

Planning Statement

Village Hotel Bury, Waterfold Business Park, BL9 7BQ

On behalf of VUR Village Trading No.1 Limited

Date: December 2024 | Pegasus Ref: P23-2674_R001v1_MAN_PL_KR



Document Management.

Version	Date	Author	Checked/ Approved by:	Reason for revision
ROO1v1	December 2024	KR	ST	



Contents.

1. Introduction.....	3
Report Structure.....	4
2. The Site.....	5
Site Location.....	5
Planning History.....	5
Pre-Application Advice.....	5
3. The Proposal.....	7
Scale and Design.....	7
Access and Parking.....	7
Landscaping.....	7
4. Planning Policy Context.....	8
Statutory Development Plan.....	8
National Planning Policy Framework.....	8
Core Strategy.....	8
Rochdale Unitary Development Plan Review.....	9
Other Material Considerations.....	9
Community Infrastructure Levy/Planning Obligations.....	9
5. Planning Considerations.....	10
Principle of Development.....	10
Design Considerations.....	10
Transport and Parking.....	11
Drainage and Flooding.....	11
Trees and Landscaping.....	12
Ecology.....	13
Contaminated Land.....	13
6. Conclusion.....	14

Appendices contents.

Appendix 1 – Pre-application Advice (May 2024).....	15
---	----

1. Introduction.

- 1.1. This Planning Statement has been prepared by Pegasus Group, on behalf of the applicant, VUR Village Trading No.1 Ltd (Village) in support of a full planning application for an extension to the Village Hotel, Bury.
- 1.2. The application seeks consent for the following development:

'Erection of a 34-bedroom extension and associated works'
- 1.3. Having regard to Section 70(2) of the Town and Country Planning Act 1990 and Section 38(6) of the Planning and Compulsory Purchase Act 2004, this statement considers the application's conformity with the Development Plan, relevant national policy, and guidance, as well as any other material considerations.
- 1.4. In addition to this Planning Statement, the planning documents submitted in support of this application comprise of:
 - Application Form and Certificates, duly signed;
 - Design and Access Statement (prepared by Cube Architects);
 - Transport Statement, including car park survey (prepared by Pegasus Group);
 - Arboricultural Impact Assessment, including Tree Survey and Tree Protection Plan (prepared by Ascerta);
 - Preliminary Ecological Appraisal, including bat and bird assessment (prepared by Ascerta);
 - Biodiversity Statement, including BNG Metric Calculations (prepared by Ascerta);
 - Flood Risk and Drainage Impact Assessment (prepared by Pegasus Group);
 - Flood Risk Sequential Test (prepared by Pegasus Group);
 - Sustainable Drainage Assessment and Sustainable Urban Drainage Proforma (prepared by Pegasus Group); and
 - Phase 1 Contaminated Land Report (prepared by Argyll Environmental).
- 1.5. A schedule of application drawings is set out below:

Drawing Name	Drawing Reference
Site Location Plan	AS863 13
Existing Site Plan	AS863 01

Existing Lower Ground Floor	AS863 02
Existing Ground Floor Plan	AS863 03
Existing First Floor Plan	AS863 04
Existing Second Floor Plan	AS863 05
Existing Elevations	AS863 06
Proposed Site Plan	AS863 07
Proposed Lower Ground Floor Plan	AS863 08
Proposed Ground Floor Plan	AS863 09
Proposed First Floor Plan	AS863 10
Proposed Second Floor Plan	AS863 11
Proposed Elevations	AS863 12

Report Structure.

1.6. This Planning Statement is structured as follows:

- Section 2 contains a description of the various elements comprising the proposed development in the context of the existing hotel and the surrounding area and summarises the relevant planning history of the site;
- Section 3 contains a description of the proposals (further details are set out in the Design and Access Statement);
- Section 4 provides a brief review of the planning policy context;
- Section 5 considers the potential impacts of the proposals; and
- Section 6 sets out the conclusions to this report.

2. The Site.

Site Location.

- 2.1. The Village Hotel Bury comprises a 128-bedroom hotel, as well as conferencing meeting rooms, a gym, swimming pool, a Village Pub/Grill and a Starbucks Coffee Shop. The Site also includes an existing staff / visitor car park with 371 spaces.
- 2.2. The hotel is bound by the River Roch and a dense landscaped buffer to the north and west, Waterfold Road and the M66 beyond this to the east and Waterfold Business Park to the south.
- 2.3. The hotel is located within Waterfold Business Park which is a designated primary employment area. It is located adjacent to junction 2 of the M66 motorway and has excellent access to the local and national motorway network.
- 2.4. There are good pedestrian and cycle links within the vicinity of the site. Bus services are available on the nearby A58 (Rochdale Road). Bury Interchange for both bus and tram services are also located within the town centre.
- 2.5. There are no environmental designations or listed buildings within the site boundary. The high-level flood risk map, taken from the Government's website, puts some of the car park and area around the hotel in Flood Zone 2 and some areas close to the river in Flood Zone 3.

