



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 23/00133/FUL

Name and address for correspondence:	Applicant name:
mr Sajid Hussain Norden Quantity Surveying & Construction Services Ltd 732 Edenfield Road Rochdale OL127PP	Mr Tariq Amin

Part I - Particulars of Application

Date of Application: 17 February 2023

Proposal:	Proposed change of use of first and second floors from Training Centre to three self-contained flats, insertion of rooflights to the rear elevation, removal of render to the front elevation and opening up previously blocked windows on the second floor. Resubmission of application 21/01064/FUL
Location:	29-31 , Drake Street, Rochdale, OL16 1RX

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:

Drawing No: DWG 1 of 3 Rev C - Site Location Plan, Existing and Proposed Roof Plans

Drawing No: DWG 2 of 3 Rev A - Existing Floor Plans and Elevations

Drawing No: DWG 3 of 4 Rev D - Proposed Floor Plans and Elevations

and 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, the saved Rochdale Unitary Development Plan and the National Planning Policy Framework.

- 3 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or full specifications of materials to be used externally on the building(s), including but not limited to roof tiles and brickwork, have been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, such details shall include the type, colour and texture of the materials to be used externally on the building. The development shall be carried out in accordance with the approved details.

Reason: In the interests of amenity and in compliance with policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 4 The development hereby approved shall be constructed in complete accordance with the recommendations of sections 6 of the submitted Noise Impact Assessment ref. 6940CD by Nova Acoustics dated 11th January 2022. The development hereby approved shall not be first brought into use until a verification report has been submitted to and approved in writing by the Local Planning Authority to confirm that the necessary internal noise conditions have been achieved. The necessary measures shall be retained thereafter.

Reason: In the interest of amenity and in compliance with policies G9 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 5 Notwithstanding any description in the application, no above ground works shall take place until full product specifications for the windows (including roof lights), external doors and detailed design of the window and door reveals, at a scale of not less than 1:50, have been submitted to and approved in writing by the Local Planning Authority. The windows and doors shall be installed in accordance with the approved details thereafter.

Reason: To protect the significance of the Borough's heritage assets and in the interests of visual amenity, in accordance with policies P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 6 The dwellings hereby approved shall not be occupied until such time as the roller shutter on the front elevation facing southwest at ground floor level has first been removed and the elevation treated in accordance with the approved plan Drawing No: DWG 3 of 4 Rev D and any materials as approved under conditions 2 and 5 of this permission.

Reason: The enhancement provided by this feature is necessary to justify the less than substantial harm caused by other elements within the development necessary for the proposed use as flats, and in accordance with policies P1, P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 7 The dwellings hereby approved shall not be occupied until such time as the proposed bin storage area as indicated on Drawing No: DWG 1 of 3 Rev C - Proposed Roof Plan has been provided and made available for use. The facility shall thereafter be retained for its intended purpose.

Reason: To ensure the provision of satisfactory facilities for the storage of refuse and in the interests of visual amenity in accordance policies DM1 and P3 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 8 No development shall take place until a Construction Management Plan (CMP) has been submitted to and approved in writing by the Local Planning Authority. The CMP shall include details of the following:

- (a) loading and unloading of plant and materials;
- (b) storage of plant and materials used in constructing the development;
- (c) the erection and maintenance of security hoarding;
- (d) measures to control the emission of dust and dirt during construction;
- (e) a scheme for recycling/disposing of waste resulting from demolition and construction works;
- (f) measures for the protection of the natural environment from accidental spillages, dust and debris;
- (g) wheel washing facilities; and
- (h) any external lighting of the site.

The duly approved CMP shall be adhered to throughout the construction period.

Reason: To minimise detrimental effects to the amenity of surrounding residential occupiers and dangers to highway safety during the construction phase in accordance with Policies DM1, T2, 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 20 June 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 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.

The applicant should be aware that some construction work may come within the Metrolink Hazard Zone so we advise that the applicant consults Transport for Greater Manchester prior to the commencement of works.