ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 18/01358/VRCON

Name and address for correspondence:	Applicant name:
Mr Chris Butt The Planning Bureau Ltd Unit 3 Edward Court Altrincham Business Park Broadheath Altrincham WA14 5GL United Kingdom	McCarthy & Stone Retirement Lifestyles Ltd

Part I - Particulars of Application

Date of Application: 3 December 2018

Proposal:	**Section 73 application to vary condition 14 of planning permission 17/00889/FUL (as amended by permission 18/00601/ANM) to reduce the extent of obscure glazing**
Location:	**Land To Rear Of 91 Norden Road, Rochdale, OL11 5PN**

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 and Context Plan drawing no. NW-2408-01-03-AC-001
- Site Plan drawing no. NW-2355-03-AC-004 rev. A
- Elevations drawing no. NW-2408-01-03-AC-003 rev. D
- Floor Plans & Roof Plan drawing no. NW-2408-01-03-AC-005 rev. B
- Sub-Station Plan & Elevations drawing no. NW-2408-01-03-AC-007

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 The development shall be carried out in accordance with the materials specification as approved by the Local Planning Authority under the provisions of application 18/00812/DOC prior to first occupation of the development hereby approved.

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

3 The development shall be carried out in accordance with the remediation strategy as approved by the Local Planning Authority under the provisions of application 18/00371/DOC. No part of the development shall be occupied until such time as a verification report has been submitted to and approved in writing by the Local Planning Authority.

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.

4 The development shall be carried out in accordance with the Construction Method Statement as approved by the Local Planning Authority under the provisions of application 18/00371/DOC.

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 emerging Core Strategy and the National Planning Policy Framework.

5 The development shall be carried out in accordance with the Arboricultural Method Statement and Tree Protection Plan as approved by the Local Planning Authority under the provisions of application 18/00371/DOC. All trees that are to be retained within or adjacent to the site shall be enclosed with temporary protective fencing in accordance with BS:5837:2012 'Trees in relation to design, demolition and construction. Recommendations' 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 Policies G6 and G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

6 The development shall be carried out in accordance with the surface water drainage strategy as approved by the Local Planning Authority under the provisions of application 18/00371/DOC. The approved scheme shall be implemented prior to first occupation of the building hereby permitted and retained as such thereafter.

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, saved Policy EM/7 of the Rochdale Unitary Development Plan and the National Planning Policy Framework.

7 No part of the development shall be occupied until such time as all boundary treatments, screens and retaining walls have been erected in accordance with the details approved by the Local Planning Authority under the provisions of application 18/00812/DOC. The boundary treatments shall be retained as such thereafter.

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 No part of the development shall be occupied until such time as the access to Norden Road, car parking and other servicing arrangements shown on the approved plans have been constructed in accordance with the specifications approved by the Local Planning Authority under the provisions of application 18/00457/DOC; the access, car

parking, and other servicing arrangements shall be retained thereafter for their intended purpose.

Reason: In the interest of highway safety and the free flow of traffic and in accordance with Policies T2 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

9 The hard and soft landscaping works as approved by the Local Planning Authority under the provisions of application 18/00457/DOC shall be carried out no later than the next planting season following final occupation of the development. 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.

10 No external lighting shall be installed on the building or elsewhere on the site except that approved by the Local Planning Authority under the provisions of application 18/00457/DOC; the approved lighting scheme shall be installed and maintained in accordance with the approved details.

Reason: In the interests of amenity and in compliance with Policies G9 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

11 The windows labelled as 'Obscure Glass' on the approved plan ref. NW-2408-01-03-AC-003 rev. D shall be glazed with obscure glass (obscuration level no less than Level 3 of the Pilkington Glass scale (or equivalent)) only and fixed with a ventilation stay restricting the opening of the window prior to first occupation of the building hereby permitted and shall be permanently maintained as such at all times thereafter.

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

12 Each unit of the retirement living accommodation hereby permitted shall be occupied only by: persons of 60 or more years of age; or persons living as part of a single household with such a person or persons; or persons who were living as part of a single household with such a person or persons who have since died.

Reason: The accommodation hereby permitted has been designed for occupation by persons who satisfy the above criteria; without such restriction the level of parking provision would not satisfy the requirements of Policies T2 and DM1 of the adopted Rochdale Core Strategy. Without this restriction the development would also not comply with the requirements for education contributions contained within Policies C7 and DM2 of the adopted Rochdale Core Strategy.

Statement under Article 31(1)(cc) of the Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended):

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 4 March 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 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.