

PLANNING STATEMENT

PLANNING APPLICATION

October 2025

SITE: Development at Corner of King St and Long St Middleton M24 6DN

PROPOSAL: Erection of part two part three storey building at Corner of Kind St and Long Street, to provide 9no dwellings with associated parking and refuse facilities.



0330 221 0449



info@eatownplanning.co.uk

www.eatownplanning.co.uk

PLANNING STATEMENT
DEVELOPMENT AT CORNER OF KING ST AND LONG ST MIDDLETON M24 6DN

Rev	Date	Author	Reviewed	Approved
1	30/06/2025	Zalman Hanovitch	Zalman Hanovitch	ZH
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Table of Contents

1. Introduction	2
2. Site and Surrounding Area	3
3. Planning History	7
4. Preapplication Advice Summary - PREAPP/00123/24	7
5. Development Proposal	12
Site Layout	13
Site Access	15
Boundary Treatments	15
Car Parking Provision	17
Refuse, Recycling and Bicycle Storage Areas	17
7 Planning Assessment	19
Principle of Development	20
Development Density	21
Design	22
Residential Amenity	22
Transport and Car Parking Provision	25
Impact on Heritage Assets	26
Natural Environment – Ecology and Biodiversity	27
Flood Risk	28
Security	28
8 Relevant Planning Policies	29
National Planning Policy Framework (NPPF)	29
Adopted Rochdale Core Strategy (CS) (2016)	29
Rochdale Borough Unitary Development Plan (UDP) (2006)	33
Places for Everyone Joint Development Plan (2024)	33
9 Summary and Conclusion	37

1. Introduction

1.1 This Planning Statement has been produced by EA Town Planning Ltd on behalf of JCD Architects.

This document is intended to support a Full Planning Application being submitted to Rochdale Borough Council for the Erection of a part two, part three storey building at the site located at the Corner of King St and Long St Middleton M24 6DN, Land Adjacent to 76 Long Street Middleton, to create 9no new residential dwellings.

1.2 This Planning Statement is structured as follows:

- Site Location and Description
- Planning History
- Preapplication Advice Summary
- The Proposed Development
- Planning Assessment
- Planning Policy
- Summary and Conclusions

1.3 This document provides a detailed description of the proposed development scheme, assesses the impact of the proposed development on existing and potential occupiers, and details the provision of residential amenity and parking. The report will also evaluate the development's impact on the neighbouring dwellings and the street as a whole.

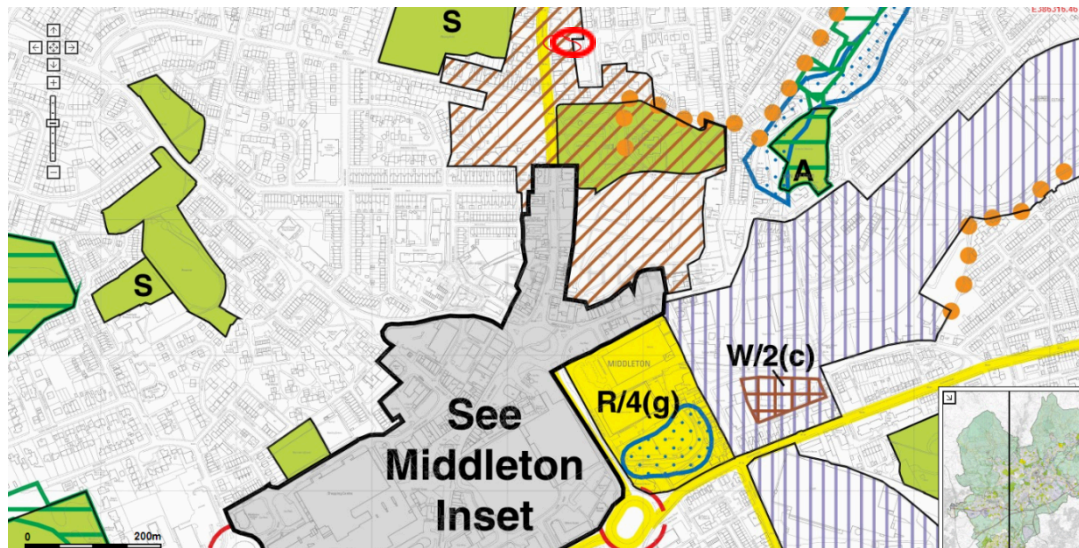
1.4 Preapplication advice was sought from Rochdale Council in respect of this proposal. Preapp Reference: PREAPP/00123/24. This full planning application submission has sought to incorporate the advice and guidance received within the preapplication advice giving due consideration to the concerns and recommendations within the Council's preapp report and subsequent design advice. The advice received is summarised in Section 4.0 below.

- 1.5 This planning statement was preceded by an in-depth desktop study which examined the application sites development history, the development history of the surroundings and other recent developments in the surrounding area. The desktop study also considered the Strategic and Local development plan policies and design guidance relevant to the proposed scheme in reference to the material planning considerations relevant to this scheme.
- 1.6 The proposals have been designed taking into account the relevant planning policies and design requirements of Rochdale Borough Council and relevant design guidance.
- 1.7 This document should be read in conjunction with the following supporting documents:
- Architectural drawings package produced by JCD Architects.
 - Design, Access and Heritage Statement produced by JCD Architects.
 - BNG Report produced by Tyrer Ecological Consultants.
 - Daylight Survey produced by My Property Survey.

2. Site and Surrounding Area

- 2.1 The application site is located on the corner of Long Street and King Street, just outside of the Middleton Town Centre Boundary in Rochdale, Manchester. The site is shown outline in Red on the excerpt below of the Rochdale Interactive UDP Policies Map. The site is located within the Defined Urban Area as designated under the Proposals Map of the Unitary Development Plan (UDP). A proposal for further residential development within the Defined Urban Boundary should in principle be acceptable.

PLANNING STATEMENT
DEVELOPMENT AT CORNER OF KING ST AND LONG ST MIDDLETON M24 6DN



Rochdale UDP Policies Map showing the Site Location in proximity to Middleton Town Centre boundary.

2.2 The site comprises an empty plot of land located at the end of a terrace row of mixed commercial and residential properties fronting on to Long Street. The land is now grassed over with the land level rising steadily to the rear (east) of the site at Spring Gardens.



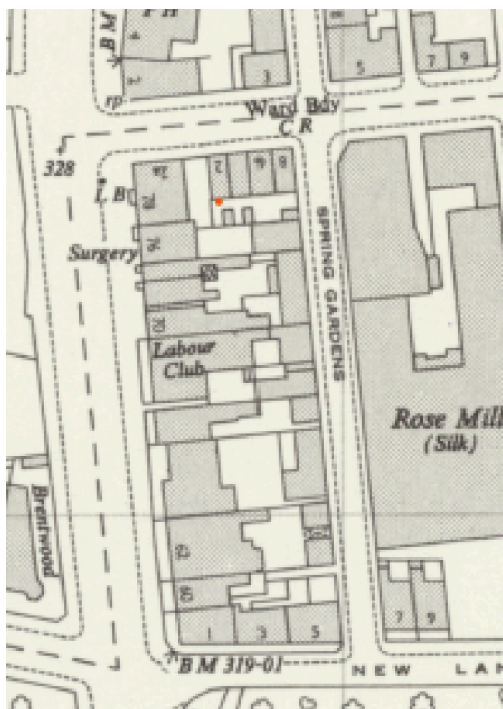
Aerial View picture showing the location of the existing site at the corner of Long Street and King Street. The site is outlined in red.

