ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

OUTLINE PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 18/01407/OUT

Name and address for correspondence:	Applicant name:
Mrs Rhian Smith GVA HOW Planning Norfolk House 7 Norfolk Street Manchester M2 1DW	Stechrioco Ltd

Part I - Particulars of Application

Date of Application: 13 December 2018

Proposal:	**Outline application (including means of Access) with all other matters reserved for the redevelopment of the site including the erection of 9 no. industrial units (use class B1, B2 and B8)**
Location:	**Land At Royle Road, Rochdale, OL11 3EH,**

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 submitted plans subject to the following condition(s):

Conditions and Reasons:

1 Application for approval of reserved matters must be made not later than the expiration of three years beginning with the date of this permission and the development must be begun not later than whichever is the later of the following dates: (a)The expiration of three years from the date of this permission; or (b)The expiration of two years from the final approval of the reserved matters, or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: To comply with the requirements of Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004

2 This permission relates to the following plans:-
- Location Plan : Drawing No. M4482 1.1.10 Rev A
- Existing Site Layout : Drawing No. M4482 1.1.04
- Topographical Land Survey : Drawing No. S18-396
- Proposed Access Arrangement : Drawing No. CBO-0524-010
- Parameters Plan : Drawing No. M4482 1.1.08 Rev C
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.

3 No development shall take place on site until a scheme of works, which shall include a detailed method statement, for the control and disposal of the invasive plant species, Japanese Knotweed and Himalayan Balsam, within the site, has been submitted for the written approval of the Local Planning Authority. The agreed scheme of works and method statement shall be implemented in full throughout the course 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 requirements of Policy G7 of the adopted Rochdale Core Strategy and Section 15 of the National Planning Policy Framework.

Reason for pre-commencement: A method statement is required for appropriate means of control/disposal prior to work taking place.

4 No clearance of trees and shrubs in preparation for (or during the course of) development shall take place during the bird nesting season (March - August inclusive) unless an ecological survey has been submitted to and approved in writing by the Local Planning Authority to establish whether the site is utilised for bird nesting. Should the survey reveal the presence of any nesting species, then no development shall take place during the period specified above unless a mitigation strategy has first been submitted to and approved in writing by the Local Planning Authority which provides for the protection of nesting birds during the period of works on site.

Reason: In order to prevent any habitat disturbance to nesting birds in accordance with policy G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

5 No development shall take place until a further survey to determine the presence of any badgers on the application site has been submitted to and approved in writing by the Local Planning Authority. The identity of the qualified person(s) undertaking that survey shall first be agreed in writing with the Local Planning Authority. If any badgers are found to either reside or forage within the site, no development shall take place until a scheme for the protection of their habitat or an appropriate mitigation scheme has been submitted to and approved in writing by the Local Planning Authority and the approved protection / mitigation measures have thereafter been fully implemented.

Reason: To safeguard badgers which may either live or forage within the site in accordance with the requirements of policy G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement: There should be no ground disturbance until the presence or otherwise of badgers is known.

6 Development shall not commence until a Dust Management Plan has been submitted to, and approved in writing by, the Local Planning Authority. This shall set out measures for limiting dust emissions from the site both during the construction of the

development and once the units are in operation. The approved measures shall be implemented in full before the development is first brought into use and shall thereafter be satisfactorily retained at all times thereafter.

Reason: To safeguard air quality in accordance with the requirements of Policy DM1 of the adopted Rochdale Core Strategy and Section 15 of the National Planning Policy Framework.

Reason for pre-commencement: In the interests of air quality management, such a plan should be set out prior to any ground disturbance.

7 Notwithstanding any details submitted with this application, prior to the commencement of the development of each individual unit details shall be submitted showing how traffic movements to and from that unit will be minimised especially at peak morning and evening times. The approved measures shall be implemented in full following the commencement of the use of the unit in question and shall be retained at all times thereafter.

Reason:-To safeguard air quality in accordance with the requirements of Policy DM1 of the adopted Rochdale Core Strategy and Section 15 of the National Planning Policy Framework.

8 Upon or prior to the submission of the first reserved matters submission, a scheme to dispose of foul and surface water from the site shall be submitted to and approved in writing by the local planning authority. The surface water drainage scheme shall be based on sustainable drainage principles and shall incorporate adequate on site attenuation storage and flow control on the outlet to the watercourse. The submitted scheme shall be provided on the basis of the design details and 1 in 100 year + 40% climate change discharge rate of 48.6l/s, as included in the Surface Water Management Strategy for land on Royle Road (Revision 2) by Hydro International dated 16.12.2020, with attenuation storage tank and complex vortex flow control on the outlet.

The approved drainage shall be fully implemented and subsequently retained in accordance with the approved drainage management and maintenance plan.

For the avoidance of doubt, foul and surface waters shall be drained on separate systems.

Reason: To prevent an increased risk of flooding as a result of the development, to ensure that surface water discharge rates are limited to pre-development levels in accordance with the submitted Flood Risk Assessment and to ensure satisfactory disposal of surface and foul water from the site in accordance with policy G8 of the adopted Rochdale Core Strategy, saved policy EM/7 of the Unitary Development Plan and Section 14 of the National Planning Policy Framework.

9 The measures set out in the Remediation and Enabling Works Strategy (Ref:-11-778-R2) shall be implemented in full, and a verification report confirming that these works have been completed shall be submitted to and approved in writing by the Local Planning Authority, before any other development (other than investigative works) is commenced.

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 of the units in accordance with the requirements of Policies P3, G8 and G9 of the adopted Rochdale Core Strategy and Section 15 of the National Planning Policy Framework.

10 Notwithstanding any details submitted with this application this approval shall not extend to the measures set out in the submitted Arboricultural Impact Assessment, Arboricultural Method Statement and Tree Protection Plan by Helmrig Ltd and dated 14th October 2018.

Reason:- For the avoidance of doubt as further consideration needs to be given to the likely impact of the development upon trees on the site, in accordance with the requirements of Section 15 of 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 18 March 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.

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.

Your attention is drawn to the attached comments from United Utilities and the Greater Manchester Police Crime Prevention Team.