

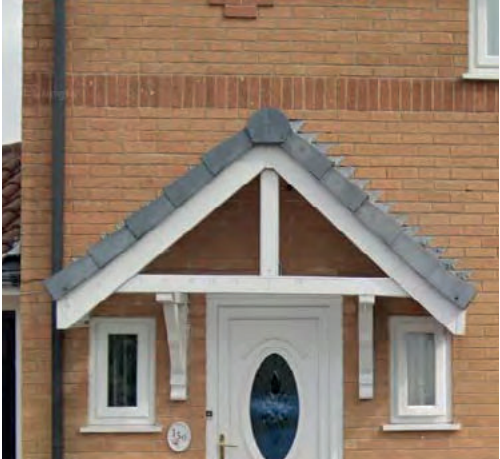
FIG 2.12: COLOUR PALETTE



WINDOWS



DETAIL



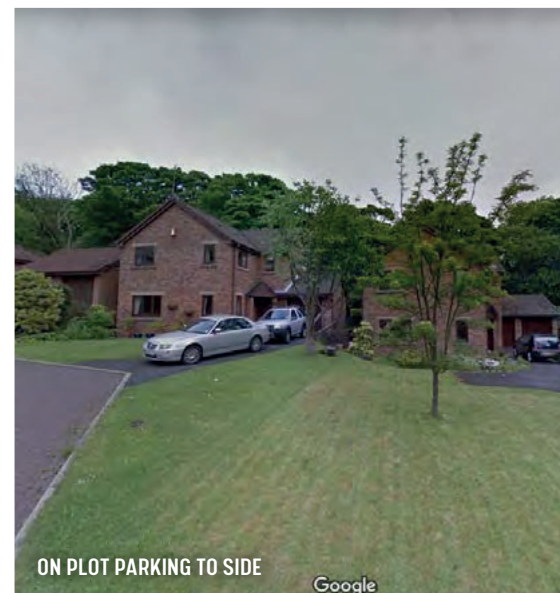
DOORS



2.5 CHARACTER SUMMARY

A character appraisal identifies the following character features:

- The residential typology is predominantly detached and semi-detached, two storey properties, with older residences being predominantly tightly-packed terraces.
- A broad mix of architectural styles with elements from each era carried over to modern developments such as stone sills and lintels and gabled roofs.
- Material palette constructed from a mixture of various shades of red-brick and sandstone with some white-painted wooden panelling for post-war developments, and darkened sandstone for older terraces, with slate roof tiles.
- Openings vary but predominantly white and UVPc or wooden surrounds, with stone sills and lintels, occasionally painted white or black on pre-war properties with occasional modern properties carrying over this detail into their design. Guttering predominantly white or black.
- Mix of parking arrangements, however mainly on-plot either to the front, to the side or within a garage for the semi-detached properties, and street parking used for the terraces.
- Setbacks from the road with front gardens for the 1960s onwards developments. Predominantly lawns with soft landscaping and no vertical boundary treatments, with property ownership and resident threshold defined by a change in surface or material, allowing passive surveillance and a positive open relationship with the street. Hedges used occasionally. Very rarely are there setbacks for terraced properties.
- Semi-native and ornamental vegetation in both front and back gardens.
- Many of the developments built between the 1960s to late 1980s have cul-de-sacs with no pedestrian or cycle through access, which have led to poor connectivity. However, both the historical terraced blocks and post 1990s developments have increased permeability and, therefore, better opportunities for pedestrian movement and connectivity.
- Adjacent neighbourhoods with varying densities, ranging between 20 and 37 dwellings per hectare in more modern developments, and 67 dwellings per hectare within terraced housing areas.



3.0 TECHNICAL APPRAISAL



A suite of technical studies has been carried out to support the planning application addressing matters including highways and transport, ecological surveys, archaeological assessments, habitat regulations assessment, drainage and flood risk, arboricultural survey, and ground investigations. An opportunities and constraints plan pulls this information together to inform the proposals.

3.1 TOPOGRAPHY

The topographical survey (right) illustrates the site's steep eastern slope that spans the length of the site. There is a drop of 21 metres from the highest points of the site at top of the slope at the east (186m) and south east (178m) of the site, descending rapidly to the flattened base of the site (165m).

