

Town and Country Planning Act 1990 (as amended)

## PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 23/00795/FUL

|                                                                     |                           |
|---------------------------------------------------------------------|---------------------------|
| Name and address for correspondence:                                | Applicant name:           |
| Miss Laura Miller<br>WSP<br>8 First Street<br>Manchester<br>M15 4RP | Kam Lei Fong (UK) Limited |

### Part I - Particulars of Application

Date of Application: 2 August 2023

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| <b>Proposal:</b> | <b>Conversion and subdivision of Warwick Mill to 135 no. apartments (Use Class C3) and flexible commercial space (Use Class E) including works of demolition and formation of interior atria, parking at lower ground-floor level and demolition of London House and erection of building to provide 146 no. apartments (Use Class C3) (281 total), and flexible commercial space (Use Class E) formation of external car parking, public realm, landscaping, alteration to existing vehicular access and creation of additional vehicular access to Oldham Road (A669) and associated internal and external additions and alterations</b> |
| <b>Location:</b> | <b>Warwick Mill , Oldham Road, Middleton, M24 1AZ</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |

### Part II - Particulars of decision

The Rochdale Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 (as amended) that planning permission has been **GRANTED SUBJECT TO CONDITIONS** for the carrying out of the development referred to in Part I above.

The Council hereby permits the above development in accordance with the details given on the application form and subject to the following condition(s):

#### **Conditions and Reasons:**

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

Reason. Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

2 This permission relates to the following plans:-

- o Site Location Plan Drawing ref. WM-SP-001;
- o Site Plan LGF Drawing ref. WM-EH 010 rev. P1;
- o Site Plan UGF Drawing ref. WM-EH 011 rev. P1;
- o Existing Plan The Lodge Drawing ref. LO-EX 101;
- o Flood Risk Plan - Areas ref. TL-FR-101;
- o Demolition Plan The Lodge ref. LO-DM 102;
- o Demolition Plan and Elevations The Lodge ref. LO-DM 102;
- o GF The Loom Drawing ref. TL-PA-101 rev. P3;
- o 1st Floor + Podium The Loom Drawing ref. TL-PA-102 rev. P2;
- o 2nd to 7th Floor The Loom Drawing ref. TL-PA-103 rev. P2;
- o 8th Floor The Loom Drawing ref. TL-PA-104 rev. P2;
- o 9th Floor The Loom Drawing ref. TL-PA-105 rev. P2;
- o Roof Plan The Loom Drawing ref. TL-PA-106 rev. P2;
- o North and South Elevations ref. WM-TL-201 rev.P1;
- o South Elevation The Loom Drawing ref. WM-TL-202 rev.P1;
- o The Loom North Elevation ref. TL-PA 301 rev. P2
- o The Loom South Elevation ref. TL-PA 302 rev. P2
- o The Loom East Elevation ref. TL-PA 303 rev. P2
- o The Loom West Elevation ref. TL-PA 304 rev. P2
- o Warwick Mill LGF demolition Drawing ref. WM DM-101;
- o Warwick Mill UGF demolition Drawing ref. WM DM-102 ;
- o Warwick Mill 1F demolition Drawing ref. WM DM-103;
- o Warwick Mill 2F demolition Drawing ref. WM DM-104;
- o Warwick Mill 3F demolition Drawing ref. WM DM-105;
- o Warwick Mill 4F demolition Drawing ref. WM DM-106;
- o Warwick Mill Roof Plan demolition Drawing ref. WM DM-107;
- o Warwick Mill Section A-A demolition Drawing ref. WM DM-201;
- o Warwick Mill Section B-B demolition Drawing ref. WM DM-202;
- o Warwick Mill Section C-C demolition Drawing ref. WM DM-203;
- o Warwick Mill North Elevation demolition Drawing ref. WM DM-301;
- o Warwick Mill South Elevation demolition Drawing ref. WM DM-302;
- o Warwick Mill East Elevation demolition Drawing ref. WM DM-303;
- o Warwick Mill LGF Existing Drawing ref. WM EX-101;
- o Warwick Mill UGF Existing Drawing ref. WM EX-102;
- o Warwick Mill 1F Existing Drawing ref. WM EX-103;
- o Warwick Mill 2F Existing Drawing ref. WM EX-104;
- o Warwick Mill 3F Existing Drawing ref. WM EX-105;
- o Warwick Mill Roof Plan Existing Drawing ref. WM EX-106;
- o Warwick Mill Section A-A Existing Drawing ref. WM EX-201;
- o Warwick Mill Section B-B Existing Drawing ref. WM EX-202;
- o Warwick Mill Section C-C Existing Drawing ref. WM EX-203;
- o Warwick Mill North Elevation Existing Drawing ref. WM EX-301;
- o Warwick Mill South Elevation Existing Drawing ref. WM EX-302;
- o Warwick Mill East Elevation Existing Drawing ref. WM EX-303;
- o Warwick Mill West Elevation Existing Drawing ref. WM EX-304;
- o Warwick Mill LGF Proposed Drawing ref. WM PA-101;
- o Warwick Mill UGF Proposed Drawing ref. WM PA-102;
- o Warwick Mill 1F Proposed Drawing ref. WM PA-103;
- o Warwick Mill 2F Proposed Drawing ref. WM PA-104;
- o Warwick Mill 3F Proposed Drawing ref. WM PA-105;
- o Warwick Mill 4F Proposed Drawing ref. WM PA-106;
- o Warwick Mill Roof Plan Proposed Drawing ref. WM PA-107;
- o Warwick Mill Section A-A Proposed Drawing ref. WM PA-201;
- o Warwick Mill Section B-B Proposed Drawing ref. WM PA-202;
- o Warwick Mill Section C-C Proposed Drawing ref. WM PA-203;
- o Warwick Mill Section D-D Proposed Drawing ref. WM PA-204;
- o Warwick Mill North Elevation Proposed Drawing ref. WM PA-301;
- o Warwick Mill South Elevation Proposed Drawing ref. WM PA-302;
- o Warwick Mill East Elevation Proposed Drawing ref. WM PA-303;
- o Warwick Mill West Elevation Proposed Drawing ref. WM PA-304;

