

NOTICE OF APPROVAL OF PLANNING PERMISSION

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995

Correspondence Address:

**Cordingleys
48 Wellington Road
Ashton-under-Lyne
OL6 6DQ**

Applicant:

**Mr Hayes
24 Seville Street
Royton
Oldham
OL2 6AN**

Application Number: PA/336392/15

Date of Application: 11 March, 2015

Location: Land to the rear of no. 24 Seville Street, Royton, Oldham, OL2 6AN

Proposal: 1) Erection of 1 no. dwelling 2) Associated landscaping and parking provisions 3) Demolition of existing single garage

1. The development must be begun not later than the expiry of THREE years beginning with the date of this permission.

Reason - To comply with the provisions of the Town & Country Planning Act 1990, as amended by 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. 3235/03D received 12th May 2015

- Drawing no. 3235/04C received 12th May 2015

unless otherwise agreed in writing by the Local Planning Authority.

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 take place unless and until samples of the materials to be

used on all external elevations, including the roof, of the proposed development, which match those of the existing/adjacent building have been submitted to and approved in writing by the Local Planning Authority. The materials to be used throughout the development shall be consistent in terms of colour, size and texture with the approved samples.

Reason - To ensure that the existing/adjoining building is not detrimentally affected by the proposed development.

4. No development shall take place unless and until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved (such scheme to include any subsequent amendments as required by the Authority). The hard landscape details shall include proposed finished levels or contours; means of enclosure; hard surfacing materials and street furniture, where relevant. The soft landscaping works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants and trees, noting species, plant/tree sizes and proposed numbers/densities and the implementation programme.

Reason - To ensure that the development site is landscaped to an acceptable standard in the interests of protecting the visual amenity and character of the site and its surroundings.

5. All hard and soft landscape works for the site to comply with condition 4 shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance the programme agreed with the Local Planning Authority. Thereafter, any trees or shrubs which die, are removed or become seriously damaged or diseased within a period of five years from the completion of the development, shall be replaced in the next planting season with others of a similar size, number and species to comply with the approved plan unless otherwise agreed in writing by the Local Planning Authority.

Reason - To ensure that the landscaping scheme is carried out and protected in the interests of visual amenity and to safeguard the future appearance of the area.

6. No development shall commence unless and until a site investigation and assessment in relation to the landfill gas risk 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, because the site is located within 250m of a former landfill site.

7. 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.

8. The dwelling hereby approved shall not be brought into use unless and until the parking spaces have been provided in accordance with the approved plan received on 13th May 2015 (Ref: Dwg No. 3235/03D). Thereafter, the parking spaces so provided shall be available at all times for the parking of vehicles.

Reason - To ensure that adequate off-street parking facilities are provided for the development in the interests of highway safety.

9. 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.

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no development in Classes A, B, C, D, E, F, G or H of Part 1, or Class A of Part 2, of Schedule 2 to that Order shall be carried out on the site without the prior written consent of the Local Planning Authority

Reason - The Local Planning Authority considers it expedient, having regard to the density, type and appearance of the development, to regulate any future alterations/extensions to ensure that the amenities of the occupiers of neighbouring dwellings and the character and appearance of the area are not detrimentally affected.

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 9	Local Environment
Policy 11	Housing
Policy 20	Design
Policy 23	Open Spaces and Sports

Statement and Informative Notes:

1. **Statement in accordance with Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010 (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.

2. 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's Property Search Service on 0845 762 6848 or at www.groundstability.com

3. Environmental Health have requested the inclusion of the following informatives;

You are advised to contact the Environmental Protection Section of the Council on 0161-770-4465 or 1810 before any landfill gas investigation takes place.

You are advised to contact the Environmental Protection Section of the Council on 0161-770-4465 or 1810 before any contaminated land investigation takes place.

Signed on behalf of the Council

Dated:

8 June, 2015