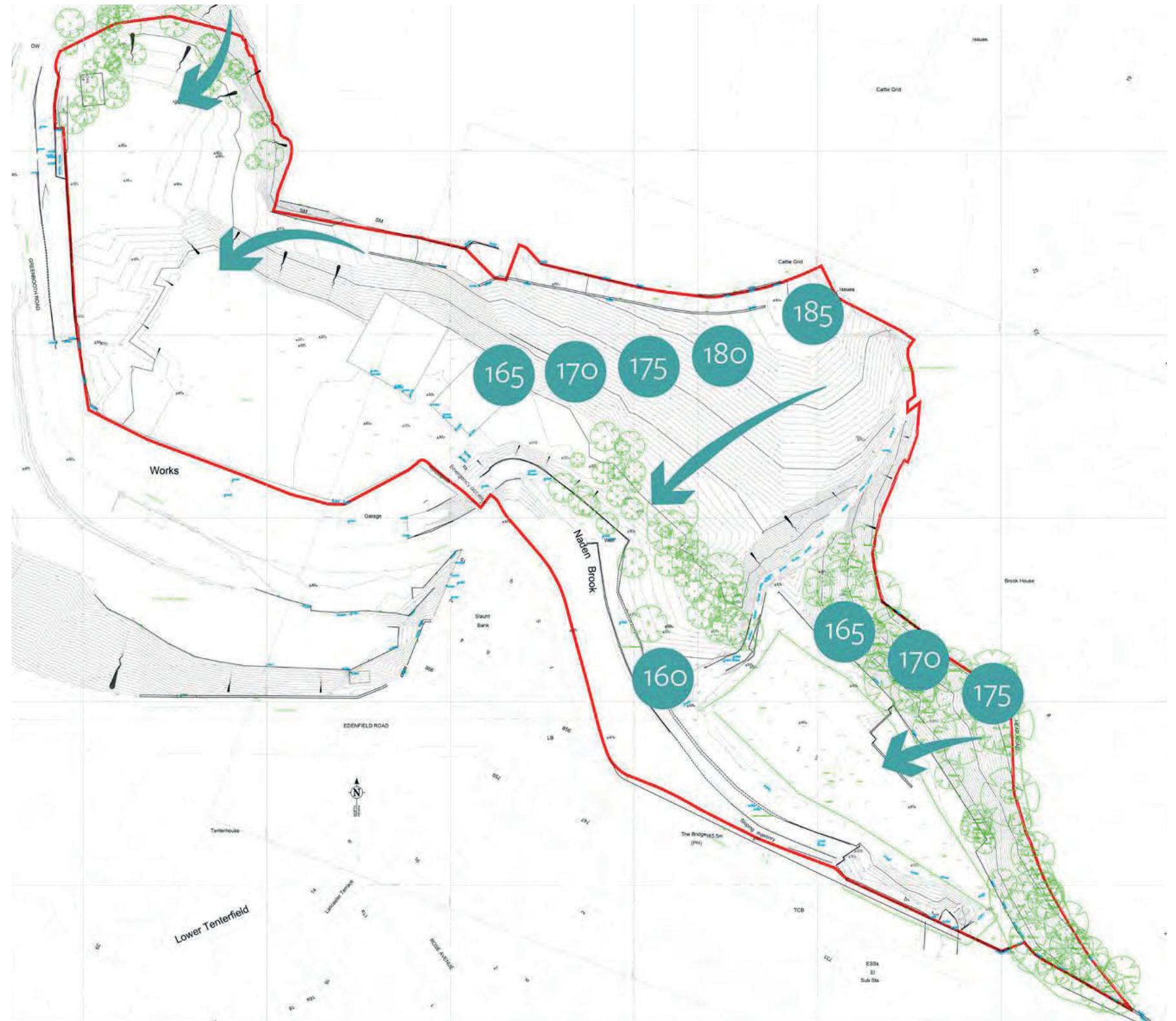


FIG 3.1: TOPOGRAPHICAL SURVEY



3.2 GEOENVIRONMENTAL SITE ASSESSMENT

A detailed Phase II Geoenvironmental Site Assessment was undertaken by E3P (Ref: E3P SI - 16-465-R2-1 Edenfield Road - Phase II GSA Residential - Jan 2023 (1)) to determine potential contaminated land liabilities, remediation requirements and geotechnical engineering works that will be required as part of the proposed development.

