ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

# APPROVAL OF RESERVED MATTERS

APPLICATION REFERENCE: 18/01416/REM

| Name and address for correspondence: | Applicant name: |
|---|---|
| Mrs Alison Duxbury<br>Triangle Architects Ltd<br>Raven House<br>113 Fairfield Street<br>Manchester<br>M12 6EL | Mr Wayne Ashton |

Part I - Particulars of Application

Date of Application: 18 December 2018

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| **Proposal:** | **Reserved matters application (pursuant to outline permission 18/00854/VRCON) for access, appearance, landscaping, layout and scale relating to the erection of a new medical centre** |
| **Location:** | **Land Adjacent To The Strand, Daventry Road and Balderstone Road, Kirkholt, Rochdale, OL11 2JG** |

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 permission relates to the following plans:-

- Site Location Plan drawing no. 16-024 101 rev. A
- Proposed Site Plan drawing no. 16-024 102 rev. B
- Proposed Ground and First Floor Plans drawing no. 16-024 103 rev. A
- Proposed Roof Plan drawing no. 16-024 104
- Site Boundary Treatments Proposed drawing no. 16-024 105 rev. A
- Proposed Elevations drawing no. 16-024 110 rev. A
- External Lighting Layout drawing no. 7862-BCL-00-EX-DR-E2101 rev. T1
- Soft Landscaping Proposal drawing no. LA/01 rev. v4

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 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 and to be used in the provision of hard-surfacing within the site 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 National Planning Policy Framework.

3 No part of the development shall be occupied until such time as a detailed specification of the proposed traffic bollards and removable bollards and a materials specification for the brick-built boundary treatments has been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be occupied until such time as the boundary treatments to the site have been erected in accordance with the detail shown on the approved plan ref. 16-024 105 rev. A and in accordance with the additional detail approved pursuant to the provisions of this condition; the boundary treatments shall be retained as installed thereafter.

Reason: In the interests of amenity and in compliance with policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

4 The car parking, servicing and other vehicular access arrangements shown on the approved plans to serve the development hereby permitted shall be made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.

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.

5 No part of the development shall be occupied until such time as a detailed specification for the proposed cycle stands, as shown on the approved site plan ref. 16-024 102 rev. B has been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be occupied until such time as the cycle stands have been made available for use on site in accordance with the duly approved detail; the cycle stands shall be retained as installed thereafter.

Reason: In the interests of ensuring adequate cycle storage provision in accordance with Policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

6 The landscaping works shown on the approved plans (ref. LA/01 v4), including the provision of biodiversity enhancement and mitigation measures, shall be carried out in accordance with the approved details and within the first planting season following first occupation of the development hereby permitted. Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 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: To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development and to ensure the provision of replacement and additional habitats in accordance with Policies P3, G6 and G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

7 No part of the development shall be occupied until such time as external lighting has been installed on site in accordance with the approved detailed lighting scheme ref. 7862-BCL-00-EX-DR-E2101 rev. T1. The external lighting shall be retained as such thereafter.

Reason: In the interests of safety and security, the visual amenities of the area and to prevent nuisance arising to neighbouring occupiers in accordance with Policies P3, G9 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

8 Noise output from fixed plant installed in the development shall not exceed 47 dB(A) measured 1 metre from noise sensitive premises between the hours of 0700 and 2300 on any day. For the avoidance of doubt, no fixed plant installed in the development shall operate between the hours of 2300 and 0700 on any day.

Reason: In the interests of the amenity of adjacent occupiers and to prevent nuisance arising in accordance with Policies G9 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

9 No works for the installation of the memorial bench to be provided within the site as shown on the approved site plan ref. 16-024 102 rev. B shall take place until such time as full detail and specification of the bench have been submitted to and approved in writing by the Local Planning Authority. The bench shall be installed in accordance with the duly approved details and retained as such thereafter.

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 National Planning Policy Framework.

10 No works for the installation of the solar PV panels on the roof of the building hereby approved shall take place until such time as a detailed scheme and full specification for the panels has been submitted to and approved in writing by the Local Planning Authority. The solar PV panels shall thereafter be installed in accordance with the duly approved details and retained as such thereafter.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with Policies P1, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

**Procedure Statement**

The Local Planning Authority worked positively and proactively with the applicant to identify various solutions during pre-application discussions and 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. The Local Planning Authority has therefore implemented the requirement in Paragraphs 186-187 of the NPPF.

Date Decision Issued 4 February 2019



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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 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.