ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 19/01140/FUL

Name and address for correspondence:	Applicant name:
Mr Michael Chow jade3 architecture Studio 12 Silver Street Wakefield WF1 1UY	Mr Mohammad Sadeeq

Part I - Particulars of Application

Date of Application: 5 November 2019

Proposal:	**Change of use of upper floors and part of ground floor to form 7 no. residential apartments (Use Class C3) together with insertion of windows and doors to ground floor, rooflights and retention of part of ground floor for retail (Use Class A1) - Resubmission of 19/00428/FUL**
Location:	**23-25 Drake Street, Rochdale, OL16 1RX**

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 The development shall be carried out in accordance with the following drawings and details before the apartments hereby approved is first brought into use and retained thereafter:

- Existing location and red line - Drawing Number 100 Revision A
- Existing rear rand side River Street Elevations Drawing Number 112
- Existing Drake Street and side Elevations Drawing Number 111
- Existing Roof Plan Drawing Number 115

- Existing ground - Drawing Number 101
- Existing First - Drawing Number 102
- Existing Second and third - Drawing Number 103
- Proposed rear rand side River Street Elevations Drawing Number 114 Rev D
- Proposed ground with floor areas - Drawing Number 104 Revision F
- Proposed first - Drawing Number 105 Revision C
- Proposed Second and third - Drawing Number 105 Revision C

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.

3 The flats hereby approved shall be designed and constructed in accordance with the submitted Acoustics Report titled 'Noise Survey of a Proposed Residential Development by 'Nova Acoustics' dated 14/06/2019. The apartments shall not be occupied until an acoustic verification report has been submitted to and approved in writing by the Local Planning Authority demonstrating that the relevant guideline values provided by the World Health Organisation, and BS8233:2014 have been achieved. Noise from any fixed plant shall not exceed 29 dB(A) when measured 1m from the unit at any time.

Reason: In the interests of residential amenity and to ensure that future residents are adequately protected from unacceptable levels of noise in accordance with policies DM1 and G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework

4 No development shall take place until full details of the windows and doors, including sections at a scale of not less than 1:20 to demonstrate: the longitudinal and cross-sectional detailing, depth of recess, cill and lintel detailing, and means of opening together with any finished treatment and depth of reveals, including samples if so required, have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details before the dwellings are first occupied and thereafter so maintained.

Reason: To protect the historic interest of the listed building and to protect the character and appearance of the Rochdale Town Centre Conservation Area, in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) Policies P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: Details are required to protect the architectural and historic interest of the building.

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 4 March 2020

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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:
Whilst Metrolink have no objection to this application, the site does adjoin the Highway in which Metrolink is situated and therefore we would like the applicant to be advised that the details of working safely near Metrolink can be found on the Metrolink Website at; https://www.tfgm.com/public-transport/tram/working-safely. The applicant is advised that should he consider undertaking any works to the Drake Street façade, not identified on the application drawings, such as changing windows etc, that the Applicant contacts Metrolink prior to undertaking any of those works.

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.