Planning History.

- 2.6. The hotel gained planning permission (reference 99/D336905) for the erection of a 98-bedroom hotel and leisure facilities with associated parking.
- 2.7. Following this, an extension to the hotel to accommodate 28 bedrooms to the rear of the existing hotel was permitted in September 2004 (reference 04/D44181). This was a revised proposal from an application which was permitted in 2003 (reference 03/D42737).
- 2.8. There have been a series of advertisement consents however these are not of relevance to this proposal.
- 2.9. There is a live application (reference 23/01397/FUL) which relates to the installation of electric vehicle charging hub/stations, alterations to car parking layout and other associated works. This was submitted in February 2024 and has not yet been determined.

Pre-Application Advice.

- 2.10. Pre-application advice (reference: PREAPP/00014/24) was sought from the Council in May 2024. Formal written advice was issued on the 5th May and a meeting was held with the Council on the 13th May. The written advice can be found at Appendix 1.
- 2.11. The pre-application advice confirmed the proposal site is within a primary employment zone where saved UDP policy EC/2 is relevant alongside Core Strategy Policies E2 and E3. These policies promote the development of industrial, business and warehouse use and the

increase of jobs and prosperity in the area. Policy E5 of the Core Strategy also supporting tourism opportunities in the borough.

2.12. The advice confirmed;

'As an extension to the existing hotel and leisure use on the site the principle of development is considered to be acceptable'.

2.13. The written advice provided input and clarity on other aspects including design, noise/disturbance and amenity, highways and access, ecology and trees, landscaping, contamination and drainage and flooding.

2.14. The advice provided a checklist of what documents would be required in support of an application, which have been prepared and submitted as part of this application.

3. The Proposal.

- 3.1. Village Hotels are seeking to extend the existing hotel in Bury to meet the growing demand for hotels rooms in this location. Village Hotels propose to construct a new 34-bedroom extension and associated works.

Scale and Design.

- 3.2. The proposed extension will achieve an additional 34 bedrooms at first and second floor levels, with each floor accommodating 17 bedrooms.
- 3.3. Ground floor building footprint has been kept to an absolute minimum The scale and mass of the extension will follow those already established in the existing hotel, ensuring that roof heights are aligned to those of the existing building.
- 3.4. The elevational design follows to the principles and design code of the existing hotel, featuring brickwork facades with stone band detailing, slate pitched roofs and projecting bay windows.

Access and Parking.

- 3.5. The general layout of the car park would be largely unchanged with alterations concentrated around the south of the hotel, where the proposed extension would be located.
- 3.6. In order to facilitate the proposed extension, there will be a reduction of 8 car parking spaces. This reduction will result in the proposed car park comprising of a total of 363 parking spaces, including 345 standard spaces and 18 accessible spaces.
- 3.7. The Transport Statement provides evidence of the levels of use of the existing car park. It is concluded that the forecast extra demand for parking associated with the extension can be accommodated within the existing parking stock, even at the busiest times. The vehicle trips associated with the scheme will not have a material impact on the safety and operation of the highway network.
- 3.8. Existing cycle parking (located to the front of the building) would be retained and unaffected by the proposals.
- 3.9. There are no proposed changes to the vehicular and pedestrian access into the site.

Landscaping

- 3.10. A small amount of incidental landscaping would need to be removed to accommodate the proposed extension.
- 3.11. The proposals include hard and soft landscaping within the site boundary, including tree, grassland, hedgerows and shrub planting across the proposed site.

4. Planning Policy Context.

Statutory Development Plan

- 4.1. In accordance with Section 28(6) of the Planning and Compulsory Purchase Act 2004, the determination of a planning application must be made in accordance with the development plan unless material considerations indicate otherwise.
- 4.2. The Statutory Development Plan relevant to the determination of the planning application comprises the Core Strategy (adopted October 2016) and the Rochdale UDP (adopted June 2006) and the Places for Everyone Plan (adopted March 2024). Other material considerations also are considered including the National Planning Policy Framework (NPPF).

