ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

OUTLINE PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 20/01490/OUT

Name and address for correspondence:	Applicant name:
Mr Robert Hodgson R.A.Fisk and Associates 20 Chorley Road Swinton Manchester M27 5AJ	Mr Ryan Wrigley

Part I - Particulars of Application

Date of Application: 20 January 2021

Proposal:	**Outline application (including access, layout and scale) for the erection a three storey block of 10 studio flats following demolition of existing church building**
Location:	**Kingdom Hall Of Jehovah's Witnesses, Taylor Street, Heywood, OL10 1EF**

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 The approval of the Local Planning Authority shall be sought in respect of the following matters before the development is commenced: external appearance and landscaping.

Reason: The application is granted in outline only under the provisions of Article 5 of the Town and Country Planning (Development Management Procedure) Order 2015 and details of the matters referred to in the condition have not been submitted for consideration.

3 The total number of residential units included in any application(s) for reserved matters submitted pursuant to condition 2 of this permission shall be limited to a maximum of ten studio flats and the development shall be substantially in accordance with the following plans/documents:

- Location Plan
- Existing Floor Plans
- Existing Elevations
- 3418:07/B - Proposed Site Plan - Received 12/03/2021
- 3418:08/B - Proposed Ground and First Floor Plan - Received 12/03/2021
- 3418/09/B - Proposed Site Section - Received 12/03/2021
- 3418/11/A - Street Scenes - Received 12/03/2021

Reason: The submitted layout of the proposed development incorporates a number of key parameters that will guide the detailed reserved matters application, and in order to provide for an acceptable scale and layout of development and high quality environment, in accordance with policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

4 Prior to commencement of the development an investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced and shall have been first submitted to and approved in writing by the Local Planning Authority before development commences. The report of the findings must include:

- a survey of the extent, scale and nature of contamination
- an assessment of the potential risks to:
  i. human health,
  ii. property (existing or proposed) including buildings, crops, livestock, pets, woodland, and service lines and pipes,
  iii. adjoining land,
  iv. groundwaters and surface waters,
  v. ecological systems,
  vi. archaeological sites and ancient monuments;
- where unacceptable risks are identified, an appraisal of remedial options and proposal of the preferred option(s).

The development shall thereafter be completed in full accordance with the approved recommendations.

Reason: To protect future occupants from any contamination of the site and to accord with policies G9 and DM1 of the adopted Rochdale Core Strategy and policy in the National Planning Policy Framework.

Reason for pre-commencement condition: Contamination investigation and any required mitigation measures will require investigation before the significant disturbance to ground and removal of material.

5 No development shall take place until such time as a scheme for the disposal of foul and surface waters from the site has been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, surface water must drain separately from foul water. The surface water drainage scheme should be based on

the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions, and include details of how the scheme shall be managed after completion. The development shall be completed, maintained and managed in accordance with the approved details.

Reason: To prevent an increased risk of flooding as a result of the development and to ensure satisfactory disposal of surface and foul water from the site in accordance with the requirements of Policy G8 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: As the proposals require ground works, these details are required prior to commencement of any building or engineering works on site.

6 No soft-strip, demolition or development groundworks shall take place until a Building Record Survey to Historic England Level 3 has been submitted to and approved in writing by the Local Planning Authority.

For the avoidance of doubt, this shall include:

- an introductory description
- a systematic account of the building's origins, development and use
- an account of the evidence on which the analysis has been based,
- drawn and photographic records that may be required to illustrate the building's appearance and structure and to support a historical analysis

Reason: To record and advance understanding of the significance of the buildings to be demolished and to make this evidence (and any archive generated) publicly accessible, in accordance with the requirements of Core Strategy Policy P2 and the National Planning Policy Framework.

Reason for pre-commencement condition: As the proposals require the demolition of the existing buildings, it is necessary to record and understand the significance of such buildings before the development commences.

7 No development shall commence until intrusive site investigations have been carried out on site to establish the exact situation in respect of coal mining legacy features. The findings of the intrusive site investigations shall be submitted to the Local Planning Authority for consideration and approval in writing. The intrusive site investigations shall be carried out in accordance with authoritative UK guidance.

Where the findings of the intrusive site investigations (required by the condition above) identify that coal mining legacy on the site poses a risk to surface stability, no development shall commence until a detailed remediation scheme to protect the development from the effects of such land instability has been submitted to the Local Planning Authority for consideration and approval in writing. Following approval, the remedial works shall be implemented on site in complete accordance with the approved details.

Reason: The undertaking of intrusive site investigations, prior to the commencement of development, is considered to be necessary to ensure that adequate information pertaining to ground conditions and coal mining legacy is available to enable appropriate remedial and mitigatory measures to be identified and carried out before building works commence on site. This is in order to ensure the safety and stability of the development, in accordance with paragraphs 178 and 179 of the National Planning Policy Framework.

Reason for Pre-Commencement Condition: Coal Mining Legacy investigation and any required mitigation measures will require investigation before the significant disturbance to ground and removal of material.

8 No development shall take place (including any site clearance or preparation works) until a Construction Management Plan (CMP), which shall include the following, has been submitted to, and approved in writing by the Local Planning Authority:

a) the parking of vehicles of site operatives and visitors;

b) loading and unloading of plant and materials;
c) storage of plant and materials used in constructing the development;
d) the erection and maintenance of security hoarding including decorative displays;
e) wheel washing facilities (or an adequate demonstration that this is nor required)
f) details of the construction hours (for the avoidance of doubt this shall be within the hours of 08:00-18:00 Monday-Friday, 09:00-16:00 Saturday and no work on Sundays or Bank Holidays); and
g) hours for site deliveries.

The approved CMP shall be adhered to throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved CMP without the prior written permission of the Local Planning Authority.

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 Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: Measures are required before any works on site commence.

9 No part of the development shall be occupied until a detailed specification for the design and construction of the associated parking area, including details of the surface water drainage strategy and surfacing materials, has been submitted to and approved in writing by the Local Planning Authority. The parking area shown on the approved plans shall be constructed in accordance with the duly approved details before the building is first occupied, and shall be retained thereafter for its intended purpose.

Reason: In order that there is adequate provision for vehicles to be parked clear of the highway in the interests of highway safety and the free flow of traffic and to ensure the suitable disposal of surface water in order to comply with the requirements of policies T2, DM1 and G8 of the adopted Rochdale Core Strategy.

10 No above ground works shall take place until details of the finished floor and external site levels of the dwellings and their plots have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details and retained thereafter.

Reason: In order to achieve an acceptable relationship between surrounding buildings in accordance with policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

11 No demolition 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.

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 26 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 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.

INFORMATIVE:
The applicant is reminded that, under the Wildlife and Countryside Act 1981 as amended it is an offence to remove, damage, or destroy the nest of a wild bird, while the nest is in use or being built. Planning consent does not provide a defence against prosecution under this act. If a birds nest is suspected work should cease immediately and a suitably experienced ecologist employed to assess how best to safeguard the nest(s).

INFORMATIVE:
In the event that the surface of the adjacent footway is damaged at any point through the construction phase, the kerbline and footway should be renewed upon completion of the development to an appropriate standard at the expense of the developer.