PLANNING STATEMENT
DEVELOPMENT AT CORNER OF KING ST AND LONG ST MIDDLETON M24 6DN



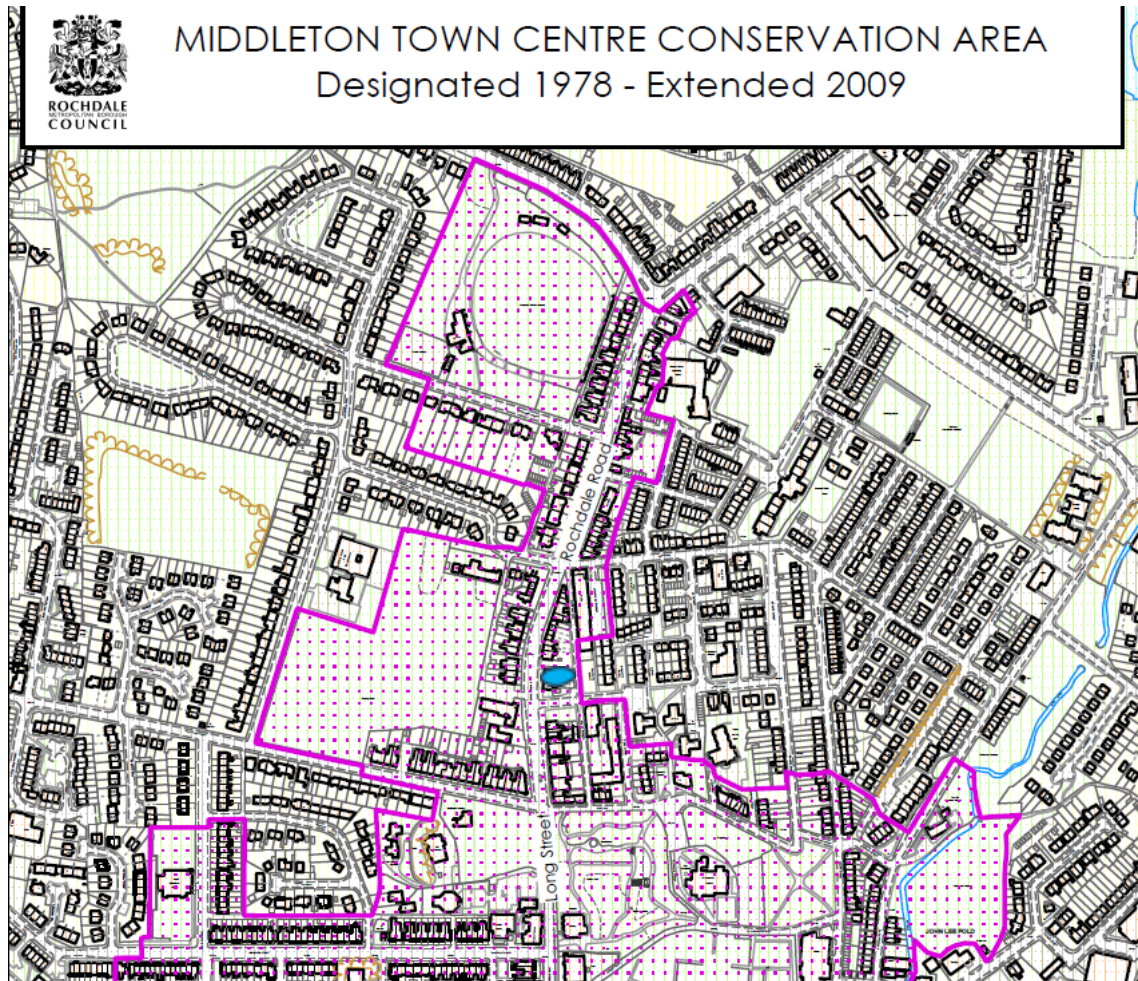
Birds eye view picture of the site showing the location of the existing site at the corner of Long Street, King Street and Spring Gardens.

2.3 The site was historically occupied as a pub with a row of terraced houses to the rear as shown in historical OS Mapping. See below.



Historical OS Map of Site from Circa 1995.

2.4 The site is located within the Middleton Town Centre Conservation Area as identified by the purple outline area on the Conservation area map below. The site location is shown by a blue oval shape.



Middleton Town Centre Conservation Area Map

2.5 The site is also located within the Townscape Heritage Initiative (THI) Area. The THI area extends northwards along Long Street to a group of important Edgar Wood Buildings on Rochdale Road. It continues South across the traffic island to Middleton Gardens and across to Market Place.

2.6 Various local amenities are conveniently accessible along Long Street, while a broader range are available in the nearby Middleton Town Centre, only 175m from the site. Also located in close proximity to the site are the recreational facilities provided by Jubilee Park, Middleton Cricket Club, and Middleton Library.

2.7 In terms of access to public transport, the site has a Greater Manchester Accessibility Level (GMAL) of 6 with excellent access to public transport links. Long Road is a classified road and a main bus route and is well connected in terms of access to jobs, public transport, shops and services. Within this context, the site is located within a highly sustainable and accessible location.

2.8 The site is located in Flood Zone 1, an area at low risk of flooding.

3. Planning History

3.1 Rochdale Borough Council's planning portal records provide insight into the site's planning history.

The available records are detailed below:

- [Application Reference No: 08/D50278] - Planning Permission was historically granted in December 2007 for the Erection of a 3 Storey Block of 3 Apartments.
- [Application Reference No: 06/D47548] An Outline planning application for residential development was submitted and subsequently withdrawn.
- [Application Reference No: 90/D26098] A planning application for a new office development was submitted and subsequently withdrawn.
- [Application Reference No: 85/D18309] – Planning permission was granted for the Demolition of unlisted building within the Conservation Area.

4. Preapplication Advice Summary - PREAPP/00123/24

4.1 Preapplication advice was received from Rochdale Council on the 13th of March 2025 in respect of this proposal. Preapp Reference: PREAPP/00123/24. The preapplication advice was supportive of the principle for residential development in this location. The planning officers noted *'The opportunity to develop the site for 6 apartments would offer a positive contribution to housing land supply which should be apportioned due weight in the decision making process.'*

4.2 Parking provision was considered unnecessary given the highly accessible site location and proximity to nearby key transport links and Middleton Town Centre. The planning officers also felt that removal of the parking could help to open up the site and provide opportunities for landscaping.

