



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 23/01310/FUL

Name and address for correspondence:	Applicant name:
Mr Richard Purser Plan Red Ltd Floor 11 3 Piccadilly Place Manchester M1 3BN	Mr M Gilray Rochdale Development Agency

Part I - Particulars of Application

Date of Application: 4 December 2023

Proposal:	Demolition of 33-41 Maclure Road and partial demolition at rear of 29-31 Maclure Road and Conversion of 29-31 Maclure Road and Erection of a part 3-storey and part 6-storey building to provide 33 apartments (Use Class C3) across combined upper floors with ground floor commercial use (Use Classes E(a), E(b), E(c) and E(e)), associated infrastructure and ancillary works.
Location:	Site At 29-31 And 33-41 Maclure Road, Rochdale , OL11 1DN

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:-

8337-LRW-ZZ-ZZ-DR-A-00-604 Rev P01 Location Plan

8337-LRW-ZZ-00-DR-A-00-192 Rev P02 Proposed Site Plan - Option 7 (Colour)

8337-LRW-ZZ-00-DR-A-00-194 Rev P03 Proposed Site Floor Plan

8337-LRW-ZZ-00-DR-A-00-186 Rev P05 Proposed Ground Floor Plan
8337-LRW-ZZ-01-DR-A-00-187 Rev P05 Proposed First Floor Plan
8337-LRW-ZZ-02-DR-A-00-188 Rev P05 Proposed Second Floor Plan
8337-LRW-ZZ-03-DR-A-00-607 Rev P02 Proposed Third Floor Plan
8337-LRW-ZZ-04-DR-A-00-608 Rev P02 Proposed Fourth Floor Plan
8337-LRW-ZZ-05-DR-A-00-190 Rev P05 Proposed Fifth Floor Plan

8337-LRW-ZZ-05-DR-A-00-191 Rev P04 Proposed Roof Plan

8337-LRW-ZZ-00-DR-A-00-195 Rev P04 Proposed Ground Floor Plan (Colour)
8337-LRW-ZZ-01-DR-A-00-196 Rev P05 Proposed First Floor Plan (Colour)
8337-LRW-ZZ-02-DR-A-00-197 Rev P05 Proposed Second Floor Plan (Colour)
8337-LRW-ZZ-03-DR-A-00-609 Rev P02 Proposed Third Floor Plan (Colour)
8337-LRW-ZZ-04-DR-A-00-610 Rev P02 Proposed Fourth Floor Plan (Colour)
8337-LRW-ZZ-ZZ-DR-A-00-199 Rev P04 Proposed Fifth Floor Plan (Colour)

8337-LRW-ZZ-RF-DR-A-00-600 Rev P04 Proposed Roof Plan (Colour)

8337-LRW-ZZ-ZZ-DR-A-00-200 Rev P05 Proposed Elevation 1
8337-LRW-ZZ-ZZ-DR-A-00-201 Rev P05 Proposed Elevation 2
8337-LRW-ZZ-ZZ-DR-A-00-202 Rev P05 Proposed Elevation 3
8337-LRW-ZZ-ZZ-DR-A-00-203 Rev P05 Proposed Elevation 4
8337-LRW-ZZ-ZZ-DR-A-00-204 Rev P04 Proposed Elevation 5

8337-LRW-ZZ-ZZ-DR-A-00-206 Rev P06 Proposed Elevation 1 (Colour)
8337-LRW-ZZ-ZZ-DR-A-00-207 Rev P06 Proposed Elevation 2 (Colour)
8337-LRW-ZZ-ZZ-DR-A-00-208 Rev P06 Proposed Elevation 3 (Colour)
8337-LRW-ZZ-ZZ-DR-A-00-209 Rev P06 Proposed Elevation 4 (Colour)
8337-LRW-ZZ-ZZ-DR-A-00-219 Rev P02 Proposed Elevation 5 (Colour)

8337-LRW-ZZ-ZZ-DR-A-00-213 Rev P02 Proposed Alterations to Existing Building Front Elevation

14834-BKP-V1-XX-DR-S-500 Drainage GA
14834-BKP-V1-XX-DR-C-510 Drainage Details

14834-BKP-V1-02-DR-S-123 - Second Floor Structural Alterations GA
14834-BKP-V1-00-DR-S-122 - First Floor Structural Alterations GA (Section A-A)
14834-BKP-V1-B1-DR-S-120 - Basement Structural Alterations GA
14834-BKP-V1-B1-DR-S-130 - Basement Structural Alterations Details
14834-BKP-V1-00-DR-S-121 - Ground Floor Structural Alterations GA
14834-BKP-V1-00-DR-S-122 - First Floor Structural Alterations GA

