ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 20/01441/FUL

Name and address for correspondence:	Applicant name:
MR MARTIN AsHWORTH JAMES CAMPBELL ASSOCIATES LTD CAMPBELL HOUSE 173 ROCHDALE RD FIRGROVE, MILNROW ROCHDALE OL163BN United Kingdom	MR & MR MANSOOR AND GHULAM AHMAD

Part I - Particulars of Application

Date of Application: 17 December 2020

Proposal:	**Erection of two dwellings with associated boundary treatments and parking including the formation of vehicular access onto Gate Street**
Location:	**Land At Gate Street, Rochdale, OL11 1NZ**

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:-

- Site Location plan
- Existing Site Plan - Drawing No. 20.2219.1
- Proposed Site Plan - Drawing No. 20.2219.2B
- Proposed Floor Plans - Drawing No. 20.2219.3
- Proposed Elevations - Drawing No. 20.2219.4

- o Existing and proposed sections - Drawing No. 20.2219.5
- o Block Plans - Drawing No. 20.2219.6
- o Existing and proposed street scene - Drawing No. 20.2219.7

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 Notwithstanding any description of materials in the application, no above ground construction works shall take place until samples and / or full specification of materials to be used externally on the buildings 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. Development shall be carried out in accordance with the approved details.

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

4 4. 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 and land instability risk 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 and land instability risk

ii) an assessment of the potential risks to:

a. human health,

b. property (existing or proposed) including buildings, crops, livestock, pets, woodland, and service lines and pipes,

c. adjoining land,

d. groundwaters and surface waters,

e. ecological systems,

f. archeological 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 building(s) hereby approved are first occupied.

Reason: To ensure that the presence of contamination and land instability are identified, risks assessed and proposed remediation works are agreed in order to make the site suitable for use in accordance with policy DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: To fully understand the site conditions and to ensure that there are no contaminants and land instability present that poses a risk to human health.

5 No development shall take place, including site clearance, until a Construction Management Plan (CMP) with detailed method statements of construction and risk assessments, has been submitted to, and approved in writing by the local planning authority. The approved CMP shall be adhered to throughout the construction period. The CMP shall provide for: -

- the parking of vehicles of site operatives and visitors;
- hours of construction;
- loading and unloading of plant and materials;
- storage of plant and materials used in constructing the development;
- measures to control the emission of dust and dirt during construction;
- a scheme for recycling/disposing of waste resulting from demolition and construction works; and

Reason: To ensure the construction process does not introduce harm to the environment, amenity and highway safety in accordance with policies DM1, T2 and G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: The CMP is required to be agreed prior to commencement of development to ensure construction is undertake in an acceptable manner from the outset to preserve amenity, environmental standards and highway safety.

6 The drainage for the development hereby approved, shall be carried out in full accordance with the submitted 'Proposed Site Plan, Ref: 20.2219.2, Dated: August 2020' prepared by James Cambell Associates Ltd. The development shall be completed in accordance with the approved details. The duly approved scheme shall be completed and implemented prior to the first occupation of the dwelling hereby permitted and shall be retained as such thereafter.

Reason: To prevent an increased risk of flooding as a result of the development and to ensure satisfactory disposal of foul and surface water from the site in accordance with Policy G8 of the adopted Rochdale Core Strategy, saved Policy EM/7 of the adopted Rochdale Unitary Development Plan and the National Planning Policy Framework.

7 Notwithstanding the details shown on the approved plans, the dwellings hereby approved shall not be occupied until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. The details shall include the materials of the hard surfaced areas, boundary treatments, planting plans, specifications and schedules (including planting size, species and numbers/densities), and a scheme for the timing / phasing of implementation works.

The landscaping works shall be carried out in accordance with the approved scheme for timing / phasing of implementation or within the next planting season following final occupation of the development hereby permitted, whichever is the sooner.

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 10 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 to secure biodiversity mitigation in accordance with Policies P3, G6 and G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

8 The parking spaces as identified on drawing 'Proposed Site Plan - Drawing No. 20.2219.2B' hereby approved shall be provided and made available for the parking of vehicles prior to first occupation of the development. The parking space shall thereafter be retained for the parking of vehicles.

Reason: In the interests of highway safety and to ensure sufficient car parking is made available and in accordance with policy T2 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

9 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification) Schedule 2, Part 2, Class A, no fences, gates or walls shall be erected along the northern (front) boundary or within the curtilage of the dwelling-house within 1m of Gate Street.

Reason: In the interest of maintaining clear visibility for vehicles leaving the site in accordance with policy DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

10 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order with or without modification) the dwellings hereby approved shall not be altered or extended under Schedule 2, Part 1, Classes A, B and C of the Order and no outbuildings shall be erected within the curtilage under Schedule 2, Part 1, Class E of the Order except with the prior written approval of the Local Planning Authority.

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

11 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Orders revoking or re-enacting that Order with or without modification) prior to first occupation of the dwelling hereby permitted the windows in the first floor in the south elevation shall be fitted with textured glass with obscuration level of no less than Level 3 of the Pilkington Glass scale (or equivalent) and retained as such thereafter. Notwithstanding the provisions of the same Order, no additional window or door openings shall be inserted in the western or southern elevations of the dwellings except with the prior written approval of the Local Planning Authority.

Reason: In the interest of preserving amenity in terms of overlooking in accordance with policy DM1 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 20 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.

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.

Dropped kerb is required to allow vehicular access across the footway onto the private driveways, which should be constructed to the satisfaction of the Local Highway Authority.