National Planning Policy Framework

- 4.3. The NPPF was updated in December 2023 and is a material consideration for planning applications. Its central aim is to streamline and review national planning policy as well as establishing a presumption in favour of sustainable development as the cornerstone of decision-making and plan-making (NPPF, paragraphs 10 and 11).
- 4.4. In additional to this key direction in the NPPF, the following chapters are directly relevant to the proposed development:
- Chapter 6: Building a strong, competitive economy; and
 - Chapter 12: Achieving well-designed and beautiful places.

Core Strategy

- 4.5. The Core Strategy was adopted in October 2016 and sets out the long-term spatial strategy for future development. The Core Strategy seeks to deliver sustainable development and growth in accordance with the objectives of the National Planning Policy Framework (NPPF).
- 4.6. The main policies of the Local Plan relevant to this proposed development comprises:
- Policy SP1 – To deliver a prosperous economy;
 - Policy SO3 – To improve design image and quality of place;
 - Policy E2 – Increasing jobs and prosperity;
 - Policy E5 – Encouraging the visitor economy;
 - Policy P1 – Improving image;
 - Policy P3 – Improving design of new development;
 - Policy G6 – Enhancing green infrastructure;

- Policy G8 – Managing water resources and flood risk;
- Policy G9 – Reducing the impact of pollution, contamination and land instability; and
- Policy DM1 – General development requirements.

Rochdale Unitary Development Plan Review

- 4.7. The Rochdale UDP (2006) forms part of the Development Plan for the Borough.
- 4.8. The Site is located within a Primary Employment Area which is designated under Policy EC/2 of the UDP which is of relevance to this proposal.

Other Material Considerations

- 4.9. The following Supplementary Planning Documents (SPD's), produced by Rochdale Borough Council are relevant to the proposals:
- Design and Good Practice (adopted September 2007); and
 - Urban Design Guide (adopted September 2007).

Community Infrastructure Levy/Planning Obligations

- 4.10. There is no CIL in Rochdale or any proposals to adopt this.

5. Planning Considerations

Principle of Development

- 5.1. The proposed development is located on the site of an existing Village Hotel, with the proposals seeking to extend the established use.
- 5.2. The Site lies within a primary employment zone, which is designated under UDP Policy EC/2. The use of the site for a hotel has already been established and supported by the Council. The proposal would extend the existing use which will support existing businesses in the local area.
- 5.3. This is confirmed within the pre-application response, which confirms;

'As an extension to the existing hotel and leisure use on the site, the principle of development is considered to be acceptable'.
- 5.4. Policy E2 of the Core Strategy seeks to support the creation and retention of successful businesses and increase the number and quality of jobs to create a more prosperous and lower carbon economy. Policy E5 encourages the promotion of tourism opportunities within the borough, which includes the provision of overnight accommodation.
- 5.5. This proposal will support the creation and retention of jobs on site, both as part of the construction phase and the operational phase. The proposal will provide additional overnight accommodation within the borough which will provide additional tourist accommodation as well as providing additional accommodation for commuters and businesses in the area, which forms the main clientele for the hotel.
- 5.6. As such, the principle of development is considered to be acceptable and complies with UDP Policy EC/2 and Core Strategy Policies E2 and E5.

Design Considerations

- 5.7. Policies P1 and P2 of the Core Strategy and the Design and Good Practice SPD / the Urban Design Guide SPD requires high quality design in new development. This is also echoed in the NPPF, and in particular in paragraphs 126 and 130. Paragraphs 126 of the NPPF states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Paragraph 130 goes on to state that planning policies and decisions should ensure that developments function well and add to the overall quality of the area, are visually attractive as a result of good architecture, layout and appropriate and effective landscaping and are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change.
- 5.8. A three-storey extension is proposed which would match the existing building in terms of its height, materiality and general design feature.
- 5.9. The scale and position of the extension are designed in such a way so it would not dominate the site and would complement the main hotel building.

- 5.10. The layout has been designed in way which ensures that the proposed hotel will integrate well with the existing hotel and surroundings.
- 5.11. The proposals are therefore compliant with Policy P1 and P2 of the Core Strategy, the Design and Good Practice SPD and in accordance with the principles of good design advocated by the NPPF.

Transport and Parking.

