



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 23/00145/VRCON

Name and address for correspondence:	Applicant name:
Mr Subhan Saleem 64 Heaton Street Prestwich M25 1HH United Kingdom	Mr Adnan

Part I - Particulars of Application

Date of Application: 9 February 2023

Proposal:	Section 73 application for minor material amendment to planning permission 19/00739/FUL (Erection of two detached dwellings) to amend house designs to include single storey rear extensions to each dwelling
Location:	Land To Side Of 73 And 79 Bury Street & Side Of Rose Hill Street, Heywood

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:-
 - Location Plan
 - Proposed Elevations received 08/02/23
 - Proposed Side and Rear Elevations received 08/02/23
 - Approved Floor Plans received 09/02/23
 - Proposed Floor Plans and Site Plans received 09/02/23

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 Core Strategy, the Unitary Development Plan and the National Planning Policy Framework.

- 2 The development shall be undertaken in accordance with the recommendations outlined in Phase 1 Land Contamination Risk Assessment ref. "3148D P1 Noreen - Heywood" and Phase 3 Remediation Strategy and Verification Plan ref. "3194D P3 Noreen - Heywood" by Castledine Environmental

Reason: 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 Policies G8 and G9 of the Core Strategy and the National Planning Policy Framework.

- 3 The disposal of foul and surface water scheme shall be carried out in complete accordance with "Proposed Residential Development Drainage Plan" by TJ Booth Associates, as detailed within discharge of condition letter (ref 22/01166/DOC) For the avoidance of doubt, foul and surface water shall be drained on separate systems. The duly approved scheme shall be implemented prior to first occupation of the development hereby permitted and 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, policy EM/7 of the saved Rochdale Unitary Development Plan and the National Planning Policy Framework.

- 4 Details of finished floor levels for the associated dwelling relative to agreed off-site datum points must be submitted to and approved in writing by the Local Planning Authority within two months of the date of this decision. The development shall be undertaken in accordance with the approved details before the associated dwelling is first occupied.

Reason: The original condition was not discharged prior to the commencement of development, therefore a different trigger point has been used. In the interests of amenity and in compliance with policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 5 The materials to be compromising of "Crofters Medley Red Brick," "Marley Modern Grey Roof Tile," "Anthracite Grey UPVC Windows," "Black UPVC Fascia Boards, Soffits and Rainwater Goods," and "Anthracite Grey Composite Door," can be used externally on the building. The 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 P3 of the Core Strategy and the requirements of the National Planning Policy Framework.

- 6 The development shall be carried out in complete accordance with "Proposed Residential Development Drainage Plan" by TJ Booth Associates as with detailed within discharge of condition letter (ref 22/01166/DOC). The access and parking areas shown on the approved plans shall be shall be constructed in accordance with the duly approved details before the associated dwelling is first occupied, and shall be retained thereafter for their intended purpose.

Reason: In order that there is adequate provision for vehicles to be parked clear of the highway in the interests of highway safety and the free flow of traffic and to ensure the suitable disposal of surface water in order to comply with the requirements of policies T2, DM1 and G8 of the adopted Rochdale Core Strategy saved policy EM/7 of the Rochdale Unitary Development Plan and the National Planning Policy Framework.

- 7 The development shall be carried out in complete accordance with the approved landscaped plan entitled "LAND TO THE SIDE OF 73 & 79 BURY STREET AND 12 ROSE HILL STREET" by Saleem Architects, as detailed within discharge of condition letter (ref 22/01166/DOC).

The landscaping works shall be carried out in within the next planting season following occupation of the first dwelling.

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 following occupation of the dwellings 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 Policy P3 of the Rochdale Core Strategy and the National Planning Policy Framework.

- 8 The boundary treatment should be carried out in complete accordance with the approved plan entitled "LAND TO THE SIDE OF 73 & 79 BURY STREET AND 12 ROSE HILL STREET" by Saleem Architects. The dwellings hereby approved shall not be occupied until the boundary treatment has been constructed and it shall be retained thereafter.

Reason: In the interests of amenity and in compliance with Policies P3 and DM1 of the Rochdale Core Strategy and the National Planning Policy Framework.

- 9 The dwellings hereby approved shall be constructed in accordance with the following internal ambient noise levels: 35 dB(A) Leq (1 hour) in the bedrooms with windows shut and other means of ventilation provided between 7 am and 11pm; 30dB(A) Leq 5mins in the bedrooms with windows shut and other means of ventilation provided between 11pm and 7am; 35 dB(A) Leq (1 hour) in the living room/s with windows shut and other means of ventilation provided between 7 am and 11pm; and 40dB(A) Leq (1 hour) in other habitable rooms with windows shut and other means of ventilation provided at all times.

A verification report shall be submitted to and approved in writing by the Local Planning Authority, prior to first occupation of each dwelling hereby approved, confirming that the dwellings to achieve the required minimum sound insulation performance of any glazing and trickle vent configuration. The noise attenuation measures shall be retained thereafter.

Reason: To safeguard the amenities of future occupiers and to ensure that the development would not impact on the ability of existing businesses to operate satisfactorily in accordance with policies DM1 and G9 of the Rochdale Core Strategy and the National Planning Policy Framework.

- 10 No clearance of trees and shrubs in preparation for (or during the course of) development shall take place during the bird nesting season (March - August inclusive) unless an ecological survey has been submitted to and approved in writing by the Local Planning Authority to establish whether the site is utilised for bird nesting. Should the survey reveal the presence of any nesting species, then no development shall take place during the period specified above unless a mitigation strategy has first been submitted to and approved in writing by the Local Planning Authority which provides for the protection of nesting birds during the period of works on site.

Reason: In order to prevent any habitat disturbance to nesting birds in accordance with policy G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 11 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any equivalent Order following the revocation and re-enactment thereof, the dwellings hereby approved shall not be altered or extended, under Schedule 2, Part 1 Class A of the above order, insofar as it relates to permitted development rights for two storey rear extensions, unless planning

permission has been granted for such works on application to the Local Planning Authority.

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

- 12 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any equivalent Order following the revocation and re-enactment thereof, the dwellings hereby approved shall not be altered or extended, under Schedule 2, Part 1 Class B, of the above Order unless planning permission has been granted for such works on application to the Local Planning Authority.

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

Date Decision Issued 4 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:

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:

It is noted that the applicant plans to build over a sewer, this will require the applicant to directly contact United Utilities for permission.