ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 21/00353/FUL

Name and address for correspondence:	Applicant name:
Mr Matt Gilray Rochdale Development Agency 1 riverside smith street ol16 1xu	Mr Matt GilrayRochdale Development Agency

Part I - Particulars of Application

Date of Application: 23 April 2021

Proposal:	**Demolition of existing buildings and use of land as a car park.**
Location:	**Land Off Railway Approach, Rochdale, OL11 3EE**

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 the expiration of three years beginning with the date of this permission.

Reason: To comply with the requirements of section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2 This permission relates to the following plans:-

Location Plan 1:1250
Existing Site Plan
Drainage and Layout Details, Drawing No. A1/2003692/000/001

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 Rochdale Unitary Development Plan and the National Planning Policy Framework.

3 The drainage for the development hereby approved, shall be carried out in full accordance with the submitted plan 'Drainage Layout Details', Drawing No. 'A1/2003692/000/001'. The development shall be completed in accordance with the approved details. The duly approved scheme shall be completed and implemented prior to the first use of the car park 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.

4 Notwithstanding the details shown on the approved plans and the requirements of condition 2 of this permission, a landscaping scheme for the site shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include details of the proposed surface treatment of all hard surfaced areas and the type, species, siting, planting distances and programme of planting of any trees and shrubs, including details of replacement tree planting. The duly approved landscaping scheme shall be carried out within 12 months of the car park first being used 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 five 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 and provision of adequate off-road parking facilities in accordance with the requirements of Policies DM1, T2, P2 and P3 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

5 No development apart from demolition shall take place until a scheme for the provision of boundary treatments, to include details of the siting, design and materials to be used, has been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt the boundary treatment should be of birdsmouth knee rail or similar. The scheme shall be implemented in accordance with the approved details before the development is first brought into use and shall thereafter be retained at all times.

Reason: In the interests of amenity and biodiversity and in compliance with Policies P3, G7 and DM1 of the adopted Rochdale Core Strategy of the Rochdale Unitary Development Plan and the requirements of the National Planning Policy Framework.

6 The car park shall not be used until such a time as secure storage facilities for bicycles have been provided within the site, in accordance with details to have first been submitted and approved in writing by the Local Planning Authority. The duly approved bicycle storage facilities shall be retained and kept available for that use thereafter.

Reason: To ensure that adequate and satisfactory provision is made for bicycle parking and in order to encourage alternative modes of travel to the site apart from the motor car or other motorised vehicles, in accordance with Policies DM1, T2 and P3 of the adopted Rochdale Core Strategy and the National Planning Policy Framework

7 No development shall take place until a method statement for the demolition of existing buildings on site has been submitted to and approved in writing by the Local Planning Authority. Demolition shall thereafter be carried out in accordance with the approved details.

Reason: In the interests of safety, due to the proximity of the site buildings to the adjacent station building and railway line in accordance with Policies G9 and DM1 of the adopted Rochdale Core Strategy of the Rochdale Unitary Development Plan and the requirements of the National Planning Policy Framework.

Reason for pre-commencement condition: Demolition details will need to be agreed in advance to reduce the impact on the adjacent railway.

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 17 June 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.

If works are to be undertaken during the breeding season (March - August inclusive) care should be taken to ensure that there are no nesting birds present. If nesting is found or suspected works should cease until such time as the eggs have hatched nestlings have fledged (Wildlife & Countryside Act 181).

Bats can be encountered in very unusual circumstances. Bats and their roosts are protected at all times (Conservation of Habitats & Species Regulations (Amendment) (EU Exit) 2019) - even when unoccupied. If bats are unexpectedly encountered or are suspected all work should cease until advice has been sought and implemented from a suitably qualified individual.

If the trees forming the boundary between the site and the railway line need to be pruned or removed to facilitate the re-development of the site they should be removed outside of the optimum time of year for bird nesting (March to August inclusive).