



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 23/01214/VRCON

Name and address for correspondence:	Applicant name:
Mr Kelly Solid Void 16 Woolfenden Way Wardle ROCHDALE OL12 9SS	Mr C Grieves

Part I - Particulars of Application

Date of Application: 26 November 2023

Proposal:	Section 73 application for minor material amendment to planning permission 23/00153/FUL relating to reconfiguration of space, and amendments to fenestration including two storey roller shutter to rear
Location:	Dexine Rubber Co Ltd, Spotland Road, Rochdale, OL12 0AU

Part II - Particulars of decision

The Rochdale Metropolitan 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 submitted plans subject to the following condition(s):

Conditions and Reasons:

- 1 The development must be begun not later than three years from 13th October 2023.

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:-

Proposed Site and Location Plans - CIE-SVA-ZZ-ZZ-DR-A-2001 Rev D
Proposed Elevations 01 - CIE-SVA-ZZ-ZZ-DR-A-2010-Rev G received by the Council 15/02/2024
Proposed Elevations 02 - CIE-SVA-ZZ-ZZ-DR-A-2011 Rev D received by the Council 15/02/2024
Proposed Roof Plan - CIE-SVA-ZZ-ZZ-DR-A-2007 Rev E received by the Council 03/11/2023

Proposed Level 0 Plan - CIE-SVA-ZZ-ZZ-DR-A-2005 Rev F received by the Council 03/11/2023

Proposed Level 1 Plan - CIE-SVA-ZZ-ZZ-DR-A-2006 Rev G received by the Council 03/11/2023

and the development shall be carried out in complete accordance with these drawings hereby approved unless otherwise required by the conditions below.

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 No development shall commence until details of a sustainable surface water drainage scheme and a foul water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall include:

(i) Details of the site's proposed foul and surface water drainage, incorporating sustainable drainage measures.

(ii) Greenfield rainfall runoff rate will need to be applied to any future discharge of surface water from the developed site to sewer or drain at the rate of Q_{bar} (1 in 2.3 yr return period) because the current footprint is grass.

(iii) The background calculations of the MicroDrainage® model or any other software or calculations that have been used for the drainage design.

The approved scheme shall be implemented prior to the first occupation of the building hereby permitted and shall be retained as such thereafter.

Reason: To prevent an increased risk of flooding as a result of the development, to ensure satisfactory disposal of surface water from the site, and to ensure no unacceptable risk to controlled waters, 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.

- 4 The following noise parameters shall be achieved in respect of the building or from plant and machinery used in connection with the building and they shall not be exceeded at any time:

o Rear of homes 201-211 Spotland Road to the east boundary of the site. Between 07:00-23:00 44 dB(A), between 23:00-07:00, 36 dB(A).

Reason: To protect the nearest residential properties from noise disturbance in accordance with Core Strategy policy DM1 and the National Planning Policy Framework.

- 5 In addition to materials as detailed on the approved plans (Condition 2), the proposal shall be constructed in accordance with external materials specified on Materials Schedule '2305 00-03 001 A'. 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 DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 6 Notwithstanding any description in the application, no above ground works shall take place until full product specifications for the windows, external doors including roller shutter door, roof lights, or any other glazing, and detailed designs of the window and door reveals, at a scale of not less than 1:50, to be used on the development hereby approved, 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. For the avoidance of doubt the roller shutter door shall have a black or dark grey powder coated finish.

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

- 7 No above ground works shall take place until a scheme of biodiversity enhancements for the site including, but not limited to, the provision of bird boxes, bird bricks, bat boxes and bat bricks to be integrated to the fabric of the buildings hereby approved, bug hotels, hibernaculum and wildflower seeding has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full prior to first occupation of the building and retained thereafter.

Reason: In the interests of enhancing biodiversity and habitat provision within the site in accordance with Policy G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 8 The development hereby approved shall be carried out in accordance with the remediation strategy set out in section 3 of the submitted Geo-Environmental Audit by TJ Booth Associates ref. rep-tjba-hallmark-dexine-Phs 1+2+3 Env-080415, rev. 8 and dated August 2022.

Prior to the first occupation of the approved development, a verification report shall be submitted to and approved in writing by the Local Planning Authority to confirm the effectiveness of the remediation strategy and to confirm that no unacceptable contaminants were detected during the construction phase of the development.

In the event that unacceptable contamination is detected, a remediation strategy shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the duly approved remediation strategy thereafter.

Reason: In the interest of the health and safety of future users and in accordance with Policies DM1 and G9 of the adopted Core Strategy and the National Planning Policy Framework.

- 9 The car parking, servicing and other vehicular access arrangements shown on the approved plans to serve the development hereby permitted shall be carried out prior to the development being first brought into use and shall be retained thereafter for their intended purpose.

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.

- 10 No goods, materials, waste products or containers shall be stored within any of the external service yards hereby approved.

Reason: In order to ensure a satisfactory appearance and in the interests of neighbour amenity in accordance with policies P3 and DM1 of the Core Strategy and the National Planning Policy Framework.

Statement under Article 31(1)(cc) of the Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended):

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 21 March 2024
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 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 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.

INFORMATIVE:

Bats are a European Protected Species which are mobile in their habitats and can turn up in the most unlikely places. If bats are found or suspected at any time during the works, work should cease immediately and advice sought from a suitably qualified bat worker