- o Warwick Mill Detail Section Roof Proposed Drawing ref. WM RD-501;
- o Warwick Mill Unit Studios Proposed Drawing ref. WM-AP-501;
- o Warwick Mill Units 1 + 2 Bed Proposed Drawing ref. WM-AP-502;

and the development shall be carried out in accordance with these drawings hereby approved.

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.

- 3 No development, including any works of demolition or site preparation, shall take place until such time as a phasing plan identifying all phases of the development has been submitted to and approved in writing by the Local Planning Authority. The development/works shall thereafter be undertaken in accordance with the duly approved phasing plan and the approved phasing shall apply to the provisions of the following conditions attached to this permission.

Reason: In the interests of ensuring the co-ordinated and comprehensive redevelopment of the site to protect the significance of the heritage assets in accordance with Policies P2 and DM1 of the adopted Rochdale Core Strategy and the NPPF.

Reason for pre-commencement: A phasing plan is required to be agreed in advance of commencement of any works on site to ensure comprehensive phasing.

- 4 No clearance of trees and shrubs in preparation for (or during the course of) development shall take place during the bird nesting season (March - August inclusive) unless an ecological survey has been submitted to and approved in writing by the Local Planning Authority to establish whether the site is utilised for bird nesting. Should the survey reveal the presence of any nesting species, then no development shall take place during the period specified above unless a mitigation strategy has first been submitted to and approved in writing by the Local Planning Authority which provides for the protection of nesting birds during the period of works on site.

Reason: In order to prevent any habitat disturbance to nesting birds in accordance with policy G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 5 No development shall take place until the trees that are to be retained within the site has been enclosed with temporary protective fencing and temporary ground protection has been fully installed in full accordance with BS:5837:2012 'Trees in relation to design, demolition and construction' and with the approved Tree Protection Plan ref. 23/AIA/ROCH/10 dwg. 03 rev. B by Tree-Solutions.

The necessary protection measures shall be retained and the Arboricultural Method Statement ref. 23/AIA/ROCH/10 by Tree Solutions Limited shall be adhered to throughout the construction phase of the development and no work, excavation, tipping, or stacking/storage of materials shall take place beyond such protective fencing during the construction period.

Reason: In order to protect the existing trees on the site in the interests of the amenities of the area and in accordance with Policies P3, G1, G6 and G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: The trees must be protected before any works are carried out.

Reason: In order to protect the existing trees on the site in the interests of the amenities of the area and in accordance with Policies P3, G1, G6 and G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 6 No development or works of site preparation shall take place until a detailed method statement for the removal or long-term management/eradication of invasive non-native (alien) species of plant on the site has been submitted to and approved in writing by the local planning authority. The method statement shall include measures to prevent the spread of invasive non-native (alien) species of plant during any operations such as moving, strimming or soil movement, and measures to ensure that any soils brought to the site are free of the seeds/roots/stems of any invasive plant covered under the Wildlife and Countryside Act 1981. Development shall be carried out in accordance with the approved method statement.

Reason: In accordance with policy G7 of the adopted Rochdale Core Strategy and to ensure the satisfactory treatment and disposal of invasive plant species which, under the terms of the Wildlife & Countryside Act 1981 (as amended) it is an offence to be caused to be spread in the wild.

Reason for pre-commencement condition: Construction activity increases the risk of invasive species spreading.

