ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 20/01439/FUL

Name and address for correspondence:	Applicant name:
Mr Jack Appleton Broadgrove Planning & Development Sinclair House 11 Station Road Cheadle Hulme SK8 5AF	Mr ThorpePatrick Properties Group

Part I - Particulars of Application

Date of Application: 25 November 2020

Proposal:	**Demolition of the existing industrial unit (Use Class B2/B8) and replacement with a new B2/B8 use facility, with ancillary office accommodation, service yards, vehicle parking and landscaping.**
Location:	**Stakehill Industrial Estate, Unit 61 , Touchet Hall Road, Middleton, M24 2RW**

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 hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan: Drawing No: 20030_PL01
Existing GA Ground Floor Plan: Drawing No: 20030_PL03
Existing GA First Floor Plan: Drawing No: 20030_PL04

Existing Roof Plan: Existing GA First Floor Plan: Drawing No: 20030_PL05
Existing GA Elevations Plan: Drawing No: 20030_PL06
Existing Site Sections: Drawing No: 20030_PL07
Proposed Site Plan: Drawing No: 20030_PL02
Proposed GA Ground Floor Plan: Drawing No: 20030_PL Rev A
Proposed GA Office Plans: Drawing No: 20030_PL14 Rev A
Proposed GA Roof Plan: Drawing No: 20030 _PL15
Proposed GA Elevations: Drawing No: 20030_PL16 Rev A
Proposed Site Levels GA: Job No: 9547 1016 Rev P02
Proposed Substation Enclosure: Drawing No: 20011_PL20
Proposed Cycle Shelters: Drawing No: 20011_PL19
Proposed Gatehouse: Drawing No: 20030_PL18
Proposed Site Wide Sections: Drawing No: 20030_PL27
Proposed Site Sections: Drawing No: 20030_PL17 Rev A
Proposed External Works GA: Job No: 9547 1010 Rev P02
Proposed Waste Compound Enclosures: Drawing No: 20011_PL21

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 Notwithstanding condition 2, no development above ground floor slab level shall take place until details of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

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.

4 The landscaping works shall be carried out in accordance with the approved details Ref: Drawing No 101 Rev B, Drawing No 201 Rev B, Drawing No 202 Rev A, Drawing No 203 Rev B, and Drawing No 204 Rev B. The completed scheme shall be managed and/or maintained in accordance with the approved landscape management plan.

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.

5 All planting, seeding or turfing comprised within the approved scheme of landscaping (Ref: Ref: Drawing No 101 Rev B, Drawing No 201 Rev B, Drawing No 202 Rev A, Drawing No 203 Rev B, and Drawing No 204 Rev B) shall be carried out in the first planting and seeding seasons following occupation of the buildings or completion of the development, whichever is sooner; any trees or plants which, within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: In order to achieve a satisfactory level of landscaping in accordance with policies C1, C3, DM1, E5, G6, G7 and P3 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

6 Before the development is first brought into use a landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, shall be submitted to and approved in writing by the local planning authority. The landscape management plan shall be carried out as approved.

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

7 No ground clearance, tree felling or pruning, hedgerow removal or clearance of vegetation in preparation for or during the course of the development hereby permitted shall be undertaken in the bird nesting season (March - August inclusive) unless an ecological survey has been submitted to and approved in writing by the local planning authority which establishes that no part of the site is utilised for bird nesting. Should the survey reveal the presence of any nesting species, then no development including clearance of trees and shrubs shall take place until a methodology for protecting nest sites during the course of the development has been agreed in writing by the local planning authority. Nest site protection shall be provided in accordance with the approved methodology.

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.

8 Notwithstanding the details shown on the approved plans, no site clearance, preparatory work or development shall take place until a scheme for the protection of the retained trees (the tree protection plan) and the appropriate working methods in accordance with paragraphs 5.5 and 6.1 of British Standard BS 5837: Trees in relation to design, demolition and construction - Recommendations (or in an equivalent British Standard if replaced) shall have been submitted to and approved in writing by the local planning authority. The scheme for the protection of the retained trees shall be carried out as approved.

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

9 No development, other than for demolition works, shall take place until an investigation and risk assessment (in addition to any assessment provided with the planning application) has been submitted to and approved in writing by the Local Planning Authority. The assessment shall investigate the nature and extent of any contamination on the site (whether or not it originates on the site). The assessment shall be undertaken by competent persons and a written report of the findings submitted to and approved in writing by the Local Planning Authority before any development takes place. The submitted report shall include:

i) a survey of the extent, scale and nature of contamination
ii) an assessment of the potential risks to:
o human health,
o property (existing or proposed) including buildings, crops, livestock, pets, woodland, and service lines and pipes,
o adjoining land,
o groundwaters and surface waters,
o ecological systems,
o archaeological sites and ancient monuments;
iii) where unacceptable risks are identified, an appraisal of remedial options and proposal of the preferred option(s) to form a remediation strategy for the site.

