

APPLICATION NUMBER: 23/00120/OUT

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
23/00120/OUT	Rosalind Gralton	3 August 2023

Address: 61 King Street South Rochdale OL11 3TR

Proposal: Outline application (including access and layout) for erection of 3no dwellings with associated parking.

PUBLICITY	Weekly list expired?	Y	Site notice expired?	N/A
	Neighbour letters expired?	Y	Press Notice expired?	N/A

DELEGATION	Significant departure from local plan?	N	Contrary to national policy?	N
	Applicant a Council Member or officer?	N	Contrary to previous decision?	N
	Major with 10 or more objections and recommending approval?	N	Called in or Planning Panel objection?	N

COMMENTS	Planning Panel comments received?	N
	Neighbour comments received?	N

EIA	Screening opinion completed and saved to Onbase?	N/A
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CONDITIONS	Pre-commencement conditions proposed?	N
	Pre-commencement conditions agreed (or notification period expired)?	N

RECOMMENDATION	APPROVE SUBJECT TO CONDITIONS
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CHECKED AND SIGNED OFF BY: LA

DATE: 07.02.24

SITE

The site relates to a parcel of land on the southern side of King St South, and extends to the rear bordering with Mulberry Close. The site encompasses and includes No 61 King Street South, an existing bungalow which benefits from planning permission for a two-storey side extension and first floor extension, including an increase in roof height and alterations to fenestration on existing rear elevation (reference 21/01283/HOUS).

To the north of the site is the Jesus Christ of Latter Day Saints, to the east are No 63 and 65 King St South and A58 Manchester Road. To the west is a parcel of land, and to the south are residential properties off Mulberry Close and John Roberts Close.

The site is located in the defined urban area (G/D/1) and the entire site is covered by a tree preservation order (TPO 262). While the site is covered by a tree protection order, there are few trees existing on site. The site comprises predominantly amenity grassland, small areas of hardstanding, and some trees located along the western boundary. Being the residential curtilage of 61 King Street South within the urban area, the land is considered greenfield.

PROPOSAL

The proposal seeks outline permission for the erection of three detached dwellinghouses, with approval for access and layout only, meaning matters of landscaping, appearance and scale are reserved.

As defined by the Development Management Procedure Order (DMPO) “layout” means the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development. In this regard, a proposed site plan shows the siting of each dwelling, gardens and parking to serve each dwelling at a ratio of two off street parking spaces per property.

“Access”, in relation to reserved matters, means the accessibility to and within the site, for vehicles, cycles and pedestrians in terms of the positioning and treatment of access and circulation routes and how these fit into the surrounding access network. The development utilises the existing access from King Street South, which is proposed to be widened. The three dwellings are served by an internal access road.

Amendments

The application description was amended by agent agreement to remove reference to an additional storey at No 61 King St South, as this would not be possible to be determined through an outline application where the matters to be considered are access and layout.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF) December 2023

National Planning Practice Guidance (NPPG)

Adopted Rochdale Core Strategy (CS):

SO2 Creating successful and healthy communities

- C1 Delivering the right amount of housing in the right places
- C3 Delivering the right type of housing

SO3 Improving design, image and quality of place

- P1 Improving image
- P3 Improving design of new development

SO4 Promoting a greener environment

- G6 Enhancing green infrastructure
- G8 Managing water resources and flood risk

SO5 Improving accessibility and delivering sustainable transport

- T2 Improving accessibility

DM1 General development requirements

Unitary Development Plan (UDP):

G/D/1 – Defined Urban Area

Supplementary Planning Documents (SPD):

Supplementary Planning Guidance note 'Guidelines and Standards for Residential Development' (June 2016).

RELEVANT SITE HISTORY

95/D32695 – Erection of Two Dwellings – Grant subject to conditions 25/03/1996

97/D34776 – Construction of two storey dwelling to replace fire damaged bungalow

21/01283/HOUS – Two storey side extension and first floor extension including an increase in roof height and alteration to fenestration on existing rear elevation – Grant subject to conditions 23/11/2021

CONSULTATION RESPONSES

Highways And Engineering

First Response:

The application site will be served by a private access road that would not be adopted by the Council, however we would require construction details of the access road for approval at full application stage.

Proposals include the widening of the existing site entrance to accommodate the additional vehicle access the development would generate which would require construction in the adopted highway which will need a separate permission from the Council as Highway Authority.

Even with the widened entrance the access road could not accommodate a standard sized refuse collection vehicle, and proposals include a bin store at the entrance to the development. This storage point is fairly remote from two of the proposed

dwelling and we would ask that the distance that residents have to carry refuse for collection meets building regulations.

