



ROCHDALE
METROPOLITAN BOROUGH
COUNCIL

Town and Country Planning Act 1990
Full Planning Application

PLANNING PERMISSION

Name and address for correspondence: Mr Gary Dearden PPY design Ltd 2 Helmshore Road Holcombe Village Bury Lancashire BL8 4PA United Kingdom	Applicant name: Mr Robert Grant
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Part 1 - Particulars of Application

Date of Application: 29 October 2013

Application No: 13/01145/FUL

Proposal:	Erection of 3 light industrial units (use class B1) including provision of additional parking spaces within existing service yard and perimeter palisade fencing to a maximum height of 2.5 metres
Location:	Land Rear Of 96 Rochdale Road,, Middleton, ,

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 that planning permission has been **Granted subject to conditions** for the carrying out of the development referred to in Part 1 above.

In pursuance of its powers under the above Act, and in accordance with the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2010, the development was considered to comply with the relevant policy(ies) and/or proposal(s) contained within the Development Plan.

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 The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: To comply with the requirements of section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 This permission relates to the following plans:

Drawing no. RG8-00 - Location plan.
Drawing no. RG8-02 - Proposed units E, F and G.
Drawing no. RG8-03 - Existing & proposed elevations.

The development shall be carried out in complete accordance with the approved drawings.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the reason for decision as detailed below on this decision notice.

- 3 Notwithstanding any details shown on the approved plans and the requirements of condition 2 of this permission, no development shall take place until samples or full details of materials to be used on the external surfaces of the building have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be constructed in accordance with the duly approved materials.

Reason: In order to ensure use of appropriate materials which are compatible with the character of the site and its surroundings in accordance with the requirements of Unitary Development Plan policies BE/2 and EC/5.

- 4 No development shall take place until an investigation and risk assessment, in addition to any assessment provided with the planning application, has been completed to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced and shall have been first submitted to and approved in writing by the Local Planning Authority before development takes place. The report of the findings must include:
- i) a survey of the extent, scale and nature of contamination
 - ii) an assessment of the potential risks to:
 - human health,
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland, and service lines and pipes,
 - adjoining land,
 - groundwaters and surface waters,
 - ecological systems,
 - archaeological sites and ancient monuments;
 - iii) where unacceptable risks are identified, an appraisal of remedial options and proposal of the preferred option(s)

The development shall thereafter be completed in full accordance with the approved recommendations.

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 EM/8 and BE/2 of the Council's Unitary Development Plan.

- 5 The premises shall not be open for trade or business nor shall any deliveries take place at the site before 08:00 hours nor after 19:00 hours Monday to Friday, before 09:00 hours nor after 18:00 hours on Saturdays or at any time on Sundays.

Reason: In order to safeguard the amenity of surrounding residents and to prevent nuisance arising in accordance with the requirements of Unitary Development Plan Policies EC/5 and EM/3.

- 6 Noise from operations associated with the development (including any plant and equipment used in connection with it) shall not exceed 50 dBA Leq 1 hour between the hours of 08:00 and 19:00 Monday to Saturday and 40 dBA Leq 15 minutes at all other times when measured within the curtilage of noise sensitive premises.

Reason: In order to safeguard the amenity of surrounding residents and to prevent nuisance arising in accordance with the requirements of Unitary Development Plan Policies EC/5 and EM/3.

- 7 The additional parking spaces shown on drawing no. RG8-02 shall be constructed and marked out in accordance with the details shown on the approved plan before the building hereby approved is first occupied, and shall be retained as such thereafter.

Reason: In order to ensure provision of appropriate parking facilities to serve the development in the interests of highway safety in accordance with the requirements of Unitary Development Plan policies EC/5 and A/10.

- 8 Notwithstanding any details shown on the approved plans and the requirements of condition 2 of this permission, within three months of development first taking place details of a landscaping scheme to be introduced along the southeast (to the rear of nos. 61-69 Clough Road) and southwest (to the rear of nos. 1a-19 Radclyffe Street) boundaries of the site shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include details of the type, species, siting, planting distances and the programme of planting of trees and shrubs. The duly approved landscaping scheme shall be carried out during the first planting season after the development is substantially completed and the areas which are landscaped shall be retained as landscaped areas thereafter. Any trees or shrubs removed, dying, being severely damaged or becoming seriously diseased within three years of planting shall be replaced by trees or shrubs of similar size and species to those originally required to be planted.

Reason: To provide an appropriate screen between the site and surrounding dwellings in order to soften the visual impact of the development when viewed from adjacent houses in accordance with the requirements of Unitary Development Plan policies EC/5, BE/2 and BE/8.

- 9 Unless otherwise agreed in writing with the Local Planning Authority, all fencing (both new and existing) to the southeast boundary of the site (to the rear of nos. 61-69 Clough Road) shall be painted or powder coated Light Moss Green (RAL 6005) within the following timescales: (i) in the case of any new fencing, within 1 month of its installation on site; (ii) in the case of existing fencing, within 1 month of the building hereby approved first being occupied.

Reason: To soften the visual impact of existing and proposed boundary treatments at the site, particularly those which would be located in closer proximity to adjoining dwellings as a result of the development, in accordance with the requirements of Unitary Development Plan policies EC/5 and BE/2.

- 10 Notwithstanding any information contained within the application, full details of any external lighting to be installed on the building or on the site shall be submitted to and approved in writing by the Local Planning Authority prior to its installation. Such details shall include its position and height on the building or site, its luminance (including light spillage), angle of installation and any hoods to be fixed to the lights. Only lighting as approved shall be installed on the site in accordance with the terms of any such approval.

Reason: To ensure that any lighting to be installed on the site does not cause a nuisance to surrounding occupiers in accordance with the requirements of Unitary Development Plan Policies BE/2 and EM/3.

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 and positively to issue the decision without delay. The Local Planning Authority has therefore implemented the requirement in Paragraphs 186-187 of the NPPF.

Date of Decision 19 December 2013



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Signed on behalf of the Council

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 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: £28.00 for householder applications and £97.00 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.