ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 20/01110/FUL

Name and address for correspondence:	Applicant name:
Mr Mark Jones M Jones Planning Consultancy 4 Sykes Close Greenfield OLDHAM OL3 7PT	Alpine Properties Ltd

Part I - Particulars of Application

Date of Application: 25 September 2020

Proposal:	**Part demolition of existing commercial unit - Class E (Commercial, business and service), external alterations to retained commercial unit - Class E and formation of new access, car park, servicing and boundary wall alterations**
Location:	**Unit 1A, Spring Mill, Moor Street,Heywood, OL10 3DD,**

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 permission relates to the following approved plans:
- Elevations & Ground Floor Plan as Existing - ref. P01
- Roof Plan as Existing - ref. P02
- Block Plan as existing - ref. P-03
- Ground Floor Pland as Proposed and Location Plan - ref. P04

- Elevations & Typical Building Section as Proposed - ref. P05
- Site Plan as Proposed - ref. P-06
- Roof Plan as Proposed - ref. P-07

The development shall be carried out in complete accordance with the approved drawings unless otherwise required by condition of this permission.

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

3 Notwithstanding Condition 2, demolition or construction works shall only take place between the hours of 07:30-18:00 Monday to Friday, 08:00-14:00 hours on a Saturday and shall not take place at any time on Sundays or on Bank or Public Holidays.

Reason: in the interests of safeguarding residential amenity in accordance with Policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

4 Servicing and deliveries to the units hereby approved shall not take place before 07:00 nor after 22:00 hours Mondays to Saturdays and not before 09:00 hours nor after 16:00 on Sundays and Bank or Public Holidays.

Reason: In order to prevent nuisance arising, in accordance with policies DM1 and G9 of the adopted Rochdale Core Strategy and the requirements of the National Planning Policy Framework.

5 The units shall only open for trade or business between the following hours: - 08:00 hours until 20:00 hours Monday to Saturday and from 09:00 hours to 18:00 hours on Sundays and Bank Holidays.

Reason: In order to prevent nuisance arising in accordance with Policies DM1 and G9 of the Rochdale Core Strategy and the requirements of the National Planning Policy Framework.

6 6a) No development shall commence until a drainage scheme has been submitted to and approved in writing by the Local Planning Authority. The site shall be developed with separate drainage for foul and surface water. In complying with Condition 6b, if demonstrated that surface water needs to be discharged to public sewer, then surface water drainage and foul drainage shall only be combined at the site's final outfall chamber.

6b) No development shall commence until a surface water drainage scheme has been submitted to and approved in writing by the local planning authority. The drainage scheme for the development shall be in accordance with the National Planning Practice Guidance (NPPG) hierarchy. Unless otherwise agreed in writing with the Local Planning Authority, the surface water drainage scheme shall include details of permeable paving or other mitigation (attenuation) drainage from the parking areas. Mitigation measures shall reduce current brownfield runoff by at least 30%, aiming for 50% betterment.

The duly approved scheme shall be implemented prior to the first occupation of the development 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 Core Strategy, saved Policy EM/7 of the adopted Rochdale Unitary Development Plan, the National Planning Policy Framework and the National Planning Policy Guidance. Surface water discharges to the site's pond then discharges to a United Utilities combined sewer with known flooding problems; hence the importance of reduction of flows from the site.

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 30 November 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:
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:
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.

Bats

The applicant is reminded that under the Habitat Regulation it is an offence to disturb, harm or kill bats. If a bat is found all work should cease immediately and a suitably licenced bat worker employed to assess how best to safeguard the bat(s). Natural England should also be informed.