The results of the assessment included the identification of significant concrete and brick obstructions within the Made Ground, indicative of relic foundations from the former buildings. The report also states that given the significant topographical variances on the site, prior to the detailed design of a suitable foundation solutions, a programme of remediation and enabling works will be required to remove the extensive buried obstructions and cut/fill the site in order to create proposed development platform levels suitable for residential development. The detailed findings of the geoenvironmental site assessment can be found in the supporting reports.

3.3 HERITAGE IMPACT ASSESSMENT

A Heritage Impact Statement was undertaken by Lichfields (Ref: 64853-01 Greenbooth Road Outline Planning Statement 22.06.23 (002)). Their assessment states that, given the poor state and legibility of the current structures, they are not considered to hold value as non-designated heritage assets in their own right, nor considered to contribute to the character of the area, thus, demolition of these remaining buildings is therefore considered to be acceptable. The assessment also states that the stone-built cottages located on Greenbooth Road do have value as historic structures contributing to local character, however, they are located outside of the Site and will not be directly impacted by the proposed development. The assessment concludes that proposed development is of a high-quality and will improve, rather than detract from the setting of these buildings.

KEY

- WS101 APPROXIMATE WINDOW SAMPLE PROBEHOLE LOCATION
- TP101 APPROXIMATE TRIAL PIT LOCATION
- CP101 APPROXIMATE CABLE PERCUSSIVE BOREHOLE LOCATION
- INACCESSIBLE AREA
- DEPTH OF MADE GROUND 0.00 - 0.24M
- DEPTH OF MADE GROUND 0.25 - 0.49M
- DEPTH OF MADE GROUND 0.50 - 0.74M
- DEPTH OF MADE GROUND 0.75 - 0.99M
- DEPTH OF MADE GROUND 1.00 - 1.24M
- DEPTH OF MADE GROUND 1.25 - 1.49M
- DEPTH OF MADE GROUND 1.50 - 1.74M
- DEPTH OF MADE GROUND 1.75 - 1.99M
- DEPTH OF MADE GROUND >2.00M
- DEPTH OF MADE GROUND 1.50 - 1.74M
- DEPTH OF MADE GROUND 1.75 - 1.99M
- DEPTH OF MADE GROUND >2.00M