Parking provision for the development overall would appear to be in line with Council standards. We would ask that all parking spaces, hard standing and access roads are SUDs compliant.

We would not expect that the development would have any detrimental impact on road safety or highway capacity.

Highways would raise no objection to this application subject to the conditions suggested above.

Second Response:

The condition regarding access construction is to ensure they do not have a gravel private driveway. We need a condition reading that the surface is bound.

Condition: the private Driveway and parking areas shall be constructed of a bound surface material the details of which should be submitted for approval as part of the Full Planning application to be later implemented on site before first occupation.

We are satisfied that a turn in forward and reverse gears can be achieved outside plot 2 and vehicles would not need to reverse from Plot 3 onto the main highway.

Condition: The dropped kerb outside 61 would need increasing in length to ensure the kerb line and footway are not damaged. These works should be completed prior to first occupation.

I trust this answers your queries but if you have further questions please contact me directly.

Tree Officer

I would raise no objections to this proposal on Arboriculture grounds. Tree losses will not be particularly egregious, and replanting with appropriate tree species is proposed.

The Tree Protection Plan provided as part of the application must be required to be implemented in full.

Lead Local Flood Authority/Drainage

Drainage Officer Comments

THE APPLICATION HAS NOT SUBMITTED ANY SUSTAINABLE DRAINAGE DESIGN. THIS WILL BE REQUIRE.

REDUCING RUNOFF FROM DRIVEWAYS - TO MEET PLANNING REGULATIONS

There are several ways to provide a permeable driveway and the best are:

- Directing water from an impermeable surface to a rain garden, or grass, or soakaway.*
- Using permeable block paving, permeable resin driveway, porous asphalt or porous concrete with permeable sub-base.*

A permeable (porous) pavement allows rainwater to drain through the gaps or pores in the paving and into the voids within the sub-base (approx. 30%) where water is temporarily stored until it gradually soaks into the sub-soil.

The sub-base for any permeable drive must use open graded gravels {MOT/ DOT Type 3} with reduced amount of fines (nearly zero fines); when compacted, the gravel sub-base retains 30% voids, which provides storage of infiltrated water before soaking into the soils.

INFILTRATION TESTING

When several driveways are needed, it is best to carry out infiltration testing on site, typically using BRE digest 365 guidance:- a pit is dug and the time taken for water level to drop is recorded.

Although permeable paving works well for soils with permeability better than 1×10^{-6} m/s, it can also work for soil permeability's between 1×10^{-8} and 1×10^{-6} m/s because the voids in the sub-base act as attenuation storage.

SUGGESTED DRAINAGE CONDITIONS

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. United Utilities may request evidence that the drainage hierarchy has been fully investigated and why more sustainable options are not achievable before a surface water connection to the public sewer is acceptable.

The drainage scheme shall include:

- (i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365.*
- (ii) The background calculations of any software or calculations that have been used for the drainage design.*
- (iii) A restricted rate of discharge to public sewer agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations); the rate should match the existing predevelopment greenfield runoff rate from the site or 5l/s, whichever is the larger value.*
- (iv) Levels of the proposed drainage systems including proposed ground and finished floor levels in mAOD. 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.*
- (v) Construction details for permeable paving including sub-base details e.g. cross-section, if this type of paving forms part of the sustainable drainage system.*

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.

United Utilities

No objections. Consultation letter attached to appendix of officer report.

REPRESENTATIONS

The application was advertised by way of neighbour notification. No responses were received.

ANALYSIS

Principle of Development

The application site relates to No 61 King Street South, and the large land to the east and south of this, currently within its residential curtilage (21/01283/HOUS). The site is located within the Defined Urban Area. Being residential curtilage in the urban area, the land is greenfield as defined within Annex 2 of the NPPF.

Policy C1 of the adopted Rochdale Core Strategy outlines that the Council will promote the reuse and regeneration of vacant and underused previously developed sites and focus only on sustainable greenfield sites which provide the best access to a range of services, jobs and facilities and have limited impact on green infrastructure and amenity. The application site is well located in respect of public transport provision and access to jobs and services and the impacts on green infrastructure are limited. Additionally, despite the site being greenfield and covered by a Tree Protection Order, minimal trees remain on the site and a comprehensive tree survey has been provided. The latest published information suggests that the Council can demonstrate more than a six year supply of housing land based on the Core Strategy target; however this does not preclude the promotion of sustainable development where this can assist in delivering additional housing to meet local needs.