8337-LRW-ZZ-00-DR-A-00-601 Rev P01 Proposed Demolition Plan - Ground Floor

8337-LRW-ZZ-00-DR-A-00-602 Rev P01 Proposed Demolition Plan - First Floor
8337-LRW-ZZ-00-DR-A-00-603 Rev P01 Proposed Demolition Plan - Second Floor

8337-LRW-ZZ-B1-DR-A-00-605 Rev P01 Proposed Demolition Plan - Basement Level

8337-LRW-ZZ-00-DR-A-00-606 Rev P01 Proposed Demolition Plan - (33-41 Maclure Road)

and the development shall be carried out in complete accordance with these drawings 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 and the National Planning Policy Framework.

- 3 Notwithstanding any description of materials in the application no above ground construction works, other than erection of superstructure, shall take place until samples

and a full specification of all materials to be used externally 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, patterns and bandings of materials, and sectional drawings (at 1:10 or 1:20 scale) of all decorative and recessed elements (brick, masonry etc). 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 and in the interest of conserving the significance of the borough's heritage assets, in accordance with policies DM1, P1, P2 and P3 of the adopted Rochdale Core Strategy and policies JP-P1 and JP-P2 of the Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

- 4 Notwithstanding the details indicated on the approved plans, full design details shall be submitted to and approved in writing by the Local Planning Authority on the following matters:

- a) all windows, feature glazing and doors (to include depth of reveals and to confirm that all doors and windows will be fabricated of aluminium or timber, unless otherwise acceptable fabrication materials are proposed);
- b) railings, spandrel panels, lift overrun, roof parapets and ground floor overhang;
- c) any boundary treatments including fences and gates;
- d) any external fittings including canopies, flues, ventilation ducts etc; and
- e) locations and designs of any external service panels (electric and gas) indicating that these will not be located on elevations facing the public realm
- f) hard landscaping surfaces, features and details

The development shall then be undertaken in accordance with the approved details.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity and in the interest of conserving the significance of the borough's heritage assets, in accordance with policies DM1, P1, P2 and P3 of the adopted Rochdale Core Strategy and policies JP-P1 and JP-P2 of the Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

- 5 Notwithstanding details indicated on the approved plans, no works to the shopfronts shall take place until full design details (including large scale construction drawings) of new shopfronts to be installed to the existing buildings at 29-31 Maclure Road have been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity and in the interest of conserving the significance of the borough's heritage assets, in accordance with policies DM1, P1, P2 and P3 of the adopted Rochdale Core Strategy and policies JP-P1 and JP-P2 of the Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

- 6 No above ground works shall commence before a fully detailed schedule of internal repairs and finishes to nos 29-31 Maclure Road have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved schedule.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity and in the interest of conserving the significance of the borough's heritage assets, in accordance with policies DM1, P1, P2 and P3 of the adopted Rochdale Core Strategy and policies JP-P1 and JP-P2 of the Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

- 7 Notwithstanding details indicated on the approved plans full design details for the proposed external cladding to be applied to the uppermost storey of the approved building shall be submitted to and approved in writing by the Local Planning Authority,

prior to its installation. The development shall be undertaken in accordance with the approved details.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity and in the interest of conserving the significance of the borough's heritage assets, in accordance with policies DM1, P1, P2 and P3 of the adopted Rochdale Core Strategy and policies JP-P1 and JP-P2 of the Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

- 8 Prior to the commencement of any above-ground works, a statement and design details setting out how the approved development will comply with the recommendations set out in section 3.3 of the hereby approved Crime Impact Statement (reference 2006/1349/CIS/01 Version A, dated 18th December 2023) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details, as well as the other requirements of the Crime Impact Statement set out in sections 4, 5, 6 and 7.

Reason: For the avoidance of doubt and in the interests of public safety and security in accordance with Core Strategy Policy P3, and the National Planning Policy Framework.

- 9 Prior to first occupation / use of any residential or commercial use(s) hereby approved, a service management plan including full details of refuse collection arrangements for the relevant use(s) shall be submitted to and approved in writing by the Local Planning Authority. The development of the relevant use(s) shall be undertaken in accordance with the approved refuse collection arrangements for that use(s) and retained thereafter.