- 7 No development, including any works of demolition or site preparation, shall take place until such time as a Demolition Method Statement has been submitted to, and approved in writing by the Local Planning Authority. For the avoidance of doubt, this shall include the following:

- a) the parking of vehicles of site operatives and visitors
- b) the loading and unloading of plant and materials;
- c) storage of plant and materials used for the demolition of existing structures;
- d) the erection and maintenance of security hoarding;
- e) traffic management plan;
- f) measures to protect surrounding sensitive receptors from fugitive dust and debris both during the demolition of existing structures;
- g) reasonable avoidance measures for the protection of amphibians and mammals; and;
- h) details of wheel washing facilities or a demonstration that this is not required.

The approved method statement shall be adhered to throughout the demolition of existing structures. The development shall not be carried out otherwise than in accordance with the approved method statement without the prior written permission of the Local Planning Authority.

Reason: To minimise the detrimental effects to the natural environment through risks of pollution during the construction phase in accordance with Policies DM1, G7 and G9 of the Core Strategy and the National Planning Policy Framework.

Reason for Pre-Commencement: Site clearance poses a threat to the surrounding natural environment and to surrounding occupiers and a scheme therefore needs to be agreed in advance of any works taking place.

- 8 No development shall take place (other than demolition or works of site preparation) until a Construction Environmental Management Plan (CEMP) has been submitted to, and approved in writing by the Local Planning Authority. For the avoidance of doubt, this shall include the following:

- a) the parking of vehicles of site operatives and visitors;
- b) loading and unloading of plant and materials;
- c) storage of plant and materials used in constructing the development;
- d) the erection and maintenance of security hoarding;
- e) traffic management plan;
- f) measures to protect surrounding sensitive receptors from fugitive dust and debris both during and after the construction phase;
- g) reasonable avoidance measures for the protection of amphibians and mammals; and;

- h) details of wheel washing facilities or a demonstration that this is not required.

The approved method statement shall be adhered to throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved method statement without the prior written permission of the Local Planning Authority.

Reason: To minimise the detrimental effects to the natural environment through risks of pollution during the construction phase in accordance with Policies DM1, G7 and G9 of the Core Strategy and the National Planning Policy Framework.

Reason for Pre-Commencement: Site clearance poses a threat to the surrounding natural environment and to surrounding occupiers and a scheme therefore needs to be agreed in advance of any works taking place.

- 9 No development (other than demolition or works of site preparation) shall take place until an investigation and risk assessment (in addition to any assessment provided with the planning application) has been submitted to and approved in writing by the Local Planning Authority. The assessment shall investigate the nature and extent of any contamination on the site (whether or not it originates on the site). The assessment shall be undertaken by competent persons and a written report of the findings submitted to and approved in writing by the Local Planning Authority before any development takes place.

The submitted report shall include:

- i) a survey of the extent, scale and nature of contamination
- ii) an assessment of the potential risks to:
  - o human health,
  - o property (existing or proposed) including buildings, crops, livestock, pets, woodland, and service lines and pipes,
  - o adjoining land,
  - o groundwaters and surface waters,
  - o ecological systems,
  - o archaeological sites and ancient monuments;
- iii) where unacceptable risks are identified, an appraisal of remedial options and proposal of the preferred option(s) to form a remediation strategy for the site.

The development shall thereafter be carried out in full accordance with the duly approved remediation strategy and a verification report submitted to and approved in writing by the Local Planning Authority before any of the buildings hereby approved are first occupied.

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 and the National Planning Policy Framework.

Reason for pre-commencement condition: Further investigation will be necessary prior to commencement of any building or engineering works on site.

- 10 No development (other than demolition or works of site preparation) shall take place until details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority.

The drainage scheme shall include:

- (i) A restricted rate of surface water to Wince Brook by the provision of sustainable drainage measures to be incorporated on the site. The flow control value shall be discussed and agreed with the LLFA Officer.
- (ii) Levels of the proposed drainage systems including proposed ground and finished floor levels in mAOD.
- (iii) The background calculations of the MicroDrainage® model or any other software or calculations that have been used for the drainage design.

(iv) Construction details for permeable paving including sub-base details e.g. cross-section, if this type of paving forms part of the sustainable drainage system.

(v) Provision of a short Maintenance Document explaining how the surface water scheme will be maintained and managed after completion.

The approved scheme shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. Prior to occupation/ use of the proposed development, the drainage scheme 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. To prevent an increased risk of flooding as a result of the development and to ensure satisfactory disposal of surface water from the site in accordance with Policy G8 of the adopted Rochdale Core Strategy, saved Policy EM/7 of the adopted Rochdale Unitary Development Plan and the National Planning Policy Framework.

Reason for pre-commencement condition: Drainage infrastructure will need to be implemented prior to commencement of above ground works and a scheme therefore needs to be agreed in advance of the same.

- 11 No development (other than demolition or works of site preparation) shall commence until intrusive site investigations have been carried out on site to establish the exact situation in respect of coal mining legacy features. The findings of the intrusive site investigations shall be submitted to the Local Planning Authority for consideration and approval in writing. The intrusive site investigations shall be carried out in accordance with authoritative UK guidance.