As such, the principle of development of a greenfield site such as this within the urban area for residential purposes, in a relatively sustainable location is acceptable in principle. Paragraph 124 of the NPPF states planning decisions should promote and support the development of under-utilised land and building, especially where supply is constrained and available sites could be used more effectively. The development of under-used greenfield and backland sites can help to make more efficient use of land within the urban area. However, proposals involving the development of residential gardens require careful consideration to ensure the development is appropriate, there is no unacceptable loss of amenity for existing residents, that there are proper means of access and parking and that adequate space can be retained between new and existing dwellings. Sensitive design and good landscaping are also key considerations, to ensure that new buildings fit successfully into existing sites. Where relevant to this outline application, these matters are considered in further detail in this report.

Therefore on the basis that the proposal would make a valuable contribution to housing supply within the borough, whilst being in a sustainable location within good proximity to local amenities and public transport facilities, it is considered that the

principle of development is acceptable in accordance with adopted Rochdale Core Strategy policies C1, C3 and SD1, saved UDP policy G/D/1 and the NPPF.

Access

Policy T2 of the adopted Core Strategy seeks to improve accessibility by locating development where good access to public transport is available or can be provided and in all circumstances, prioritises the safety, accessibility and amenity of those who live or have business in the area. Policy DM1 also states that all development proposals should provide satisfactory vehicular access with adequate parking, manoeuvring, and servicing arrangements taking into account of the proposed use and location. Parking standards are provided within the Core Strategy and for dwellings with over two bedrooms, require 2 spaces per dwelling, not including a garage. Paragraph 115 of the National Planning Policy Framework states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Access is a matter for approval as part of this application. The proposed site plan shows the application site will be served by a private access road that would not be adopted by the Council.

The Council's Highways Officers were consulted as part of the application process. No objections were raised, however further details are requested, including a construction access plan to secure a bound driveway surface. The widening of the existing site entrance would require separate permission from RBC Highways, with an informative attached to the decision notice. Additionally, the dropped kerb adjacent to the site entrance on King Street South adjacent to No 61 is extended; the highways officer has recommended a planning condition in order to secure this.

Commentary is raised with the distance from bin storage points to collection points; while the comments are passed on, in the instance of the furthest plot from the collection point, Plot 3, this recommended distance of 30m is exceeded by approximately 2m, which on balance is considered acceptable.

The Council's Highways Officers did confirm sufficient room is provided within the proposed layout to accommodate suitable turning space for vehicles.

Subject to the recommended conditions, the proposal would not be considered to have any detrimental impact on road safety or highway capacity, and would accord with the requirements of the NPPF and the Rochdale Core Strategy.

Layout

Layout is a matter for approval and the application is accompanied by a Proposed Site Plan to demonstrate where the dwellings, gardens etc will be positioned within the site relative to boundaries and neighbouring dwellings.

The Council's SPD 'Guidelines and Standards for Residential Development' states in Section 4.1 (i) that a minimum distance of 21m is required between directly facing principal windows of habitable rooms at upper floor level, and at part (ii), 14m between a principal window and any directly facing two storey elevation which does not contain a principal window to a habitable room.

Plot 1 is sited 18m from King Street South, and a 12.5m from the rear boundary of the site shared with 6 John Roberts Close. A 10m distance is maintained between No 4 John Roberts Close and Plot 1. While this is below the recommended distance

in the SPD of 14m, Plot 1 would not be directly facing No 4, and the positioning of habitable room windows would be controlled at reserved matters stage.

Plot 2 would have a 22m distance from the rear elevation to no 8 Mulberry Close, and a 19m distance to the rear elevation of No 61 King Street South.

Plot 3 has an 18m distance to the rear elevation of No 61 King Street South, and a 21m distance to 5 and 7 Mulberry Close. A 15m distance is proposed between No 63 and Plot 3.

Floor plans and elevations are not provided at this stage as they relate to “appearance” which is a reserved matter. Nevertheless, the layout / siting of the dwellings, which if approved are fixed, do broadly meet the guidance in relation to minimum separation distances.

Each property benefits from 2 off road parking spaces, and this is considered acceptable. The proposed garden sizes would also be acceptable in relation to residential amenity, having regard to the character of the area and size of dwellings proposed.

Residential amenity

Whilst appearance is a reserved matter, it is considered that the layout would comply with the relevant minimum separation distances outlined in the residential development SPD and would not prejudice the outdoor amenity space of No 61 King Street South to an unacceptable extent. Therefore the scheme as proposed is acceptable in regards to residential amenity.

For the reasons above, the proposed layout would accord with policy DM1 of the adopted Rochdale Core Strategy, and the relevant requirements of the Residential Development SPD and NPPF.

Drainage and Flood Risk

The site is located within Flood Zone 1 and is a greenfield site. Comments have been received from the Council’s Drainage Officer and United Utilities.