Reason: in the interest of highways safety in accordance with policy DM1 of the Rochdale Core Strategy and policy JP-P1 of the Places for Everyone Joint Development Plan

- 10 Prior to commencement of development, a comprehensive demolition method statement and construction method statement shall be submitted to and approved in writing by the Local Planning Authority. The demolition method statement shall confirm that any roof tile removal to nos.29-31 Maclure Road will be undertaken by hand to allow for potential bat roosts to be identified, and shall confirm measures to be taken in the event that bat roosts are discovered. The development shall then be undertaken in strict accordance with the approved method statements.

Reason: in the interest of highways safety in accordance with policy DM1 of the Rochdale Core Strategy and in the interest of conserving protected species in accordance with Core Strategy policy G7.

Reason for pre-commencement condition: The condition relates specifically to the construction phase of development

- 11 Prior to the commencement of any development, a full condition survey of the adopted highway around the site undertaken in agreement with requirements of the Local Highway Authority shall be submitted to and approved in writing by the Local Planning Authority. The adopted highway around the development site shall either be returned to its pre-development condition or made good as so agreed, to the satisfaction of the Local Planning Authority, no later than 12 months following the first occupation of any element of the approved development.

Reason: in the interest of highways safety in accordance with policy DM1 of the Rochdale Core Strategy

Reason for pre-commencement condition: The condition relates to the construction phase of development.

- 12 No development shall take place, including demolition, until a Construction Management Plan (CMP) with detailed method statements for undertaking the works and risk assessments that shall include agreed requirements of Transport for Greater Manchester, has been submitted to, and approved in writing by the Local Planning

Authority. The approved CMP shall include agreed safe methods of working near to the operational Metrolink line and shall be adhered to throughout the construction period. The CMP shall provide for: -

- the retention of 24hr unhindered access to the trackside equipment cabinets and chambers for the low voltage power, signalling and communications cables for Metrolink during the works;
- pedestrian management proposals to ensure that suitable pedestrian routes are retained and that pedestrians are not forced to cross the road and potentially into the tramway path;
- loading and unloading of plant and materials;
- construction methods to be used; including the use of any lifting equipment (which must not oversail or be able to oversail the tramway);
- the erection and dismantling of scaffolding, if applicable;
- the erection and maintenance of security hoarding, if used; and;
- measures to control the emission of dust and dirt during demolition and construction

The approved Construction Management Plan and its measures shall be adhered to throughout the construction period for the development.

Reason: To ensure that the developer complies with all the necessary system clearances and agrees safe methods of working to meet the safety requirements of working near to the Metrolink system, in accordance with saved policy A/18 of the Rochdale Unitary Development Plan.

Reason for pre-commencement condition: The condition relates to the construction phase of development

- 13 Within six months of the date of first occupation of the development hereby approved, a Full Residential Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. Once approved, the details and recommendations of the full travel plan shall be implemented in perpetuity.

Reason: In the interest of encouraging the uptake of sustainable modes of transport by future occupants in accordance with policies T1 and T2 of the Rochdale Core Strategy

- 14 Prior to first occupation of the residential element of the approved development, details of security arrangements for the proposed ground floor cycle store shall be submitted to and approved in writing by the Local Planning Authority. The approved arrangements shall be in place prior to first occupation of the residential element of the development, and thereafter retained and maintained in perpetuity.

Reason: In the interest of encouraging the uptake of sustainable modes of transport by future occupants in accordance with policies T1 and T2 of the Rochdale Core Strategy

- 15 Prior to commencement of development, details of a Dust Management Plan to include each stage of development shall be submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in strict accordance with the approved details.

Reason: In the interest of avoiding unacceptable impacts on public health from pollution in accordance with Core Strategy policy G9

Reason for pre-commencement condition: The condition relates to the development phase of the proposal.

- 16 No development, other than demolition of existing structures at 33-41 Maclure Road, shall commence until a detailed land contamination investigation and risk assessment has been completed to assess the nature and extent of any contamination on the site, whether or not it originates on the site, and has been submitted to and approved in writing by the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings and its recommendations must be produced that must include:
- i) A survey of the extent, scale and nature of contamination

- ii) An assessment of the potential risks to:
- human health
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland, and service lines and pipes
 - adjoining land
 - groundwaters and surface waters
 - ecological systems
 - archaeological 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: In the interest of protecting the health and wellbeing of future occupants of the development and the wider public, and in the interest of protecting the natural environment from pollution, in accordance with policies DM1 and G9 of the Rochdale Core Strategy 2016.

