewatering Plan - V1.2. Prepared by Urban Regen. Ref: 367/004. Date: 12th January 2022.
- Method Statement - Mechanical Mixing, Screening, Particle Size Reduction Remedial Works. Area B (Former Landfill). Prepared by Urban Soil Solutions. Report Ref: MS 367-03 (Rev 03). Date: Not specified.
- Performance Specification Consolidation of Abandoned Mine Workings - E3P. Don Street Middleton. 14-554-R6- Rev 2 Date Issued: February 2023
- Ascerta Invasive Species - Method Statement Don Street, Rochdale Ref: P.1580.21 Rev C Date; Feb 22nd 2023
- River Bank Sections - KH002-E-501 Rev D Date 21st February 2023 - KH002-E-501 Section F
- River Corridor Habitat Creation & Management Plan - P.580.21A - Ascerta Feb 2023
- Longitudinal Sections - 40-02-07 - Sheet 7 of 7
- River Bank Geo Grow - GE2305_ID_RevB_C February 22/02/223
- Approved Street Lighting Design (Reference 'Electrical-R13')
- Street Lighting Specifications Schedule (Reference 'off Don Street, Middleton' dated 15 September 2023)

And the development shall be carried out in 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.

- 3 All works shall be carried out in completed accordance with the approved Arboricultural Impact Assessment (prepared by Ascerta January 2022) including information contained therein with regards to trees enclosed with temporary protective fencing in accordance with BS:5837:2012 'Trees in relation to design, demolition and construction. Recommendations'. The fencing shall be retained throughout the period of construction and no activity prohibited by BS:5837:2012 shall take place within such protective fencing during the construction period.

Reason: In order to protect the existing trees on the site in the interests of the amenities of the area and in accordance with policy G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 4 Works relating to the clearance of trees and shrubs shall be completed in full accordance with the submitted Ecological Surveys and any mitigation strategies contained therein submitted as set out in Condition 2.

Reason: In order to prevent disturbance to any nesting birds that may be present in accordance with Policies G6 and G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 5 The development shall be constructed in accordance with the physical security measures outlined in Section 4 of the approved Crime Impact Statement (ref:2013/0636/CIS/01) unless otherwise agreed in writing with the local planning authority.

Reason: For the avoidance of doubt and in the interests of public safety and security in accordance with Core Strategy Policy P3, and the National Planning Policy Framework.

- 6 Piling and any other foundation designs using penetrative methods in Areas 'A', 'C', 'D' and 'E' shall take place in full accordance with submitted and approved documents 'Foundation Plans (Sheets 1-4) as set out in Condition 2.

Prior to any piling works in Area 'B', a piling risk assessment shall be provided to demonstrate the piling method will be protective of controlled waters in Area 'B', Works shall be undertaken in accordance in full accordance with the Piling Risk Assessment.

Reason: To ensure that the proposed piling activity does not harm groundwater resources in line with Paragraph 174 of the National Planning Policy Framework

- 7 The development shall be completed with regards to finished floor levels and site levels in accordance with the approved details External Works Sheets 1 - 5 and Riverbank Sections as set out in Condition 2.

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.

- 8 The development shall be completed with regard to investigation and risk assessment (contamination) in complete accordance with the approved details Phase I and II Geo-Environmental Site Assessment report, Supplementary Assessment (Controlled Waters) report, Remediation & Enabling Strategy, Method Statement (Mechanical Mixing, Screening, Particle Size Reduction Remedial Works) and Specification for the Consolidation of Abandoned Mine Workings report as set out in Condition 2.

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the local planning authority. The remediation strategy shall be implemented as approved.

Prior to occupation of any dwelling hereby approved, a verification report shall be provided to the Local Planning Authority for approval.

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 Core Strategy Policy G9, saved UDP Policy EM/8, and the National Planning Policy Framework.

- 9 The development shall be completed in full accordance with the information submitted with regards to dewatering, consisting of 'Method Statement Dewatering Plan' as set out in Condition 2.

Reason: The submitted reports have stated that extensive dewatering will be required, notably within the Rex Mill Area in Parcel A and Parcel C and within the vicinity of the River Irk. Given the potential for groundwater contamination the inclusion of this condition will ensure controlled waters are adequately protected in line with paragraph 174 of the National Planning Policy Framework.

- 10 The development shall be completed in full accordance with the information submitted with regards to coal mining Remediation & Enabling Works Strategy, Foundation Plans (Sheets 1-4), Phase I + II Geo-Environmental Site Assessment Report, Supplementary Assessment (Controlled Waters) and Performance Specification Consolidation of Abandoned Mine Workings as set out in Condition 2.