The Council’s Drainage Officer notes that full drainage details have not been provided and that a pre-commencement planning condition requiring submission of a sustainable surface water drainage scheme and foul water drainage scheme for approval. The surface water drainage scheme would need to demonstrate compliance with the NPPG hierarchy. In the event of surface water draining to the public surface water sewer, the Council’s Drainage Officer would require the pass forward flow rate from the site to the public sewer to match the existing rate, or be attenuated to 5 l/s, whichever is higher. Subject to an acceptable drainage scheme being agreed, the application would accord with adopted Rochdale Core Strategy policy G8, saved UDP policies EM/7 and EM/8 and the NPPF.

Ecology

Planning policy at the national and local level (NPPF and Policies G6 and G7 of the Core Strategy) requires new development to avoid loss or harm to biodiversity in the first instance. No development should result in the net loss of biodiversity or geodiversity and should result in net gain – this will need to be demonstrated. Compensation for loss of biodiversity should be treated as a last resort option; with BNG delivered on-site in the first instance. It has been confirmed that the 10%

biodiversity net gain requirement will become mandatory for developers of small sites by April 2024.

The policies above necessitate the protection and enhancement of existing features such as trees, hedges, wooded areas, meadows, flora and fauna and require developments to take opportunities to promote biodiversity and create new habitats using landscaping and building and construction features wherever possible (e.g. ponds, species of vegetation, green roofs and walls, bat boxes, roof space, appropriate nest boxes and landscaping). Any tree loss that cannot be avoided must be compensated for at a ratio of 2:1.

The proposal site is greenfield and comprises predominantly amenity grassland, and trees along the western boundary, and as such, the application is accompanied by a bat survey and Phase 1 Habitat Survey. A Landscape Proposals plan has also been submitted and this is considered in the landscaping section below. The Survey concluded further reports were required in order to establish the status of roosting bats and inform mitigation requirements. The application originally sought to add an additional storey to the bungalow at No 61 King St South. This was removed following agreement with the agent, and as such the further bat survey was no longer required.

In relation to Biodiversity Net Gain; the submitted Phase 1 Habitat Survey states at section 4.5 that details of landscape design were not available at time of writing, and therefore have not taken into account the planting shown on the submitted planting plan. As such, these matters must be addressed at reserved matters stage. It is on this reasoning the planting plan has not been approved within this outline application, as this must demonstrate biodiversity net gain.

Accordingly as part of 'landscaping' the reserved matters application will be required to be accompanied by a biodiversity statement and landscaping details, to demonstrate how biodiversity net gain will be achieved in compliance with the policies above.

Trees and Landscaping

The proposal is accompanied by an Arboricultural Method Statement and Impact Statement, as well as a Tree Protection Plan. Although landscaping is a reserved matter, a Landscape Proposals plan has also been submitted.

Five trees are identified to be fully removed, with one partial removal also. The Council's Arborist has been consulted on the plans and proposes no objection to the losses or replanting proposals. A condition is secured requiring compliance and implementation with the submitted reports and Tree Protection Plan.

It is acknowledged a landscaping plan has been submitted with this application, however this is an outline application where landscaping matters are reserved and so it is treated as indicative only, however it does demonstrate a potentially acceptable scheme. As stated above under "ecology", a final planting plan will need to be submitted for approval at reserved matters stage, and must demonstrate biodiversity net gain.

Therefore, subject to conditions, the scheme is considered capable of complying with adopted Rochdale Core Strategy policies G6 and G7 and the NPPF.

Land Contamination

Standard risk assessment and site investigations would be required to demonstrate compliance with adopted Rochdale Core Strategy policy G9 and the NPPF.

RECOMMENDATION: Approve subject to conditions

1. Application for approval of reserved matters (namely scale, appearance and landscaping) must be made not later than the expiration of three years beginning with the date of this permission and the development must be begun not later than whichever is the later of the following dates:
 - a. The expiration of three years from the date of this permission; or
 - b. The expiration of two years from the final approval of the reserved matters, or
 - c. in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: To comply with the requirements of Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004

2. The total number of residential units included in any application(s) for reserved matters submitted pursuant to condition 2 of this permission shall be limited to a maximum of 3no dwellings and the development shall be substantially in accordance with the following plans/documents unless otherwise required by the conditions below:
 - Proposed site plan – Dwg No 1414-P-001 Revision A
 - Site Location Plan – 1414-P-SLP
 - 'Trees Protection Plan' Dated May 2023 – received by the Council 31/05/2023
 - 'Tree Survey and Root Protection Area' Dated May 2023– received by the Council 31/05/2023
 - 'Arboricultural Impact Assessment and Method Statement' dated May 2023 prepared by tba landscape architects – received by the Council 31/05/2023