- 5.12. Policy DM1 of the Core Strategy states that all development proposals should provide satisfactory vehicular access with adequate parking, manoeuvring and servicing arrangements, taking into account the proposed use and location.
- 5.13. A Transport Statement has been prepared by Pegasus Group in support of the application. The Transport Statement demonstrates that the traffic generated by the proposed extension will not have an impact on the operation of the surrounding network.
- 5.14. The TS confirms that the site is relatively well served by sustainable transport opportunities that provide the opportunity to minimise the reliance on the private car by staff and hotel guests.
- 5.15. This TS provides evidence of the levels of use of the existing car park. It is concluded that the forecast extra demand for parking associated with the 34-bedroom extension can be accommodated within the proposed 363 space parking stock, even at the busiest times.
- 5.16. It is also concluded that the vehicle trips that could be associated with the scheme will not have a material impact on the safety and operation of the highway network.
- 5.17. It is finally concluded that there are no valid transportation reasons which should prevent the future bedroom expansion of the hotel development site. On the basis of the above, the proposals are considered to accord with Policy DM1 of the Core Strategy.

Drainage and Flooding

- 5.18. Policy G8 of the Core Strategy requires that new development does not lead to any form of increased flooding locally or further downstream, does not impede natural water and flood risk management, is not detrimental to existing or potential flood storage ages, contributes where possible to alleviating existing flood risk, is itself well protected from flood risk and ensures prudent use of water resources.
- 5.19. The site is located in Flood Zone 2, at Low risk of flooding from rivers and the sea. The site is considered to be at Low to Very low risk of flooding from all sources.
- 5.20. The Ground Floor of the extension does not include any bedrooms only plant rooms and stairs so there will be a low impact due to being in Flood Zone 2.
- 5.21. Site access and egress is not predicted to be impacted during an extreme flood event.
- 5.22. The proposals show an increase in the impermeable area of the site but with the proposal of flow restriction and SUDs, the existing drainage network will be affected by the proposals

and has been replicated around the construction area in order to avoid the foundations and other structural features.

- 5.23. The proposal is considered to accord with the requirements of the National Planning Policy Framework (NPPF) with residual risk to the site fully mitigated, and as such considered low risk. The proposed development will also not increase flood risk elsewhere.
- 5.24. The Flood Risk Sequential Test has been prepared in support of the application as the development site is located within Flood Zone 1, Flood Zone 2, and the wooded area along the boundaries with the river in Flood Zone 3. The extension is proposed to be located within a Flood Zone 1 and 2 location.
- 5.25. It has been demonstrated that by application of the sequential test, there is no reasonably available alternative sites for the application proposal. It is evidenced that no alternative site exists to accommodate the development proposals in a location that can serve the same customer base as the existing hotel and that represents any lesser risk than the application site.
- 5.26. The application of the exception test would not be required as the area of land, which is located within Flood Zone 3, although is within the red line boundary, would not be affected by this proposal. The extension is solely in land within Flood Zone 1 and 2.
- 5.27. As such, the proposal would comply with Policy G8 and the NPPF.

Trees and Landscaping

- 5.28. Policy G6 of the Core Strategy seeks to sustain and enhance a green network to support growth and regeneration in the borough.
- 5.29. The hotel extension has been designed to fit within the hard-standing area of the car park with only a small loss of trees and shrubs within the car parking area required to facilitate the proposals.
- 5.30. A hard and soft landscaping strategy to ensure that the proposed development integrates with the existing on-site landscaping is therefore proposed
- 5.31. An Arboricultural Impact Assessment (prepared by Ascerta) has been submitted in support of the application. To accommodate the application, one London Plane Tree (G4) and a section of (G5) is required to be removed.
- 5.32. To compensate for this, as shown in the submitted landscaping plan, additional landscaping is proposed throughout the entire site to compensate for the loss. This includes planting 14 new trees, the planting of native shrubs/hedgerows and semi-ornamental/ornamental planting.
- 5.33. As such, the proposal is considered to comply with the requirements of Policy G6 and policies within the NPPF.

Ecology

- 5.34. A Preliminary Ecology Appraisal Assessment and daytime building inspect for bats, dated May 2024, has been undertaken for the site. The report concluded that there would be very limited impacts on the local ecology. As recommended within the report, the scheme, will provide 2no. bird boxes and 2no. bat features.
- 5.35. In line with the mandatory requirements, set out under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021), the scheme is required to deliver 10% biodiversity net gain.
- 5.36. As demonstrated within the Statutory Biodiversity Metric Calculation, the scheme will deliver a 217.43% gain in habitat units and 19.76% gain in hedgerow units and therefore would comply with the mandatory requirements.

