

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 23/00420/FUL

Name and address for correspondence:	Applicant name:
FRANK SMITH JAMES CAMPBELL ASSOCIATES LTD CAMPBELL HOUSE 173 ROCHDALE RD FIRGROVE, MILNROW Rochdale OL163BN	AFZAL SHARIFFOI INDUSTRY HOLDINGS LTD

Part I - Particulars of Application

Date of 20 June 2023
Application:

Proposal:	Conversion of existing building to form Training and Product Research & Development Facility with associated office space (Use Classes E(g)(i) & E(g)(ii)) together with replacement or repaired fenestration details (re-submission of 22/00403/FUL)
Location:	Ronald Gorton Centre , Castlemere Street, Rochdale, OL11 3SW

Part II - 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 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).

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

Site Location Plan
Received 20th June 2023

Drawing No: 21.2592.13H – Proposed Ground Floor Plan
Drawing No: 21.2592.14E – Proposed Elevations
Drawing No: 21.2592.16E – Proposed Rear and Side Elevations
Drawing No: 21.2592.17B – Proposed Sections 3-3 & 4-4
Drawing No: 21.2592.18B – Existing And Proposed Street Scenes
Drawing No: 21.2592.19A – Proposed Works
Noise Impact Assessment by Soundscape, dated 15th September 2023, Report – RE1 – 23- 1057
28th September 2023

Drawing No: 21.2592.2K – Proposed Site Plan
21st November 2023

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. The materials to be used in the construction of the external surfaces of this development shall be as specified on the plans and/or application forms unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of visual amenity and ensuring the new development responds positively to the local context and character in accordance with Policy P3 of the Rochdale Core Strategy.

4. The premises shall not be used by visitors or members of the public outside the hours of 8:00 to 18:00 on Mondays to Fridays and 09:30 to 13:30 on Saturdays and not at all on Sundays or Bank Holidays.

Reason: In the interest of the amenity of adjacent residential uses and to prevent nuisance arising and in compliance with Policies DM1 and G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

5. The building hereby permitted shall not be occupied until all vehicle parking space(s) have been provided in accordance with the plans hereby approved. The space(s) shall be kept available for parking at all times thereafter.

Reason: In order to ensure there is adequate provision for vehicles to be parked and adequate turning and servicing provision clear of the highway in order to comply with Policy T2 of the adopted Rochdale Core Strategy and the requirements of the National Planning Policy Framework.

6. The building hereby permitted shall not be occupied until 10 cycle parking spaces have been provided in accordance with the approved plans. The cycle parking spaces shall thereafter be kept free of obstruction and retained in accordance with the approved details and shall remain available for cycle parking at all times.

Reason: To encourage travel by sustainable alternatives to driving a motor car in accordance with Policy T2 of the adopted Rochdale Core Strategy and the requirements of the National Planning Policy Framework.

7. Prior to first occupation of the building hereby approved, the refuse and recycling storage facility shall be implemented fully in accordance with those details shown on the approved plans and thereafter retained for use by occupiers of the dwelling/building at all times.

Reason: In the interests of the visual amenity of the area and to ensure that bins can be easily accessed when required in accordance with Policy T2 of the adopted Rochdale Core Strategy and the requirements of the National Planning Policy Framework.

8. Prior to first occupation/use of the building hereby approved, a scheme of soft landscaping shall be submitted to and approved in writing by the Local Planning

Authority. This scheme shall specify species, planting sizes, spacing and numbers of trees/shrubs to be planted, and must include a maintenance programme detailing all operations to be carried out in order to allow successful establishment of planting.

Planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the occupation of the building(s) or in accordance with a timetable agreed in writing with the Local Planning Authority. Any trees or plants which, within a period of 5 years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, to be agreed in writing by the Local Planning Authority.

Reason: In the interest of ensuring that the landscaping of the development enhances the visual local environment and in accordance with Core Strategy policy P3 and the National Planning Policy Framework.

9. The development hereby approved shall provide the following mitigation measures in accordance with the Noise Impact Assessment by Soundscape, dated 15th September 2023, Report – RE1 – 23- 1057, received by the Local Planning Authority on 28th September 2023:

- Replacement window and door frames fitted and sealed in accordance with specification; and
- Increased insulation to existing roof void / internal MF suspended ceiling.

Reason: In order to protect the amenities of occupiers of nearby premises from noise and disturbance in accordance with Policies G9 and DM1 of the Rochdale Core Strategy.

10. No works to trees or shrubs shall occur or demolition commence between the 1st March and 31st August in any year unless a detailed bird nest survey by a suitably experienced ecologist has been carried out immediately prior to clearance and written confirmation provided that no active bird nests are present which has been agreed in writing by the LPA.

Reason: In order to avoid harm to habitats and species in accordance with Policy G7 of the Rochdale Core Strategy.

11. Prior to first occupation of the building hereby approved details of a habitat enhancement scheme shall be submitted to, and approved in writing by, the Local Planning Authority. The scheme is to include a programme for implementation and ongoing maintenance. The habitat enhancement scheme shall thereafter be implemented and adhered to in accordance with agreed programme.

Reason: Details are required prior as insufficient information was submitted with the application and in order to avoid harm to habitats and species whilst securing biodiversity enhancement in the long term. This accords with Paragraph 180 of the NPPF and Policy G7 of the Rochdale Core Strategy.

12. Notwithstanding the provisions of Schedule 2, Part 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that Order with or without modification), the premises shall be used for training and product research & development facility with associated office space (Use Classes E(g)(i) & E(g)(ii)) and for no other purpose (including any other purpose in the same Use Class of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020, or in any provision equivalent to that Class in any statutory instrument revoking or re-enacting that Order with or without modification).

Reason: Another alternative use of the premises which may otherwise be permitted by virtue of the above Orders could be harmful to highway safety, residential amenity or the designated mixed employment zone in accordance with Policies E2, DM1 and TR2 of the adopted Core Strategy and the NPPF.

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 21 March 2024

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: £34.00 for householder applications and £116.00 in all other cases.

INFORMATIVE:

The proposed development lies within an area that has been defined by The Coal Authority as containing potential hazards arising from coal mining. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological fissures; mine gas and previous surface mining sites. Although such hazards are often not readily visible, they can often be present and problems can occur as a result of development taking place, or can occur at some time in the future.

It is recommended that information outlining how the former mining activities affect the proposed development, along with any mitigation measures required, be submitted alongside any subsequent application for Building Regulations approval.

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. Such activities could include site investigation boreholes, digging of foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain Coal Authority permission for such activities is trespass, with the potential for court action.

Property specific summary information on coal mining can be obtained from The Coal Authority's 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

The applicant is advised that whilst the building to be converted has been assessed as negligible risk for bats, the applicant is reminded that under the 2019 Regulations it is an offence to disturb, harm or kill bats. If a bat is found during demolition all work should cease

immediately and a suitably licensed bat worker employed to assess how best to safeguard the bat(s).