ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 19/00045/FUL

Name and address for correspondence:	Applicant name:
Mr And Mrs Iqbal 148-150 Spotland Road Rochdale OL12 7AA	Mr And Mrs Iqbal

Part I - Particulars of Application

Date of Application: 11 January 2019

Proposal:	**Erection of one detached dwelling**
Location:	**Land Adjacent To, 1 Arthur Street, Rochdale, 0L12 6SJ**

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 the expiration of three years beginning with the date of this permission.

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 This permission relates to the following plans:-

- Location Plan
- Proposed Floor Plans, Elevations and Sections - Drawing no. 1/R/1
- Proposed Section - Drawing no. 1/R/2
- Proposed External Plan - Drawing no. dwg-tjba-iqbal-1 arthur st-051018.dwg Rev P2
- Tree Constraints Plan & Details - dwg-tjba-iqbal-1 arthur st-051018.dwg Rev P1
- Proposed Drainage Plan & Details - Drawing no. dwg-tjba-iqbal-1 arthur st-051018.dwg Rev P1

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 Core Strategy 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 specification 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 DM1 and P3 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

4 The tree protection measures as outlined on the submitted plan Tree Constraints Plan & Details - dwg-tjba-iqbal-1 arthur st-051018.dwg Rev P1 shall be provided in full prior to any further development being undertaken on site, including the storage of any materials. The approved tree protection measures shall be retained throughout the period of construction and no activity prohibited by BS:5837:2012 shall take place within the tree protection areas during the construction period.

Reason: In order to protect the adjacent TPO tree in the interests of the amenities of the area and in accordance with Policies P3, G6 and G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

5 The masonry boundary wall around the perimeter of the site shall be constructed in full accordance with the details shown on the submitted plan Proposed External Plan - Drawing no. dwg-tjba-iqbal-1 arthur st-051018.dwg Rev P2 and be retained as such thereafter.

Reason: In order to protect the adjacent TPO tree in the interests of the amenities of the area and in accordance with Policies P3, G6 and G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

6 The drainage for the site shall be provided in full accordance with the details shown the submitted plan - Proposed Drainage Plan & Details - Drawing no. dwg-tjba-iqbal-1 arthur st-051018.dwg Rev P1 prior to first occupation of the dwelling hereby approved and be retained as such thereafter.

Reason: To ensure the site is appropriately drained, in the interests of flood prevention and to accord with policies G8 and DM1 of the Core Strategy and policy in the National Planning Policy Framework.

7 The development shall be undertaken in full accordance with the recommendations/site investigation strategy set out under section 8 of the submitted Phase I & Phase II Environmental Audit (reference@ rep-tjba-iqbal-1 arthur st-phs 1&2 env-260918.docx) and a completion report shall be submitted to and approved in writing by the Local Planning Authority prior to first occupation of the dwelling hereby approved.

Reason: To ensure that any identified contamination on the site is appropriately managed and to accord with policy policy G9 of the adopted Rochdale Core Strategy and policy in the National Planning Policy Framework.

8 The layout approved is that shown on the submitted plan - Proposed External Plan - Drawing no. dwg-tjba-iqbal-1 arthur st-051018.dwg Rev P2

Reason: For the avoidance of doubt and to ensure appropriate protection of the adjacent TPO tree and in the interests of visual amenity and in accordance with Policies P3, G6 and G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework

9 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any equivalent Order following the revocation and re-enactment thereof, no side extensions shall be added to the dwelling and no outbuildings shall be erected within the curtilage unless planning permission has been sought for such development.

Reason: In the interests of amenity and to ensure appropriate protection of the adjacent TPO tree in accordance with Policies P3, G6 and G7 of the adopted Rochdale 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 16 April 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 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.

For the avoidance of doubt , no branches shall be cut or pruned to facilitate scaffold erection or building works without the prior agreement of the council's tree officer. Scaffold contractors and builders should avoid causing any harm or damage to the tree. If in doubt, please contact the tree officer first.

INFORMATIVE: United Utilities Comments

A public sewer crosses adjacent to the site and we United Utilities may not permit building over it. They will require an access strip width of six metres, three metres either side of the centre line of the sewer which is in accordance with the minimum distances specified in the current issue of "Sewers for Adoption", for maintenance or replacement. You are advised to contact United Utilities Developer Engineer at wastewaterdeveloperservices@uuplc.co.uk as a lengthy lead in period may be required if a sewer diversion proves to be acceptable. Deep rooted shrubs and trees should not be planted in the vicinity of the public sewer and overflow systems.

If the applicant intends to offer wastewater assets forward for adoption by United Utilities, the proposed detailed design will be subject to a technical appraisal by an Adoptions Engineer as we need to be sure that the proposal meets the requirements of Sewers for Adoption and United Utilities' Asset Standards. The detailed layout should be prepared with consideration of what is necessary to secure a development to an adoptable standard. This is important as drainage design can be a key determining factor of site levels and layout. The proposed design should give consideration to long term operability and give United Utilities a cost effective proposal for the life of the assets. Therefore, should this application be approved and the applicant wishes to progress a S104 agreement, we strongly recommend that no construction commences until the detailed drainage design, submitted as part of the S104 agreement, has been assessed and accepted in writing by United Utilities. Any works carried out prior to the technical assessment being approved are done entirely at the developers own risk and could be subject to change. Details of both our S106 sewer connections and S104 sewer adoptions processes (including application forms) can be found on our website http://www.unitedutilities.com/builders-developers.aspx . Please note we are not responsible for advising on rates of discharge to the local watercourse system. This is a matter for you to discuss with the Lead Local Flood Authority and / or the Environment Agency if the watercourse is classified as main river.

Water Comments

If the applicant intends to obtain a water supply from United Utilities for the proposed development, we strongly recommend they engage with us at the earliest opportunity. If reinforcement of the water network is required to meet the demand, this could be a significant project which should be accounted for in the project timeline for design and construction.
To discuss a potential water supply or any of the water comments detailed above, the applicant can contact the team at DeveloperServicesWater@uuplc.co.uk. Alternatively, the applicant can visit our website to find further information and relevant application forms http://www.unitedutilities.com/builders-developers.aspx Please note all internal pipework must comply with current Water Supply (water fittings) Regulations 1999.

General comments

Where United Utilities' assets exist, the level of cover to the water mains and public sewers must not be compromised either during or after construction. It is the applicant's responsibility to demonstrate the exact relationship between any United Utilities' assets and the proposed development. A number of providers offer a paid for mapping service including United Utilities. To find out how to purchase a sewer and water plan from United Utilities, please visit the Property Searches website; https://www.unitedutilities.com/property-searches/. You can also view the plans for free. To make an appointment to view our sewer records at your local authority please contact them direct, alternatively if you wish to view the water and the sewer records at our Lingley Mere offices based in Warrington please ring 0370 751 0101 to book an appointment. Due to the public sewer transfer in 2011, not all sewers are currently shown on the statutory sewer records and we do not always show private pipes on our plans. If a sewer is discovered during construction; please contact a Building Control Body to discuss the matter further. For any further information regarding Developer Services and Planning, please visit our website at http://www.unitedutilities.com/builders-developers.aspx