Contaminated Land

- 5.37. Policy G9 requires that development reduces all forms of pollution in the borough and that all risks associated with the contaminated land are identified and appropriately managed.
- 5.38. A Phase 1 Contaminated Land Report has been prepared and submitted in support of the development proposals. The report is a preliminary risk assessment and identifies potential contamination issues and other constraints associated with the proposed development.
- 5.39. The Site remained as open land until the early 2000s when it was developed as a hotel. The hotel has no oil/diesel storage and no generator, and so no credible source of contaminants have been identified on Site.
- 5.40. Some historic and current sources of contaminants have been identified in proximity to the Site. However, upon review of these sources in conjunction with the hydrogeological characteristics of the Site and wider area, no plausible significant contaminant linkage has been identified.
- 5.41. The report concludes that no contamination was identified which would prevent the development of the site for the proposed development. Should any contamination be identified during the development phase, all work will cease, and the Local Authority will be notified.
- 5.42. As such, the proposal complies with Policy G9.

6. Conclusion

- 6.1. This Planning Statement has been prepared by Pegasus Group, on behalf of the applicant, VUR Village Trading No. 1 Limited (Village) to accompany a full planning application that seeks details planning permission for an extension to the Village Hotel, Bury.
- 6.2. This application proposes:

'Erection of a 34-bedroom extension and associated works'.
- 6.3. Village Hotels require the additional hotel rooms to support the function and operation of the hotel.
- 6.4. As confirmed within the pre-application advice, an extension to the existing hotel and leisure use on the site, the principle of development is considered to be acceptable.
- 6.5. A Flood Risk Sequential Test has been prepared and submitted with the application which demonstrates there is no reasonably available alternative sites for the application proposal. It is evidenced that no alternative site exists to accommodate the development proposals in a location that can serve the same customer base as the existing hotel and that represents any lesser risk than the application site.
- 6.6. The development has been designed and carefully considered to complement the existing hotel and surrounding context. The proposal is acceptable from a technical perspective, with transport, drainage, contamination, ecology, trees and landscaping information submitted as part of the application.
- 6.7. The proposed development performs a positive economic, social, and environmental role and comprises sustainable development in accordance with the provisions of the NPPF.
- 6.8. The proposals accord with the policies contained within the Development Plan and bearing in mind, Section 38(6) of the Planning and Compulsory Purchase Act 2004, we therefore consider that planning permission should be granted for the proposal.



Appendix 1 – Pre-application Advice (May 2024)

ECONOMY DIRECTORATE

PLANNING AND DEVELOPMENT

Daniela Ripa
Interim Head of Planning Services

Number One Riverside, Smith Street,
Rochdale, OL16 1XU

Telephone: 0300 303 8873

Email:
development.management@rochdale.gov.uk

Our Ref: PREAPP/00014/24

Enquiries to: Rachel Carney
Direct Line: 01706 924342
Date: 2 May 2024

Kate Roberts

By Email Only

kate.roberts.pegasusgroup.co.uk

Dear Ms Roberts,

Application No:	PREAPP/00014/24
Application	Pre-Application
Proposal:	Extension to hotel
Location:	Village Hotel Bury, Waterfold Business Park, BL9 7BQ

I write further to your enquiry for extension to the existing Village Hotel at the Waterfold Business Park. I note that you have paid for the pre-application enquiry service that includes a meeting. I will contact you separately to arrange for a telephone meeting to discuss your proposals.

Proposed development

Your proposal includes extension of the existing hotel. The documents submitted comprise:

- Site Location Plan
- Site Layout Plan
- Floor Plans; and
- Elevations

Site and surroundings

The proposal site sits to the north of Waterfold Business Park and it is flanked by the M66 to the east, the East Lancashire Railway to the south and the River Roch to the west. The business park is a relatively modern development that includes a variety of units. The site is currently allocated as defined urban area and a primary employment zone and it is close to the border with Bury.

Principle of development

The proposal site is within a primary employment zone where saved UDP policy EC/2 is relevant alongside Core Strategy Policies E2 and E3. These policies promote the development of industrial, business and warehouse uses and the increase of jobs and prosperity in the area. Policy E5 of the Core Strategy also supporting tourism opportunities in the borough.

As an extension to the existing hotel and leisure use on the site the principle of development is considered to be acceptable.

Design

Policies P1 and P3 require high quality design in new development. The requirements for high quality design is also clearly set out in the NPPF. Paragraphs 126 of the NPPF states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Paragraph 130 goes on to state that planning policies and decisions should ensure that developments function well and add to the overall quality of the area, are visually attractive as a result of good architecture, layout and appropriate and effective landscaping and are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change. Additionally, Paragraph 134 states development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design. The newly adopted Greater Manchester Places for Everyone also requires a high standards of design and establishes that development should be place-led, respecting the local character, heritage and positive local design features of the area.

The submitted plans propose a three storey extension that would largely match the existing building in terms of its height, materiality and general design features. This approach would likely be acceptable for the site but there are improvements that can be made to improve the appearance of the elevations and create a higher standard of design across the site. The proposal has been reviewed by the Council's Urban Design Officer whose comments are summarised below. Their full comments are also included under Appendix A.

