ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

# PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 19/00525/AM

| Name and address for correspondence: | Applicant name: |
|---|---|
| Mr Jim Seymour<br>Seymour Planning Limited<br>27 Central Drive<br>Romiley<br>STOCKPORT<br>SK6 4PE | Mr M Leary |

Part I - Particulars of Application

Date of Application: 9 May 2019

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| **Proposal:** | **Section 73 application to vary condition 2 of planning permission 18/01242/AM for revision of house type for plot 12 to replace integral garage with additional living accommodation** |
| **Location:** | **Land At Holland Street, (Lambs Fold), Wardle, Rochdale** |

Part II - Particulars of decision

The Rochdale Metropolitan 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 The development must be begun not later than the 20th June 2021.

Reason: To comply with the requirements of section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2 For the avoidance of doubt, this permission relates to the following drawings:-

- Proposed Layout, Plans and Elevations - Drawing no. D206/007/C
- Proposed revision to plot 12 - Drawing no. D206/010

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 and the National Planning Policy Framework.

3 The development shall be carried out using the approved materials as specified on the approved drawing D206/010. No above ground works shall be undertaken to each plot until specific details of the elevational treatments for that plot have been submitted to and approved in writing by the Local Planning Authority.

Reason: In order to ensure use of appropriate materials which are sympathetic to the character of surrounding buildings and the street scene in the interests of visual amenity and to accord with policies P1, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

4 The development hereby approved shall be undertaken in full accordance with the Construction Management Plan as submitted with and approved under application 15/01057/DOC.

Reason: In order to ensure that appropriate measures are put in place to limit noise, nuisance and disturbance to the occupiers of neighbouring dwellings during the construction of the development in accordance with policy DM1 of the adopted Rochdale Core Strategy and policy in the National Planning Policy Framework.

5 Details of finished floor levels and external ground levels for each plot shall be submitted to and approved in writing by the Local Planning Authority before any development at that plot takes place. The development shall thereafter be completed in accordance with the duly approved details.

Reason: In order to ensure a satisfactory relationship between the new dwellings and between the development and surrounding buildings in the interests of residential and visual amenity in accordance with the requirements of policy P1, P3 and DM1 of the adopted Rochdale Core Strategy and policy in the National Planning Policy Framework.

Reason for pre-commencement condition: Level details would likely dictate the construction of the development, including ground works at the site.

6 The dwellings hereby approved shall not be occupied until, a verification report has been submitted to and approved in writing by the Local Planning Authority confirming that all necessary remediation and protection measures have been undertaken in accordance with the following reports approved under application 15/00413/FUL;

- Phase 1 environmental Audit Land near Holland Street, Hurstead, Rochdale - June 2013;
- Holland Street, Hurstead, Littleborough. Environmental Phase II Letter Report, Results of soil chemical testing dated 21st January 2015.

Reason: To prevent pollution of the water environment and to ensure the safe development of the site in the interests of the amenity of future occupiers in accordance with polices G9 and DM1 of the adopted Rochdale Core Strategy and policy in the National Planning Policy Framework

7 Within 2 months of the date of this permission a scheme for the disposal of foul and surface water from the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

- Details of the rate of surface water discharge from the site to any soakaway, watercourse or surface water sewer (including any necessary flow attenuation measures and the use of SUDS where appropriate), which shall not exceed 10 litres per second
- Details of how the scheme will be maintained and managed after completion.

The surface water and foul water shall be drained on a separate system with no surface water being discharged to the foul or combined sewer systems.

The scheme shall be implemented in accordance with the duly approved details before any of the dwellings are first occupied.

Reason: To prevent an increased risk of flooding as a result of the development and to ensure satisfactory disposal of foul and surface water from the site in accordance with the requirements of policy DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

8 No construction of the estate road shall take place until a scheme for the design, construction and drainage of the new estate road (including any footways) that shall integrate with that approved under application 15/01057/DOC (shown on drawing no. D206/001/C), has been submitted to and approved in writing by the Local Planning Authority. The duly approved scheme shall be implemented before any of the dwellings hereby approved are first occupied, and the estate road retained as such thereafter.

Reason: To ensure a satisfactory standard of engineering works and surface treatment in order to achieve appropriate provision for vehicle access, circulation and manoeuvring in accordance with the requirements of policy T2 and DM1 of the adopted Rochdale Core Strategy and policy in the National Planning Policy Framework.

9 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any equivalent Order following the amendment, re-enactment or revocation thereof), prior to the first occupation of each dwelling hereby permitted, the window in the second floor on the rear elevation shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 5 of the Pilkington Glass scale (or equivalent) and retained as such thereafter.

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

10 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any equivalent Order following the amendment, re-enactment or revocation thereof), prior to the first occupation of each dwelling hereby permitted, the rooflights indicated on approved plan D206/010A shall be fitted with non-opening lights and textured glass which obscuration level is no less than Level 5 of the Pilkington Glass scale (or equivalent) and retained as such thereafter.

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

**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 3 July 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.

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.