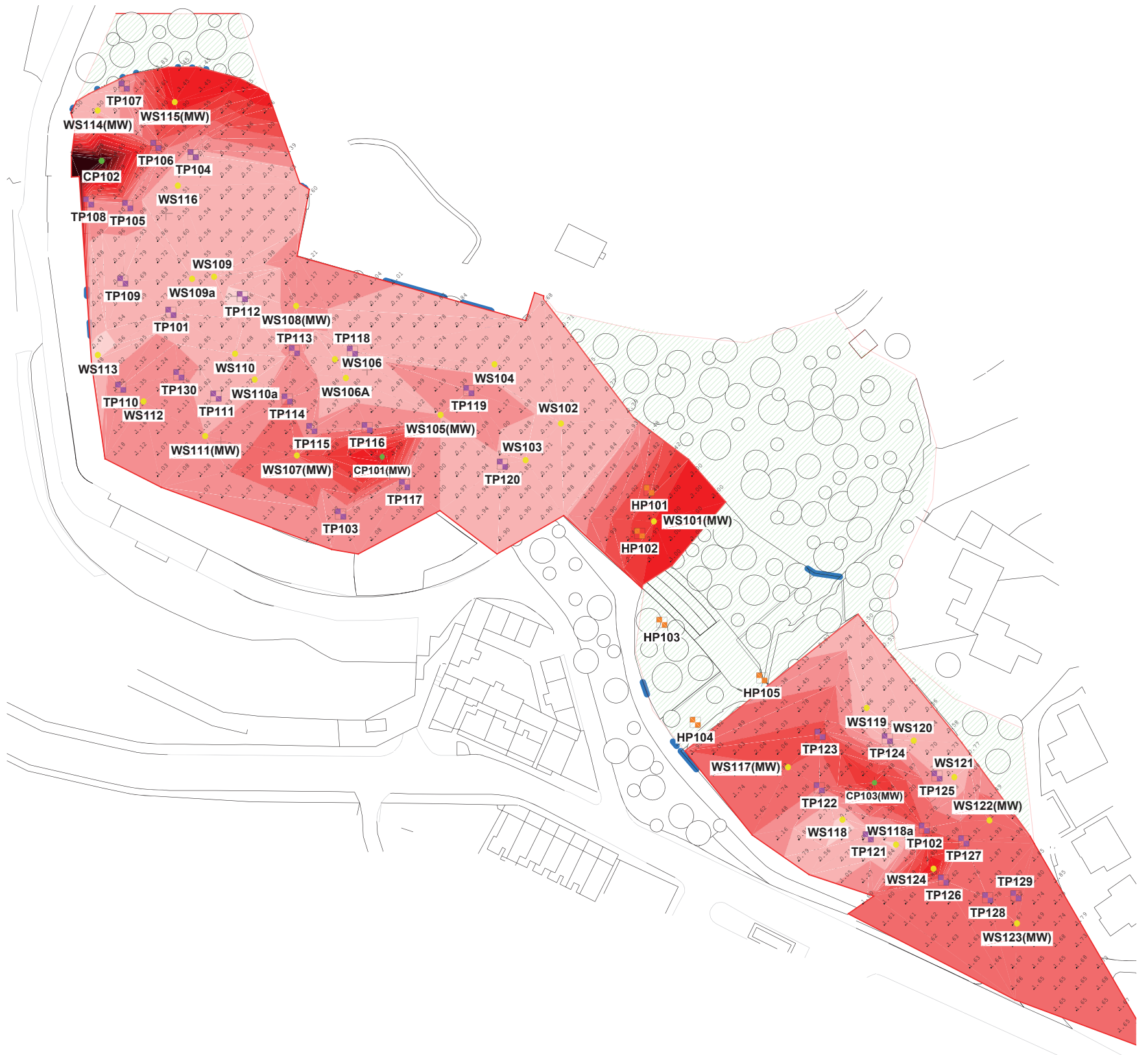


FIG 3.2: DEPTH OF MADE GROUND PLAN

3.4 ECOLOGY

A Preliminary Ecological Appraisal (PEA) (Ref: 80-742-R1-2 Preliminary Ecological Appraisal- Greenbooth Road) of the site was carried out by E3P to identify existing habitats on site and determine the suitability for any ‘protected’ species present on site, with consideration of potential impacts on nearby designated sites.

The report states that, in terms of ecological constraints, the site comprises habitats that were found to be widespread within the local area. However, the habitats did contain value for wildlife such as bats, birds, amphibians, reptiles, and terrestrial mammals. The hardstanding is of the lowest value for wildlife, with the watercourse, broadleaved woodland and scrub comprising the areas of the highest value.

The report provides recommendations for lighting design, including using warm white-toned rather than blue-toned lights, ensuring lights face downward, and to make use of vegetation to block light spill into dark areas.

The detailed findings of the ecology and bat surveys can be found in the supporting reports.

