



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 23/01374/FUL

Name and address for correspondence:	Applicant name:
Mr Kelly Solid Void 16 Woolfenden Way Wardle ROCHDALE OL12 9SS	Mr Carl GreenG. B. Services (Littleborough) LLP

Part I - Particulars of Application

Date of Application: 16 January 2024

Proposal:	Change of use/Demolition of unit 3 (Use Class B8), car wash canopy (Sui Generis) and Caravan showroom (Sui Generis), and erection of 1no' replacement attached unit and 2no' detached units for Use Class B8 purposes (Storage and Distribution), together with associated landscaping and parking
Location:	Riverside Motors , Todmorden Road, Littleborough, Rochdale, OL15 9EG

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 This permission relates to the following plans:

Existing Site and Location Plans. Drawing no: RIE-SVA-ZZ-ZZ-DR-A-2000. Rev: F.
Received by email on 07/05/2024

Proposed Site and Location Plans. Drawing no: RIE-SVA-ZZ-ZZ-DR-A-2001. Rev: E. Received by email on 07/05/2024
 Existing Floor Plan. Drawing no: RIE-SVA-ZZ-ZZ-DR-A-2005. Rev: D. Received by email on 07/05/2024
 Existing Elevations 01 - Block 1. Drawing no: RIE-SVA-ZZ-ZZ-DR-A-2010. Rev: B. Received by email on 07/05/2024
 Existing Elevations 02 - Block 2. Drawing no: RIE-SVA-ZZ-ZZ-DR-A-2011. Received by email on 07/05/2024
 Proposed Floor Plan. Drawing no: RIE-SVA-ZZ-ZZ-DR-A-2006. Rev: E. Received by email on 07/05/2024
 Proposed Elevations 01. Drawing no: RIE-SVA-ZZ-ZZ-DR-A-2015. Rev: D. Received by email on 07/05/2024
 Proposed Streetscene Elevation. Drawing no: RIE-SVA-ZZ-ZZ-DR-A-2025. Rev: B. Received by email on 07/05/2024

and the development shall be carried out in accordance with these drawings and documents hereby approved.

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, Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 3 The materials used in the construction of the exterior of the development hereby permitted shall match those used in the construction of the exterior of the existing building in colour, form, type, size and texture.

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 Prior to commencement of the development an investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced and shall have been first submitted to and approved in writing by the Local Planning Authority before development commences. The report of the findings must 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 archeological sites and ancient monuments;
- iii) where unacceptable risks are identified, an appraisal of remedial options and proposal of the preferred option(s)

The development shall thereafter be completed in full accordance with the approved recommendations.

Reason: 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 and the National Planning Policy Framework.

Reason for pre-commencement condition: Contamination investigation and any required mitigation measures will require investigation before the significant disturbance to ground and removal of material.

- 5 Prior to the commencement of development, details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority.

The drainage scheme shall include:

- (i) A restricted rate of surface water discharge to the adjacent watercourse to 5l/s, attenuation storage within the site, and an appropriately specified fuel interceptor.
- (ii) Construction details for permeable paving including kerbing and cross-section of open graded sub-base, if this type of paving forms part of the sustainable drainage system.
- (iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in mAOD.
- (iv) The background calculations of the MicroDrainage model or any other software or calculations that have been used for the drainage design.
- (v) Provision of a short Maintenance Document explaining how the surface water scheme will be maintained and managed after completion. This should include an As-Built drainage plan of the site.

The approved scheme shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. Prior to occupation/ use of the proposed development, the drainage scheme shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. 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.

Reason for pre-commencement condition: Drainage infrastructure will need to be implemented prior to commencement of above ground works and a scheme therefore needs to be agreed in advance of the same.

- 6 The use of the hereby approved unit shall only take place between the following hours:

Monday-Saturday - 06:00 to 22:00
Sundays and Bank holidays - 08:00 to 20:00

Reason: In the interest of the amenity of adjacent residential uses and to prevent nuisance arising and in compliance with Policies DM1 and G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 7 The cycle parking, car parking, turning circle and servicing areas shown on the approved plan 'Proposed Site and Location Plan (drawing no: RIE-SVA-ZZ-ZZ-DR-A-2001, Rev: E)' shall not be used for any other purpose other than as for cycle parking, car parking, turning circle and servicing areas. The cycle parking, car parking, turning circle and servicing areas shall be kept clear at all times for the intended purposes.

Reason: In order to ensure there is adequate provision for vehicles to be parked and adequate turning and servicing provision clear of the highway in order to comply with Policy T2 of the adopted Rochdale Core Strategy and the requirements of the National Planning Policy Framework.

- 8 The mitigation measures as set out in the Flood Risk Assessment by T J Booth Associates (ref: rep-tjba-green-riverside business park-FRA3-280923) shall be implemented within 6 months of the date of this decision and shall specifically incorporate the flood resilient design measures as set out in Section 1.4 and emergency evacuation as set out in Section 2, including signing up to flood warnings

and ensuring that future tenants are aware of the issues. Upon implementation of the mitigation measures specified in this condition, it shall thereafter be retained and continue to be implemented in perpetuity by future occupants.

Reason: To protect the site and its future occupants from the risk of flooding and to accord 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.

- 9 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any equivalent Order following the revocation and re-enactment thereof, no further hard surface within the curtilage of the units other than those expressly authorised by this permission shall be laid or replaced in whole or in part of such a surface, without express planning consent from the Local Planning Authority first being obtained.

Reason: To protect the site and its future occupants from the risk of flooding and to accord 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.

- 10 No external plant terminal or associated equipment shall be installed on the unit hereby approved until details of the design, external appearance, position and specification are submitted to and approved in writing by the Local Planning Authority prior to installation. The external plant terminals and associated equipment shall be installed in accordance with the approved details and thereafter retained as such unless a variation is subsequently submitted to and approved in writing by the Local Planning Authority.

Reason: In the interest of visual amenity and to prevent nuisance arising in accordance with policies P3 and G9 of the adopted Rochdale Core Strategy and policy in the National Planning Policy Framework.

- 11 No display or storage of goods, materials, plant, machinery or equipment shall take place outside of the buildings hereby approved at any time.

Reason: To ensure that goods and other items are not stored in parking spaces and do not obstruct turning or manoeuvring areas in the interests of highway safety and in the interests of visual amenity to accord with policies T2 and DM1 of the adopted Rochdale Core Strategy and policy in 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 14 June 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 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.

INFORMATIVE:

All bats and their roosts are protected under the Wildlife and Countryside Act 1981; the Countryside and Rights of Way Act 2000; the Natural Environment and Rural Communities Act 2006; and by the Conservation of Habitats and Species Regulations (2010). In the unlikely event that a bat is identified during the course of works, then works must cease and an ecologist should be contacted immediately. Before any work can proceed which may cause harm to bats, a License will need to be obtained from Natural England derogating from the terms of the legislation protecting bats. The License application process is separate from any grant of planning permission.