In regards the scale and massing, this would likely be considered acceptable in respect of design as it respects the roofline of the existing hotel. It is however recommended that the hotel is scaled back slightly at the boundary line in order to retain the buffer of trees along this boundary. It is also recommended that the extension is set back slightly from the primary frontage in order to provide subservience. This is considered important as the existing hotel front elevation is symmetrical and the proposed elevation will naturally unbalance this architectural dialect. The slight relief provided by a setback will improve the visual amenity on offer as there will be a natural transition between the newer construction materials as they abut the existing. It is noted that this may impact on the roofline proposed.

In regards the materials and detailing, the proposal to continue the façade into the new extension is likely considered to be acceptable. The extension would likely be sympathetic to the existing building because it appears that architectural features, such as the protruding windows, would be replicated. On the whole, it is considered that the new extension has the potential to establish a sensitive transition between existing and new development.

The submission details that the same materials would be used within the new extension. This is considered to be acceptable and it is recommended that attempts are made to source the matching brick/window framing at the earliest opportunity to avoid any delays later in the development. The repetition of the existing façade only works successfully if the materials, their colour and detailing are an exact match. If this is not possible a different design approach may be more suitable.

It is also recommended that the stone banding (between levels one and two) is continued across the elevation and into the extension to maintain consistency or architectural language.

Notwithstanding the above, there are some concerns that the proposed extension would result in large areas of blank/monotonous areas of brickwork. It is recommended that this be resolved through further exploration of materiality and detailing to these areas. It is also recommended that windows are continued to maintain the design vernacular. If this is not however possible due to the internal layout, recessed brickwork to outline the window strip could be a possible alternative.

It is also considered that improvements could be made to elevation C. This elevation would have greater significance than existing as a result of its projection, which would be visible from the adjacent site. It is also recommended that further architectural detailing and/or stonework, be introduced to the base of the extension to add visual interest to this part of the extension, taking into account the existing building is raised and characterised by a stonework base/platform.

It is also recommended that the scheme would benefit from some landscaping (further landscaping comments provided below). This would aid in providing a harmonious visual relationship with the existing hotel building and result in a higher quality development.

Noise/disturbance and amenity

Policy G9 of the Council's Core Strategy requires that development will reduce all forms of pollution in the area, and to this extent new development should not have impacts that lead to an unacceptable increase in air, water, noise, light or other pollution.

Given the surrounding uses the development would likely not have any adverse impact on amenity through noise and disturbance. The Council's Public Protection Officer has also confirmed that a Noise Impact Assessment would not be required. In submission of any application it is however recommended that consideration is given to the layout of the development to ensure a good level of amenity for guests.

Highways and Access

Policy DM1 of the Core Strategy requires that all development provide satisfactory vehicular access with adequate parking, manoeuvring and servicing arrangements, taking into account the proposed use and location.

The Council's Highway Service have reviewed the proposal, including the submitted scoping note and advised of no in principal objections to the development. It is however recommended that a Trip Generation exercise that qualifies the number of vehicle movements potential

generated by the proposal be undertaken prior to submission of any application. Highway Services have advised that they don't envisage the proposal to be problematic in terms of volume of traffic, but trip generation numbers will allow for full assessment of the proposals.

Highway Services have also advised that the parking provision for the site will need justification against the proposal and the existing use. In this regard I would like to draw your attention to the maximum parking standards which are provided in Appendix 5 of the adopted Rochdale Core Strategy.

Ecology and Trees

Policy G6 of the Council's Core Strategy requires that development protects and improves green infrastructure and where trees are to be removed, these should be replaced on a 2:1 ratio. Policy G7 also requires that site and features of biodiversity are given full and appropriate recognition and protection and the NPPF under chapter 15 requires that planning decisions contribute to and enhance the natural environment.

The existing site is primarily a car park and building with semi-mature landscape planting on a platform above the River Roch. Consultation has been undertaken with the Greater Manchester Ecology Unit and it is advised that potential ecological issues associated with the development would include that wildlife could be utilising the existing hotel, wildlife and invasive species associated with the River Roch and mitigation for any loss of the existing vegetation around the hotel.