PLANNING STATEMENT

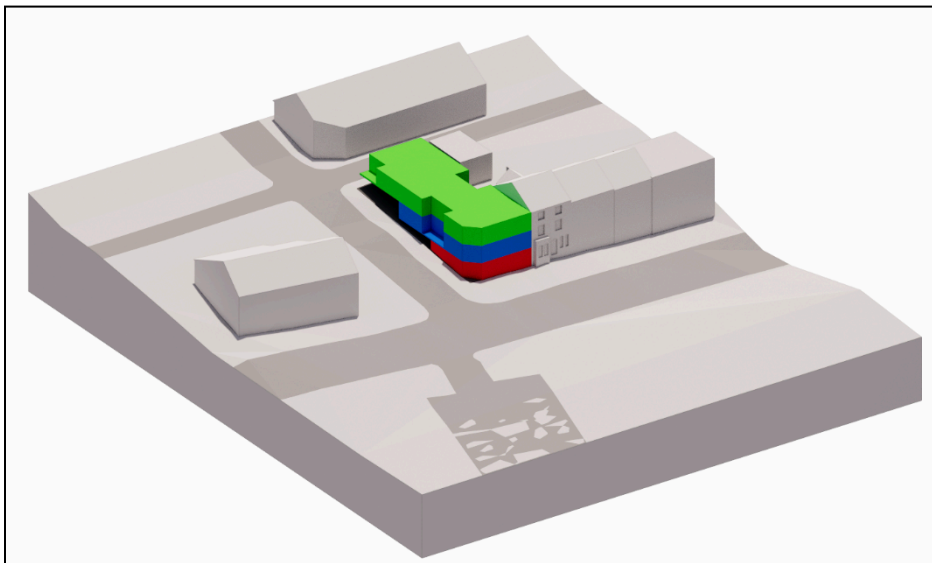
DEVELOPMENT AT CORNER OF KING ST AND LONG ST MIDDLETON M24 6DN

4.3 In terms of the built form, layout and impact on neighbouring amenity, the preapp report noted that

“Historic maps suggest that the previous arrangement for the site extended fully along King Street, which also reflects the arrangement at the other end of the terrace. So, in general, a new development of this format would be positive and restore the urban grain so long as the amenity of neighbouring occupiers isn't significantly/unduly harmed.” Additionally, the planning officers commented that there is scope to take a more flexible approach on this site, in light of the historic urban grain of the area, location of the proposed apartments and proximity to the town centre.

4.4 Although the scale and massing of the proposal were considered acceptable, the overall design was not considered to be based on a strong appraisal of the local character and wider conservation area. The planning officers encouraged the design to be amended in terms of both fenestration and materials taking local design cues. The Preapp advice called for a design which reinterpreted the surrounding historic character with an innovative contemporary design.

Initial Massing Model



Initial Massing Model

PLANNING STATEMENT
DEVELOPMENT AT CORNER OF KING ST AND LONG ST MIDDLETON M24 6DN



Original 3D Model

4.1 On the basis of the advice received and discussions with the planning officers on site, a smaller but taller more contemporary concept was explored. See Elevations below:

Drawings Rev P2



Proposed Northern Elevation Rev 2

PLANNING STATEMENT

DEVELOPMENT AT CORNER OF KING ST AND LONG ST MIDDLETON M24 6DN



Proposed Western Elevation Rev 2

- 4.5 In respect of the second set of drawings, the planning officers appreciated the design concept, however, due to concerns with the additional fourth floor, chamfered edge of the fourth floor and inclusion of roof terraces, the planning officers felt that a more traditional design approach, with a building of three stories would be a simpler and more complimentary approach.
- 4.6 Subsequently, further informal preapplication advice was provided by the Planning and Design officer in respect of a refined scheme. The refined scheme was drafted on the basis of the two previous rounds of preapplication advice and sought to incorporate the comments and feedback of the Council's design officer in respect of the two previous iterations. See screenshots below:

PLANNING STATEMENT
DEVELOPMENT AT CORNER OF KING ST AND LONG ST MIDDLETON M24 6DN



Proposed 3D Model Rev 3



Proposed Northern Elevation - King Street. Preapp revision 3.

PLANNING STATEMENT

DEVELOPMENT AT CORNER OF KING ST AND LONG ST MIDDLETON M24 6DN



Proposed front Western Elevation - Long Street/Rochdale Road. Preapp Revision 3.

- 4.7 The design officer was generally happy with the revised design however felt that the Northern King Street elevation was too long and that the large number of window openings would create an overly dominating and cluttered appearance along this elevation.
- 4.8 To address this, the length of the northern elevation was reduced and some of the windows replaced with infill setbacks. The southern elevation to the internal courtyard area was also changed from render to red brick and climbing plants removed.

5. Development Proposal

- 5.1 The development proposal is for the erection of part two storey, part three storey residential apartment building comprising 9no. flats. The proposed flats will be split over three levels including lower ground floor, ground floor and first floor. The proposed mix of dwellings together with their respective GIA's is shown in the table below:

Area Schedule			
Flat No.	Type	Area (sqm)	Level
1	Studio – 1 person	38.04m ²	Lower Ground floor
2	Studio – 1 person	41.16m ²	Lower Ground floor
3	2-Bed 3person	67.66m ²	Ground floor
4	1-Bed 2person	51.11m ²	Ground floor

PLANNING STATEMENT

DEVELOPMENT AT CORNER OF KING ST AND LONG ST MIDDLETON M24 6DN

5	Studio – 1 person	37.22m ²	Ground floor
6	Studio – 1 person	39.96m ²	First floor
7	1-Bed 1person	43.30m ²	First Floor
8	1-Bed 2person	50.45m ²	First Floor
9	Studio – 1 person	37.22m ²	First Floor

5.2 Each of the proposed flats will benefit from a large open plan living room/kitchen/dining area and bathroom. Each of the proposed habitable rooms will have good access to natural light. The proposed flats all meet or exceed the nationally described technical housing standards.

Site Layout

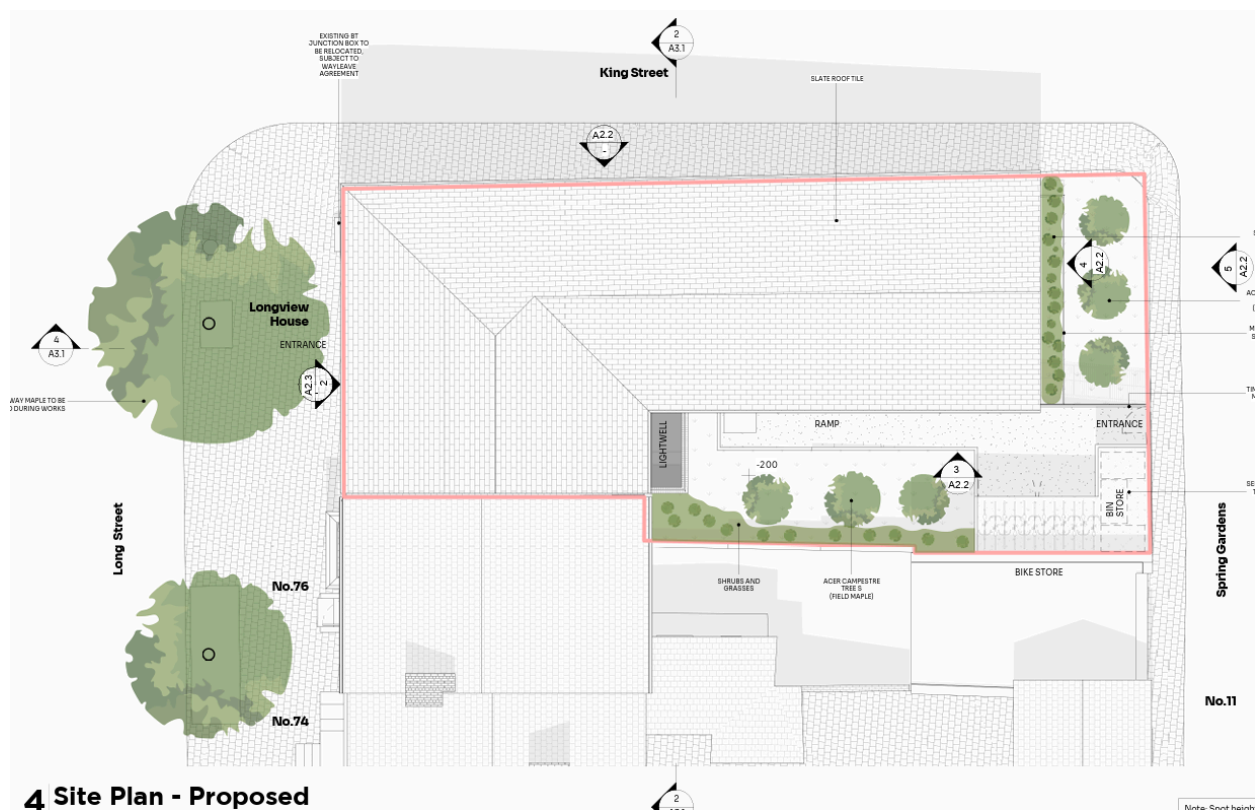
5.3 The proposed building will be L-shaped with a larger three storey section fronting onto Long Street with the remainder of the building wrapping around onto King Street. The building will reduce in height in line with the steady incline of the land along King Street as it rises upwards towards Spring Gardens to the east, reducing to two storeys at its rear fronting onto Spring Gardens. The new building will not extend all the way across the depth of site but will instead end 3.6m shy of the rear site boundary facing Spring Gardens, leaving an undeveloped area available for trees and planting at the rear of the site. The new building, aptly named 'Longview House', will sit directly adjacent to the pedestrian footpath along King Street.

