



Town and Country Planning Act 1990 (as amended)

OUTLINE PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 23/00120/OUT

Name and address for correspondence:	Applicant name:
Mr Yousaf Qazi H N A Architects Ltd H N A Architects Ltd Temple Works Temple Street OLDHAM OL1 3NJ	Mr Amjad Mahmood

Part I - Particulars of Application

Date of Application: 31 May 2023

Proposal:	Outline application (including access and layout) for erection of 3no dwellings with associated parking.
Location:	61 King Street South, Rochdale, OL11 3TR

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 submitted plans subject to the following condition(s):

Conditions and Reasons:

- 1 Application for approval of reserved matters (namely scale, appearance and landscaping) must be made not later than the expiration of three years beginning with the date of this permission and the development must be begun not later than whichever is the later of the following dates:
 - a. The expiration of three years from the date of this permission; or
 - b. The expiration of two years from the final approval of the reserved matters, or
 - c. in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: To comply with the requirements of Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004

- 2 The total number of residential units included in any application(s) for reserved matters submitted pursuant to condition 2 of this permission shall be limited to a maximum of 3no dwellings and the development shall be substantially in accordance with the following plans/documents unless otherwise required by the conditions below:

- Proposed site plan - Dwg No 1414-P-001 Revision A
- Site Location Plan - 1414-P-SLP
- 'Trees Protection Plan' Dated May 2023 - received by the Council 31/05/2023
- 'Tree Survey and Root Protection Area' Dated May 2023- received by the Council 31/05/2023
- 'Arboricultural Impact Assessment and Method Statement' dated May 2023 prepared by tba landscape architects - received by the Council 31/05/2023

Reason: The submitted layout of the proposed development incorporates a number of key parameters that will guide the detailed reserved matters application, and in order to provide for an acceptable scale and layout of development and high quality environment, in accordance with policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 3 No development shall take place until an investigation and risk assessment, in addition to any assessment provided with the planning application, has been completed to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced and shall have been first submitted to and approved in writing by the Local Planning Authority before development commences. The report of the findings must include:

- i) a survey of the extent, scale and nature of contamination
- ii) an assessment of the potential risks to:
 - o human health,
 - o property (existing or proposed) including buildings, pets, woodland, and service lines and pipes,
 - o groundwaters and surface waters,
- iii) where unacceptable risks are identified, an appraisal of remedial options and proposal of the preferred option(s)

The development shall thereafter be carried out in full accordance with the duly approved remediation strategy and a verification report shall be submitted to and approved in writing by the Local Planning Authority before any dwelling hereby approved is first occupied.

Reason: To ensure the safe development of the site in the interests of the amenity of future occupiers in accordance with Policy G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: Further investigation will be necessary prior to commencement of any building or engineering works on site.

- 4 No development shall take place until such time as a scheme for the disposal of foul and surface waters from the site has been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, surface water must drain separately from foul water. The surface water drainage scheme should be based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions, and include details of how the scheme shall be managed after completion. The development shall be completed, maintained and managed in accordance with the approved details.

Reason: To prevent an increased risk of flooding as a result of the development and to ensure satisfactory disposal of surface and foul water from the site in accordance with the requirements of Policy G8 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: As the proposals require ground works, these details are required prior to commencement of any building or engineering works on site.

- 5 Either prior to the commencement of the development or as part of the first reserved matters application, full details of the construction of the access road, parking areas and driveways shall be submitted to and approved in writing by the Local Planning Authority. Those details shall include the use of a bound surface material. The access road shall be completed as approved prior to substantial completion of the development. All driveways and parking areas shall be carried out as approved prior to occupation of the dwelling it serves and retained thereafter.

Reason: In the interest of highway safety and the free flow of traffic and in accordance with Policies T2 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 6 No development shall take place until the trees that are to be retained within the site has been enclosed with temporary protective fencing and temporary ground protection has been fully installed in full accordance with BS:5837:2012 'Trees Protection Plan' Dated May 2023, 'Tree Survey and Root Protection Area' Dated May 2023, and 'Arboricultural Impact Assessment and Method Statement' prepared by tba landscape architects, May 2023. The necessary protection measures shall be retained during the period of construction and throughout the installation of the temporary development hereby approved and no work, excavation, tipping, or stacking/storage of materials shall take place beyond such protective fencing during the construction period.

Reason: In order to protect the existing trees on the site in the interests of the amenities of the area and in accordance with Policies P3, G1, G6 and G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 7 As part of the 'appearance' reserved matter application, details of the alignment, height and appearance of all fencing, walls and gates to be installed (notwithstanding any details shown on the submitted drawings) shall be submitted to and approved in writing by the Local Planning Authority.

No dwelling shall be occupied until all fences, walls and other boundary treatments shown in the approved details to bound its plot have been erected in conformity with the approved details. Other fences, walls and other boundary treatments shown in the approved details shall have been erected in conformity with the approved details prior to substantial completion of the development.

Reason: The required details are not provided as part of this outline application and are required at an early stage in order to ensure a visually satisfactory form of development and to provide reasonable standards of privacy to residents.

- 8 As part of the 'appearance' reserved matter application, full details of the following (including samples) shall be submitted to the Local Planning Authority for its approval. No development shall take place until such approval has been given in writing by the Local Planning Authority: a) All external facing and roofing materials to the proposed dwellings b) All hard ground surfacing materials. The development thereafter shall be constructed utilising the approved materials.

Reason: The application is in outline only and is not accompanied by detailed plans, and to ensure that the development is appropriate in terms of visual amenity and to ensure that it responds to the local context of the site.

- 9 As part of the 'landscaping' reserved matter application, a biodiversity net gain statement and proposed landscaping details shall be submitted to demonstrate how biodiversity net gain will be achieved.

Reason: To demonstrate that the proposed development does not result in biodiversity loss, and that it delivers net gain, in accordance with Policies G6 and G7 of the Rochdale Core Strategy and the NPPF.

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 8 February 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.

INFORMATIVE:

The applicant is advised that planning permission is not permission to work in the highway a separate application should be submitted to Rochdale Borough Council's highway team for the proposed extended dropped kerb. In the instance the applicant decide to use their own provider, their appointed contractor must apply to the Highway Authority (Rochdale Borough Council) for a license to do so under Section 50 of the Street Works Act 1991; it is an offence for an individual or contractor to carry out any works on the footway without the Highway Authority's express permission.