



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 23/00972/VRCON

Name and address for correspondence:	Applicant name:
Mrs Katie Harries Donald Insall Associates Ltd Bridgegate House 5 Bridge Place Chester CH1 1SA United Kingdom	Hamza Shakoor

Part I - Particulars of Application

Date of Application: 5 October 2023

Proposal:	Section 73 application to vary condition 2 of planning permission 19/01468/FUL to include amendments to internal layout, relocation of cycle store and removal of proposed light well to lower ground floor apartment, alongside discharge of Condition 5 (Contamination).
Location:	Waterside House , Water Street, Rochdale, OL16 1TL

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 The development must be begun not later than 25th May 2024

Reason. Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

MANWHWS01-DR-1006-3P-0-LowerGroundFloorPlanExisting
MANWHWS01-DR-1007-3P-0-GroundFloorPlanExisting
MANWHWS01-DR-1008-3P-0-FirstFloorPlanExisting
MANWHWS01-DR-1009-3P-0-SecondFloorPlanExisting
MANWHWS01-DR-3102-3P-0-ExistingElevationSouthWithRepairs
MANWHWS01-DR-3103-3P-0-ExistingElevationNorthWithRepairs

MANWHWS01-DR-3104-3P-0-ExistingElevationWestWithRepairs
 MANWHWS01-DR-3105-3P-0-ExistingElevationEastWithRepairs
 MANWHWS01-DR-3106-3P-0-ProposedInternalWallLinings
 MANWHWS01-SH-3902-3P-0-ScheduleOfExistingCastIronColumns
 MANWHWS01-DR-3906-3P-0- ExistingCastIronColumnType01
 MANWHWS01-DR-3907-3P-0- ExistingCastIronColumnType02
 MANWHWS01-DR-3908-3P-0- ExistingCastIronColumnType03
 MANWHWS01-DR-3909-3P-0- ExistingCastIronColumnType04
 MANWHWS01-DR-3910-3P-0- ExistingCastIronColumnType05
 MANWHWS01-DR-3911-3P-0- ExistingCastIronColumnType05a
 MANWHWS01-DR-3912-3P-0- ExistingCastIronColumnType06
 MANWHWS01-DR-3913-3P-0- ExistingCastIronColumnType06a
 MANWHWS01-DR-3914-3P-0- ExistingCastIronColumnType06b
 MANWHWS01-DR-3915-3P-0- ExistingCastIronColumnType06c
 MANWHWS01-DR-3916-3P-0- ExistingCastIronColumnType07
 MANWHWS01-DR-3917-3P-0- ExistingCastIronColumnType07a
 MANWHWS01-DR-3918-3P-0- ExistingCastIronColumnType08
 MANWHWS01-DR-3505-3P-0- ExistingVestibuleG06Plan
 MANWHWS01-DR-3506-3P-0- ExistingVestibuleG06NorthElevation
 MANWHWS01-DR-3507-3P-0- ExistingVestibuleG06EastElevation
 MANWHWS01-DR-3508-3P-0- ExistingVestibuleG06WestElevation
 MANWHWS01-SH-3902-3P-0-WindowSchedule
 MANWHWS01-SH-3903-3P-0-DoorSchedule
 MANWHWS01-DR-3202-3P-0-WindowType01and02
 MANWHWS01-DR-3204-3P-0-WindowType03
 MANWHWS01-DR-3205-3P-0-WindowType04
 MANWHWS01-DR-3206-3P-0-WindowType06
 MANWHWS01-DR-3207-3P-0-EDGF01
 MANWHWS01-DR-3208-3P-0-EDGF02
 MANWHWS01-DR-3209-3P-0-EDGF03
 MANWHWS01-DR-3302-3P-0- RoofRepairstoExisting
 MANWHWS01-DR-3303-3P-0-ProposedRoofPlan
 MANWHWS01-DR-3304-3P-0-ProposedRoofDetails
 MANWHWS01-DR-3305-3P-0- ProposedRoofVentDetail
 MANWHWS01-DR-3306-3P-0- LeadSheetAssociationDetails
 MANWHWS01-RP-3904-3P-0- DesignAccessHeritageImpactAssessment

040211 Proposed Lower Ground Floor Plan Layout
 040212 Proposed Ground Floor Plan Layout
 040213 Proposed First Floor Plan Layout
 040214 Proposed Second Floor Plan Layout
 040511 S-01 - Proposed Section A-A
 040512 S-02 - Proposed Section B-B
 040513 S-03 - Proposed Section C-C
 040514 S-04 - Proposed Section D-D
 040601 Typical Wall Detail - Type 01 (Separating Wall)
 040602 Typical Wall Detail - Type 02 (General Wall Partition)
 040602 Proposed New Window Details
 040603 Proposed Gate.-040603 D-01 -
 040801 Proposed Internal Door Schedule Sheet 1 of 2
 040802 Proposed Internal Door Schedule Sheet 2 of 2
 040803 Door Types Drawing
 040804 Existing and Proposed Windows Schedule
 040311 E-01 - Proposed South Elevation Layout
 040312 E-02 - Proposed West Elevation Layout
 040313 E-03 - Proposed North Elevation Layout
 040314 E-04 - Proposed East Elevation Layout
 01 Location, Block & Site Plan

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the adopted Places for Everyone Joint Development Plan, adopted Rochdale Core Strategy, the saved Rochdale Unitary Development Plan and the National Planning Policy Framework.