- 17 The development of the residential uses shall be constructed in line with the requirements outlined in the hereby approved Noise and Vibration Assessment, prepared by SRL (reference 81567-SRL-RP-YA-01-P1, dated 6/11/23), to ensure the following internal and external noise levels can be achieved:

- 35 dB(A) Leq (16 hour) in the bedrooms with windows shut and other means of ventilation provided between 7 am and 11pm;
- 30dB(A) Leq 8 hour in the bedrooms with windows shut and other means of ventilation provided between 11pm and 7am;
- 35 dB(A) Leq (16 hour) in the living room/s with windows shut and other means of ventilation provided between 7 am and 11pm;
- 40dB(A) Leq (16 hour) in other habitable rooms with windows shut and other means of ventilation provided at all times.

Upon completion and prior to occupation of any residential use validation testing shall be carried out to ensure the internal and external noise levels are being achieved, the results of which shall be submitted to and approved in writing by the LPA.

Reason: To ensure a satisfactory noise environment for future occupiers of the approved development in accordance with policies DM1 and G9 of the Rochdale Core Strategy 2016.

- 18 The flat roofed area of the three-storey element of the new building shown on the hereby approved drawing 8337-LRW-ZZ-03-DR-A-00-609 Rev P02 Proposed Third Floor Plan (Colour) shall not be used as an outdoor amenity space and shall not be accessible to occupants of the building.

Reason: To limit overlooking impacts on adjacent buildings in the interest of the amenity of neighbouring occupants, in accordance with Core Strategy policy DM1.

- 19 Prior to commencement of any above-ground works, a statement setting out how the development will include sustainable building methods, and an assessment of use of solar panels, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with any measures set out in the approved statement.

Reason: In the interests of promoting renewable energy and low-carbon development in accordance with policy JP-S2 of the Places for Everyone Joint Development Plan.

- 20 Prior to commencement of any above-ground works, full details of bat roosting and bird nesting features to be incorporated into the approved development (in accordance with the submitted Biodiversity Statement) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.

Reason: In order to achieve enhancements for nature conservation in accordance with Core Strategy policies G6 and G7.

- 21 No works to or demolition of buildings or structures that may be used by breeding birds shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of the structures for active birds' nests immediately before the works commence and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation shall be submitted to the Local Planning Authority.

Reason: In the interest of protecting biodiversity in accordance with Rochdale Core Strategy policy G7.

- 22 No development, other than demolition of existing structures at 33-41 Maclure Road, shall commence until details of a sustainable surface water drainage scheme and a foul water drainage scheme has been submitted to and approved in writing by the Local Planning Authority.

The drainage scheme shall be based upon the Booth King Drainage Strategy Report ref 14834-BKP-V1-XX-C-011 rev P02 dated 01/12/2023 and shall include:

- (i) A restricted rate of surface water discharge to public combined sewer at the rate of 5l/s, utilising a 16.5 cu.m attenuation tank.
- (ii) Plan details of the Proposed Site Drainage Plan; foul and surface water shall drain on separate systems at least to the point of discharge from the site, in accordance with Building Control Part H Drainage requirements.
- (iii) Construction details for the private attenuation tank and flow and maintenance chambers.
- (iv) Provision of a short Drainage Maintenance document explaining how the surface water scheme will be maintained and managed after completion - for the future use of the Management company.

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.

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 19 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 proposed development lies within a coal mining area which may contain unrecorded mining related hazards. If any coal mining feature is encountered during development, this should be reported to The Coal Authority.

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.

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:

Greater Manchester Fire and Rescue Service has advised that:

The Fire Service requires vehicular access for a fire appliance to within 45m of all points within the dwellings. The access road should be a minimum width of 4.5m and capable of carrying 12.5 tonnes. Additionally, if the access road is more than 20m long a turning circle, hammerhead, or other turning point for fire appliances will be required.

The maximum length of any cul-de-sac network should be 250 m.

There should be a suitable fire hydrant within 165m of the furthest dwelling.

The Fire Service strongly supports the installation of domestic sprinkler systems as a positive measure to protect persons. At a small cost occupants' can be given the reassurance of a high level of protection. All developers should positively consider the viability of installing domestic sprinkler systems. The access requirements for a dwelling fitted with an approved sprinkler system can deviate from the required standard detailed above, further consultation will be required.

INFORMATIVE:

The Local Highways Authority has advised that, should any temporary closure(s) of the adopted highway be required to allow construction or demolition to take place, this shall be secured with the agreement of the Local Highways Authority prior to such works commencing.

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.