



Paul Butler Associates

Planning, Development & Heritage Consultants

Mr Turner

The Plough Inn, 475 Oldham Road,
Rochdale, OL16 4TD

Planning and Heritage Statement

20 November 2023

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Job Number: 23.1951

Project: The Plough Inn, 475 Oldham Road, Rochdale, OL16 4TD

Client: Mr Turner

File Name: Planning and Heritage Statement

Document Preparation/Checking Record:

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Document Revision Record:

Issue No.	Date	Details of Revisions

Contents

1. Introduction
2. The Application Site and Surrounding Area
3. The Proposed Scheme
4. Planning and Heritage Policy Context
5. Planning and Heritage Appraisal
6. Conclusion

1. Introduction

- 1.1 This Planning and Heritage Statement has been prepared by Paul Butler Associates Ltd on behalf of Mr Turner. The statement has been provided in support of a full planning application relating to the change of use of the former The Plough Inn, 475 Oldham Road, Rochdale, OL16 4TD. The application description of development is *'Change of use of vacant public house (sui generis use) to 6 apartments (use class C3) with infill first floor extension and other associated works'*
- 1.2 The change of use of this building will comprise well-designed living accommodation to reflect modern occupier expectations. The development will offer a high standard of accommodation targeted at young professionals and key workers which will help to provide a mixed and sustainable community in this part of Rochdale.
- 1.3 The building is not a designated heritage asset, nor is it identified by the Council as a locally listed building. Notwithstanding this, the building may be regarded as being of some heritage value, therefore this statement considers potential impact upon this. The application site is not situated within a conservation area.
- 1.4 To provide a clear understanding of the application proposal, this statement includes:
- A description of the application site and surrounding area;
 - A review of relevant planning history;
 - A description of the proposed scheme;
 - An appraisal of the key planning issues which require consideration in termination of this application;
 - A conclusion

- 1.5 The statement should be read in conjunction with the completed forms, the architectural drawings prepared by Thomas Pendlebury.

2. The Site and Surrounding Area

Application Site

- 2.1 The application site comprises 'The Plough Inn' and is located at 475 Oldham Road, Rochdale, OL16 4TD. It is occupied by a vacant two-storey public house building which has more recently been extended at the rear with single storey additions.. The building is constructed of stone and red brick with a pitched slate roof. The single storey additions to the rear have flat and mono-pitched roofs. The site is bounded by an area of hardstanding land to the north, an adjacent residential property to the east, Argyle Street to the south and Oldham Road to the west.



Figure 2.1: Aerial view of application site with the approximate site boundary outlined red.

- 2.2 The west and south elevations of the site are bounded by the pavement and a c.2m high painted brick wall at the rear that separates the site from the neighbouring property to the east. The site includes a hardstanding external patio area at the rear and access to the site can be achieved via Oldham Road and a pedestrian gate at the side of the building on

Argyle Street. Bins are stored within the internal rear yard area and brought through the pedestrian gate on Argyle Street whereby servicing takes place.

- 2.3 The application site is rectangular in shape and approximately 0.02 hectares in size. The original building is a public house and appears to date from the late Edwardian period / early 20th Century with later alteration / extensions as well as general modernisation including new windows. The main elevation to Oldham Road is double fronted with vertically proportioned windows with stone cills and lintels.
- 2.4 The majority of the building is currently vacant following closure of the public house in April 2023 due to poor trading conditions making this business no longer viable. There is however an existing self-contained flat (use class C3) on the first floor which is accessed independently from Argyle Street. There is a risk that the building will deteriorate and be susceptible to crime / anti-social behaviour if it continues to be a vacant and a new lease of life is therefore needed.

Site Photos



Figure 2.2: Front elevation of application site.



Figure 2.3: Side elevation of application site.



Figure 2.4: Area of hardstanding land adjacent to the north of the site



Figure 2.5: Rear elevation with single storey element of application building.



Figure 2.6: Rear elevation with single storey element of application building.

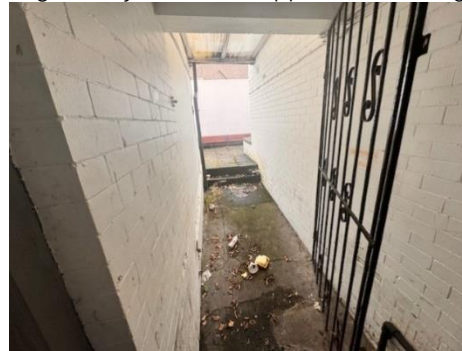


Figure 2.7: Access to rear yard.



Figure 2.8: Car park opposite the site on Argyle Street.



Figure 2.9: Watkin Street to the east of the site characterised by housing.



Figure 2.10: Clarendon Street to the east of the site characterised by housing.



