



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 23/00101/VRCON

Name and address for correspondence:	Applicant name:
Nigel Longshaw A.J.COCKER ASSOCIATES New Century House 176 Drake Street Rochdale OL16 1UP	Mr S Hoyle

Part I - Particulars of Application

Date of Application: 31 January 2023

Proposal:	Section 73 application to vary condition 2 (Plans) of planning permission 20/00764/FUL (Change of use from care home to single detached dwelling with associated building and demolition works, demolition of existing bungalow and construction of six new detached dwellings with associated servicing and external works) for alterations to house type on plot 6 to facilitate accommodation within the roof space and internal alterations along with amendments to window and door openings to enable compliance with Part O of the current Building Regulations.
Location:	Honresfeld, Halifax Road, Littleborough, Rochdale, OL15 0JG

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 This permission relates to the following plans:

(Previously approved plans)

- Location Plan
- Proposed Site Layout (H404-05-E)
- Demolition Plan (H404-13-A)
- Proposed Plans (H404-03-B)
- Proposed Elevations (H404-04-B)
- House Type Plot 1 (H404-10-B)
- House Type - Elevations - Plot 1 (H404-11-C)
- House Type Plans (H404-07-A)
- House Type Elevations (H404-08-B)
- Garages (H404-09-B)

(Amended plan):

- Proposals Plot 6 (H404-06) dated Dec 2022

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 and the National Planning Policy Framework

- 2 Notwithstanding any details hereby approved and the requirements of condition 1, no external facing materials shall be installed until all such external facing materials have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details and retained as such thereafter.

Reason: For the avoidance of doubt and to ensure satisfactory standards of appearance and quality are achieved and that the development protects the character and appearance of Honresfeld and the Green Belt and to accord with the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 3 Notwithstanding any details hereby approved and the requirements of condition 1, no external waste, soil or vent pipes shall be installed to Honresfeld until a method statement and specification showing the locations, fixing and materials for all such external waste, soil and vents pipes has been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details and retained as such thereafter.

Reason: In order to ensure a satisfactory appearance of this non-designated heritage asset and in the interests of visual amenity in accordance with Policy P1, P2 and P3 of the adopted Rochdale Core Strategy and policy in the National Planning Policy Framework.

- 4 The windows shown obscurely glazed on elevation 6 of the development hereby approved (drawing no.H404-04-B) shall be fitted with textured glass, the obscuration level of which shall be no less than Level 3 of the Pilkington Glass scale (or equivalent) and retained as such thereafter.

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

- 5 Notwithstanding the details shown on the approved plans and the requirements of condition 1 of this permission, a specification for the design and construction of all private parking areas shall be submitted to and approved in writing within 6 months of the date of this decision. The parking areas shall be constructed in accordance with the approved details before any of the dwellings they would serve are first brought into use and shall be retained as such thereafter. The parking areas shall be retained for parking purposes at all times thereafter.

Reason: In the interests of highway safety and to accord with policy DM1 of the adopted Rochdale Core Strategy and policy in the National Planning Policy Framework

- 6 No part of the development shall be occupied until a refuse collection strategy has been submitted to and approved in writing by the Local Planning Authority. The collection of refuse from the site shall be undertaken in accordance with the approved scheme thereafter.

Reason: In order to ensure adequate refuse collection from the site and to protect highway safety and in accordance with policy DM1 of the adopted Rochdale Core Strategy and policy in the National Planning Policy Framework.

- 7 The development is likely to cause harm to common pipistrelle bats as identified in the Bat Survey & Report JCA reference 12831e/AmB. Within three months of the date of this decision, the local planning authority shall be provided with either:

a) an updated license issued by Natural England pursuant to Regulation 55, of the Conservation of Habitats and Species Regulations 2017 authorising the specified activity/development go ahead: or

b) a statement in writing from the relevant licensing body or LPA to the effect that it does not consider that the specified development or phase of the development will require a license.

The development shall thereafter be undertaken in accordance with the details submitted.

Reason: In order to ensure that protected species at the site can be adequately protected in accordance with policy G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 8 Prior to the installation of any external lighting, a strategy shall be submitted to and approved in writing by the LPA. The strategy shall:

- o Identify areas/features on site that are potentially sensitive to lighting for bats;
- o Show how and where street lighting will be installed and through appropriate lighting contour plans demonstrated clearly that any impacts on bats is negligible;
- o Specify frequency and duration of use.

All external lighting shall be installed in accordance with the agreed specifications and locations set out in the strategy.