Where the findings of the intrusive site investigations (required by the condition above) identify that coal mining legacy on the site poses a risk to surface stability, no development shall commence until a detailed remediation scheme to protect the development from the effects of such land instability has been submitted to the Local Planning Authority for consideration and approval in writing. Following approval, the remedial works shall be implemented on site in complete accordance with the approved details.

Prior to the first occupation of the development, a signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made, safe and stable for the approved development shall be submitted to the Local Planning Authority for approval in writing. This document shall confirm the methods and findings of the intrusive site investigations and the completion of any remedial works and/or mitigation necessary to address the risks posed by past coal mining activity.

Reason: The undertaking of intrusive site investigations, prior to the commencement of development, is considered to be necessary to ensure that adequate information pertaining to ground conditions and coal mining legacy is available to enable appropriate remedial and mitigatory measures to be identified and carried out before building works commence on site. This is in order to ensure the safety and stability of the development, in accordance with the National Planning Policy Framework.

Reason for Pre-Commencement Condition: Coal Mining Legacy investigation and any required mitigation measures will require investigation before the significant disturbance to ground and removal of material.

- 12 No development shall take place (including any site clearance, demolition or preparation works) until the implementation of a programme of archaeological works to be undertaken in accordance with a Written Scheme of Investigation (WSI) has been secured and which has been prepared by the appointed archaeological contractor and submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the site investigation has been completed in accordance with the approved WSI. The WSI shall cover the following:

- (a) A phased programme and methodology of site investigation and recording to include:
  - o targeted field evaluation trenching
  - o (depending upon the evaluation results) a strip map and record exercise
  - o targeted open area excavation
- (b) A programme for post investigation assessment to include:
  - o analysis of the site investigation records and finds
  - o production of a final report on the significance of the archaeological and historical interest represented.
- (c) Provision for publication and dissemination of the analysis and report on the site investigation.
- (d) Provision for archive deposition of the report, finds and records of the site investigation.
- (e) Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.

Reason: To protect the significance of any archaeological remains on the site in accordance with Policy P2 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: There is a risk of disturbance to below ground features of archaeological importance on commencement.

- 13 No development (other than demolition or works of site preparation) shall take place until finished ground levels across the site relative to agreed off-site datum point(s) have been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, external levels shall have regard to the Flood Risk Technical Note by RPS ref. RCEF79519 dated 11th July 2024 The development shall be undertaken in accordance with the approved details and retained as such thereafter.

Reason: In the interest of providing a safe environment in the event of a flood and to prevent an increased risk of flooding further downstream and in accordance with Policy G8 of the adopted Rochdale Core Strategy, Policy JP-S4 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Reason for pre-commencement condition: An understanding of proposed levels in relation to existing levels is required prior to commencement of any relevant engineering operations on site.

- 14 No works for the replacement or insertion of any windows or external doors on Warwick Mill or the Lodge shall take place until such time as full product specifications for the replacement windows including large scale elevations and sections of reveals at a scale of not less than 1:50 have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details including those approved pursuant to Condition 41 of this permission thereafter.

Reason: In the interests of ensuring a satisfactory visual appearance to the development, to ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the buildings and to ensure adequate amenity standards for future residents in accordance with Policies P2, P3, G9 and DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan, the NPPF and the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 15 No works covering the installation of the mezzanine within the Engine House of Warwick Mill shall take place until such time as drawings of the detailed design of the platform, at a scale of not less than 1:50 which include details of junctions and existing features have been submitted to and approved in writing by the Local Planning Authority. No part of any phase of the development which includes Warwick Mill shall be occupied until such works have been carried out in accordance with the duly approved scheme.

Reason: In the interests of ensuring a satisfactory visual appearance to the development, to ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the buildings in accordance with Policies P2, P3 and DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan, the NPPF and the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 16 No works to install any roof terraces or entrance canopies to Warwick Mill shall take place until such time as a detailed specification of any works has been submitted to and approved in writing by the Local Planning Authority. Any submission shall include the following matters, including scaled drawings at a scale of not less than 1:50 where necessary:

- a) Details of the balustrade design including details of fixings;
- b) Details of damp-proofing & drainage; and,
- c) Details of materials and fixings for any canopy.

No part of any phase of the development which includes Warwick Mill shall be occupied until such works have been carried out in accordance with the duly approved scheme.

Reason: In the interests of ensuring a satisfactory visual appearance to the development, to ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the buildings in accordance with Policies P2, P3 and DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan, the NPPF and the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 17 No works to repair or refurbish any existing boundary walls or railings shall take place until such time as a detailed scheme for their restoration has been submitted to and approved in writing by the Local Planning Authority. Such details shall include but not be limited to:

- a) A detailed methodology for the repair of any stonework including any cleaning;
- b) A detailed methodology for the repair of any brickwork;
- c) A detailed methodology for the repair of any metalwork; and,
- d) Details of the mortar mix for any repointing works.

