

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 23/00165/FUL

Name and address for correspondence:	Applicant name:
Mr Kelly Solid Void 16 Woolfenden Way Wardle Rochdale OL12 9SS	Mr C Grieves Hallmark Developments (North West) Ltd

Part I - Particulars of Application

Date of Application: 11 April 2023

Proposal:	Erection of industrial building, comprising 3no. individual units together with associated car parking and landscaping
Location:	Heritage Park Industrial Estate , Chichester Street, Rochdale, OL16 2AU

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:-

Drawing No: WSR-SVA-ZZ-ZZ-DR-A-2001 Rev E - Proposed Site and Location Plans received 19/05/2023

Drawing No: WSR-SVA-ZZ-ZZ-DR-A-2005 Rev C - Proposed Plans received 11/04/2023

Drawing No: WSR-SVA-ZZ-ZZ-DR-A-2010 Rev A - Proposed Elevations 01 received 15/02/2023

Drawing No: WSR-SVA-ZZ-ZZ-DR-A-2011 Rev A - Proposed Elevations 02 received 15/02/2023

Drawing No: WSR-SVA-ZZ-ZZ-DR-A-2012 Rev A - Proposed Bin Store Elevations received 11/04/2023

Drawing No: WSR-SVA-ZZ-ZZ-DR-A-2015 Rev A - Proposed Perspective received 15/02/2023

Drawing No: WSR-SVA-ZZ-ZZ-DR-A-2020 Rev A - Existing and Proposed Streetscene Elevations 01 received 26/03/2023

Drawing No: WSR-SVA-ZZ-ZZ-DR-A-2021 Rev - Existing and Proposed Streetscene Elevations 02 received 26/03/2023

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 Unitary Development Plan and the National Planning Policy Framework.

- 3 The materials to be used in the construction of the external surfaces of this development shall be as specified on the plans and/or application forms unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of visual amenity and ensuring the new development responds positively to the local context and character in accordance with Policy P3 of the Rochdale Core Strategy.

- 4 The building(s) hereby permitted shall not be occupied until all vehicle parking space(s) and turning areas have been provided in accordance with the plans hereby approved. The space(s) shall be kept available for parking and turning at all times thereafter.

Reason: To ensure that the development is provided with adequate parking facilities to meet the needs of future occupiers and reduce the likelihood of roadside parking which could be a danger to other road users in accordance with Policy TR2 of the Rochdale Core Strategy.

- 5 The development hereby approved shall not be occupied until a plan showing how cycle parking spaces can satisfactorily be provided on site is submitted to and been approved in writing by the Local Planning Authority. The cycle parking spaces shall be provided in full accordance with the approved details prior to first occupation and thereafter kept free of obstruction and retained in accordance with the approved details and shall remain available for the parking of vehicles at all times.

Reason: These details are required due to insufficient information being contained within this submission and in order to encourage travel by sustainable alternatives to private vehicle in accordance with Policy TR2 of the Rochdale Core Strategy.

- 6 The development hereby approved shall not be occupied until the refuse and recycling storage facilities indicated on the approved plans have been fully implemented and made available for use. These facilities shall thereafter be retained for use at all times.

Reason: To ensure the provision of satisfactory facilities for the storage of refuse and recycling and in the interests of visual amenity in accordance with Policies DM1 and T2 of the Rochdale Core Strategy.

- 7 The existing vehicular access from Walpole Street shall be reinstated to footway to the satisfaction of the Local Planning Authority.

Reason: In the interests of road safety and maintenance of the highway in accordance with Policy TR2 of the Rochdale Core Strategy.

- 8 Prior to first occupation/use of the building hereby approved, a scheme of soft landscaping shall be submitted to and approved in writing by the Local Planning Authority. This scheme shall specify species, planting sizes, spacing and numbers of trees/shrubs to be planted, and must include a maintenance programme detailing all

operations to be carried out in order to allow successful establishment of planting.

Planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the occupation of the building(s) or in accordance with a timetable agreed in writing with the Local Planning Authority. Any trees or plants which, within a period of 5 years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, to be agreed in writing by the Local Planning Authority.

Reason: In the interest of ensuring that the landscaping of the development enhances the visual local environment and in accordance with Core Strategy policy P3 and the National Planning Policy Framework.

- 9 Prior to the commencement of development, details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall include:

- (i) Foul discharge to the existing public sewer and a restricted 5 l/s rate of surface water discharge to public surface water sewer, in accordance with the reasoning provided in the Drainage Strategy Report by TJ Booth Associates dated March 2023.
- (ii) Levels of the proposed drainage systems including proposed ground and finished floor levels in mAOD.
- (iii) The background calculations of the MicroDrainage® model or any other software or calculations that have been used for the drainage design.

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. Prior to occupation/ use of the proposed development, the drainage scheme shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. To prevent an increased risk of flooding as a result of the development and to ensure satisfactory disposal of 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.

Reason for pre-commencement condition: Drainage infrastructure will need to be implemented prior to commencement of above ground works and a scheme therefore needs to be agreed in advance of the same.

- 10 The development hereby approved shall be carried out in accordance with the remediation strategy contained within the Geo-Environmental Audit (Phase 1 Preliminary Risk Assessment & Phase 3 Remediation Statement by T J Booth Associates, Date March 2023, Reference rep-tjba-hallmark-walpole st-Phs 1 & 3 Env-030323.docx and shall not be occupied until such time as a Remediation Verification Report has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy G9 of the Rochdale Core Strategy.

- 11 The development hereby approved shall provide the following mitigation measures:

- The roof of the building shall be constructed to provide a minimum sound reduction of 43dB Rw;
- The roller shutter door shall provide a minimum sound reduction of 31dB Rw

Reason: In order to protect the amenities of occupiers of nearby premises from noise and disturbance in accordance with Policies G9 and DM1 of the Rochdale Core Strategy.

- 12 Notwithstanding the provisions of Schedule 2, Part 3 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 premises shall be used for any industrial process within Use Class E (g) (iii) and for no other purpose (including any other purpose in the same Use Class of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020, or in any provision equivalent to that Class in any statutory instrument revoking or re-enacting that Order with or without modification.

Reason: Another alternative use of the premises which may otherwise be permitted by virtue of the above Orders could be harmful to highway safety, residential amenity or the designated mixed employment zone in accordance with Policies E2, DM1 and TR2 of the adopted Core Strategy, Policy EC/3 of the saved UDP and the NPPF.

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 14 June 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 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.