KEY

- SITE BOUNDARY

WALL

RUNNING WATER

YELLOW ARCHANGEL IDENTIFIED IN 2020

WALL COTONEASTER IDENTIFIED IN 2020

MONTBRETIA IDENTIFIED IN 2020

RHODODENDRON

HIMALAYAN BALSAM
- BUILDINGS

SCATTERED SCRUB

DENSE SCRUB

EPHEMERAL/SHORT PERENNIAL

HARDSTANDING

WATERBODY

BROADLEAVED WOODLAND

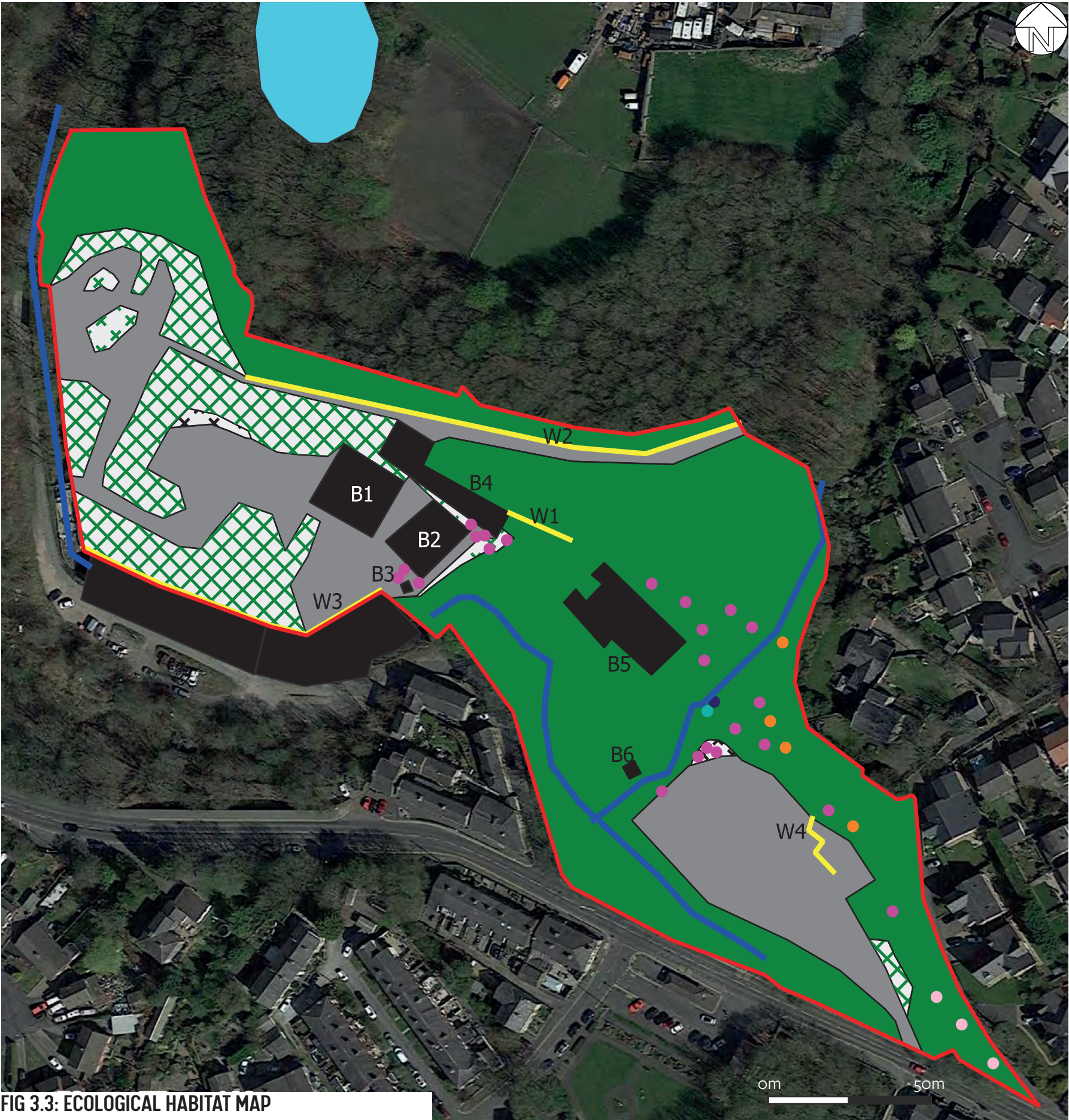


FIG 3.3: ECOLOGICAL HABITAT MAP

3.5 ARBORICULTURE

An Arboricultural Impact Assessment (Ref: 80-742-R3-3 Greenbooth Road Norden - Arboricultural Impact Assessment) was prepared by EP3. Trees on and within influencing distance to the site were assessed and the effect of the development proposal on trees evaluated in accordance with current best practice. As identified in the Tree Constraints Plan, the site survey identified a total of one woodland and two groups of trees on and adjacent the site. These included one woodland graded Category B (trees of moderate value). Two groups of trees graded Category C (trees of low value).

It should be noted that parts of woodland W1 located on and directly adjacent to the site is subject to a Tree Preservation Order (TPO No. 243).

The report states that, from the information provided to date it is projected that part removal of category B trees from woodland W1 will require removal to facilitate the development as currently proposed.

KEY

CATEGORY A TREE, GROUP, OR HEDGE

CATEGORY B TREE, GROUP, OR HEDGE

#

POSITION ESTIMATED ON SITE

FIG 3.4: TREE CONSTRAINTS PLAN



0 100m

3.6 FLOODING AND GROUND CONDITIONS

Townsend Water Engineering Ltd. were appointed by Stonebond to assess the risk of flooding and to provide a Flood Risk Assessment (FRA) (Ref: FRA FD0111 Edenfield Road, Norden OL12 7SP Rev. 3) for the site.