No part of any phase of the development which includes Warwick Mill shall be occupied until such works have been carried out in accordance with the duly approved scheme.

Reason: In the interests of ensuring a satisfactory visual appearance to the development, to ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the buildings in accordance with Policies P2, P3 and DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan, the NPPF and the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 18 No works to install any staircases or lifts within Warwick Mill shall take place until such time as a detailed scheme for the design and construction of such features has been submitted to and approved in writing by the Local Planning Authority. No part of any phase of the development which includes Warwick Mill shall be occupied until such works have been carried out in accordance with the duly approved scheme.

Reason: In the interests of ensuring a satisfactory visual appearance to the development, to ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the buildings in accordance with Policies P2, P3 and DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan, the NPPF and the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 19 No works for the construction of the link between Warwick Mill and the Loom shall take place until such time as a detailed scheme for the construction and installation of such feature has been submitted to and approved in writing by the Local Planning Authority. Any submission shall include the following matters, including scaled drawings at a scale of not less than 1:50 where necessary:

- a) Details of materials; and,
- b) Details of any junctions and fixings.

The development shall be carried out in accordance with the duly approved details prior to the first occupation of the Loom building.

Reason: In the interests of ensuring a satisfactory visual appearance to the development, to ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the buildings in accordance with Policies P2, P3 and DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan, the NPPF and the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 20 No works to Warwick Mill shall take place until such time as full details of the design and placement of any pipework, flues and chimneys have been submitted to and approved in writing by the Local Planning Authority. Any submission shall include a full detailed specification of any externally mounted feature and include scaled drawings at a scale of not less than 1:50 where necessary. The development shall be carried out in accordance with the duly approved scheme thereafter.

Reason: In the interests of ensuring a satisfactory visual appearance to the development, to ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the buildings in accordance with Policies P2, P3 and DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan, the NPPF and the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 21 No part of any phase of development which includes Warwick Mill shall be occupied until such time as the existing telecommunications equipment to the roof and parapet walls of Warwick Mill has been removed and made good in accordance with details which have first been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of ensuring a satisfactory visual appearance to the development, to ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the buildings in accordance with Policies P2, P3 and DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan, the NPPF and the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 22 No works to Warwick Mill shall take place until such time as details of the construction of the roof extension has been submitted to and approved in writing by the Local Planning Authority. Any submission shall include the following matters, including scaled drawings at a scale of not less than 1:50 where necessary:

- a) Details of materials;
- b) Details of windows and doors including product specification and reveals;
- c) Details of any structural work; and,
- d) Details of any junctions or fixings.

The development shall be carried out in accordance with the duly approved details thereafter.

Reason: In the interests of ensuring a satisfactory visual appearance to the development, to ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the buildings in accordance with Policies P2, P3 and DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 of the adopted Places

for Everyone Joint Development Plan, the NPPF and the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 23 No works to Warwick Mill shall take place until such time as details of the construction of the access ramp build up has been submitted to and approved in writing by the Local Planning Authority. Any submission shall include details of the materials to be used and large scale drawings at a scale of not less than 1:50.

Reason: In the interests of ensuring a satisfactory visual appearance to the development, to ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the buildings in accordance with Policies P2, P3 and DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan, the NPPF and the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 24 No above ground works relating to the construction of the Loom building shall take place until such time as a detailed specification materials to be used externally in the construction of the development have first been submitted to and approved in writing by the Local Planning Authority. Any submission shall include the following matters, including drawings at a scale of not less than 1:50 where necessary:

- a) Samples of materials to be used externally;
- b) Large scale drawings of the arrangement of materials including their orientation and where brick is proposed, details of the bonding pattern; and,
- c) Large scale section drawings to demonstrate any recesses or projection present in the façade of the building.

The development shall be carried out in accordance with the duly approved details thereafter.

Reason: In the interests of ensuring a satisfactory visual appearance to the development, to ensure that special regard is paid to protecting the special architectural and historic interest of Warwick Mill in accordance with Policies P2, P3 and DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan, the NPPF and the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 25 No above ground works relating to the construction of the Loom building shall take place until such time as full product specifications for the windows, external doors, roof lights, and detailed designs of the window and door reveals, at a scale of not less than 1:50, to be used on the development hereby approved, have been submitted to and approved in writing by the Local Planning Authority. The windows and doors shall be installed in accordance with the approved details thereafter.

Reason: In the interests of ensuring a satisfactory visual appearance to the development, to ensure that special regard is paid to protecting the special architectural and historic interest of Warwick Mill in accordance with Policies P2, P3 and DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan, the NPPF and the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 26 No above ground works relating to the construction of the Loom building shall take place until such time as large scale details at a minimum scale of 1:50 have first been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details thereafter.

