ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 21/00354/FUL

Name and address for correspondence:	Applicant name:
Mr Thomas Bailey Bradbury Consulting 59 Wilmslow Road Handforth SK9 3EN	Mr Mark Fardon

Part I - Particulars of Application

Date of Application: 18 June 2021

Proposal:	**Demolition of existing bungalow and erection of new dormer bungalow with associated driveway and landscaping works**
Location:	**The Bungalow, Hillcrest Road, Rochdale, OL11 2QB**

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:-
- Site Location Plan 1:1250
- Drawing No. PL02 - As Existing Site Plan
- Drawing No. PL04 - As Existing Floor Plan
- Drawing No. PL05 - As Existing Elevations
- Drawing No. PL03B - As Proposed Site Plan
- Drawing No. PL06 Revision A - As Proposed Floor Plans
- Drawing No. PL07 Revision A - As Proposed Elevation Plans
- Drawing No. PL08 - As Proposed Street Scene

and the development shall be carried out in 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 Core Strategy, the saved Rochdale Unitary Development Plan and the National Planning Policy Framework.

3 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or full specifications of materials to be used externally on the building 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. 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 Policies P3 and DM1 of the adopted Rochdale Core Strategy and the requirements of the National Planning Policy Framework.

4 Notwithstanding the details shown on the approved plans and the requirements of condition 2 of this permission, no part of the development shall be occupied until details of the materials to be used in the construction of boundaries, gates and retaining walls, including colour treatment, have been submitted to and approved in writing by the Local Planning Authority and the approved structures have been erected in accordance with the approved details.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity and to protect the amenities of surrounding residential properties in accordance with Policies P3 and DM1 of the adopted Rochdale Core Strategy and the requirements of the National Planning Policy Framework.

5 Notwithstanding the details shown on the approved plans and the requirements of condition 2 of this permission, the development shall not be occupied until a landscaping scheme for the site (including elements of both 'hard' and 'soft' landscaping) is 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. The duly approved landscaping scheme shall be carried out within 12 months of the dwelling first being occupied 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 for the dwellinghouse in the interests of visual amenity and highway safety in accordance with the requirements of Policies DM1 and P3 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

6 No development shall take place until a foul and surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions and inclusive of how the scheme shall be managed after completion, has been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, foul and surface waters shall be drained on separate systems and the surface water drainage scheme shall accord with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. The development shall be completed, maintained and managed in accordance with the approved details.

Reason: To ensure the appropriate disposal of foul and surface waters and to manage the risk of flooding and pollution in accordance with Policy G8 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: Drainage is an early activity in the construction process and it is in the interest of all stakeholders to ensure that an acceptable scheme is agreed before development commences on site.

7 No site preparation, delivery of materials or construction works, other than quiet internal building operations such as plastering and electrical installation, shall take place other than between 08:00 hours and 18:00 hours Monday-Friday and between 08:00 hours and midday on Saturdays.

Reason: In order to safeguard the amenities of occupiers of surrounding properties during the course of construction of the development and to limit the potential for unacceptable noise and disturbance at unsocial hours in accordance with the requirements of Policies DM1, P3 and G9 of the adopted Core Strategy and the National Planning Policy Framework.

8 Prior to the commencement of development (including site clearance), a scheme to provide for two wall integrated cavity bat boxes or tubes in the new dwelling shall be submitted to and approved in writing by the Local Planning Authority. The boxes and features so approved shall be installed before the commencement of development and retained thereafter.

Reason: To ensure that the development does not affect the favourable conservation status of protected species on the site and in order to ensure biodiversity enhancements as part of the development in accordance with Policy G7 of the adopted Core Strategy, the National Planning Policy Framework and the provisions of the Wildlife and Countryside Act 1981 (as amended).

Reason for pre-commencement condition: This application proposes conversion of the building. This condition would ensure alternative provisions for nesting birds is provided.

9 No building works or demolition shall take place during the bird nesting season (1st March – 31st August inclusive) unless an ecological survey has been carried out immediately prior to clearance and submitted to and approved in writing by the Local Planning Authority to establish whether the site is utilised for bird nesting. Should the survey reveal the presence of any nesting species, then no development shall take place during the period specified above.

Reason: In order to prevent any habitat disturbance to nesting birds in accordance with the requirements of Policy G7 of the adopted Core Strategy and the National Planning Policy Framework.

10 Trees T1 and T2 as shown in the submitted 'Arboricultural Impact Assessment', report reference 'AIA: 1427- 1' are not positioned on land within the ownership of the applicant. Therefore, the felling of these trees shall not take place until evidence of an agreement with the owner of the adjacent land to remove these trees has been sought prior to the commencement of development details of which shall be submitted to and approved in writing by the Local Planning Authority.

If no permission is obtained from the adjacent land owner, the installation of a cellular confinement system will need to be delivered as stated within the Arboricultural Impact Assessment' and details of which shall be submitted to and approved in writing by the Local Planning Authority prior to the installation of the cellular confinement system. Development shall then be carried out in accordance with the approved details.

Reason: The western most access point will impact on RPA's of T1 and T2. In the circumstances it is recommended the part of the drive required over the RPA's of T1 and T2 be constructed utilising a minimal dig method of construction incorporating a cellular confinement system if permission cannot be obtained to remove these trees, in accordance with policies DM1 and G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

11 The submitted Ecology Report (Middleton Bell Ecology 27th May 2021) advises the survey findings are valid for 1 year. If the dwelling is therefore not demolished by 27th

May 2022 then a further review of the submitted Ecological Appraisal shall be undertaken and its findings and any required mitigation measures shall be submitted to and approved in writing by the Local Planning Authority prior to demolition. Development shall then be carried out in accordance with the approved details.

Reason: In order to prevent any habitat disturbance to nesting birds in accordance with the requirements of Policy G7 of the adopted Core Strategy and the National Planning Policy Framework.

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 26 October 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:
It is the applicant's responsibility to investigate the possibility of any United Utilities' assets potentially impacted by their proposals and to demonstrate the exact relationship between any United Utilities' assets and the proposed development. For advice regarding protection of United Utilities' assets, the applicant should contact the teams as follows: Water assets - DeveloperServicesWater@uuplc.co.uk Wastewater assets - WastewaterDeveloperServices@uuplc.co.uk

INFORMATIVE:
Whilst the building to be demolished has been assessed as low risk for bats, the applicant is reminded that under the 2019 Regulations it is an offence to disturb, harm or kill bats. If a bat is found during demolition, all work should cease immediately and a suitably licensed bat worker employed to assess how best to safeguard the bat(s). Natural England should also be informed.

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.