Reason: The submitted layout of the proposed development incorporates a number of key parameters that will guide the detailed reserved matters application, and in order to provide for an acceptable scale and layout of development and high quality environment, in accordance with policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

3. No development shall take place until an investigation and risk assessment, in addition to any assessment provided with the planning application, has been 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 groundwaters and surface waters,

- iii) where unacceptable risks are identified, an appraisal of remedial options and proposal of the preferred option(s)

The development shall thereafter be carried out in full accordance with the duly approved remediation strategy and a verification report shall be submitted to and approved in writing by the Local Planning Authority before any dwelling hereby approved is first occupied.

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: Further investigation will be necessary prior to commencement of any building or engineering works on site.

- 4. No development shall take place until such time as a scheme for the disposal of foul and surface waters from the site has been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, surface water must drain separately from foul water. The surface water drainage scheme should be based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions, and include details of how the scheme shall be managed after completion. The development shall be completed, maintained and managed in accordance with the approved details.

Reason: To prevent an increased risk of flooding as a result of the development and to ensure satisfactory disposal of surface and foul water from the site in accordance with the requirements of Policy G8 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: As the proposals require ground works, these details are required prior to commencement of any building or engineering works on site.

- 5. Either prior to the commencement of the development or as part of the first reserved matters application, full details of the construction of the access road, parking areas and driveways shall be submitted to and approved in writing by the Local Planning Authority. Those details shall include the use of a bound surface material. The access road shall be completed as approved prior to substantial completion of the development. All driveways and parking areas shall be carried out as approved prior to occupation of the dwelling it serves and retained thereafter.

Reason: In the interest of highway safety and the free flow of traffic and in accordance with Policies T2 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 6. No development shall take place until the trees that are to be retained within the site has been enclosed with temporary protective fencing and temporary ground protection has been fully installed in full accordance with BS:5837:2012 'Trees Protection Plan' Dated May 2023, 'Tree Survey and Root Protection Area' Dated May 2023, and 'Arboricultural Impact Assessment and Method Statement' prepared by tba landscape architects, May 2023. The necessary

protection measures shall be retained during the period of construction and throughout the installation of the temporary development hereby approved and no work, excavation, tipping, or stacking/storage of materials shall take place beyond such protective fencing during the construction period.

Reason: In order to protect the existing trees on the site in the interests of the amenities of the area and in accordance with Policies P3, G1, G6 and G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

7. As part of the 'appearance' reserved matter application, details of the alignment, height and appearance of all fencing, walls and gates to be installed (notwithstanding any details shown on the submitted drawings) shall be submitted to and approved in writing by the Local Planning Authority.

No dwelling shall be occupied until all fences, walls and other boundary treatments shown in the approved details to bound its plot have been erected in conformity with the approved details. Other fences, walls and other boundary treatments shown in the approved details shall have been erected in conformity with the approved details prior to substantial completion of the development.

Reason: The required details are not provided as part of this outline application and are required at an early stage in order to ensure a visually satisfactory form of development and to provide reasonable standards of privacy to residents.

8. As part of the 'appearance' reserved matter application, full details of the following (including samples) shall be submitted to the Local Planning Authority for its approval. No development shall take place until such approval has been given in writing by the Local Planning Authority: a) All external facing and roofing materials to the proposed dwellings b) All hard ground surfacing materials. The development thereafter shall be constructed utilising the approved materials.

Reason: The application is in outline only and is not accompanied by detailed plans, and to ensure that the development is appropriate in terms of visual amenity and to ensure that it responds to the local context of the site.

9. As part of the 'landscaping' reserved matter application, a biodiversity net gain statement and proposed landscaping details shall be submitted to demonstrate how biodiversity net gain will be achieved.

Reason: To demonstrate that the proposed development does not result in biodiversity loss, and that it delivers net gain, in accordance with Policies G6 and G7 of the Rochdale Core Strategy and the NPPF.

Procedure Statement

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively to issue the decision without delay.

Notes for Applicant:

The applicant is advised that planning permission is not permission to work in the highway a separate application should be submitted to Rochdale Borough Council's highway team for the proposed extended dropped kerb. In the instance the applicant decide to use their own provider, their appointed contractor must apply to the Highway Authority (Rochdale Borough Council) for a license to do so under Section 50 of the Street Works Act 1991; it is an offence for an individual or contractor to carry out any works on the footway without the Highway Authority's express permission.

Report Author Rosalind Galton