ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

APPROVAL OF RESERVED MATTERS

APPLICATION REFERENCE: 20/01524/REM

Name and address for correspondence:	Applicant name:
Mr Thomas Relph Russell Homes 13 Westpoint Enterprise Park Clarence Avenue Trafford Park Manchester M17 1QS	Russell Homes UK Limited

Part I - Particulars of Application

Date of Application: 24 February 2021

Proposal:	**Reserved Matters Approval for appearance, landscaping, layout and scale (with access already approved) for 61 dwellings and associated works pursuant to Hybrid Permission 16/01399/HYBR.**
Location:	**Land In The Northern Part Of The South Heywood Masterplan Scheme, Located On Land Bound By Manchester Road, Hareshill Road And Pilsworth Road, West Of Junction 19 Of The M62 In Rochdale.,**

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 approval has been **GRANTED** 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.

Conditions and Reasons:

1 This approval relates to the plans and documents as listed below:

- 19105 SK01 Planning Layout Rev P17 (24/02/2022)
- 19105 HT01 K Harper Floor Plans and Elevations (02/2022) (Submitted 17/03/2022)
- 19105 HT02 K Talbot Floor Plans and Elevations (02/2022) (Submitted 17/03/2022)
- 19105 HT03 K Roberts Floor Plans and Elevations (02/2022) (Submitted 17/03/2022)
- 19105 HT04 Garage Floor Plans and Elevations (02/2022) (Submitted 17/03/2022)
- 19105 HT05 K Worrall Floor Plans and Elevations (02/2022) (Submitted 17/03/2022)
- 19105 HT06 K Cromwell Floor Plans and Elevations (02/2022) (Submitted 17/03/2022)

- 19105 HT07 K Kenyon Floor Plans and Elevations (02/2022) (Submitted 17/03/2022)
- 19105 HT10 K Eccleston Floor Plans and Elevations (02/2022) (Submitted 17/03/2022)
- 19105 HT11 K Millward Floor Plans and Elevations (02/2022) (Submitted 17/03/2022)
- 19105 HT12 K Bower Floor Plans and Elevations (02/2022) (Submitted 17/03/2022)
- 19105 HT13 K Renshaw Floor Plans (02/2022) (Submitted 17/03/2022)
- 19105 HT13 K Renshaw Elevations (02/2022) (Submitted 17/03/2022)
- 19105 HT14 K Renshaw 3 Floor Plans (02/2022) (Submitted 17/03/2022)
- 19105 HT14 K Renshaw 3 Elevations (02/2022) (Submitted 17/03/2022)
- 19105 03 F Boundary Treatment Layout (24/05/2022)
- 19105 04 A Boundary Treatment Details (08/01/2021)
- 19105 07 Finished Floor Level Plan (24/03/2022)
- 3433 101 Landscape Masterplan Rev L (24/03/2022)
- 3433 201 Planting Plan Sheet 1 of 3 Rev G (25/03/2022)
- 3433 202 Planting Plan Sheet 2 of 3 Rev G (25/03/2022)
- 3433 203 Planting Plan Sheet 3 of 3 Rev G (25/03/2022)
- J000010-01-TP02B Residential Travel Plan - Phase 6 (December 2020)
- Crime Impact Statement v1.0 (December 2020)
- Landscape Management Plan Rev. A (November 21)(submitted 21.11.21)

The development shall be carried out in complete accordance with the drawings/documents 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.

2 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 building(s) 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. The 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.

3 Notwithstanding any description of materials in the application, prior to their use in any above ground works, samples and / or full specification of materials to be used as part of the hard landscaping scheme 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 the parking areas, paths or other hard-surfaced areas and any street furniture, (including any benches, bollards, walls, fencing and gates etc). The 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 No above ground construction works shall take place until details providing for fire services access or suitable alternative mitigation measures are submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In order to ensure suitable arrangements for fire and rescue services for residents of the new development in accordance policy P3 of the adopted Rochdale Core Strategy.

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 27 May 2022

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 a coal mining area which may contain unrecorded mining related hazards. If any coal mining feature is encountered during development, this should be reported to The Coal Authority. 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. Property specific summary information on coal mining can be obtained from The Coal Authority 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.