ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 22/00655/VRCON

Name and address for correspondence:	Applicant name:
Nigel Longshaw A.J.COCKER ASSOCIATES New Century House 176 Drake Street Rochdale OL16 1UP undefined	Mr C Grieves

Part I - Particulars of Application

Date of Application: 10 August 2022

Proposal:	**Variation of Condition 2 (Approved Plans) of planning permission 20/00764/FUL for alterations to road layout, house type on plots 2-5, garages, plot layouts including alterations to plot boundary walls**
Location:	**Honresfeld , Halifax Road, Littleborough, Rochdale, OL15 0JG**

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:

- Proposed Site Layout (H404-05-F)
- Demolition Plan (H404-13-A)
- Proposed Plans (H404-03-B) (main house)
- Proposed Elevations (H404-04-B) (main house)
- House Type Plot 1 (H404-10-B)
- House Type - Elevations - Plot 1 (H404-11-C)
- House Type Plans (H404-07-H) (plots 2 to 5)
- House Type Elevations (H404-08-J) (plot 2 to 5)
- Plans and Elevations (H464-06 dated Dec 2022) (plot 6)
- Garages (H404-09-C)
- Entrance Gate and boundary wall details (H404-15)

The development shall be carried out in 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 and the National Planning Policy Framework.

2 Notwithstanding any details hereby approved and the requirements of condition 2, the development shall be undertaken in accordance with the details of external facing materials set out in the submitted schedule of external facing materials titled 'Proposed materials to be used on development of 6 detached dwellings at Halifax Road, Littleborough, planning ref; 20/00764/FUL', approved under discharge of condition application ref 22/01070/DOC.

Reason: For the avoidance of doubt and to ensure satisfactory standards of appearance and quality are achieved and that the development protects the character and appearance of Honresfeld and the Green Belt and to accord with the adopted Places for Everyone joint development plan, Rochdale Core Strategy and the National Planning Policy Framework.

3 Notwithstanding any details hereby approved the development shall be undertaken in accordance with the details of external rainwater goods and soil pipes indicated in drawing numbered H404-14 approved under discharge of condition application ref 22/01070/DOC.

Reason: In order to ensure a satisfactory appearance of this non-designated heritage asset and in the interests of visual amenity in accordance with Policy P1, P2 and P3 of the adopted Rochdale Core Strategy and policy in the National Planning Policy Framework.

4 The windows shown obscurely glazed on elevation 6 of the development hereby approved (drawing no.H404-04-B) shall be fitted with textured glass, the obscuration level of which shall be no less than Level 3 of the Pilkington Glass scale (or equivalent) and retained as such thereafter.

Reason: In the interests of residential amenity and in accordance with policy DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

5 Notwithstanding the details shown on the approved plans and the requirements of condition 2 of this permission, the development shall be undertaken in accordance with the parking area surface materials indicated in the schedule titled 'Proposed materials to be used on development of 6 detached dwellings at Halifax Road, Littleborough, planning ref; 20/00764/FUL' approved under discharge of condition application ref 22/01070/DOC.

The parking areas shall be constructed in accordance with the approved details before any of the dwellings they would serve are first brought into use and shall be retained as such thereafter. The parking areas shall be retained for parking purposes at all times thereafter.

Reason: In the interests of highway safety and to accord with policy DM1 of the adopted Rochdale Core Strategy and policy in the National Planning Policy Framework.

6 No part of the development shall be occupied until a refuse collection strategy has been submitted to and approved in writing by the Local Planning Authority. The collection of refuse from the site shall be undertaken in accordance with the approved scheme thereafter.

Reason: In order to ensure adequate refuse collection from the site and to protect highway safety and in accordance with policy DM1 of the adopted Rochdale Core Strategy and policy in the National Planning Policy Framework.

7 The development shall be undertaken in accordance with the details set out in the submitted Licence and Annex ref 2021-55549-EPS-MIT from Natural England submitted under discharge of condition application ref 21/01817/DOC.

