

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 23/00318/FUL

Name and address for correspondence:	Applicant name:
Mr Dennis Burr Burr Design Associates Limited 1 Top of the Hill. Colden Colden Hebden Bridge HX7 7PJ United Kingdom	Ms Patricia Pickles

Part I - Particulars of Application

Date of Application: 30 May 2023

Proposal:	Change of use and residential conversion works to existing workshop/garage to comprise a dwelling with associated car parking, creation of access opening/driveway to parking south of Tithe Barn and alterations to fenestrations at all elevations
Location:	Tithe Barn , 212 Lower Lane, Rochdale, OL16 4PT

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 and documents:

Drawing No: LP/01 - Location Plan
Received 29th March 2023

Drawing No: EXT/BIN/01 - Refuse Bin Store Detail
Drawing No: EXT/FE/01 - External Works Fence Detail 1

Received 30th May 2023

Drawing No: GA/01B - Proposed Ground Floor Plan
Drawing No: GA/02B - Proposed First Floor Plan
Drawing No: ELE/01B - Proposed East and South Elevations
Drawing No: ELE/02B - Proposed West and North Elevations
Drawing No: SEC/01 - Proposed Section A-A
Drawing No: SP/01B - Site Plan
Received on 25th September 2023

The development shall be carried out in accordance with the approved plans and documents.

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 any description of materials in the application, no works (or demolition/removal) shall take place until samples and / or full specifications of all materials to be used externally and internally on the buildings have been submitted to, and approved in writing by, the Local Planning Authority. Such details shall include the type, colour and texture of the materials. 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 Policy P3 of the Core Strategy and the requirements of the National Planning Policy Framework.

Reason for pre-commencement condition: As no details of the materials have been submitted.

- 4 The dwelling hereby permitted shall not be occupied until the vehicular access serving the existing dwelling at 212 Lower Lane, has been constructed in accordance with the plans hereby approved. The space(s) shall be kept available for parking at all times thereafter.

Reason: To ensure that the development is provided with adequate parking facilities to meet the needs of existing occupiers and reduce the likelihood of roadside parking which could be a danger to other road users in accordance with of policies T2 and DM1 of the Rochdale Core Strategy.

- 5 The dwelling hereby permitted shall not be occupied until all vehicle parking space(s) for the proposed dwelling have been provided in accordance with the plans hereby approved. The space(s) shall be kept available for parking at all times thereafter.

Reason: To ensure that the development is provided with adequate parking facilities to meet the needs of future occupiers and reduce the likelihood of roadside parking which could be a danger to other road users in accordance with of policies T2 and DM1 of the Rochdale Core Strategy.

- 6 Prior to first occupation of the dwelling hereby approved, the refuse and recycling storage facilities, for both the existing and the proposed dwellings, shall be implemented fully in accordance with those details shown on the approved plans and thereafter retained for use by occupiers of the dwellings at all times.

Reason: In the interests of general amenity, to ensure convenience of arrangements for refuse and recycling storage and collection and to ensure that no obstruction is caused on the adjoining highway, in the interest of highway safety and in accordance with policies T2 and DM1 of the Rochdale Core Strategy.

- 7 No construction, demolition or associated deliveries shall take place outside the hours of 0800hrs to 1800hrs Mondays to Fridays, and 0800hrs to 1300hrs on Saturdays, and

not at any time on Sundays and Bank or Statutory Holidays without prior written approval from the Local Planning Authority.

Reason: In order to protect occupiers of nearby properties from unreasonable disturbance from works connected with implementing this permission in accordance with Policies DM1 and G9 of the Rochdale Core Strategy.

- 8 No development shall commence on site (including demolition or preparatory works) until two bat activity surveys (emergence at dusk or to return-to-roost at dawn) of both buildings and the north-facing gable end of the house have been submitted to, and approved in writing by, the Local Planning Authority. The bat activity surveys shall be undertaken in both the first and second half of the accepted bat survey period (May to August/September) inclusive and to separate then by at least a month, leaving enough time for a third before the end of September if necessary.

Reason: To ensure that bats, a European Protected Species, are not adversely impacted upon as a result of the development in accordance with Policy G7 of the Core Strategy.

Reason for pre-commencement condition: Further investigation will be necessary prior to commencement of any works on 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 20 October 2023

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 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.