The development shall thereafter be carried out in full accordance with the duly approved remediation strategy and a verification report submitted to and approved in writing by the Local Planning Authority before any of the building(s) hereby approved are first occupied.

Reason: 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 policies G8 and G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement: To ensure contamination is appropriately identified and a strategy is in place before works commence on site for the protection of

controlled waters and 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.

10 No development, other than for demolition works, shall commence until a detailed surface water drainage scheme including surface water from parking and paved areas has been submitted to and approved in writing by the local planning authority. The drainage scheme shall be in accordance with the preliminary design provided on 'proposed surface water drainage plan option 2 Drg Ref 9547-WML-DR-C-1002 Rev P03 dated 13.11.20'.

The drainage scheme shall include:

o Details of the complex vortex flow control shall be included in the submission to the Authority.
o Details of the new precast headwall and a location plan of its precise location on Whit Brook
o Evidence of agreement by the Environment Agency for the proposed installation of the new surface water outlet headwall on Whit Brook (main river).
o Details of the foul and surface water to be drained on separate systems.

The development hereby permitted shall not be occupied until the drainage works have been implemented in accordance with the approved drainage scheme.

Reason: To prevent an increased risk of flooding as a result of the development, to ensure that surface water discharge rates are limited to pre-development levels in accordance with the submitted Flood Risk Assessment and to ensure satisfactory disposal of surface and foul water from the site in accordance with policy G8 of the adopted Rochdale Core Strategy, saved policy EM/7 of the Unitary Development Plan and the National Planning Policy Framework.

Reason for pre-commencement: Drainage is an early activity in the construction process and it is in the interest of all stakeholders to ensure that an acceptable scheme is agreed before development commences on site.

11 The development hereby approved shall not be brought into use until a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the local planning authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:

a. Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a resident's management company; and
b. Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.
The development shall subsequently be completed, maintained and managed in accordance with the approved plan.

Reason: To ensure that management arrangements are in place for the sustainable drainage system in order to manage the risk of flooding and pollution during the lifetime of the development in accordance with Core Strategy Policy G8, saved UDP policies EM/7 and EM/8, the National Planning Policy Framework.

12 The development hereby approved shall not be brought into use until a scheme for the design of the boundary treatment has been submitted to, and approved in writing by, the local planning authority. The development shall be completed in accordance with the approved scheme prior to the first occupation of the dwellings and the boundary treatments retained as such thereafter.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies P3, G6 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

13 The development hereby approved shall incorporate design features to reflect the security measures outlined in section 4 of the Crime Impact Statement Ref.2011/0207/CIS/02 to minimize the risk of crime.

Reason: In order to ensure that the development is appropriately secured from crime in the interests of providing a safe, secure and accessible community in accordance with policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

14 The development hereby approved shall not be brought into use until details of the size, scale and design of the secure cycle parking facilities have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to the first use of the building and shall be retained at all times thereafter.

Reason: To ensure that adequate provision is made for the storage of cycles to prevent any detrimental impact on visual amenity and in accordance with policies P3 and DM1 of the adopted Rochdale Core Strategy, the Council's SPD 'Guidelines and Standards for Residential Development' and the National Planning Policy Framework.

15 The development hereby approved shall not be brought into use until a Travel Plan relating to that unit has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall contain measures for promoting a choice of transport modes and a monitoring regime with agreed mode share targets. In addition, the Travel Plan shall set out the monitoring procedures and mechanisms that are to be put in place to ensure that it remains effective and shall be reviewed within a framework approved by the Local Planning Authority. The initiatives contained in the approved Travel Plan shall be implemented before the first occupation of the unit to which it relates, unless otherwise agreed in writing by the Local Planning Authority and shall continue to be implemented thereafter.

Reason: In order to ensure that the development encourages people to travel by sustainable modes of transport in accordance with policy T2 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

16 No external lighting shall be installed on site until plans showing the types of light appliances, the height and position of columns and fittings, illumination levels and light spillage (lux plots) and hours of operation have been submitted to and approved in writing by the local planning authority. The lighting shall be wildlife sensitive and be installed and maintained in accordance with the approved scheme.

Reason: In the interests of amenity and in compliance with policies DM1 and G9 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 23 February 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.

INFORMATIVE:
The proposed development lies within an area that has been defined by The Coal Authority as containing potential hazards arising from coal mining. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological fissures; mine gas and previous surface mining sites. Although such hazards are often not readily visible, they can often be present and problems can occur as a result of development taking place, or can occur at some time in the future.

It is recommended that information outlining how the former mining activities affect the proposed development, along with any mitigation measures required, be submitted alongside any subsequent application for Building Regulations approval.

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. Such activities could include site investigation boreholes, digging of foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain Coal Authority permission for such activities is trespass, with the potential for court action.

Property specific summary information on coal mining can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com.