5.4 The proposed building will be constructed of Rusticated Red multi brick brickwork, with a series of strategically designed windows on its northern, western and eastern elevations. The new building includes specific character features presenting a modern take on the classical Victorian terraced dwelling form. The design proposes the use of high-quality materials and a simplistic design form and features to create a modern building which sits comfortably in its surroundings and blends in naturally with the other buildings along the street and in the immediately surrounding area.

5.5 The proposal includes the retention of an undeveloped parcel of land separating between the internal southern section of the proposed building and the neighbouring residents at 76 Long Street and 11 Spring Gardens. This section of the site will provide multiple benefits, firstly by providing a private green landscaped area to the rear of the proposed flats increasing biodiversity on site and providing an outdoor amenity space for occupiers to enjoy. Secondly, this space will serve to

PLANNING STATEMENT
DEVELOPMENT AT CORNER OF KING ST AND LONG ST MIDDLETON M24 6DN

maintain and protect the amenity of the existing neighbouring residents at no.76 Long Street. The space retained between the two properties will prevent direct overlooking and overshadowing to the lower ground floor flat window at no.76 Long Street.



5.6 The proposal includes the provision of several windows along the southern internal elevation of the building to enable natural surveillance of the undeveloped area to the rear of the site including the proposed bin and bike storage areas.

Site Access

5.7 Pedestrian access will be via two main entrances—the primary entrance will be from Long Street at street level and a secondary entrance from Spring Gardens at the rear of the site. The access from the rear of the site allows for step free access to the 3 ground floor flats by way of a ramp leading from the rear pedestrian entrance to the rear access door in the southern elevation of the building.



Front Long Street/Rochdale Road Elevation

Boundary Treatments

- 5.8 The majority of the site will be bounded by the exterior walls of the proposed building. The undeveloped area at the southeastern corner of the site, will be enclosed by the proposed purpose-built bin store fronting directly on to Spring Gardens and a 2.2m tall security gate providing entry/exit to residents of the development. The bin store and the rear entrance gate will be timber boards affixed to black metal gating. The rear gable end of the building facing Spring Gardens will include a low height minimal black steel railing to the front of the ground floor windows within this elevation creating an area of defensible space directly outside these windows. The new planting area will not be enclosed with any boundary treatment, however it is anticipated that the proposed planting around the perimeter of this area would naturally discourage pedestrians from walking over the land.

PLANNING STATEMENT
DEVELOPMENT AT CORNER OF KING ST AND LONG ST MIDDLETON M24 6DN



3D Model View showing the undeveloped rear section of the site, enclosed by the bin store and gated pedestrian entrance from Spring Gardens



Proposed Eastern Elevation showing the bin store and gated pedestrian entrance from Spring Gardens

Car Parking Provision

- 5.9 The proposal does not include any on site car parking provision, however a secure and sheltered bicycle storage facility will be provided to facilitate the storage of up to 9no bicycles as per the

minimum standards in the Rochdale UDP. Given that the site is served by excellent public transport links and there is walking / cycling infrastructure in the immediate vicinity of the site, the absence of any on site car parking is considered acceptable.

Refuse, Recycling and Bicycle Storage Areas

- 5.10 The proposal includes the provision of designated communal bin and bike storage areas within the curtilage of the site at the rear of the building, within the strip of land between no. 11 Spring Gardens and the built up northern section of the building, fronting onto King Street. This area will be secured with a 2.2m pedestrian entrance gate restricting access to residents of the development only.
- 5.11 The proposed bin storage will be located at the rear of the site fronting directly on to Spring Gardens adjacent to the pedestrian entrance gate. The site will be serviced by kerbside refuse collections, in accordance with the prevailing highway conditions. Given the position of the bins adjacent to the kerbside, the bins will be easily wheeled to the kerbside on designated collection days. There will be no requirement for refuse vehicles to enter the sites.

6. Design

- 6.1 In accordance with the preapplication advice received, the adopted design of the proposal is a more traditional 2-3 storey building with a three storey frontage on to Long Street and wrapping around onto King Street under a more traditional pitched roof similar to the other buildings along the terraced row. The building terminates with a gable end roof a few meters away from the sites rear site boundary facing Spring Gardens. This design approach takes direct cues from the sites context, maintaining a three storey frontage along Long Street with a more traditional character including red brickwork and a pitched roof form with plain black rosemary concrete roof tiles.

PLANNING STATEMENT

DEVELOPMENT AT CORNER OF KING ST AND LONG ST MIDDLETON M24 6DN



Northern King Street Elevation

6.2 The proposal includes a band of 'hit and miss' brickwork banding on the eastern and northern facades of the building separating between the lower ground, ground and first floors of the building. The windows sit directly above these stretcher bands at each level. An extruded brick header detail is proposed above each of the windows, providing further animation to the North King Street Elevation.

6.3 The new windows will be large window openings in dark thin framed aluminium window frames, giving the building a modern and contemporary touch. Two columns of blank window recesses have been incorporated along the North King Street Elevation to break up the frontage and avoid an overly cluttered and monotonous frontage facing King Street. The windows on the Long Street frontage will be capped with simple pale red concrete lintels (approximately three bricks tall) above each of the windows reflecting the tone and colour of the surrounding brickwork. The archway surrounding the proposed entrance from Long Street will be finished in a similar pale red pigmented concrete finish. The windows on the King Street frontage will be capped with a similarly pigmented concrete lintel although thinner at approximately one brick tall.