It is recommended that the following be included in any future application:

- A bat and bird assessment of the elevations of the hotel impacted by the extension;
- A preliminary ecological appraisal. This is required primarily for the adjacent River Roch corridor for potential issues such as otter, kingfisher and invasive species such as Himalayan balsam and Japanese knotweed; and
- A UK HAb survey and condition assessment of the land impact by the development

Any future application will also be subject to mandatory 10% Biodiversity Net Gain (BNG). It is however potentially feasible that this site may be exempt from the requirements, if the development impacts less than 25sqm of vegetation. Any planning submission will therefore be required to provide either a biodiversity net gain statement and metric (if more than 25sqm of vegetation would be lost) demonstrating how 10% net gain will be achieved or a statement justifying why the development is exempt from BNG.

Given the proximity of the proposed development to the River Roch, any future application should also provide adequate information to demonstrate that there would be no negative impacts to the ecological potential of the river as defined under the Water Framework Directive. The main risk would likely be from changes to drainage from the site to the river, assuming that the extension is not encroaching into the existing vegetated buffer along the river corridor.

There are also a number of trees adjacent to the site. It is recommended that tree loss is avoided where ever possible. An Arboricultural Impact Assessment including Tree Survey and Tree Protection Plan should be submitted with any application.

Landscaping

Any application should include details of any landscaping associated with the development. Any landscaping should take into consideration the requirements of policy G6 of the adopted Core Strategy (which requires replacement tree planting on a 2:1 basis) and also take into consideration any BNG requirements associated with the development.

As detailed above, it is recommended that a high quality landscaping scheme would improve the visual amenities of the site.

Contamination

Policy G9 requires that development reduces all forms of pollution in the borough that that all risks associated with contaminated land are identified and appropriately managed, this is particular relevant for this site given the current land use. A Phase I Contaminated Land report will therefore be required with the submission of any planning application on the site. A further Phase II intrusive site investigation should be submitted if this is identified as necessary within the Phase I appraisal.

Drainage and flooding

Policy G8 of the Core Strategy requires that new development does not lead to any form of increased flooding locally or further downstream, does not impeded natural water and flood risk management, is not detrimental to existing or potential flood storage areas, contributes where possible to alleviating existing flood risk, is itself well protected from flood risk and ensures prudent use of water resources.

The proposed development site is located within Flood Zone 2 and immediately adjacent Flood Zone 3. As such a Drainage Strategy should be submitted with any future planning application. Through consultation with the Council's Drainage Officer it is advised that this will likely need to be a fairly short document. As the extension would exceed 100m² footprint additional surface water attenuation will however likely be required.

In addition to the recommended Drainage Strategy, a plan of existing private drainage should be included in the proposed plans. Any new parking on green space should be constructed in permeable paving. This would be more sustainable than adding more flows to the public sewerage system.

As the application is located within Flood Zone 2, a Flood Risk Assessment and sequential test will also be required. You are also recommended to speak to the Environment Agency prior to the submission of an application and it is understood they offer their own advice service. The EA will be a statutory consultee on a planning application.

Summary

The principle of extending the existing hotel is considered to be acceptable. However, there are a number of amendments that could be included to improve the proposed development, particularly in respect of the design of the extension.

Should you wish to progress to a formal application, I would recommend that the following supporting information be provided:



- Completed application form and fee
- Full plans and elevations and site sections
- Proposed landscaping plan / planting plan
- Arboricultural Impact Assessment including Tree Survey and Tree Protection Plan
- Biodiversity Statement including biodiversity net gain metric calculations and a biodiversity enhancement plan or a statement to demonstrate why BNG the site is exempt from BNG requirements
- A bat and bird assessment of the elevations of the hotel impacted by the extension;
- Preliminary Ecological Appraisal (Extended Phase I Survey) including impact on Rochdale Canal SAC/SSSI
- A UK HAb survey and condition assessment of the land impact by the development
- Trip Generation Exercise
- Phase I Contaminated Land Report and possibly a Phase II Report (depending on the results of the Phase I)
- Flood Risk Assessment and Sequential Test
- Sustainable Drainage Assessment and Sustainable Urban Drainage (SuDS) Pro-Forma
- Design and Access Statement
- Planning/Supporting Statement

Please also see the Council's Local List for the Validation of Planning Applications [Validation of Planning Applications – Local List \(rochdale.gov.uk\)](https://www.rochdale.gov.uk/Validation-Local-List). This provides additional information on the validation process and requirements.

Please note that any advice provided above is an informal opinion only and is made without prejudice to any formal determination which may be given in the event of an application being submitted. In particular, it does not constitute a formal decision of the Council with regard to any future planning applications, which will be subject to wider consultation and publicity, and provides no guarantee of a future decision.

I hope this is of assistance, however, if you have any questions please do not hesitate to contact me using the details above.

