ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 21/00190/FUL

Name and address for correspondence:	Applicant name:
Sarah Allen United Utilities Thirlmere House Lingley Mere Business Park Lingley Green Avenue Great Sankey WA5 3LP	Sarah Allen United Utilities

Part I - Particulars of Application

Date of Application: 13 April 2021

Proposal:	**Installation of 5 kiosks for the purposes of wastewater treatment related activities together with provision of temporary site compound and temporary works to widen site access**
Location:	**Castleton Wastewater Treatment Works, Hopwood Cottage, Rochdale Road, Middleton, M24 6QP**

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:
-Site Location Plan Sheet 1 of 2 80061379-01-C2V-CSTLT-97-DR-I-00007
-Site Location Plan Sheet 2 of 2 80061379-01-C2V-CSTLT-97-DR-I-000013
-Site Layout Plan 80061379-01-C2V-CSTLT-97-DR-I-00006
-MCC (001) Kiosk Plan & Elevations 80061379-01-C2V-CSTLT-97-DR-I-00008
-Process MCC (002) Kiosk Plan/Elevations 80061379-01-C2V-CSTLT-97-DR-I-00010

-Ferric Storage Kiosk Plan & Elevations 80061379-01-C2V-CSTLT-97-DR-I-00009
-Caustic Soda Dosing Kiosk Plan/Elevations 80061379-01-C2V-CSTLT-97-DR-I-00011
-Welfare Scada & Lab Kiosk Plan/Elevations 80061379-01-C2V-CSTLT-97-DR-I-00012
-Landscape/Biodiversity Proposals Plan 80061379-01-C2V-CSTLT-99-DR-L-00003
-Tree Constraints Report and Drawing 80061379-01-C2V-CSTLT-99-RP-I-00007
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 policies contained within the adopted Rochdale Core Strategy, the saved Rochdale Unitary Development Plan and the National Planning Policy Framework.

3 No development, site clearance, earth moving shall take place or material or machinery brought on site until a method statement to protect the Trub Brook from accidental spillages, fugitive dust and debris and measures to mitigate the risk of contaminated surface water run-off to the watercourse during the construction phase has been supplied to and agreed by the LPA. All measure will be implemented and maintained for the duration of the construction period in accordance with the approved details.

The approved method statement shall be adhered to throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved method statement without the prior written permission of the Local Planning Authority.

Reason: To minimise the detrimental effects to the natural environment through risks of pollution during the construction phase in accordance with Policies DM1, G7 and G9 of the Core Strategy and the National Planning Policy Framework.

Reason for Pre-Commencement: Site clearance poses a threat to the surrounding natural environment and a scheme therefore needs to be agreed in advance of any works taking place.

4 No development or works of site preparation shall take place until such time as:
- a survey of the site for badger setts; and,
- a method statement for protection of badgers during the course of development works on site, including reasonable avoidance measures, has been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt the survey and method statement should cover an area within 30m of any construction or earthworks hereby permitted. The duly approved method statement shall be adhered to for the duration of works on site.

Reason: In order to ensure the conservation of protected species in accordance with Policy G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: Reasonable avoidance/protection measures are required to be in place prior to works starting.

5 No development or site clearance works shall take place until a detailed method statement for the removal or long-term management/eradication of Himalayan Balsam on the site (as identified within Extended Phase 1 Habitat Survey Report by nlg Ecology dated August 2020) has been submitted to and approved in writing by the local planning authority. The method statement shall include measures to prevent the spread of Himalayan Balsam during any operations such as mowing, strimming or soil movement, and measures to ensure that any soils brought to the site are free of the seeds/roots/stems of any invasive plant covered under the Wildlife and Countryside Act 1981. Development shall be carried out in accordance with the approved method statement.

Reason: To ensure the satisfactory treatment and disposal of invasive plant species which, under the terms of the Wildlife & Countryside Act 1981 (as amended) it is an offence to be caused to be spread, and in accordance with the provisions of Policy G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: Construction activity increases the risk of invasive species spreading.

6 No development shall take place until the trees that are to be retained within the site has been enclosed with temporary protective fencing and temporary ground protection has been fully installed in full accordance with BS:5837:2012 'Trees in relation to design, demolition and construction. Recommendations' and Arboricultural Impact Assessment and Method Statement, ref. 16054f/PH'. The fencing and flooring shall be retained during the period of construction and no work, excavation, tipping, or stacking/storage of materials shall take place beyond such protective fencing during the construction period. The development shall thereafter be carried out in full accordance with the Arboricultural Impact Assessment received on 20th July 2020.

Reason: In order to protect the existing tree on the site in the interests of the amenities of the area and in accordance with Policies P3, G1, G6 and G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: The tree must be protected before any works are carried out.

7 Within the next planting season following the development hereby permitted being first brought into use, a scheme of biodiversity enhancement including replacement tree planting, wildflower seeding and grassland reinstatement shall take place in accordance with drawing 80061379-01-C2V-SDTLT-99-DR-L-00003/P04 - Landscape and biodiversity proposals. Any trees, shrubs or plantae otherwise planted 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 in accordance with policies P3, DM1 and G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

8 No clearance of trees and shrubs in preparation for (or during the course of) development shall take place during the bird nesting season (March - August inclusive) unless an ecological survey has been submitted to and approved in writing by the Local Planning Authority to establish whether the site is utilised for bird nesting. Should the survey reveal the presence of any nesting species, then no development shall take place during the period specified above unless a mitigation strategy has first been submitted to and approved in writing by the Local Planning Authority which provides for the protection of nesting birds during the period of works on site.

Reason: In order to prevent any habitat disturbance to nesting birds in accordance with policy G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

9 The kiosks hereby approved shall be colour treated Green BS4800 Ref 14-C-39 upon installation and shall be 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.

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 11 June 2021



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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.