

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 22/01273/FUL

Name and address for correspondence:	Applicant name:
Mr Andrew Murch TADW Architects 6 St. Petersgate Stockport SK1 1HD	Mr Paul Dockerty Rochdale Boroughwide Housing

Part I - Particulars of Application

Date of 19 October 2022
Application:

Proposal:	Installation of steps and railing following removal of existing steps
Location:	Footpath To Sides Of 62 & 63 Louise Gardens, Smallbridge, Rochdale, OL12 9RZ

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:
221320-01-P3 Existing and Proposed Plans
and the development shall be carried out in complete accordance with the approved drawings.

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 The metalwork of the hand rails hereby approved shall be colour treated dark grey upon installation unless an alternative colour treatment has been agreed in writing by the Local Planning Authority prior to installation, and shall be retained as such thereafter in perpetuity.

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

- 4 The proposed development as shown on the approved plans (ref. 221320-01-P3 Existing and Proposed Plans) shall be carried out in accordance with the Arboricultural Method Statement included within the provided Arboricultural Survey & Report (Treetops, Sep 2022).

Reason: To ensure that the trees within the vicinity of the proposed works are appropriately protected in accordance with policies G6 and G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Procedure Statement:

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively to issue the decision without delay.

Date Decision Issued 3 January 2023

**Daniela Ripa
Interim 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 separate approval from the Councils Highway Team is required for the proposed works prior to the commencement of works on site. Furthermore, the path appears to be well used by pedestrians and the applicant would need to manage those users during the proposed works therefore alternative diversion routes need to be identified with notices posted on site. Finally, the area around the path may contain statutory undertakers' equipment such as pipes cables etc. The applicant should therefore contact those statutory undertakers prior to work commencing on site to ensure any equipment is not damaged and that works are managed safely.