



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 23/00085/VRCON

Name and address for correspondence:	Applicant name:
FRANK SMITH JAMES CAMPBELL ASSOCIATES LTD CAMPBELL HOUSE 173 ROCHDALE RD FIRGROVE OL16 3BN	MAJID KHAN

Part I - Particulars of Application

Date of Application: 21 November 2023

Proposal:	Section 73 application to vary condition 2 (Plans) and 9 (Landscaping) of planning permission 20/00244/FUL (residential development - 3 detached dwellings) for alterations to site layout plan, hardstanding, house types 1, 2, 3, and garages.
Location:	Land To Rear Of Langton Terrace, 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 This permission relates to the following plans and documents:-
 - Site Location Plan 1:1250 - received by the Council 11/01/2024
 - Proposed site plan - 20.2181.109E - received by the Council 11/01/2024
 - Proposed Garage Details - Plot 1 - 20.2181.111 - received by the Council 06/09/2023
 - Proposed Garage Details - Plot 2 - 20.2181.112 - received by the Council 06/09/2023
 - Proposed Garage Details - Plot 3 - 20.2181.113 - received by the Council 06/09/2023
 - Plot 1 & 2 - Proposed front and rear elevations - 20.2181.105A - received by the Council 15/06/2023

- Plot 3 - Proposed front and rear elevations - 20.2181.108A
- Plot 1 & 2 - Proposed side elevations - 20.2181.106
- Plot 3 - Proposed side elevations - 20.2181.107
- Landscape Plan and Detail - Revision B - Feb 2023 - MMA Tree Consultancy

- Plant Palette - 09/07/2020 - MMA Tree Consultancy
- Proposed Drainage Plan - 20.2181.33C received 26/01/2023
- PROPOSED FLOOR PLANS - 20.2181.101
- Proposed second floor plan and section - 20.2181.102
- Plot 3 - Proposed floor plans - 20.2181.103
- Plot 3 - PROPOSED SECOND FLOOR PLAN AND SECTION - 20.2181.104

- Proposed side elevations - handed - 20.2181.11
- Proposed front and rear elevations - handed - 20.2181.12
- Proposed floor plans - 20.2181.3b
- Proposed floor plans - handed - 20.2181.9
- Proposed second floor plan and section - 20.2181.4a
- Existing & proposed street scenes - 20.2181.8
- Insofar as it relates to the approved materials for the surfacing, location of bird boxes, and boundary treatment - PROPOSED SITE PLAN - 20.2181.32B, received by the Council 03/10/2023
- Construction Method Statement (CMS), prepared by James Campbell Architecture, received by the Council 31/08/2023
- Phase 1 and Phase 2 Environmental Report, prepared by TJ Booth Associates, dated Feb 2021

and the development shall be carried out in accordance with these drawings 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 Unitary Development Plan and the National Planning Policy Framework.

- 2 All dwellings and garages (including Plot 3) hereby approved shall be constructed from materials as shown on drawings 'Plot 1 & 2 - Proposed front and rear elevations - 20.2181.105A' and 'Plot 1 & 2 - Proposed side elevations - 20.2181.106'.

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 requirements of the National Planning Policy Framework.

- 3 The access roads and parking areas (including surface treatment and drainage) of the development shall be constructed in accordance with the submitted details as shown under 'Boundary Detail C - BDC Trespass Acoustic', 'M5 Driveway/ Access Road Surface', 'M4 Driveway/ Parking Details' 'M1 - Buff flagged patios/paths' 'M2 - Lawn/ grassed area' 'M3 - Border chippings' 'BBX - Bird Nesting Box' 'Boundary Detail A' 'Boundary Detail B' and Driveway Permeable Membrane (Groundtex) as shown on drawing number 20.2181.32B (in so far as the plans listed relate to the surface treatment and drainage). Additionally, the development shall be constructed in accordance with the drainage plan, drawing number 20.2181.33B. The access roads and parking areas shall be constructed in accordance with the duly approved details before the dwelling it serves is first occupied, and retained thereafter at all times for the parking of vehicles.

Reason: In order to ensure there is adequate provision for vehicles to be parked clear of the highway and to achieve an appropriate surface treatment for parking areas in order to comply with the requirements of Policy DM1 of the adopted Rochdale Core Strategy and the requirements of the National Planning Policy Framework.

- 4 The development shall be carried out in accordance with the submitted Construction Method Statement (CMS), prepared by James Campbell Architecture, received by the Council 31/08/2023. The approved CMS shall be adhered to throughout the construction period.

Reason: To minimise detrimental effects to the neighbouring amenities, the amenities of the area in general, detriment to the natural environment through the risks of pollution and dangers to highway and railway safety, during the construction phase in accordance with Policies DM1, T2, G8 and G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 5 All bird boxes shall be implemented in accordance with drawing 20.2181.32B prior to substantial completion of the development hereby approved. The birdboxes as approved shall be retained thereafter.

Reason: In order to ensure biodiversity enhancements as part of the development in accordance with the requirements of policy G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 6 Within 28 days of the date of this decision, trees to be retained including the trees along the eastern boundary of the site adjacent to the railway have been enclosed with temporary protective fencing in accordance with BS:5837:2012 'Trees in relation to design, demolition and construction'. The fencing shall be retained during the period of construction and no work, excavation, tipping, or stacking/storage of materials shall take place within such protective fencing during the construction period.

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

- 7 The landscaping works shown on the approved plan ref. 'Land at Langton Terrace - Revision B - Feb 2023' by MMA Tree consultancy and document 'Plant Palette dated 09/07/2020' shall be carried out in accordance with the approved details within the first planting season following final occupation of the development hereby permitted. Any trees or shrubs planted or retained 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 dwelling hereby approved shall be occupied until a verification report to demonstrate the effectiveness of land contamination remediation measures, as detailed in approved Phase 1 & Phase 2 Environmental Report, prepared by TJ Booth Associates, dated Feb 2021, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: The condition has not been discharged. 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 Policy G9 of the adopted Rochdale Core Strategy, saved Policy EM/8 of the adopted Rochdale Unitary Development Plan and the National Planning Policy Framework.

- 9 All boundary treatments shall be constructed in accordance with the details shown on drawing 20.2181.32B. The approved trespass / acoustic fence shall be erected before any dwelling is occupied. The approved boundary details to each plot shall be installed before the dwelling to which it serves is first occupied. All boundary treatment details shall thereafter be retained as approved.

Reason: In the interests of amenity and safety of the future occupiers and in compliance with Policies P3, G7 and DM1 of the adopted Rochdale Core Strategy of the Rochdale Unitary Development Plan and the requirements of the National Planning Policy Framework.

Statement under Article 31(1)(cc) of the Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended):

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 8 February 2024

Daniela Ripa
Interim 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 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.