

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 23/01273/FUL

Name and address for correspondence:	Applicant name:
Mr James Walkington Paul Butler Associates 31 Blackfriars Road Salford M3 7AQ	Mr Michael Turner

Part I - Particulars of Application

Date of Application: 6 February 2024

Proposal:	Change of use of public house (Sui Generis use) to 6 apartments (use class C3) with infill first floor extension and other associated works
Location:	475 Oldham Road, Rochdale, OL16 4TD

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 approval relates to the plans and documents as listed below:
 - Location Plan
 - Existing Floor Plans - Drawing no. 002 Rev 1
 - Existing and Proposed External Works - Drawing no. 004 Rev 10
 - Existing and Proposed Elevations - Drawing no. 005 Rev 5
 - Existing and Proposed Roof Plan - Drawing no. 006
 - Bin Store Details

- Timber Fence Details

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 and the National Planning Policy Framework.

- 3 Notwithstanding any description of materials in the application no above ground construction works of the extension shall take place until samples and / or full specification of materials to be used externally on the extension and for the new window have been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt the external walling materials shall be brick, not stone. Such details shall include the type, colour and texture of the materials. The 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 policy DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 4 The bin store and bike storage as shown on drawing no. 004 revision 10 (External Works) shall be fully provided prior to first occupation and retained thereafter.

Reason: In the interests of highway safety and visual amenity and to accord with policy DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 5 The 1.8m high fence as shown on drawing no. 004 revision 10 (External Works) shall be installed prior to first occupation and retained thereafter.

Reason: In the interest of residential amenity and to protect the residents from undue levels of disturbance and loss of privacy and to accord with policy DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 6 The development shall be first constructed in accordance with the measures outlined in the submitted Acoustic Survey and Assessment, prepared by Martin Environmental Solutions Ltd, Report No: 2698-1, dated March 2024 to achieve the following internal and external noise levels:

- o 35 dB(A) Leq (16 hour) in the bedrooms with windows shut and other means of ventilation provided between 7 am and 11pm;
- o 30dB(A) Leq 8 hour in the bedrooms with windows shut and other means of ventilation provided between 11pm and 7am;
- o 35 dB(A) Leq (16 hour) in the living room/s with windows shut and other means of ventilation provided between 7 am and 11pm;
- o 40dB(A) Leq (16 hour) in other habitable rooms with windows shut and other means of ventilation provided at all times.

Prior to occupation a validation report that demonstrate the required internal and external noise levels have been achieved shall be submitted to and approved in writing by the Local Planning Authority. The approved measures shall thereafter be retained.

Reason: To protect the amenity of occupiers of the development from unacceptable external noise disturbance.

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 24 May 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 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.

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.