6.4 Simple brick detailing will be introduced on the buildings main elevations including a series of step in/step out protruding brick rustication banding along the frontage of the building at lower ground level fronting on to Long Street and wrapping around on to King Street, evaporating with the incline in ground level along King Street. This also increases visual interest at lower level along the King

Street North Elevation. Bands of in/out brickwork will separate between the lower ground, ground and first floors of the building and brick corbelling is proposed at the top of the main frontages as the peak of the brick walls, meet the roof.

6.5 Black aluminium guttering is proposed around the perimeter of the roof of the building, with two inverted square downpipes within the northern elevation of the building fronting on to King Street. Aside from their practical purposes, these downpipes have been incorporated into the design to break up the King Street frontage.

6.6 Overall, it is anticipated that the proposed development form will reinforce the street scene and row of properties between New Lane and King Street and improve the appearance of the Conservation Area in this location.

6.7 Notwithstanding the above, full details on the design rationale can be found within the accompanying Design and Access Statement produced by JCD Architects.

7 Planning Assessment

Key Planning Considerations

7.1 Having regard to the adopted Development Plan in force for the area and other material considerations, namely the NPPF, the key planning considerations in relation to the assessment of the current application proposals are as follows:

- Principle of Development;
- Development Density;
- Design Considerations;
- Residential Amenity;
- Highways & Accessibility;
- The Natural Environment;
- Flood Risk;

Principle of Development

- 7.2 The Spatial Strategy for the borough (Policy SP2) seeks to direct development to where there is good access to existing facilities and infrastructure. It is considered that the site, an undeveloped plot of land of this size, located in a prominent accessible and sustainable location along a major arterial route/ transport corridor into the city, is underutilised in its current form with good potential for regeneration.
- 7.3 The principle for redevelopment of the site into residential is reinforced noting the historic development presence on this site. The proposal would reinstate a vacant and underutilised site back into efficient use in the form of residential dwellings in a defined urban area suitable for further high-density residential development.
- 7.4 The principle for residential development at this site was established within the historically approved planning application for a new 3 storey block of 3 apartments, App Ref: 08/D50278.
- 7.5 The preapplication advice which preceded this application submission was supportive of the principle for the redevelopment of this site into residential use, noting that the *“The site is within the defined urban area and the principle of the development is supported – bringing back a vacant and underutilised site into residential use.”*
- 7.6 Within the preapp report which preceded this application, the planning officer noted *“Whilst Rochdale can presently demonstrate a 5 year housing land supply, this does not preclude the delivery of additional housing. The need for boosting housing in urban areas is clearly set out in National Policy. The opportunity to develop the site for 6 apartments would offer a positive contribution to housing land supply which should be apportioned due weight in the decision making process.”*
- 7.7 This proposal has been refined from preapp stage and now seeks to introduce 9no apartments, which would offer a greater positive contribution to housing land supply than previously proposed at preapp stage. Given the site’s proximity to the town centre, in which a higher density development would be appropriate and the historic development form at this site, the higher number of dwellings in this accessible and sustainable location should be acceptable.

- 7.8 Notwithstanding the above compliance with local planning policy and planning officer advice, the proposals is in accordance with the NPPF aspirations to deliver homes on previously developed land. Paragraph 125 part (c) states substantial weight should be given to the value of using suitable brownfield land within settlements for homes and other identified needs.
- 7.9 The application site comprises previously developed land located in a highly sustainable location within close proximity to services and facilities, and therefore constitutes a suitable and sustainable windfall site. In this regard, the principle of residential development on the site is acceptable.

Development Density

- 7.10 Planning for Everyone (PfE), emphasises the importance of delivering new homes in sustainable locations, minimising travel and commuting times, enabling more people to live close to shops and services, increasing the local population necessary to support local facilities and supporting regeneration. Policy JP-H4 of PfE thus requires new housing development to be delivered at a density appropriate to the location, reflecting the relative accessibility of the site by walking, cycling and public transport and the need to achieve efficient use of land and high-quality design. This policy sets out minimum net residential density requirements of a site (dwellings per hectare) depending on the location and distance from a designated centre.
- 7.11 The proposed redevelopment of the site to create 9no. dwellings units would equate to a density of around 264 dwellings per hectare. Given the location of the application site and its distance from the Middleton Town Centre boundary (approximately 170m walking distance), the proposed development exceeds the minimum requirements of PfE policy JP-H4 of 70 dwellings per hectare. As noted by the planning officers within their preapp advice, *“Whilst the scheme proposes a very high density, it would not be out of keeping with the dense character and general make-up of the urban area, since the existing residential development on surrounding roads (including Wickham Terrace, Back Spring Gardens, and St Stephen’s Gardens) are higher density apartment buildings.”*

Design

- 7.12 The proposal reflects the scale, massing and proportions of neighbouring built form by adopting a considerate scale and massing that is proportionate to neighbouring buildings and blends in to the street scene.
- 7.13 The development proposal adopts a high standard of design that will enhance the character and significance of the surrounding Conservation Area. The adopted design seeks to maximise the available vacant land to create a well-designed building without being unduly dominant in the wider street scene. The proposed building will preserve the scale and form of the terraces along this section of Long Road, whilst introducing a contemporary corner plot building which neatly corners of the existing terrace.

Residential Amenity

- 7.14 With regards to residential amenity, development proposals should be compatible with surrounding land uses and not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy.
- 7.15 Paragraph 135 of the NPPF requires that new development achieves a high standard of amenity for existing and future users. This is reflected locally through CS policy DM1 which requires development proposals to ensure that they “do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy”.
- 7.16 Of key consideration to this proposal is the impact of new building on the neighbouring residents at no. 76 Long Street, and particularly the lower ground floor window within the rear elevation of the neighbouring building. The neighbouring property at no. 76 Long Street is three storeys in height fronting onto Long Street. Records indicate that the premises is occupied in residential use in the form of flats.
- 7.17 The ground floor flat at this property is partially subterranean towards the rear of the site in line with the incline of the land, and appears as a lower ground floor at the rear of the building. The rear windows serving this flat are positioned below the finished ground level of the application site and

PLANNING STATEMENT
DEVELOPMENT AT CORNER OF KING ST AND LONG ST MIDDLETON M24 6DN

are enclosed and overshadowed by the existing brick built boundary wall separating the two sites.

Our site investigation indicates that the lower ground floor window at the rear of no. 76 Long Street is a bedroom window (see drone view and street view imagery below).



Drone image showing the lower ground floor window and the adjacent brick wall along the site boundary.



Google street view image showing the rear of no.76 Long Street and the brick wall on the shared site boundary.