- 3 The development hereby approved shall be adapted in accordance with the mitigation measures identified within the submitted Noise Impact Assessment carried out by Miller Goodall dated 14 August 2020 and referenced 102385. The mitigation measures shall be completed before the dwellings are occupied and be retained thereafter.

Reason: In the interests of safeguarding the living conditions of future residents in accordance with Places for Everyone Joint Development Plan policy JP-P1 policies DM, P3 and G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 4 The development hereby approved shall be implemented in accordance with the mitigation measures specified in the submitted Flood Risk Assessment carried out by Ambiental, referenced 4635. The mitigation measures shall be carried out prior to the first occupation of any part of the building.

Reason: To reduce the impact of flooding on the proposed development and users/occupiers in accordance with Places for Everyone Joint Development Plan policy JP-S4, policy G8 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 5 No works to the proposed light well serving Apartment 1 shall take place until such time as details of aluminium window framework have been submitted to and approved in writing by the Local Planning Authority. The duly approved framework shall be installed in accordance with the approved details and retained as such thereafter.

Reason: In the interests of ensuring a satisfactory standard of design & visual appearance and to preserve and enhance the historic environment in accordance with saved policy BE/17 of the Rochdale Unitary Development Plan, policies DM1, P2 & P3 of the adopted Rochdale Core Strategy, Places for Everyone Joint Development Plan policies JP-S1, JP-P1 & JP-P2, the National Planning Policy Framework and the Planning (Listed Buildings and Conservation Act) 1990 (as amended).

- 6 No works to the existing arched window openings shall take place until such time as details of framework have been submitted to and approved in writing by the Local Planning Authority. The duly approved framework shall be installed in accordance with the approved details and retained as such thereafter.

Reason: In the interests of ensuring a satisfactory standard of design & visual appearance and to preserve and enhance the historic environment in accordance with saved policy BE/17 of the Rochdale Unitary Development Plan, policies DM1, P2 & P3 of the adopted Rochdale Core Strategy, Places for Everyone Joint Development Plan policies JP-S1, JP-P1 & JP-P2, the National Planning Policy Framework and the Planning (Listed Buildings and Conservation Act) 1990 (as amended).

- 7 No works to remove and replace the existing front entrance gate(s) shall take place until such time as full details of the proposed gate have been submitted to and approved in writing by the Local Planning Authority. The duly approved gate(s) shall be installed in accordance with the approved details and retained as such thereafter.

Reason: In the interests of ensuring a satisfactory standard of design & visual appearance and to preserve and enhance the historic environment in accordance with saved policy BE/17 of the Rochdale Unitary Development Plan, policies DM1, P2 & P3 of the adopted Rochdale Core Strategy, Places for Everyone Joint Development Plan policies JP-S1, JP-P1 & JP-P2, the National Planning Policy Framework and the Planning (Listed Buildings and Conservation Act) 1990 (as amended).

- 8 No works to the external walls on the interior side shall take place until such time as full lime plaster specification details have been submitted to and approved in writing by the Local Planning Authority. The duly approved lime plaster coating shall be installed in accordance with the approved details and retained as such thereafter.

Reason: In the interests of ensuring a satisfactory standard of design & visual appearance and to preserve and enhance the historic environment in accordance with

saved policy BE/17 of the Rochdale Unitary Development Plan, policies DM1, P2 & P3 of the adopted Rochdale Core Strategy, Places for Everyone Joint Development Plan policies JP-S1, JP-P1 & JP-P2, the National Planning Policy Framework and the Planning (Listed Buildings and Conservation Act) 1990 (as amended).

- 9 No works to repair the existing roof shall take place until such time as a detailed make up, together with the provision of materials samples, has been submitted to and approved in writing by the Local Planning Authority. The duly approved roof repairs shall be undertaken in accordance with these details retained as such thereafter.

Reason: In the interests of ensuring a satisfactory standard of design & visual appearance and to preserve and enhance the historic environment in accordance with saved policy BE/17 of the Rochdale Unitary Development Plan, policies DM1, P2 & P3 of the adopted Rochdale Core Strategy, Places for Everyone Joint Development Plan policies JP-S1, JP-P1 & JP-P2, the National Planning Policy Framework and the Planning (Listed Buildings and Conservation Act) 1990 (as amended).

- 10 No works to internal floors shall take place until such time as a fully detailed scheme for the repair and replacement has been submitted to and approved in writing by the Local Planning Authority. The internal floor works shall not be carried out otherwise than in accordance with these details without the express written permission of the Local Planning Authority.

Reason: In the interests of ensuring a satisfactory standard of design & visual appearance and to preserve and enhance the historic environment in accordance with saved policy BE/17 of the Rochdale Unitary Development Plan, policies DM1, P2 & P3 of the adopted Rochdale Core Strategy, Places for Everyone Joint Development Plan policies JP-S1, JP-P1 & JP-P2, the National Planning Policy Framework and the Planning (Listed Buildings and Conservation Act) 1990 (as amended).

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 19 April 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.