The report states that the proposed development passes the sequential test as while the proposed development is within Flood Zone 1 and 3 the areas in flood zone 3 will not have housing within them. While the site is at medium risk of groundwater flooding, the proposed development will not have cellars or below ground buildings therefore it is believed the development is at low risk of flooding. Townsend Water Engineering Ltd. compared the EA flood levels to the sites topographical levels and found Greenbooth Road levels are higher that the flood levels. Greenbooth road is on the southern boundary of the site and therefore block the flood waters up to and including the 1 in 1000-year event. The access road on and off the site is above 163mAOD and therefore is above the 1 in 100-year event plus climate change, meaning the site has dry access and egress. The report concludes that the site is not suitable for infiltration, and recommends that finished floor levels are to be raised to the 1 in 1000-year event level to ensure that the proposed development is at minimal risk of flooding.

The report concludes that the majority of the site is not at risk of surface water flooding according to the flood maps.

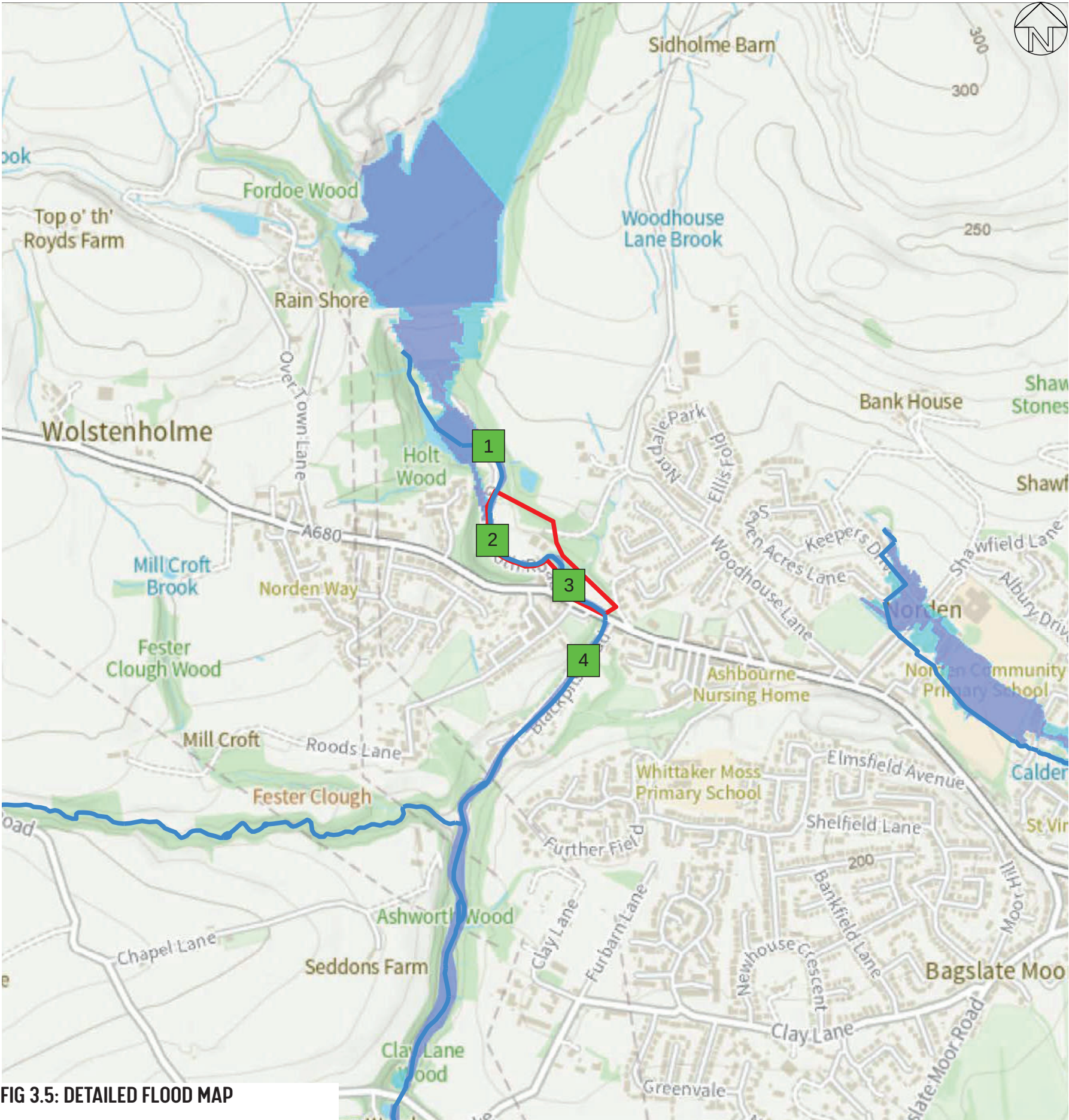
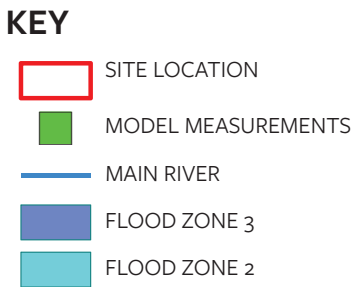


