

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 24/01168/FUL

Name and address for correspondence:	Applicant name:
Mr Alan Davies Northern Design (Oldham) 17 Station Lane Grotton Oldham OL4 5QY	Mr Fayyaz Chauhdry

Part 1 - Particulars of Application

Date of Application: 29 January 2025

Proposal:	Erection of one dwelling with associated boundary treatments and landscaping works including replacement planting for felled Sycamore tree subject to TPO No. 074.
Location:	54 Norden Road, Rochdale, OL11 5PN,

Part 2 Compliance with Conditions

It is YOUR responsibility to comply with planning conditions. The Council's Planning Enforcement Team is responsible for investigating alleged breaches of planning control. This includes ensuring that all relevant conditions have been complied with. Effective enforcement is important to:

- Tackle breaches of planning control which would otherwise have unacceptable impact on the amenity of the area
- maintain the integrity of the decision-making process;
- help ensure that public acceptance of the decision-making process is maintained.

Whilst the majority of developers/homeowners do comply with the requirements of planning permissions, there are a number who do not. Where any planning conditions are breached, the Council can take formal enforcement action without further notice. Enforcement action could include such measures as requiring remedial works, cessation of use, or complete demolition and can cause the developer/homeowner unnecessary expense, delay and frustration. In some cases, failure to comply with planning conditions can lead to the loss of the planning permission.

Part 3 - 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 This permission relates to the following plans:-

- Proposed Site Plan. Dwg no. 07. Rev G
- Proposed Ground First And Attic Floor Plans. Dwg no. 13. Rev D
- Proposed Elevations (Retrospective Planning Application). Dwg no. 14. Rev D
- 'Tree Planting Mitigation Plan & Aftercare' prepared by Tree Care Consultancy Arboricultural Consultants. Report Reference: 2157-1. Amended April 2025

and the development shall be carried out in accordance with these drawings hereby approved unless otherwise required by the conditions below.

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 Places for Everyone Joint Development Plan, the saved Rochdale Unitary Development Plan and the National Planning Policy Framework.

2 The materials used in the construction of the development hereby permitted shall be in accordance with the 'Materials Schedule' prepared by Northern Design (revised March 2025) unless otherwise approved in writing by the Local Planning Authority. This includes a requirement to use original Cheshire reclaimed bricks for the proposed front boundary wall.

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, policies JP-G9 and JP-P1 of the Places for Everyone Joint Development Plan and the National Planning Policy Framework.

3 Prior to the first occupation of the dwelling hereby approved, the biodiversity enhancement measures (bird/bat boxes) indicated on the approved drawings shall be installed and retained as approved at all times thereafter.

Reason: In the interests of enhancing biodiversity and habitat provision within the site in accordance with policy G7 of the adopted Rochdale Core Strategy, policy JP-G8 of the Places for Everyone Joint Development Plan and the National Planning Policy Framework.

4 The approved landscaping details shall be implemented in full no later than the end of the first planting season after the development is substantially completed in full accordance with the duly approved details shown on drawing number 07 rev G (amended 07/04/2025) and the 'Tree Planting Mitigation Plan & Aftercare' prepared by Tree Care Consultancy Arboricultural Consultants (amended April 2025). Any trees, shrubs or hedgerow planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become severely diseased within 5 years of planting shall be replaced within the next planting season by trees, shrubs or hedge planting of a similar size and species (or another suitable species) to those originally required to be planted.

Reason: In order to protect the visual amenity of the area in accordance with policy G7 of the adopted Rochdale Core Strategy, policy JP-G8 of the Places for Everyone Joint Development Plan 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 7 April 2025

Melanie Hale
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 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.

A Tree Preservation Order (TPO) is a written order which, in general, makes it a criminal offence to cut down, top, lop, uproot, wilfully damage or wilfully destroy a tree protected by that order, or to cause or permit such actions, without the authority's permission. Anyone found guilty of such an offence is liable. It is not possible to grant consent retrospectively for the felling of a protected tree and therefore the felling of Sycamore T10 within TPO No. 074 is a separate matter which is being investigated by the Council's Planning Enforcement department.