

Town and Country Planning Act 1990 (as amended)

APPROVAL OF RESERVED MATTERS

APPLICATION REFERENCE: 23/01392/REM

Name and address for correspondence:	Applicant name:
Mr Jake Crompton Stonebond Properties (Manchester) Ltd & Great Places Hous... Suite 5, Egerton House Towers Business Park Didsbury Manchester M20 2DX	Mr Jake Crompton

Part I - Particulars of Application

Date of Application: 22 December 2023

Proposal:	Reserved matters application for landscaping pursuant to planning permission 20/01170/OUT (Outline planning application (including access, layout, scale and appearance) for 49 affordable dwellings following demolition of existing buildings on site and new access from Edenfield Road)
Location:	Site Formerly Of Tack Lea Works And Shepperd Mill, Greenbooth Road, Norden, 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 following plans and documents:
 - Location Plan - SBM-001-LP01
 - External Finsihes Sheet 1 of 2 - dwg no. SBM-001-EF01 Rev B;
 - External Finsihes Sheet 2 of 2 - dwg no. SBM-001-EF02 Rev B.
 - Boundary Treatment Plan - dwg no. SBM-001-BP01 Rev B;
 - 9104 - palisade fencing detail around pump station;
 - 9105 - palisade gate detail to pump station;
 - 9108 - 3 post and rail fence detail; and
 - 9110 - hoop top railing.
 - Detailed Planting Plan: 1 of 4 - N002-LA-PL-00-001 rev.P3
 - Detailed Planting Plan: 2 of 4 - N002-LA-PL-00-002 rev.P3
 - Detailed Planting Plan: 3 of 4 - N002-LA-PL-00-003 rev.P3
 - Detailed Planting Plan: 4 of 4 - N002-LA-PL-00-004 rev.P3

- Pump Station Site Layout - EQ4615-150856-400
- Finished Levels and Retaining Wall Masterplan - EDE-AJP-xx-00-DR-C-1400 rev. P04
- Finished Levels and Retaining Wall Sheet 1 - EDE-AJP-xx-00-DR-C-1401 rev. P04
- Finished Levels and Retaining Wall Sheet 2 - EDE-AJP-xx-00-DR-C-1402 rev. P04
- Watercourse Long Section - EDE-AJP-xx-00-DR-C-1330 rev. P01
- Landscape and Woodland Management Plan Report - N002-LA-RP-00-005 rev.P2

The development shall be carried out in accordance with the drawings/documents hereby approved unless otherwise required by the conditions below.

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, the Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 2 Within the first planting season following the first occupation of the dwelling, the landscaping scheme shall be carried out in accordance with the details shown on the Detailed Planting Plan sheets 1 to 4 ref. (N002-LA-PL-00-001 rev.P3, N002-LA-PL-00-002 rev.P3, N002-LA-PL-00-003 rev.P3 and N002-LA-PL-00-004 rev.P3) and shall be maintained thereafter. Any trees or shrubs planted in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within five 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: 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, Chapter 8 of the Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 3 The development hereby approved shall not be occupied until such time as the boundary treatments and retaining structures have been installed in accordance with the following plans:

- Boundary Treatment Plan - dwg no. SBM-001-BP01 Rev B;
- 9104 - palisade fencing detail around pump station;
- 9105 - palisade gate detail to pump station;
- 9108 - 3 post and rail fence detail; and
- 9110 - hoop top railing.
- Finished Levels and Retaining Wall Masterplan - EDE-AJP-xx-00-DR-C-1400 rev. P04
- Finished Levels and Retaining Wall Sheet 1 - EDE-AJP-xx-00-DR-C-1401 rev. P04
- Finished Levels and Retaining Wall Sheet 2 - EDE-AJP-xx-00-DR-C-1402 rev. P04

The structures shall be retained and maintained thereafter in perpetuity.

Reason: In the interest of the character and appearance of the development and the surrounding area and in accordance with Policies P3 and DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 of the Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 4 The development hereby approved shall be carried out in accordance with the Landscape and Woodland Management Plan Report - N002-LA-RP-00-005 rev.P2. The maintenance measures set out in the report shall be adhered to for a period of 15 years following the first occupation of the development.

Reason: In the interest of the visual amenities of the area and to preserve and enhance on-site habitat and in accordance with the adopted Rochdale Core Strategy, the

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 21 March 2024

Melanie Hale
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.