No part of the development shall be occupied until a signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made, safe and stable for the approved development has been submitted to the Local Planning Authority for approval in writing. This document shall confirm the methods and findings of the intrusive site investigations and the completion of any remedial works and/or mitigation necessary to address the risks posed by past coal mining activity.

Reason: To address any issues of unstable land and ensure safety and stability of new development whilst preventing groundwater contamination in accordance with policies DM1 and G9 of the Adopted Rochdale Core Strategy.

- 11 The development shall be completed in full accordance with the information submitted with regards to archaeological works as contained within the approved Written Scheme for a Programme of Archaeological Investigation as set out in Condition 2. The development shall not be occupied until the site investigation has been completed in accordance with the programme set out in the approved WSI and provision made for the completion of all elements of that programme, covering the following:

1. A programme for post-investigation assessment to include:
 - a. analysis of the site investigation records and finds;
 - b. production of a final report on the significance of the heritage interest recorded.
2. Deposition of the final report with the Greater Manchester Historic Environment Record.
3. Dissemination of the results of the site investigations commensurate with their significance.
4. Provision for archive deposition of the report, finds and records of the site investigation.

Reason: In accordance with NPPF policy 16, paragraph 205: To record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) and to make this evidence (and any archive generated) publicly accessible.

- 12 The development shall be completed in full accordance with the information submitted with regards to sustainable surface water drainage and foul water drainage scheme(s) as contained within the approved Adoptable Drainage Layout Sheets, Land Drain Proposed Works document, S278 Road and Drainage Construction Details, Watercourse Diversion Plan, Long Section and Headwall Details document and various standard details and plot level drainage drawings as set out in Condition 2. No part of the development shall be occupied until the drainage scheme is completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. 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.

- 13 The development shall be completed in full accordance with the information submitted with regards to external lighting as contained within the approved Street Lighting Design and Street Lighting Specifications as set out in Condition 2. The development shall not be occupied until the external lighting scheme is completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason: In the interests of amenity, ecology and highway safety in compliance with policies DM1,P3, T2 and G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 14 The development shall be completed with regard to invasive species in complete accordance with the submitted and approved Invasive Species Management Plan as set out in Condition 2. The development shall not be occupied until the invasive species management scheme is completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason: To secure the satisfactory disposal of this invasive species of plant, which under the terms of the Wildlife & Countryside Act 1981, as amended, it is an offence to be caused to spread in the wild, in accordance with the general principles of Policy G6 of the adopted Rochdale Core Strategy.

- 15 The development shall be completed in full accordance with the submitted and approved Construction Method Statement as set out in Condition 2.

Reason: In order to ensure that appropriate measures are put in place to limit noise, nuisance and disturbance to the adjacent premises and users during the construction of the development in accordance with the requirements of Core Strategy Policy G9, and the National Planning Policy Framework.

- 16 The development shall be completed in full accordance with the submitted and approved Construction Environmental Management Plan (Containing Construction Traffic Management Plan) as set out in Condition 2.

Reason: To minimise detrimental effects to the neighbouring amenities, the amenities of the area in general, detriment to the natural environment through the risks of pollution and dangers to highway safety, during the construction phase in accordance with Policies DM1, P3, T2, G8 and G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 17 The development shall be completed in full accordance with the submitted and approved Construction Environmental Management Plan as set out in Condition 2.

Reason: To minimise detrimental effects to the natural environment during the construction phase in accordance with Policies DM1, P2 and P3 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 18 The development shall be completed with the submitted and approved documents River Corridor Landscape Proposals, River Corridor Management Plan and Landscape Layout Sheets 1 and 2 with regards to landscape and habitat creation and management as set out in Condition 2.

Reason: To ensure the protection of wildlife and supporting habitat and to secure opportunities for the enhancement of the nature conservation value of the site in accordance with Core Strategy Policies G6 and G7 and the National Planning Policy Framework.

- 19 The development shall be completed with regards to the River Corridor Strategy in complete accordance with the submitted plans and documents Remediation & Enabling Works Strategy - Don Street, FRA & Outline Drainage Strategy - Don Street, Adoptable Drainage Layout, Foundation Plans 1-4, Phase I + II Geo-Environmental Site Assessment Report, Supplementary Assessment (Controlled Waters), Method Statement (Dewatering Plan), Method Statement (Mechanical Mixing, Screening, Particle Size Reduction Remedial Works Area B (Former Landfill), Performance Specification Consolidation of Abandoned Mine Workings, Invasive Species Method Statement Don Street, River Bank Sections, River Corridor Habitat Creation & Management Plan, Longitudinal Sections and River Bank Geo Grow as set out in Condition 2.

