

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**Removal/Variation of Conditions**

APPLICATION REFERENCE: PL/2026/0068

Applicant Mr Cristian Vrajitorui 83 Fielding Street Middleton Rochdale M24 6BG	Agent Mr Alan Davies 17 Station Lane Grotton Oldham OL4 5QY
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Part I - Particulars of Application

Proposal: Section 73 application to vary condition 2 (Approved Plans) of planning permission 24/00125/FUL (Erection of four no. one bedroom, self-contained apartments together with the creation of 4 new parking spaces and bin storage area) comprising the insertion of an additional first floor window, the repositioning of the building and the provision of a new landscaping scheme

Location: 83 FIELDING STREET, MIDDLETON, MANCHESTER, M24 6BG

Valid On: 26 January 2026

DECISION: GRANT PERMISSION SUBJECT TO THE FOLLOWING CONDITIONS**Condition(s) (6)**

- 1 This permission relates to the following plans and documents:
 - Location Plan
 - Proposed Site Plan Drawing No 02 Rev C
 - Proposed Elevations Drawing No 11
 - Proposed 'Detailed Plans' Floor Plans Drawing No 10
 - Proposed Site Plan, Landscaping and Boundary Treatment Plan Drawing No 101 DOC Rev F
 - Drainage Plan and Details Drawing No dwg-tjba-vrajitoru-83-fielding-st-130524

and the development shall be carried out in accordance with these details 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.

- 2 Prior to first occupation of the development hereby approved, the drainage schemes as illustrated on Drainage Plan and Details Drawing No dwg-tjba-vrajitoru-83-fielding-st-130524 shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution.

- 3 The development shall proceed in strict accordance with the approved landscaping scheme as shown on Proposed Site Plan, Landscaping and Boundary Treatment Plan Drawing No 101 DOC Rev E. All landscaping and planting forming part of the approved scheme shall be undertaken in the first planting season following substantial completion or first use of the development (whichever is the sooner)

Any trees, plants or shrubs which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

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 G7 of the adopted Rochdale Core, Policies JP-P1 and JP-G2 of the Places for Everyone Plan and the NPPF.

- 4 No part of the development hereby permitted shall be occupied until the scheme of biodiversity enhancements as shown on Proposed Site Plan, Landscaping and Boundary Treatment Plan Drawing No 101 DOC Rev E have been carried out in full.

Reason: In the interests of enhancing biodiversity and habitat provision within the site in accordance with Policy G7 of the adopted Rochdale Core Strategy, Policy JP-G8 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 5 The development hereby approved shall be constructed to achieve the following internal and external noise levels:
- 35 dB(A) Leq (16 hour) in the bedrooms with windows shut and other means of ventilation provided between 7 am and 11pm;
 - 30dB(A) Leq 8 hour in the bedrooms with windows shut and other means of ventilation provided between 11pm and 7am;
 - 35 dB(A) Leq (16 hour) in the living room/s with windows shut and other means of ventilation provided between 7 am and 11pm;
 - 40dB(A) Leq (16 hour) in other habitable rooms with windows shut and other means of ventilation provided at all times.

Upon completion and prior to occupation of the apartment to which it relates, verification testing must be carried out, submitted and approved in writing by the Local Planning Authority to ensure the internal and external noise levels have been achieved.

Reason: To ensure a satisfactory standard of residential amenity with Policies DM1 and G9 of the Core Strategy, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 6 No part of the development shall be occupied until a verification report demonstrating that the approved remediation strategy as set out in Section 3 of the Geo-Environmental Audit referenced rep-tjba-vrajitoru-83 fielding st-Phs1_2_3Env-090426.docx has been implemented and has been submitted to and approved in writing by the Local Planning Authority.

Reason: 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, Policy JP-S1 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Approval Reason(s) (1)

1 Procedure Statement

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 of Decision: 23/06/2026

Melanie Hale
Head of Planning

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.

Your attention is drawn to the following (1)	
1	BIODIVERSITY NET GAIN The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless: a) A Biodiversity Gain Plan has been submitted to the planning authority, and; b) The planning authority has approved the plan. The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission would be Rochdale Borough Council. Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because the original application was submitted before Biodiversity Net Gain (BNG) became mandatory on 12 February 2024 and for that reason the proposed development is exempt from BNG.