- 7.18 In addition, there is some concern with regards to a reduction to the outlook of the window at the rear of the first floor flat and potential overbearing impact of the development proposal on this window.
- 7.19 At preapp stage, planning officers acknowledged that any development on this site which would extend beyond the rear of the existing terrace, will inevitably impact on no. 76's sense of enclosure. Given that the bulk of the proposal will be positioned to the North of no.76, directly abutting King Street, leaving an undeveloped strip of land directly adjacent to the shared boundary, the planning officers considered that the proposed development would have a limited impact on access to natural light for these windows. In addition, the planning officers acknowledged the presence of a large boundary wall in between no.76 and the application site, sitting directly above/adjacent to the lower ground floor window of that property. Planning officers considered that given the existing arrangement on site, the potential impact of the development proposal on this would was likely to be limited. To further mitigate any potential impact on neighbouring residents, the proposal has been reconfigured so that it only extends across approximately 80% of the depth of the site (from west to east), leaving an undeveloped plot of land at the rear (eastern end) of the building adjacent to Spring Gardens. This will ensure that any impact on the outlook from the windows at the rear of no.76 will be limited and residents of these flats will have good access to natural light without obstruction from the new building.
- 7.20 The revised design has taken particular care to ensure that these two windows at the rear of no. 76 are not adversely impacted by the development proposal and will retain a good level of outlook and access to natural light. The proposed rear wing of the building will be positioned 4.75meters away from the nearest rear window at no.76. Vertical Sky Component Calculations showing the outlook and access to the view of the sky from the rear windows at no.76 has been commissioned in support of this application and demonstrates that the rear windows at no.76 will have good access to natural light without undue obstruction or overshadowing from the development proposal.
- 7.21 The planning officers noted that given the historic development form and urban grain of this site, there is scope for a more flexible approach in terms of the built form of the building, so long as the amenity of neighbouring occupiers isn't significantly/unduly harmed. As demonstrated above, the

development proposal has sought to limit any potential outlook and sense of enclosure/overbearing resulting from the development proposal.

- 7.22 Aside from the property's relationship with no. 76 Long Street, there are no other residential amenity concerns resulting from the proposal on the surrounding/neighbouring buildings.
- 7.23 In terms of protecting the privacy and amenity of further residents of the development proposal, the vast majority of the proposed windows will be positioned above eye level along the property's Northern and eastern elevations. For any windows not positioned above eye level, the proposal suggests the provision of obscure glazed window panels, preventing pedestrians passing by from looking into the residential flats at lower ground and ground level.
- 7.24 In terms of access to daylight for each of the proposed flats, the applicants have commissioned a Daylight and Sunlight Study in support of this proposal. The assessment evaluates the daylight performance of the habitable rooms within the proposed dwellings. The report demonstrates that the proposed development provides acceptable daylight and sunlight conditions in line with the NPPF, which seeks to ensure acceptable living standards while making efficient use of land.

Transport and Car Parking Provision

- 7.25 As detailed in Section 2.0 of this report, the site is located in a highly accessible location on primary artillery route into the two centre, in close walking distance of Middle Town Centre, with excellent access to public transport links (bus stop directly outside the site) and local shops and facilities. The sites central position will make it easy for the future residents to access the existing infrastructure surrounding the site whilst making use of more sustainable modes of transport.
- 7.26 A review of 5 year historic accident data records (from crashmap.co.uk) confirms that there has not been a cluster of incidents occurring in the immediate vicinity of the site. It can therefore be concluded that there are no existing highway safety problems, and that the proposed development should not give rise to an unacceptable impact on highway safety in accordance with Paragraph 111 of the framework. This has been reinforced by the Highways officer's comments within the preapp advice. The Council's Highways team reviewed the scheme and raised no objection to the proposal, confirming that the proposal was unlikely to have any impact on the surrounding highways network.

7.27 The proposal does not include any on site car parking provision. As detailed within the preapp report, the Council's highways team agreed that given the sites sustainable location within very close proximity to Middleton Town Centre boundary (170m to the east of the site), with ease of access to public transport (directly adjacent to a Bus Stop), a car free development can be supported. Moreover, off-street parking would not be insisted upon in favour of a better design solution for the site.

7.28 The Council's highways officer was supportive of a car free development proposal within this located and noted:

- *"The proposed apartments are at a sustainable location on a Quality bus Corridor.*
- *We do not expect any great volume of traffic to be generated by this proposal.*
- *No new highways are proposed as a result of this proposal.*
- *There is no changes to any public right of way.*
- *There is no new road safety issues as a result of this proposal."*

7.29 In summary, it has been clearly demonstrated that the future residents will have excellent opportunities to travel by sustainable modes of transportation with adequate cycle parking provision provided. The development will not lead to a severe impact on the surrounding highway network.

Impact on Heritage Assets

7.30 Several policy requirements exist at local and national level that require applicants to assess the impact of development proposals on the significance of heritage assets, such as listed buildings and conservation areas, where appropriate. This is set out clearly at paragraph 202 of the NPPF as outlined in section 8 of this statement.

7.31 The proposal has been developed carefully and strategically following receipt of the pre-application advice from Rochdale Borough Council. The proposal has been modified to take into consideration detailed comments and to ensure the proposal will protect and enhance the character, appearance and setting of the surrounding Conservation Area.

7.32 The accompanying Design, Access and Heritage Statement produced by JCD Architects has been prepared to provide a detailed assessment of the proposal and its potential impact on relevant

heritage assets. The statement assesses the impact from the proposal on the character, appearance and setting of the Middleton Town Centre Conservation Area and the neighbouring Non-designated Heritage Asset at no.76 Long Street.

7.33 The Design, Access and Heritage Statement provides a detailed account of the historic and architectural character and value of the Conservation Area, and the impact the proposal will have on its character and significance.

Natural Environment – Ecology and Biodiversity

7.34 As detailed within the supporting Biodiversity Statement and Baseline Assessment, the site is not subject to any statutory or non-statutory ecological designations. The habitats located within the site are common and widespread and have low ecological value. Additionally, the site is considered to have no suitability for any other protected notable species.

7.35 Through implementation of the following ecological enhancements, the opportunity exists to deliver a number of biodiversity net gains:

- Creation of a section of landscaped area within the communal courtyard in the form of a communal garden area at the rear/side of the building. This area will be utilised for the planting of new trees, shrubs and grasses.
- Creation of a new landscaped area (modified grassland) to the rear of the building facing Spring Gardens. This space will be planted with new trees and other native plants of biodiversity value.
- A total of six new trees proposed onsite within the landscaped areas.

7.36 Notwithstanding the above, a Biodiversity Net Gain report has been submitted in support of the proposal. The baseline habitat value of the site is 0.07 units, comprising 0.0341 hectares of modified grassland in poor condition, 0.00 units of scrub and 0.00 units of urban trees.

7.37 Based on the landscaping proposals, the scheme will result in a 22.86% net-gain in Habitat units on site. As such, the applicant intends to achieve the required 10% net gain through a mixture of onsite habitat creation.

7.38 The proposed development will not have an adverse impact on any sites and features of biodiversity and geodiversity importance. The scheme has considered opportunities for enhancing biodiversity

and results in net gain over and above what is required by current local or national planning policy. As such, the proposal complies with Policy G7 of the Rochdale Core Strategy.

Flood Risk

- 7.39 The application site is located within Flood Zone 1. The development application boundary is less than 1ha in plan area. In line with criteria set within footnote 63 of the NPPF a Flood Risk Assessment is not required to support a planning application if the development is less than 1ha and in Flood Zone 1.

Security

- 7.40 All of the ground floor and lower ground floor windows will be fitted with triple glazed toughened safety glass panels. External lighting will be installed at all entrances and along the rear path leading to the flats from Spring Gardens, ensuring well-lit access points during evening hours. Video intercom systems will provide controlled access to both entrances, enhancing security for residents.
- 7.41 Aside from the pedestrian gate at the rear of the site, providing secondary access from Spring Gardens, the proposal includes the introduction of several windows along the buildings southern elevation, facing the undeveloped section of the site to increase natural surveillance within this area. This will also mean that the bicycle storage area will be located in a well overlooked position with plenty of natural surveillance. The bicycle store will be secured with a high quality locking mechanism.

