ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

# PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 18/01287/FUL

| Name and address for correspondence: | Applicant name: |
|---|---|
| Mr Matthew Cust<br>MAHE Architecture<br>10 Churchbank<br>STALYBRIDGE<br>SK15 2QJ | Mr Tariq Drabu |

Part I - Particulars of Application

Date of Application: 4 December 2018

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| **Proposal:** | **Change of use from dwelling to form extension to existing dental practice together with external alterations to include changes to fenestration, installation of access ramp to front elevation, new front entrance, formation of new roof above existing single storey, erection of boundary fencing, creation of car parking and associated landscaping** |
| **Location:** | **215 Wood Street, Middleton, M24 5RU** |

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:

- Proposed Site Layout (671-06 c)
- Proposed Elevations (671-07 b)
- Existing First Floor (671-02 a)
- Existing Elevations 671-03 a)
- Existing Ground Floor (671-01 a)
- Proposed Ground Floor (671-04 a)
- Proposed First Floor (671-04 a)

and the development shall be carried out in complete accordance with the approved drawings.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the requirements of the adopted Rochdale Core Strategy.

3 No development pertaining to the creation of the car parking area indicated on the approved site layout shall take place until a scheme for the design and construction of 'hard' landscaping treatment and marking out of the access to the site and the parking spaces shown on the approved plans has been submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include details of the proposed surface treatment of the parking areas, paths or other hard-surfaced areas and provision to be made for drainage. The approved scheme shall be implemented in accordance with the approved details before the development is first brought into use.

Reason: To ensure safe and convenient access and parking arrangements in accordance with policies DM1 and T2 and adequate surface water drainage from the site in accordance with policy G1 of the adopted Rochdale Core Strategy and the requirements of the National Planning Policy Framework.

Reason for pre-commencement condition: This application is for change of use and these details are required before the use is implemented in the interests of visual amenity, highways and drainage.

4 No development pertaining to the creation of the car parking area indicated on the approved proposed site layout shall commence until details of soft landscaping are submitted to and approved in writing by the Local Planning Authority. The details shall include planting plans, specifications and schedules (including planting size, species and numbers/densities). The soft landscaping scheme shall be implemented within 12 months of the first use of the expanded practice. Soft landscaped areas shall be retained as landscaped areas thereafter.

Reason: To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development and in accordance with Policy P3 and DM1 of the Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: This application is for change of use and external alterations and these details are required before the use is implemented in the interests of visual amenity.

5 The premises shall only be open for trade or business between the hours of 08:00 until 18:00 Monday to Saturday inclusive, with no openings on Sundays or Bank Holidays.

Reason: In the interest of amenity in accordance with policies DM1 and G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

6 Notwithstanding any description of materials in the application, samples and / or full specification of materials to be used externally on the building(s) shall be submitted to and approved in writing by the Local Planning Authority before the commencement of exterior alterations and extensions to the application property. Such details shall include the type, colour and texture of the materials. Development shall be carried out in accordance with the approved details before the development is first brought into use.

Reason: In order to ensure a satisfactory appearance in accordance with policy DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: This application is for change of use and these details are required before the use is implemented in the interests of visual amenity.

**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 25 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 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.