Reason: To ensure the protection of the River Irk corridor and its wildlife and supporting habitat and to secure opportunities for the enhancement of the nature conservation

value of the site in accordance with Core Strategy Policies G6 and G7 and the National Planning Policy Framework.

- 20 The development shall be completed in accordance with those details and specifications agreed with Transport for Greater Manchester (TfGM) with regards to the relocation of the Oldham Road bus stop.

Reason: Reason: In the interests of Highways safety and the ability to provide adequate visibility splays for construction vehicles, in accordance with Core Strategy Policies T1 and T2 and the NPPF.

- 21 The Development shall be carried out in accordance with the approved details (Materials Schedule Rev H, dated 23/05/2023 & Materials Plan KH/DS/MP/01 Rev W) before each dwelling is occupied.

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

- 22 No part of the development shall be occupied until the following highway improvement works at the proposed junction with Oldham Road have been implemented in accordance with details (including their layout, design and surfacing) which have first been submitted to and approved in writing by the Local Planning Authority:

- i. A pedestrian crossing over the carriageway of Oldham Road;
- ii. A pedestrian crossing over the site access.

Reason: In order to secure improvements to the highway network to ensure safe and convenient access and circulation for vehicle traffic, to prevent obstruction of the highway and to provide improved public transport linkages to the site in the interests of road and pedestrian safety in accordance with the requirements of Unitary Development Plan policies A/3, A/8, A/9 and A/10, and the National Planning Policy Framework.

- 23 No part of the development shall be occupied until a scheme for the creation of a self-enforcing 20mph zone along all new estate roads within the site relating to that phase has first been submitted to and approved in writing by the Local Planning Authority. The scheme shall thereafter be implemented in accordance with the duly approved details before the final dwelling to be served by that road is first occupied.

Reason: In order to ensure adequate traffic calming measures along new estate roads in the interests of highway and pedestrian safety in accordance with the requirements of policies T2, P3 and DM1 of the Adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 24 No part of the development accessed from Oldham Road shall be occupied until, the Traffic Regulation Order for restriction of on street parking on Oldham Road is implemented and the new off-street parking as identified to rear of properties on the northern edge of Oldham Road is made available for use.

Reason: In the interests of highway safety and the provision of safe and adequate parking, in accordance with Core Strategy Policies T1 and T2 and the NPPF.

- 25 Notwithstanding the details shown on the approved plans, no part of the development shall be occupied until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. The details shall include the formation of any banks, terraces or other earthworks, hard surfaced areas and materials, planting plans, specifications and schedules (including planting size, species and numbers/densities), existing plants / trees to be retained and a scheme for the timing / phasing of implementation works.

The landscaping works shall be carried out in accordance with the approved scheme for timing / phasing of implementation or within the next planting season following final occupation of the development hereby permitted, whichever is the sooner.

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 5 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 in accordance with policies P3, DM1 and G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 26 No part of the development shall be occupied until a sustainable drainage management and maintenance plan for the lifetime of the development is submitted to and approved in writing by the local planning authority. The sustainable drainage management and maintenance plan shall include as a minimum:

- a) Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a resident's management company; and
- b) Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.

The development shall subsequently be completed, maintained and managed in accordance with the approved plan.

Reason: To ensure that management arrangements are in place for the sustainable drainage system in order to manage the risk of flooding and pollution during the lifetime of the development.

- 27 The Full Travel Plan (Prepared by Eddisons May 2021) shall be implemented and reviewed in accordance with the timetable set out within the plan.

Reason: To provide for sustainable travel and to limit the effects of the increase in travel movements in accordance with Policies T1 and T2 of Rochdale Core Strategy.

- 28 Notwithstanding the approved Noise & Vibration Assessment (P21-051-R01v6), no part of the development shall be occupied until full details of any noise mitigation measures have been submitted to and approved by the Local Planning Authority. These measures shall include:

- i. Acoustic barriers to residential gardens; and
- ii. Glazing, external walls, and ventilation specifications

A verification report shall be submitted to and approved in writing by the Local Planning Authority prior to first occupation of any dwelling requiring upgraded acoustic mitigation measures.

Reason: To safeguard the living conditions of future residents in accordance with Core Strategy Policy G9 and the National Planning Policy Framework.

Article 35 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 20 November 2023

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.