

NOTICE OF DECISION OF APPROVAL OF OUTLINE PERMISSION

Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) (England)
Order 2015

Correspondence Address:

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Applicant:

Dr & Mrs Sinclair
67
Chew Valley Road
GREENFIELD
OL3 7JG

Application Number: PA/340010/17

Date of Application: 11 April, 2017

Location: Land to the rear of 67 Chew Valley Road, Greenfield, OL3 7JG
Proposal: Outline planning permission for an erection of 1 No. detached dwelling. Access to be considered all other matters reserved.

1. Approval of 1) Layout 2) Scale 3) Appearance and 4) Landscaping (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced and shall be carried out as approved.

Reason - To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby approved shall be fully implemented in accordance with the approved plans and specifications;

- Drawing no. CPL 2073-No.1' received 06th June 2017

Reason - For the avoidance of doubt and to ensure that the development is carried

out in accordance with the approved plans and specifications.

3. No development shall commence unless and until a site investigation and assessment to identify the extent of land contamination has been carried out and the consultant's report and recommendations have been submitted to and approved in writing by the Local Planning Authority. Written approval from the Local Planning Authority will be required for any necessary programmed remedial measures and, on receipt of a satisfactory completion report, to discharge the condition.

Reason - In order to protect public safety and the environment.

4. The development hereby approved shall not be brought into use unless and until details of facilities for the storage and removal of refuse and waste materials have been submitted to and approved in writing by the Local Planning Authority and the agreed scheme has been fully implemented. Thereafter approved facilities shall at all times remain available for use.

Reason - To ensure that the site is not used in a manner likely to cause nuisance to occupiers of premises in the surrounding area.

5. No development shall commence unless and until a detailed drainage scheme has been submitted to and approved in writing by the Local Planning authority. The scheme shall then be completed in accordance with the approved plans and maintained thereafter.

Reason - To reduce the risk of flooding.

6. Visibility splays measuring 2.4 metres by 5.0 metres at the junction of the driveways with Arthurs Lane shall be provided and maintained free of all obstructions exceeding 0.6 metre in height to each side of the driveways on land under the applicants control.

Reason - To facilitate the intervisibility of users of the driveways and Arthurs Lane in the interests of highway safety.

7. The submission of an application for an approval of reserved matters for the development shall show details of the provision made for parking and/or garaging facilities clear of the highway

Reason - To ensure that adequate parking provision is provided in the interests of highway safety.

8. No development shall commence unless and until a detailed drainage scheme has been submitted to and approved in writing by the Local Planning authority. The scheme shall then be completed in accordance with the approved plans and maintained thereafter.

Reason - To reduce the risk of flooding.

Applied Policies:

The decision has been taken having regard to the policies and proposals in the Oldham Metropolitan Borough Development Plan, and to all relevant material considerations including Supplementary Planning information, and any representations made as a result of the notification and consultation process. This advice is only intended as a summary of the reasons for the decision. For further details please see the report in the application file.

NPPF	National Planning Policy Framework
Policy 3	An Address of Choice
Policy 5	Promoting Accessibility and Sustainable Transport Choices
Policy 11	Housing
Policy 9	Local Environment
Policy 20	Design
D1.5	Protection of Trees on Development Sites
Policy 23	Open Spaces and Sports

Statement and Informative Notes:

1. **Statement in accordance with Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)**
The proposed development complies with the Local Development Framework which would improve and maintain the economic, social and environmental conditions of the area. It therefore comprises sustainable development which is conditioned accordingly to enhance the quality of development and where necessary the Local Planning Authority offered proactive and positive solutions during the decision making process. The Local Planning Authority has therefore implemented the requirement in Paragraphs 186-187 of the NPPF.

Signed on behalf of the Council

Dated:

17 November, 2017