Reason: In order to ensure that protected species at the site can be adequately protected in accordance with policy G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

8 Prior to the installation of any external lighting, a strategy shall be submitted to and approved in writing by the LPA. The strategy shall:

- Identify areas/features on site that are potentially sensitive to lighting for bats;

- show how and where street lighting will be installed and through appropriate lighting contour plans demonstrated clearly that any impacts on bats is negligible;

- Specify frequency and duration of use.

All external lighting shall be installed in accordance with the agreed specifications and locations set out in the strategy.

Reason: In order to ensure that protected species at the site can be adequately protected in accordance with policy G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

9 No external works to the buildings, trees and vegetation, including site clearance shall be undertaken in the main bird breeding season (March to July inclusive) unless a report, by a suitably qualified person is submitted to and approved in writing by the Local Planning Authority to demonstrate that nesting birds are not present on the site. The development shall be undertaken in accordance with any submitted report.

Reason: In order to protect birds and their nests and to accord with policy G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

10 The development shall be undertaken in accordance with the details set out in the the report titled Biodiversity Enhancement Plan & Report by JCA Limited dated 04.04.2022, approved under discharge of condition application ref 22/01070/DOC. The details measures shall be retained thereafter.

Reason: In order to conserve and enhance the biodiversity of the site and ensure no net loss of habitats on site and to increase biodiversity and opportunities for wildlife in accordance with policy G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

11 The development shall be undertaken in accordance with the Construction Phase Health and Safety Plan and Construction Method Statement approved under discharge of condition application ref 21/01817/DOC.

Reason: In order to ensure that appropriate measures are put in place to limit noise, nuisance and disturbance to the occupiers of neighbouring dwellings during the construction of the development in accordance with the requirements of Core Strategy Policy G9, and the National Planning Policy Framework.

12 The development shall be undertaken in accordance with the details of foul and surface water drainage set out in the following plan and report:

- Proposed Residential Development Drainage Plan rev 2
- Drainage Strategy & Flood Risk Assessment report for Planning App. 20/00764/FUL

approved under discharge of condition application ref 22/01070/DOC.

The approved scheme shall be implemented prior to the first occupation of the dwelling hereby permitted and shall be retained as such thereafter.

Reason: To prevent an increased risk of flooding as a result of the development and to ensure satisfactory disposal of surface water from the site in accordance with Policy G8

of the adopted Rochdale Core Strategy, saved Policy EM/7 of the adopted Rochdale Unitary Development Plan and the National Planning Policy Framework.

13 The development shall be undertaken in accordance with the Arboricultural Method Statement ref 12831/TP by JCA Limited approved under discharge of condition application ref 21/01817/DOC.

Reason: To ensure adequate protection of trees around the site and to accord with policy G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

14 No development shall be undertaken in full accordance with the remediation recommendations of the Phase 1 and 2 Environmental Audit by TJ Booth Associated dated December 2021 approved under discharge of condition application ref 21/01817/DOC. A verification report shall be submitted to and approved in writing by the Local Planning Authority before any of the building(s) hereby approved are first occupied.

Reason: So as to ensure there is no harmful contamination on the site and to accord with policy DM1 of the adopted Rochdale Core Strategy and policy in the National Planning Policy Framework.

15 No part of the development shall be occupied until details have been provided demonstrating visibility splays of 2.4 metres by 43 metres will be provided at the site accesses onto Halifax Road. The area of land between the visibility splay line and the highway boundary shall thereafter be kept clear of all obstructions in excess of 1 metre in height.

Reason: In the interests of road safety.

16 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 Schedule 2 Part 1 (or any equivalent Order following the amendment, re-enactment or revocation thereof) the Honresfeld dwellings hereby approved shall: not be altered or extended; no microwave antenna shall be affixed to the dwellings; no installation, replacement or alterations to chimneys, flues or soil and vent pipes shall be carried out; no hard surfaces shall be laid or replaced; and no buildings, structure, gates, fences or walls shall be erected under Schedule 2, Part 1 of the above Order except with the prior written approval of the Local Planning Authority.

Reason: In the interests of visual amenity and to protect the non-designated heritage asset in accordance with policies P1, P2 and P3 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 6 August 2024

Melanie Hale
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.