Yours Sincerely

Rachel Carney
Senior Planning Officer

SUMMARY

The general design principles for extending the existing hotel based on the Pre-App seem rational. The approach to create a scale and form of development that relates to the existing built form is suitable but there are improvements that can be made where the elevations are monotonous. From a design perspective, if the applicant is constructive with the feedback I have provided I am unlikely to have any major reservations going forward.

Policy

When a formal full application is submitted for this development, I will be assessing this against national and local policy. In particular, I would recommend both applicant and agent familiarise themselves with National Planning Policy Framework (NPPF) Paragraph 135, Core Strategy S03/P1/P2/P3 and use this as a checklist against the proposed design.

Design

Scale / Massing

Scale back at boundary

The scale of the building in terms of height is deemed appropriate as it respects the roofline of the existing hotel. I would however recommend scaling back the hotel slightly at the boundary line in order to retain the buffer of trees along this boundary.

Subservient setback

I would also ensure the extension is subservient to the existing hotel elevation by being setback from the primary frontage (not dissimilar to a domestic house side extension). This is because the existing hotel front elevation is symmetrical and the proposed extension will naturally unbalance this architectural dialect. This slight relief will improve the visual amenity on offer as there will naturally be a transition between newer construction materials on abutment to the existing. This strategy may impact the roofline. A design process and justification in the design and access statement is welcomed.

If applicable, the planning officer may wish to discuss rights of light / impact on surrounding businesses etc.

Material and Detailing

The decision to continue the façade into the new extension is deemed suitable. The new extension would be sympathetic to the existing building because it appears architectural features such as the protruding windows have been replicated. On the whole, the new extension has the potential to establish a sensitive transition between existing and new development.

Matching materials and details

The application states that the same materials will be used within the new extension. I would urge the applicant to source the matching brick / window framing at the earliest opportunity (ideally this will be confirmed at the time of the full application) to avoid any delays later down the line.

The repetition of the existing façade only really works if the materials, colour and detailing are exact. If this is not possible, a different design approach may be necessary.

It would be prudent to continue the stone banding (between level 1 and 2) across the elevation into the extension to maintain consistency of architectural language.

Monotonous areas of brickwork

The proposed extension does create large areas of blank / monotonous areas of brickwork. This can easily be resolved by further exploration of materiality and detailing to these areas. I would also recommend continuing windows (pink in the diagram) to maintain the design vernacular. This should be possible without affecting the plan layout but if this is not possible, recessed brickwork to outline the window strip could possibly be an alternative – design exercise required.

Elevation C also demonstrates this concern about blank gable elevations. I would consider that this elevation has greater significance as a result of its projection, now visible from the neighbouring site. Refer below to some examples of elevational treatments that will help you address this point.

Elevation treatment to base

The existing hotel building is raised and characterised by a stonework base / platform. The ground floor is however treated differently as an elevation with brick piers and stone surrounds at windows which are quite effective. The new extension is in a different predicament by not being built on a raised platform but would vastly benefit from some articulation and interest to the elevation at lower levels. Whilst this does not have to mimic the existing elevation, there is scope to introduce stonework or interesting architectural detailing to improve the design.

Plan

Consider privacy / security to hotel rooms located directly adjacent to the staircase. Measures should be taken to protect people escaping via the escape access stair and ensuring this egress does not spill out into the road / traffic. I assume the car parking spaces in front of the escape door will be removed in the full application – refer to Highways advice.

Landscaping



The scheme would benefit from some landscaping. This will help work towards a harmonious visual relationship with the existing hotel building. As noted earlier, the tree line buffer at the boundary should be maintained.



Adding interest to blank elevations/ large areas of uninterrupted brickwork
(top left) 16 Church Street Keppie_ Copyright Jim Stephenson
(top centre) KrasArchitectun
(top right) ZeccArchitecten_De Ark Tiel Housing



Town & Country Planning Act 1990 (as amended)
Planning and Compulsory Purchase Act 2004

Manchester

Queens House, Queen Street,
Manchester, M2 5HT
T 0161 3933399
E Manchester@pegasusgroup.co.uk
Offices throughout the UK.

Expertly Done.

DESIGN | ECONOMICS | ENVIRONMENT | HERITAGE | LAND & PROPERTY | PLANNING | TRANSPORT & INFRASTRUCTURE

Pegasus Group is a trading name of Pegasus Planning Group Limited (07277000) registered in England and Wales.

Registered office: 33 Sheep Street, Cirencester, GL7 1RQ
We are ISO certified 9001, 14001, 45001



[Pegasus_Group](#)



[pegasusgroup](#)



[Pegasus_Group](#)

PEGASUSGROUP.CO.UK