8 Relevant Planning Policies

- 8.1 Section 38(6) of the Planning & Compulsory Purchase Act 2004 (The Act) requires that the determination of planning applications and appeals is undertaken in accordance with the Local development plan, unless material considerations indicate otherwise.

National Planning Policy Framework (NPPF)

- 8.2 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England with a strong emphasis being on presumption in favour of sustainable development. The

NPPF identifies that there are three overarching objectives to sustainable development: Economic, Social and Environment objectives).

8.3 Paragraph 8 of the framework sets out the three overarching objectives for achieving sustainable development in the planning system, these include:

- Economic objective – to help build a strong, responsive and competitive economy
- Social objective – to support strong vibrant and healthy communities
- Environmental objective – to contribute to protecting and enhancing our natural, built and historic environment

8.4 The proposed scheme will contribute to the objective of sustainable development through the delivery of positive economic, social and environmental benefits which are to be expected from a residential development of this nature.

For the purposes of this application the development plan comprises the following:

- Rochdale Core Strategy (CS) (2016);
- Rochdale Borough Unitary Development Plan (UDP) (2006).
- Places for Everyone Joint Development Plan (2024)

Adopted Rochdale Core Strategy (CS) (2016)

8.5 **Policy SP2 (The Spatial Strategy for the borough)** – This policy seeks to direct development to locations where there is good access to existing facilities and infrastructure, the motorway corridor, public transport facilities.

8.6 **Policy C1 (Delivering the right amount of housing in the right places)** relates to housing delivery within the borough. This policy seeks to provide land to deliver at least 460 net additional dwellings per year up to 2028 to assist in the creation of successful, inclusive and mixed communities and meet the housing needs of the borough.

8.7 The proposal will make an important contribution to delivering the number of homes prescribed in policy C1. Given the form of accommodation proposed, it will also serve to create more diverse communities and address the demand for additional residential accommodation in the area.

8.8 Policy C3 (Delivering the right type of housing) – This policy refers to the importance of widening housing choice will have in meeting the needs of existing residents, help to attract new residents and is a key to supporting economic growth and prosperity, achieved through the following:

- Ensure new development provides housing types that take account of local needs and aspirations;
- Ensure that the supply of larger and higher value housing in the borough is improved;
- Require a high standard of design and layout that produces attractive places and takes account of energy efficiency and climate change;
- Promote densities that make efficient use of land whilst delivering a range of housing to widen choice in the borough and reflect local character; and
- Support the provision of housing on appropriate sites to meet the needs of specific groups including older people and other vulnerable groups.

8.9 Policy P1 (Improving image) – This policy broadly sets out the importance of new developments adopting a high level of design to improve the image of the borough which in turn will introduce various social and economic benefits.

- *Requiring design which is of a high standard, demonstrating innovation and originality; and*
- *Promoting the development and re-use of under-used land and buildings, maximising the potential for heritage assets to provide a sense of place and image.*

8.10 P2 (Protecting and enhancing character, landscape and heritage) – This policy seeks to protect and enhance the borough's character, the distinctiveness of its town centres, housing areas and countryside, and the qualities of its landscapes, utilising the considerable potential of these assets in development and regeneration schemes. This is achieved by:

- a. Requiring that new development integrate successfully with the key natural features of the borough, e.g. river valleys and the Pennine landscape;
- b. requiring that new development will take opportunities to protect and open up important views of hills and valleys which are part of the borough's unique character;
- c. Restoring the River Roch and other water bodies to their place as key and attractive features of the borough, including opening up waterways where they have been covered, and enhancing their setting, heritage assets and biodiversity potential;

- d. Protecting, enhancing and utilising outstanding cultural landscapes, such as the Cheesden Valley area and around Littleborough and Hollingworth Lake; and
- e. Conserving and enhancing townscape character.

8.11 This policy seeks to protect the boroughs heritage by Conserving, enhancing and promoting key heritage assets, both statutory and non-statutory, including consideration of their wider settings. The Key heritage Assets within the brough are identified within this policy as:

- Four outstanding conservation areas:

Central Rochdale, Middleton and Littleborough town centres and Rock Nook / Summit;

8.12 Other designated assets such as listed buildings, conservation areas, registered parks and scheduled ancient monuments;

- The heritage of the Co-operative movement, the Rochdale Pioneers and the Labour movement;
- The Edgar Wood and J. H. Sellers cultural heritage;
- The heritage of the seventeenth and eighteenth century vernacular tradition; and
- The engineering heritage, including mills, canals and railways.

8.13 **Policy P3 (Improving design of new development)** – This policy requires all new developments, including associated landscaping, regardless of location in the borough, to adhere to high standards of design.

8.14 **Policy G1 (Tackling and adapting to climate change)** – This policy seeks to address climate change and ensure growth does not increase CO2 emissions. New developments will be expected to:

- *Be zero carbon in line with national targets and definitions;*
- *Adhere to the 'energy hierarchy' as outlined in policy G2, being designed in such a way that ensures that buildings require the minimum amount of energy to function over their lifetime;*
- *Reduce CO2 emissions through the use of renewable and low carbon decentralised energy technologies and networks. This will be through both on-site provision in new developments and through connection to local networks;*
- *Address the impacts of climate change by incorporating comprehensive adaptation measures.*

8.15 Policy G2 (Energy and new development) – All new development will be expected to adhere to the energy hierarchy to the extent that policy G2 reflects national policy, targets and requirements for that type of development.

8.16 Policy T2 (Improving accessibility) – This policy seeks to improve accessibility by locating development where good access to public transport is available or can be provided, backed by measures to reduce the need for travel and effective provision for cyclists, pedestrians and people with impaired mobility

8.17 Policy DM1 (General development requirements) This policy requires that all development proposals, including changes of use of land and buildings, extensions and alterations, will be expected to demonstrate that they:

- Are of high-quality design and take the opportunity to enhance the quality of the area;
- Are compatible with surrounding land uses, both in terms of its impact upon those uses and the impact of the surrounding land uses upon the amenities of future residents / users;
- Do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy;
- Mitigate against any impacts due to noise, air, dust, light and odour pollution, traffic generation or inadequate access, where such mitigation is identified as being necessary;
- Provide satisfactory vehicular access with adequate parking, manoeuvring, and servicing arrangements taking into account of the proposed use and location;
- Do not have an adverse impact on health, through its impact or the effect of existing problems e.g. land contamination, or poor air quality;
- Provide, or demonstrate the availability of, the service and community infrastructure necessary to meet local needs e.g. local shops, community, leisure and sport facilities and provision of open space;
- Minimise opportunities for crime against people or property;
- Take account of ground conditions including unstable or contaminated land - where a potential risk exists, a survey should be carried out and any necessary remedial measures identified and carried out;

PLANNING STATEMENT

DEVELOPMENT AT CORNER OF KING ST AND LONG ST MIDDLETON M24 6DN

- Incorporate, where appropriate, high quality landscape schemes;
- Have assessed whether the development may be affected by ground instability;
- Have considered the availability of water and wastewater infrastructure, and any need for additional capacity; and
- Do not lead to impacts detrimental to the conservation interests of European Protected Sites.