FIG 3.5: DETAILED FLOOD MAP

3.7 AIR QUALITY ASSESSMENT

An Air Quality Assessment was carried out by E3P (Ref: 50-868-R2 - Air Quality Assessment - Edenfield Road Norden) determine baseline conditions and consider potential impacts associated with the scheme.

The report states that, assuming good practice and the implementation of suggested dust control measures, as detailed in the report, residual impacts are predicted to be not significant.

Potential impacts during the operational phase of the proposed development may occur due to road traffic exhaust emissions associated with vehicles travelling to and from the site. However, the report contends that due to the low number of vehicle movements generated by the site, impacts were predicted to be not significant.

The report concludes that, based on the assessment results, air quality issues are not considered a constraint to planning consent for the development.

3.8 NOISE IMPACT ASSESSMENT

A Noise Impact Assessment was carried out by E3P (Ref: 50-868-R1-3 - Noise Impact Assessment - Edenfield Road Norden) to determine the key noise sources in the immediate vicinity of the site and to assess their impact, if any, upon proposed residential receptors and to specify mitigation measures, where required.

The report contends that the assessment determined that certain facades require higher specification glazing and all plots require a whole dwelling ventilation system to meet ventilation requirements. It also states that the assessment has shown that no adverse impact is predicted day or night at the receptors due to existing sound sources.

The report concludes that noise need not be a material consideration in the granting of planning permission if the recommendations of this report are followed and included within the design stage.

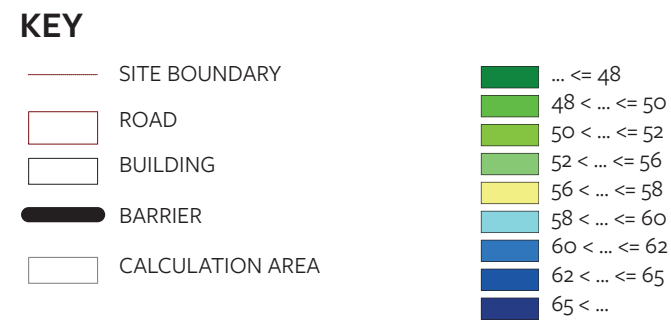


FIG 3.6: NOISE QUALITY ASSESSMENT



3.9 CRIME IMPACT

A Crime Impact Statement was prepared by an independent Crime Prevention Design Consultant, Mr A. P. Martin, (Ref: Greenbooth Rd CIS V01 June 2023) to help inform the Scheme.

The report states that it is difficult to predict whether existing crime levels in the area will worsen, reduce, or transfer to the site when the development is completed, and there is currently no evidence to suspect any ongoing crime and disorder will transfer to the proposed development but it is a possibility. Therefore, all reasonable efforts to mitigate and discourage it should be taken in the design, layout and proposed landscaping, thus minimising the vulnerability of the development to crime and anti-social behaviour.

The report recommends a list of crime prevention measures that it states are appropriate and adequate for the perceived crime risk and should satisfy the requirements of Rochdale Borough Council's local planning policies and strategy. The report contends that these recommendations consider the need to reduce crime and anti-social behaviour, and the fear of it, without creating a fortress type development.