Reason: In order to ensure that protected species at the site can be adequately protected in accordance with policy G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework

- 9 No external works to the buildings, trees and vegetation, including site clearance shall be undertaken in the main bird breeding season (March to July inclusive) unless a report, by a suitably qualified person is submitted to and approved in writing by the Local Planning Authority to demonstrate that nesting birds are not present on the site. The development shall be undertaken in accordance with any submitted report.

Reason: In order to protect birds and their nests and to accord with policy G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework

- 10 A Biodiversity Enhancement Plan shall be submitted to the Local Planning Authority within 6 months of the date of this decision. The completed development shall be not be occupied prior to the approval of the submitted plan, which shall include:

1. Quantities and locations of faunal boxes for bats, birds, hedgehogs and Insects;
2. Details of Native shrub/tree/grass/hedgerow planting;
3. Incorporation of gaps in fencing to allow movement for hedgehogs and other small mammals

The development shall be undertaken in accordance with approved Plan and the measures retained thereafter.

Reason: In order to conserve and enhance the biodiversity of the site and ensure no net loss of habitats on site and to increase biodiversity and opportunities for wildlife in accordance with policy G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 11 A Construction Method Statement (CMS) shall be submitted to the Local Planning Authority within two months of the date of this decision. The CMS shall include details of the following:

- i. hours for site preparation, demolition works, delivery of materials and construction;
 - ii. the parking of vehicles of site operatives and visitors;
 - iii. loading and unloading of plant and materials;
 - iv. storage of plant and materials used in constructing the development.
 - v. the erection and maintenance of security hoarding
 - vi. wheel washing facilities;
 - vii. measures to control the emission of dust and dirt during construction; and
 - viii. a scheme for recycling/disposing of waste resulting from construction works.
- Once approved, the CMS shall be adhered to throughout the demolition and

construction period.

Reason: In order to ensure that appropriate measures are put in place to limit noise, nuisance and disturbance to the occupiers of neighbouring dwellings during the construction of the development in accordance with the requirements of Core Strategy Policy G9, and the National Planning Policy Framework.

- 12 The details of foul and surface water drainage as indicated on:

- o Proposed Elevations drawing H404-14 dated June 2019 by AJ Cocker Associates;
- o Proposed Residential Development Drainage Plan rev 2 by TJ Booth Associates dated May 2022.
- o Drainage Strategy & Flood Risk Assessment report for Planning App. 20/00764/FUL dated Sept 2019

and as submitted under discharge of condition application ref 22/01070/DOC to discharge condition 13 on the original permission ref 20/00764/FUL shall be implemented in full prior to the first occupation of the dwelling hereby permitted and shall be retained as such thereafter.

Reason: 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.

- 13 The development shall be undertaken in strict accordance with the tree protection measures set out in the scheme titled/numbered 12831/TP - Arboricultural Method Statement submitted under discharge of condition application ref 21/01817/DOC to discharge condition 14 on the original permission ref 20/00764/FUL shall be implemented in full within two weeks of the date of this decision and shall be retained during the period of construction and no work, excavation, tipping, or stacking/storage of materials shall take place within such protective fencing during the construction period.

Reason: To ensure adequate protection of trees around the site and to accord with policy G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 14 The development hereby approved shall be undertaken in accordance with the recommendations of the Phase 1 & 2 Environmental Audit in relation to contaminated land, undertaken by TJ Booth Associates and dated December 2021.

Reason: So as to ensure there is no harmful contamination on the site and to accord with policy DM1 of the adopted Rochdale Core Strategy and policy in the National Planning Policy Framework.

- 15 No part of the development shall be occupied until details have been provided demonstrating visibility splays of 2.4 metres by 43 metres at the site accesses onto Halifax Road. The area of land between the visibility splay line and the highway boundary shall thereafter be kept clear of all obstructions in excess of 1 metre in height.

Reason: In the interests of road safety.

- 16 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 Schedule 2 Part 1 (or any equivalent Order following the amendment, re-enactment or revocation thereof) the Honresfeld dwellings hereby approved shall: not be altered or extended; no microwave antenna shall be affixed to the dwellings; no installation, replacement or alterations to chimneys, flues or soil and vent pipes shall be carried out; no hard surfaces shall be laid or replaced; and no buildings, structure, gates, fences or walls shall be erected under Schedule 2, Part 1 of the above Order except with the prior written approval of the Local Planning Authority.

Reason: In the interests of visual amenity and to protect the non-designated heritage asset in accordance with policies P1, P2 and P3 of the adopted Rochdale 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 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.

Date Decision Issued 11 May 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:

This decision notice shall be read in conjunction with the S106 Agreement dated 17 September 2012.

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.