Rochdale Borough Unitary Development Plan (UDP) (2006)

8.18 Policy G/D/1 Defined Urban Area - The site forms part of the Defined Urban Area as defined on this plans proposals map and is therefore an appropriate location for the proposed redevelopment of former brownfield land to provide additional residential housing.

Places for Everyone Joint Development Plan (2024)

8.19 The Places for Everyone Plan (2024) was adopted by Manchester City Council in March 2024. The relevant policies from the Place for Everyone Plan have been included below. These policies are broadly supportive of new residential development similar to that being proposed by this preapp proposal.

Boosting Northern Competitiveness

8.20 Policy JP-Strat6: Northern Areas

8.21 A significant increase in the competitiveness of the northern areas will be sought. There will be a strong focus on making as much use as possible of suitable previously-developed (brownfield) land through urban regeneration, enhancing the role of the town centres and diversifying the residential offer.

8.22 Places for Homes

8.23 Policy JP-H1: Scale, Distribution and Phasing of New Housing Development

8.24 A minimum of 175,185 net additional dwellings will be delivered over the period 2022-2039, or an annual average of around 10,305.

8.25 The new homes will be of good quality and design, adaptable, supported by the necessary infrastructure and amenities and their distribution (as set out in Table 7.2) will support the Plan's overall strategy which enables people to reduce the need to travel when taking advantage of our key assets.

8.26 The delivery rates in Table 7.2 are the minimum number of net additional dwellings each district is expected to identify a sufficient supply of sites for, through their local plans.

Table 7.2 Distribution and Phasing of new dwellings 2022-2039

-	Annual average 2022-2039	2022-2025 (annual)	2025-2030 (annual)	2030-2039 (annual)	Total 2022-2039
Bolton	787	787	787	787	13,379
Bury	452	246	452	520	7,678
Manchester	3,533	3,533	3,533	3,533	60,061
Oldham	680	404	680	772	11,560
Rochdale	616	568	616	632	10,472
Salford	1,658	1,658	1,658	1,658	28,186
Tameside	485	236	485	568	8,245
Trafford	1,122	817	1,122	1,224	19,077
Wigan	972	814	972	1,025	16,527
PfE	10,305	9,063	10,305	10,719	175,185

8.27 Policy JP-H3: Type, Size and Design of New Housing

8.28 Development across the plan area should seek to incorporate a range of dwelling types and sizes including for self-build and community led building projects to meet local needs and deliver more inclusive neighbourhoods. Where appropriate, this should include incorporating specialist housing for older households and vulnerable people.

8.29 Residential developments should provide an appropriate mix of dwelling types and sizes reflecting local plan policies, and having regard to masterplans, guidance and relevant local evidence.

8.30 All new dwellings must:

- Comply with the nationally described space standards; and
- Be built to the ‘accessible and adaptable’ standard in Part M4(2) of the Building Regulations unless specific site conditions make this impracticable.

8.31 Policy JP-H4: Density of New Housing

8.32 New housing development should be delivered at a density appropriate to the location, reflecting the relative accessibility of the site by walking, cycling and public transport and the need to achieve efficient use of land and high-quality design.

Sustainable and Resilient Places

8.33 **Policy JP-S1: Sustainable Development** – This policy states that *“To help tackle climate change, development should aim to maximise its economic, social and environmental benefits simultaneously, minimise its adverse impacts, utilise sustainable construction techniques and actively seek opportunities to secure net gains across each of the different objectives.”*

Places for People

8.34 Policy JP-P2: Heritage

8.35 This policy states that councils will proactively manage and work with partners to positively conserve, sustain and enhance our historic environment and heritage assets and their settings. Opportunities will be pursued to aid the promotion, enjoyment, understanding and interpretation of heritage assets, as a means of maximising wider public benefits and reinforcing Greater Manchester's distinct character, identity and sense of place

8.36 This policy seeks to ensure that:

- the heritage significance of a site or area is considered in accordance with national planning policy in the planning and design process and opportunities for interpretation and local engagement are optimised;
- Integrating the conservation and enhancement of heritage assets and their settings, with creative contextual architectural responses that contribute to their significance and sense of place;

8.37 Other Material Considerations/ Supplementary Planning Documents (SPD):

- Guidelines and Standards for Residential Development (June 2016); and
- Oldham and Rochdale Urban Design Guide (Design Principles) (Sept 2007).

8.38 The Urban Design Guide expands on local planning policies and sets design principles for all types of development with the Boroughs of Oldham and Rochdale. These principles identify what development should do to achieve design quality.

The Principles:

- Character: Enhancing identity and sense of place
- Safety and inclusion: Ensuring places are safe, secure and welcoming for all
- Diversity: Providing variety and choice
- Ease of movement: Ensuring places that are easy to get to and move through
- Legibility: Ensuring places can be easily understood
- Adaptability: Anticipating the need for change
- Sustainability: Minimise the impact on our environment
- Designing for future maintenance: Designing buildings and spaces so that their quality can be maintained over time
- Good streets and spaces: Creating places with attractive outdoor spaces
- Well-designed buildings: Constructing sustainable buildings appropriate to their function and context

8.39 The accompanying Design and Access statement details how the proposals comply with this document.

9 Summary and Conclusion

9.1 This proposal seeks full planning permission for the redevelopment of a vacant plot of land located within the Middleton Town Centre Conservation Area, a short distance from Middleton Town Centre. The proposal is for the erection of a part two, part three storey building to deliver 9no. residential flats at the corner of King Street and Long Street in Middleton. The site is considered brownfield land and is located within the Defined Urban Area and is thus suitable in principle for residential redevelopment.

9.2 The proposed development represents an efficient and sustainable reuse of a previously developed urban site within a highly accessible location. It provides a positive contribution to local housing supply and aligns with policy objectives promoting brownfield development, high-density urban living, and conservation-led design.

9.3 The proposed development presents a well-balanced form of development which is proportionate to the scale of the neighbouring buildings and is also firmly in keeping with the character and established development use of the immediately surrounding area. The scheme has been designed to make efficient use of the site whilst also blending in with the established scale, character and appearance of neighbouring properties. The scheme seeks to reintroduce development on a previously developed brownfield site within a prominent corner plot location.

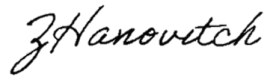
9.4 The development proposal has been re-designed to respond positively to iterative pre-application advice received. The application addresses all key planning considerations including land use, design, density, transport, amenity, ecology, and heritage considerations and is compliant with the relevant planning policy framework. It respects the character of the Middleton Conservation Area while delivering additional residential units and increased housing choice.

9.5 In light of our assessment of the relevant national and local planning policies, we believe that the proposal before you, for the redevelopment of the site to provide 9no residential flats, would be an acceptable and appropriate scheme for this site and would contribute positively to the character and appearance of the street scene along Long Street and the wider Conservation area.

9.6 We trust that you will find this proposal acceptable and grant approval for the proposal as submitted. Should you require any further information to assist with your assessment of this proposal, please do not hesitate to contact us by email at, office@eatownplanning.co.uk or by phone 0330 221 0449.

Yours faithfully,

PLANNING STATEMENT
DEVELOPMENT AT CORNER OF KING ST AND LONG ST MIDDLETON M24 6DN



Zalman Hanovitch MSc
Town Planning Consultant
EA Town Planning LTD