



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 24/00956/FUL

Name and address for correspondence:	Applicant name:
David Ormesher Holborow & Ormesher Ltd 15 Overton Close Middlewich Cheshire CW10 0PZ	Mr M Khan

Part 1 - Particulars of Application

Date of Application: 27 November 2024

Proposal:	Change of use from private dwelling to 4 self-contained flats and ancillary works including new vehicular access point and landscaping
Location:	15 Worcester Street, Rochdale, OL11 3QE, ,

Part 2 Compliance with Conditions

It is YOUR responsibility to comply with planning conditions. The Council's Planning Enforcement Team is responsible for investigating alleged breaches of planning control. This includes ensuring that all relevant conditions have been complied with. Effective enforcement is important to:

- Tackle breaches of planning control which would otherwise have unacceptable impact on the amenity of the area
- maintain the integrity of the decision-making process;
- help ensure that public acceptance of the decision-making process is maintained.

Whilst the majority of developers/homeowners do comply with the requirements of planning permissions, there are a number who do not. Where any planning conditions are breached, the Council can take formal enforcement action without further notice. Enforcement action could include such measures as requiring remedial works, cessation of use, or complete demolition and can cause the developer/homeowner unnecessary expense, delay and frustration. In some cases, failure to comply with planning conditions can lead to the loss of the planning permission.

Part 3 - 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 the expiration of 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 by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans and documents unless otherwise required by the conditions below:

Site location Plan received 15.01.2025
Drawing 2342/24/03F dated 03.04.2025 - Plans as Proposed
Drawing 2343/25/04 - Rear Elevation as Proposed
Drawing 2343/24/04C dated Feb 25 - Site Plan as Proposed

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 All external facing materials (including windows) of the development hereby permitted shall match in colour, form and texture those on the existing building.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies DM1 and P3 of the adopted Rochdale Core Strategy, policies JP-G9 and JP-P1 of the Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 4 Prior to the first occupation of the development hereby approved, the obscure glazed windows to the rear elevation of the building, as indicated on drawing numbers 2343/25/04 and 2342/24/03F, shall be fitted with the obscure glazing/graded screening (to meet the requirements of Pilkington Level 3 as a minimum) to the height of 1.5 metres above ground level. The development shall be retained as such thereafter.

Reason: To prevent a loss of privacy to the future occupiers in accordance with Policy DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 5 Prior to the first occupation of the development hereby approved, the 1.8m high frosted opaque toughened safety glass divider as shown on the second floor plan on drawing 2342/24/03F shall be installed and retained as approved thereafter.

Reason: To prevent a loss of privacy to the future occupiers in accordance with Policy DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 6 As approved under application 23/00085/VRCON, in so far as it relates to plot 2 of this permission, the access roads and parking areas (including surface treatment and drainage) of the development shall be constructed in accordance with the submitted details as shown under 'Boundary Detail C - BDC Trespass Acoustic', 'M5 Driveway/ Access Road Surface', 'M4 Driveway/ Parking Details' 'M1 - Buff flagged patios/paths' 'M2 - Lawn/ grassed area' 'M3 - Border chippings' 'BBX - Bird Nesting Box' 'Boundary Detail A' 'Boundary Detail B' and Driveway Permeable Membrane (Groundtex) as shown on drawing number 20.2181.32B (in so far as the plans listed relate to the surface treatment and drainage). Additionally, the development shall be constructed in accordance with the drainage plan, drawing number 20.2181.33B. The access roads and parking areas shall be constructed in accordance with the duly approved details before the dwelling it serves is first occupied, and retained thereafter at all times for the parking of vehicles.

Reason: In order to ensure there is adequate provision for vehicles to be parked clear of the highway and to achieve an appropriate surface treatment for parking areas in order to comply with the requirements of Policy DM1 of the adopted Rochdale Core Strategy and the requirements of the National Planning Policy Framework.

- 7 As approved under application 23/00085/VRCON, the development shall be carried out in accordance with the submitted Construction Method Statement (CMS), prepared by James Campbell Architecture, received by the Council 31/08/2023. The approved CMS shall be adhered to throughout the construction period.

Reason: To minimise detrimental effects to the neighbouring amenities, the amenities of the area in general, detriment to the natural environment through the risks of pollution and dangers to highway and railway safety, during the construction phase in accordance with Policies DM1, T2, G8 and G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 8 As approved under application 23/00085/VRCON, in so far as it relates to plot 2 of this permission, the landscaping works shown on the approved plan ref. 'Land at Langton Terrace - Revision B - Feb 2023' by MMA Tree consultancy and document 'Plant Palette dated 09/07/2020' shall be carried out in accordance with the approved details within the first planting season following final occupation of the development hereby permitted. Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development and in accordance with policies P3, DM1 and G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 9 The development hereby approved shall be occupied until a verification report to demonstrate the effectiveness of land contamination remediation measures, as detailed in approved Phase 1 & Phase 2 Environmental Report, prepared by TJ Booth Associates, dated Feb 2021, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: The condition has not been discharged. To prevent pollution of the water environment and 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, saved Policy EM/8 of the adopted Rochdale Unitary Development Plan and the National Planning Policy Framework.

- 10 As approved under application 23/00085/VRCON, in so far as it relates to plot 2 of this permission, all boundary treatments shall be constructed in accordance with the details shown on drawing 20.2181.32B. The approved trespass / acoustic fence shall be erected before any dwelling is occupied. The approved boundary details to each plot shall be installed before the dwelling to which it serves is first occupied. All boundary treatment details shall thereafter be retained as approved.

Reason: In the interests of amenity and safety of the future occupiers and in compliance with Policies P3, G7 and DM1 of the adopted Rochdale Core Strategy of the Rochdale Unitary Development Plan and the requirements of 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 4 April 2025

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 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: £43.00 for householder applications and £145.00 in all other cases.

INFORMATIVE:

The proposed development lies within an area that has been defined by the Mining Remediation Authority as containing coal mining features at surface or shallow depth. These features may include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such features are seldom readily visible, they can often be present and problems can occur, particularly as a result of new development taking place.

Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant land stability and public safety risks. As a general precautionary principle, the Mining Remediation Authority considers that the building over or within the influencing distance of a mine entry should be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure a suitable engineering design which takes account of all relevant safety and environmental risk factors, including mine gas and mine-water. Your attention is drawn to the Mining Remediation Authority Policy in relation to new development and mine entries available at:

Building on or within the influencing distance of mine entries - GOV.UK

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Mining Remediation Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Application forms for Mining Remediation Authority permission and further guidance can be obtained from The Mining Remediation Authority's website at:

www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property

What is a permit and how to get one? - GOV.UK (www.gov.uk) In areas where shallow coal seams are present caution should be taken when carrying out any on site burning or heat focused activities.

If any future development has the potential to encounter coal seams which require excavating, for example excavation of building foundations, service trenches, development platforms, earthworks, non-coal mineral operations, an Incidental Coal Agreement will be required. Further information regarding Incidental Coal Agreements can be found here -

<https://www.gov.uk/government/publications/incidental-coal-agreement/guidance-notes-for-applicants-for-incidental-coal-agreements>

If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Mining Remediation Authority on 0800 288 4242. Further information is available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

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.