Reason: In the interests of ensuring a satisfactory visual appearance to the development, in accordance with Policies P2, P3 and DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan, the NPPF and the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 27 No above ground works relating to the construction of the Loom building shall take place until such time as large scale details of the irrigation system of the green roof at a minimum scale of 1:50 and details of maintenance have first been submitted to and

approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details thereafter.

Reason: In the interest of ensuring a satisfactory visual appearance and to ensure that the development can reliably contribute to local biodiversity in accordance with Core Strategy Policies P3, G6 and DM1, Policies JP-P1, JP-G6 and JP-G7 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 28 a) Notwithstanding the details shown on the approved plans, no part of the development hereby permitted shall be occupied until full details of both hard and soft landscaping works pursuant to that phase of the development which is substantially in accordance with the approved plans ref. 907\_PL\_001 rev.P01 and 907\_PL\_002 rev.P01 have been submitted to and approved in writing by the Local Planning Authority. The details shall include the formation of any banks, terraces or other earthworks, hard surfaced areas and materials, planting plans, specifications and schedules (including planting size, species and numbers/densities), existing plants / trees to be retained and a scheme for the timing / phasing of implementation works.

(b) The landscaping works shall be carried out in accordance with the approved scheme for timing / phasing of implementation or within the next planting season following the first occupation of the phase of development to which the works relate, whichever is sooner.

(c) Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

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 Core Strategy Policies G6 and G7, Policies JP-G6 and JP-G7 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 29 No part of the development hereby permitted shall be occupied until a scheme of biodiversity enhancements pursuant to that phase of development has been submitted to and approved in writing by the Local Planning Authority. Such measure shall include, but not limited to, the provision of bird boxes, bird bricks, bat boxes and bat bricks to be integrated to the fabric of the buildings hereby approved, bug hotels, hibernaculum, wildflower seeding and hedgehog habitat (including provision of 'Hedgehog Highways') The duly approved scheme shall be implemented in full prior to final occupation of the phase of development to which the measures relate and retained thereafter.

Reason: In the interests of enhancing biodiversity and habitat provision within the site in accordance with Policy G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 30 Notwithstanding any details submitted as part of the application, no phase of the development shall be occupied until details of the type, siting, design and materials to be used in the construction of boundaries, screens or retaining walls pursuant to that phase of development have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the duly approved details prior to the first occupation of the phase of development to which the submission relates and the structures shall thereafter be retained.

Reason: In the interests of amenity and in compliance with policies P3 and DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 of the Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 31 No part of the development shall be occupied until such time as a scheme for the implementation of a Traffic Regulation Order on the surrounding highway network has been submitted to and approved in writing by the Local Planning Authority.

The approved TRO shall be implemented in accordance with phasing/timescales which have been agreed in writing with the Local Planning Authority and retained as such thereafter.

Reason: In the interest of highway and pedestrian safety and in accordance with Policies T2 and DM1 of the adopted Rochdale Core Strategy, Policy JP-C1 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 32 No building or unit(s) therein within any phase of development shall be brought into use until details of proposed car parking and car club provision for that building has been submitted to and approved in writing by the Local Planning Authority and has been made available for such use. The parking spaces and car club shall be carried out in accordance with the duly approved scheme and made available for use prior to the first occupation of the relevant phase of development and retained as such thereafter.

Reason: In the interest of highway and pedestrian safety and in accordance with Policies T2 and DM1 of the adopted Rochdale Core Strategy, Policy JP-C1 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 33 No building or unit(s) within any phase of development as described in condition 3 shall be brought into use until a Service/Delivery Management Strategy for that phase has been submitted to and approved in writing by the Local Planning Authority. The approved Strategy shall be adhered to throughout the lifetime of development within each phase. The Service/Delivery Strategy shall provide for:

- a) Details of the proposed site access strategy
- b) Identification of the service/delivery bays within the site for each use, building and/or unit(s)
- c) Co-ordination of regular servicing/delivery vehicles to avoid conflicts within the site
- d) Details of any access restrictions including but not limited to the permitted hours for access
- e) Details of the proposed vehicle routing strategy to ensure ease of access to/from the wider highway network.

Reason: To minimise detrimental effects to dangers to highway safety and the functioning of the wider network in accordance with Policies DM1, P3, T2, G8 and G9 of the Core Strategy, Policy JP-P1 and JP-C1 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 34 No building or unit(s) within any phase of development as described in Condition 3 shall be brought into use until a detailed scheme and specification for the provision of Electric Vehicle Charging Points for that phase has been submitted to and approved in writing by the Local Planning Authority. The EV charging points shall be carried out in accordance with the duly approved scheme and made available for use prior to the first occupation of the relevant phase of development and retained as such thereafter.

