ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 20/01475/FUL

Name and address for correspondence:	Applicant name:
Mr Ahmed Choudhry NADA ARCHITECTS 169 Kingsway Burnage Manchester M19 2ND	Mr John Najdad

Part I - Particulars of Application

Date of Application: 22 January 2021

Proposal:	**Erection of 5 no. four bedroom terraced houses including provision of associated parking space and hard and soft landscaping**
Location:	**Site Of 25 Holmes Street, Sparthbottoms, Rochdale**

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 - Drawing no. 1932/01
- Existing and Proposed Site Plans - Drawing no. (01)001 Revision PL1
- Side Elevations and Street Scene - Drawing no. (02)001 Revision PL0
- Front and Rear Elevations - Drawing no. (03)001 Revision PL0
- Site and Foundation Plan - Drawing no. (10)001 Revision C3
- Ground Floor Plan - Drawing no. (12)001 Revision C3

- First and Second Floor Plans - Drawing no. (13)001 Revision C3
- Section A-A - Drawing no. (14)001 Revision C3
- Section B-B - Drawing no. (15)001 Revision C3
- Boundary Treatment and Landscape Site Plan - Drawing no. (16)001 Revision C2
- Boundary Treatment - Drawing no. (17)001 Revision C3
- Foul and Surface Water Drainage Plan - Drawing no. 07-0069-002 Revision P1
- Construction Details - Drawing no. 07-0069-003 Revision P1

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 and the National Planning Policy Framework.

3 Notwithstanding the details shown on the approved plans and the requirements of condition 2 of this permission, no above ground works shall take place until samples or full details of materials to be used externally on the building(s) have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies P1, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

4 Notwithstanding the details shown on the approved plans and the requirements of condition 2 of this permission, no above ground works shall take place until details of all windows and doors (including their materials, finishes, recesses and opening profile) have been submitted to and approved in writing by the Local Planning Authority. The windows and doors shall be installed in accordance with the duly approved details before the dwellings hereby approved are first occupied and shall be retained as such thereafter.

Reason: In order to ensure use of appropriate materials which are sympathetic to the character of the site and its surroundings in the interests of visual amenity in accordance with the requirements of P1, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

5 All boundary treatment to the rear of the site shall be installed prior to first occupation of the dwellings in accordance with the details shown on drawing nos. (01)001 Revision PL1 and (17)001 Revision C3 and retained as such thereafter. Full details of the siting, materials and finish of any boundary treatment to the front of the dwellings shall be submitted to and approved in writing prior to first occupation. The approved boundary treatment shall be constructed in full accordance with the approved details before the dwellings are first occupied and be retained as such thereafter.

Reason: In the interests of flood prevention ensure a satisfactory appearance in the interests of visual amenity and to ensure adequate levels of privacy between neighbouring dwellings in the interests of the amenity of future occupiers in accordance with the requirements of G8, P1, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

6 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 Schedule 2 Part 1 (or any equivalent Order following the amendment, re-enactment or revocation thereof) no hard surfaces shall be laid or replaced; and no extensions, buildings, structure, gates, fences or walls shall be erected to the rear of the dwelling under Schedule 2, Part 1, Classes A, D, E or F or Schedule 2, Part 2, Class A of the above Order except with the prior written approval of the Local Planning Authority.

Reason: In the interests of flood prevention visual amenity and in accordance with policies G8 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

7 No development shall commence until a foul and surface water drainage scheme has been submitted to and approved in writing by the Local Planning Authority. Foul and surface water shall be drained on separate systems and the surface water 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);
iii) The background calculations of the MicroDrainage® model or any other software or calculations that have been used for the drainage design.
iv) Cross Section Details of permeable paving, if this forms part of the sustainable drainage system,
v) Provision of a Maintenance Document explaining how the surface water scheme will be maintained and managed after completion; and
vi) A timetable for its implementation.

If discharging of attenuated surface water is proposed to the public sewer the scheme must include evidence of United Utilities acceptance of the connection and if it is to be discharged to the River Spodden, the scheme must include evidence of the Environment Agency's acceptable of the connection.

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.

If discharging attenuated surface water to the public sewer, then evidence of United Utilities acceptance of the connection will be required and if discharging to the River Spodden, evidence of the Environment Agency's acceptance of the connection will be required.

The development hereby approved shall only be undertaken in accordance with the approved drainage scheme and retained as such thereafter.

Reason: Reason: In the interest of flood prevention and to accord with policies G8 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre commencement condition: Drainage is an early activity in the construction process for which details need to be approved prior to the commencement of construction.

8 The development hereby approved shall be undertaken in full accordance with the Risk Management measures outlined in section 7.4 of the Flood Risk Assessment, ref: KRS.0279.016.R.001.A, produced by KRS Environmental, dated January 2021 and retained as such thereafter.

Reason: In the interest of flood prevention and to accord with policies G8 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

9 The off street parking spaces hereby approved shall be provided prior to first occupation of the dwellings and be made available for the parking of vehicles thereafter.

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

10 Notwithstanding the details shown on the approved plans and the requirements of condition 2 of this permission, within 3 months of development first taking place, a landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include details of the type, species, siting, planting distances and the programme of planting of native trees and shrubs. The

scheme of planting, as approved, shall be carried out during the first planting season after the development is substantially completed and the areas which are landscaped shall be retained as landscaped areas thereafter. Any trees or shrubs removed, dying, being severely damaged or becoming seriously diseased within three years of planting shall be replaced by trees or shrubs of similar size and species to those originally required to be planted.

Reason: In order to achieve a satisfactory level of landscaping in the interests of the amenities of the area in accordance with Policies P1, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

11 No development shall take place until an investigation and risk assessment (in addition to any assessment provided with the planning application) has been submitted to and approved in writing by the Local Planning Authority. The assessment shall investigate the nature and extent of any contamination on the site (whether or not it originates on the site). The assessment shall be undertaken by competent persons and a written report of the findings submitted to and approved in writing by the Local Planning Authority before any development takes place. The submitted report shall include:

i) a survey of the extent, scale and nature of contamination, which shall identify all potential contaminants associated with the previous uses and a conceptual model of the site indicating sources, pathways and receptors and potentially unacceptable risks arising from contamination at the site;

ii) an assessment of the potential risks to:

- human health,
- property (existing or proposed) including buildings, crops, livestock, pets, woodland, and service lines and pipes,
- adjoining land,
- groundwaters and surface waters, including controlled waters,
- ecological systems,
- archaeological sites and ancient monuments;

iii) where unacceptable risks are identified, an appraisal of remedial options and proposal of the preferred option(s) to form a remediation strategy for the site.

The development shall thereafter be carried out in full accordance with the duly approved remediation strategy and a verification report submitted to and approved in writing by the Local Planning Authority before any of the buildings hereby approved are first occupied.

If, during development, contamination not previously identified is found to be present at the site then no further development shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and this shall be approved in writing by the local planning authority. The remediation shall thereafter be carried out in accordance with the approved strategy.

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 G9 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: To ensure contamination is appropriately identified and a strategy is in place before works commence on site 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.

12 Hours of construction at the site shall be limited to 0730 to 1800 Monday to Friday and 0900 to 1400 Saturday with no working on Sunday and Bank Holidays.

Reason: In the interest of residential amenity and to protect neighbouring residents from unacceptable disturbance and to accord with policies G9 and DM1 of the Core Strategy 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 28 April 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.

The applicant is advised to contact the Council's Highway Service on 0300 303 8879 regarding any repairs that may be required to the adjacent footway following construction.

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.