Reason: In the interest of encouraging a transition to a low carbon transport network and in accordance with Policy G1, G2 and G3 of the adopted Rochdale Core Strategy, Policy JP-S1 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework

- 35 No building or unit(s) within any phase of development as described in Condition 3 shall be brought into use until full details and specification of any fixed plant to be installed on the external fabric of the building or elsewhere within the site has been submitted to and approved in writing by the Local Planning Authority. Any submission shall include additional acoustic modelling to demonstrate the acoustic impacts of the plant by an appropriately qualified professional.

The fixed plant shall be installed in strict accordance with the approved scheme including any recommendations which are set out within any approved documents to the Noise Impact Assessment and retained as such thereafter.

Reason: To safeguard the amenities of residents in order to comply with the requirements of Policies G9 and DM1 of the adopted Rochdale Core Strategy, Policy Jp-P1 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 36 No building or unit(s) within any phase of development as described in Condition 3 shall be brought into use until full details and specification for the design of the cycle storage facilities has been submitted to and approved in writing by the Local Planning Authority. The cycle storage facilities shall be installed in complete accordance with the duly approved details and made available for use prior to the first occupation of the relevant phase of the development. The approved cycle storage facilities shall be retained for its intended use thereafter.

Reason: To ensure the provision of satisfactory and secure facilities for storage of refuse and in the interests of visual amenity in accordance with policy P3 of the Rochdale Core Strategy, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 37 No building or unit(s) within any phase of development as described in Condition 3 shall be brought into use until full details for the design of refuse/recycling bin store has been submitted to and approved in writing by the Local Planning Authority. The refuse and recycling scheme shall be installed in complete accordance with the duly approved details and made available for use prior to the first occupation of the relevant phase of the development. The approved refuse and recycling scheme shall be retained for its intended use thereafter.

Reason: To ensure the provision of satisfactory and secure facilities for storage of refuse and in the interests of visual amenity in accordance with policy P3 of the Rochdale Core Strategy, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 38 No building or unit(s) within any phase of development as described in Condition 3 shall be brought into use until full details of any external lighting to be installed on the building or within the site has 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 and its luminance, angle of installation and any hoods to be fixed to the lights. The lighting scheme shall be installed in complete accordance with the duly approved details prior to the first occupation of the relevant phase of the development. The approved lighting scheme shall be retained for its intended use thereafter.

Reason: To ensure that any lighting to be installed on the site does not cause a nuisance to surrounding occupiers in accordance with policies P3, G9 and DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 39 No building or unit(s) within any phase of development as described in Condition 3 shall be brought into use until a Full Travel Plan for phase of development has been submitted to and approved in writing by the Local Planning Authority. The Full Travel Plan should have regard to the Framework Travel Plan submitted and approved with this permission. The Full Travel Plan shall be implemented and reviewed in accordance with the timetable set out within the plan.

Reason: In order to ensure that the development encourages people to travel to the site by sustainable modes of transport and to ensure that the site will be provided with sufficient off-street car parking, in accordance with policies T1 and T2 of the adopted Rochdale Core Strategy and the requirements of the National Planning Policy Framework.

- 40 No commercial unit within any phase of development shall be brought into use until such time as hours of opening and hours for the delivery of goods have been submitted to and approved in writing. The units shall be operated in strict accordance with the duly approved schedules thereafter.

Reason: In the interest of residential amenity and in accordance with Policy DM1 and G9 of the adopted Rochdale Core Strategy, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 41 The development hereby approved shall be constructed in accordance with the noise mitigation measures set out within the submitted Acoustic Planning Report ref. 21131-R02-F dated 13 July 2023 by Sandy Brown Limited. No part of the development shall be occupied until such time as a verification report pursuant to the relevant phase of the development has been submitted to and approved in writing by the Local Planning Authority to confirm that the approved ventilation and acoustic measures have been implemented to achieve the required maximum noise levels. The noise attenuation measures shall be retained as installed thereafter in perpetuity.

Reason: To safeguard the amenities of residents in order to comply with the requirements of Policies G9 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 42 The development hereby approved shall be carried out in accordance with the details contained within the Biodiversity Enhancement and Management Plan by RPS ref. ECO03146 dated 20 October 2023.

Reason: In the interest of biodiversity net gain and in accordance with Policy G6 of the adopted Rochdale Core Strategy, Policy JP-G6 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 43 The development hereby approved shall be carried out in accordance with the details contained within the Energy and Climate Change Strategy by Ingine, issue 2 dated 18th July 2023 or any subsequent version of this document as submitted to and approved in writing by the Local Planning Authority.

Reason: In the interest of encouraging a transition to a low carbon transport network and in accordance with Policy G1, G2 and G3 of the adopted Rochdale Core Strategy, Policy JP-S1 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 44 The development hereby approved shall be carried out in strict accordance with the recommendations contained within the Flood Risk Assessment by RPS ref. RCEF 79519 ver. 3 dated 29th November 2023 and the Flood Risk Technical Note by RPS ref. RCEF79519 dated 11th July 2024. For the avoidance of doubt the approved measures include:

- Compensatory flood plain storage as detailed within the approved Technical Note by RPS ref. RCEF79519 dated 11th July 2024 and the appended plan "FLOOD RISK AREAS" ref. TL-FR-101 by GMA Architecture dated June 2024;
- The construction of the car parking for the Loom building on stilts to retain the existing ground levels as hatched purple and green on the plan ref. TL-FR-102 "FLOOD RISK PLAN" by GMA Architecture, dated July 24;
- The construction of finished floor levels as per the approved plans and the details set out within the Flood Risk Assessment by RPS ref. RCEF 79519 ver. 3 dated 29th November 2023

The approved measures shall be implemented in full in accordance with an agreed phasing which has been submitted to and approved in writing by the Local Planning Authority and retained and maintained for their intended purpose thereafter. The area (as hatched purple on the plan ref. TL-FR-102 "FLOOD RISK PLAN" by GMA Architecture, dated July 24) and compensatory flood storage area (as hatched purple on the plan "FLOOD RISK AREAS" ref. TL-FR-101 by GMA Architecture dated June 2024) beneath the Loom building shall remain unobstructed at all times and shall be used for no other purpose than for the storage of flood water in the event of a flood.

Reason: In the interest of providing a safe environment in the event of a flood and to prevent an increased risk of flooding further downstream and in accordance with Policy

G8 of the adopted Rochdale Core Strategy, Policy JP-S4 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 45 The works to Warwick mill shall be carried out in accordance with the approved structural report and the recommendations contained therein by MHA Structural Design re.f 21008 rev.A dated 13th July 2023.

Reason: In order to ensure a satisfactory standard of works to the designated heritage asset in accordance with Policy DM1 of the adopted Rochdale Core Strategy and policy in the National Planning Policy Framework.

- 46 Notwithstanding the provisions of the Town and Country Planning (Use classes) Order 1987, (as amended), and the Town and Country Planning (General Permitted Development)(England) Order 2015 (as amended), The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 or any equivalent Order following the revocation and re-enactment thereof, the commercial uses hereby approved (and as set out on the approved plans) shall only be used for the purpose of uses described within Class E(a) - E(d) inclusive and no other purpose including other uses within Use Class E.

Reason: In the interest of placemaking and ensuring the continued vitality and viability of Middleton Town Centre in accordance with Policies E1, P1 and DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 47 No good, materials which are either loose or contained, waste products or containers shall be stored on land within the area annotated "FLOOD RISK ZONE" on the plan ref. TL-FR-102 "FLOOD RISK PLAN" by GMA Architecture, dated July 24 and the area hatched purple on the plan ref. TL-FR-101 "FLOOD RISK AREAS" by GMA Architecture dated June 2024.

Reason: In the interest of preventing an increased risk of flooding further downstream and in accordance with Policy G8 of the adopted Rochdale Core Strategy, Policy JP-S4 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 48 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any equivalent Order following the revocation and re-enactment thereof, no structures or boundary treatments (either temporary or permanent) shall be erected within the area annotated "FLOOD RISK ZONE" on the plan ref. TL-FR-102 "FLOOD RISK PLAN" by GMA Architecture and the area hatched purple on the plan ref. TL-FR-101 "FLOOD RISK AREAS" by GMA Architecture dated June 2024 , dated July 24 under Class A of Part 2, Schedule 2 of the above Order.

Reason: In the interest of preventing an increased risk of flooding further downstream and in accordance with Policy G8 of the adopted Rochdale Core Strategy, Policy JP-S4 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

#### **Procedure Statement:**

Date Decision Issued            3 September 2024

Melanie Hale  
Head of Planning Services

**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.

**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: £34.00 for householder applications and £116.00 in all other cases.

**INFORMATIVE:**

The proposed development lies within an area that has been defined by The Coal Authority as containing potential hazards arising from coal mining. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological fissures; mine gas and previous surface mining sites. Although such hazards are often not readily visible, they can often be present and problems can occur as a result of development taking place, or can occur at some time in the future.

It is recommended that information outlining how the former mining activities affect the proposed development, along with any mitigation measures required, be submitted alongside any subsequent application for Building Regulations approval.

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. Such activities could include site investigation boreholes, digging of foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain Coal Authority permission for such activities is trespass, with the potential for court action.

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](http://www.groundstability.com).

**INFORMATIVE:**

The applicant is advised that the supply and delivery of refuse containers (including all wheelie bins and food waste caddies) for residential developments is chargeable and the responsibility for these charges rests with the applicant/developer. The cost is based on a variable rate per property depending on the property size and number of bedrooms but as an indication, the present charge for a suite of three 240l recycling bins and one 240l refuse bin is £144 per residence. Please contact [environmental.management@rochdale.gov.uk](mailto:environmental.management@rochdale.gov.uk) for a quotation for your development.