Figure 2.11: Adjacent property on Argyle Street,

Surrounding Area

- 2.5 The immediate surroundings opposite the site on Oldham Road comprise two storey terraced housing, predominantly red brick with pitched roofs. Adjacent to the site, there are several two storey terraced buildings comprising a mixture of roughcast, painted and red brick finishes and pitched roofs. Along part of Oldham Road these include mixed-use premises with commercial / retail at ground floor with living accommodation above. At the rear of the site on Argyle Street, there is a detached residential dwelling and several terraced houses, all two storeys in height comprising roughcast and pitched roofs.
- 2.6 The site is located approximately 1Km to the south of Rochdale Town Centre and approximately 16Km to the north east of Manchester City Centre. The area is characterised by residential dwellings but also includes commercial and retail uses along Oldham Road, including several takeaway shops, a barbers, a veterinary centre, a post office, a convenience store, and a physiotherapy centre. There are also however a number of vacant / closed premises.
- 2.7 The site is well connected via both private and public transport. Its location in close proximity to local shops and services means that there are numerous services and amenities all within walking distance of the site. Additionally, Rochdale Town Centre is also within walking distance of the site which provides a large range of options for shopping and services. Bus stops are located on Oldham Road within 1 minute walking distance of the site with destinations including Rochdale Town Centre, Aston-under-Lyne and Norden. Additionally, bus stops are located a short walk away on the Rochdale Bypass and provide travel to destinations including Shaw, Milnrow and areas around Rochdale. Rochdale Railway Station is 1.3Km away from the site and Manchester City Centre can be reached by train in 14 minutes.
- 2.8 The site is located within a Linear Commercial Area which is discussed in further detail in a later section of this report. The site is not located in an Air Quality Management Area and it is situated in flood zone 1 which represents the lowest level of flood risk.

Planning History

- 2.9 A planning history search of Rochdale Council's online planning map was undertaken on 06.11.2023. No planning history was identified for the site.

3. The Proposed Scheme

- 3.1 The application description of development is *'Change of use of vacant public house (sui generis use) to 6 apartments (use class C3) with infill first floor extension and other associated works'*.
- 3.2 The proposals involve the conversion of the ground floor and first floor of the building to residential use. This will provide 5 x 1 bed apartments and 1 x 2 bed apartment (use class C3). There is an existing flat on the first floor of the building which will be incorporated into the proposed scheme.
- 3.3 A small infill extension is proposed on the first floor to cater for the creation of Flat E. The materials comprise stone with a uPVC window and slate roof, all of which will match the existing materials. The signage on the front elevation of the building will be removed.
- 3.4 It is not considered necessary for car ownership due to the accessible and sustainable location of the site. There is however a car park opposite the site on Argyle Street for use by local residents. Additionally, on street car parking is available on Watkin Street and Clarendon Street. 100% cycle provision will be provided via an undercover cycle store which is located towards the rear of the site and secured by a timber lockable gate. Bins will be stored in the rear yard.

4. Planning and Heritage Policy Context

4.1 Planning policy guidance of relevance to the proposed scheme, and which provides the context for its assessment, is set out within the following:

- The National Planning Policy Framework (NPPF); and,
- The Development Plan for Rochdale.

National Planning Policy Framework

4.2 The updated National Planning Policy Framework (NPPF) was most recently updated on 5th September 2023 and sets out the government's objectives for achieving sustainable development. At the heart of the NPPF is a presumption in favour of sustainable development which ensures that sustainable development is pursued in a positive way.

4.3 Development proposals that accord with an up-to-date Development Plan should be approved without delay. Where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, permission should be granted unless:

- i. The application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the proposed development; or
- ii. Any adverse impact of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

4.4 Paragraph 8 confirms that there are three dimensions to sustainable development; economic, social and environmental. To achieve sustainable development, economic,

social and environmental gains should be pursued in mutually supportive ways through the planning system.

Delivering Sustainable Development

- 4.5 The NPPF explains that the purpose of the planning system is to contribute to the achievement of sustainable development. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area. These sustainable objectives should be delivered through the preparation and implementation of plans and the application of the policies in the framework. The NPPF is split into 17 chapters, the chapters of relevance to this development are discussed below.
- 4.6 Delivering a sufficient supply of homes (Chapter 5) – paragraph 60 explains that in order to support the government’s commitment to significantly boosting the supply of homes, it is important that a sufficient amount and variety of land comes forward for development where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.
- 4.7 Local Planning Authorities should identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirement set out in adopted strategic policies or against their local housing need where strategic policies are more than five years old. The five year supply should include an appropriate buffer. Where the local authority chooses to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plan the buffer should be 10% to account for any fluctuations in the market during that year. In the event that there has been significant under delivery when measured against the Housing Delivery Test (November 2018 onwards) then a 20% buffer should be applied.
- 4.8 The NPPF is clear at paragraph 11 that housing applications should be considered in the context of the presumption in favour of sustainable development and that relevant policies

for the supply of housing should not be considered up to date if the local planning authority cannot demonstrate a five year supply of deliverable housing sites or the Housing Delivery Test indicates that the delivery of housing was substantially below the housing requirement over the previous three years.

- 4.9 Paragraph 69 highlights that small to medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly in comparison to larger sites. Paragraph c) emphasises the importance of windfall sites and states local authorities should support their development through giving great weight to the benefits of using suitable sites within existing settlements for homes.
- 4.10 Building a strong and competitive economy (Chapter 6) - emphasises that the government is committed to ensuring that the planning system should help to support economic growth. It recognises that a poor environment and a lack of housing can act as a potential barrier to investment.
- 4.11 Ensuring the vitality of town centres (Chapter 7) - Planning policies and decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation. Part (f) advises that planning policies should recognise that residential development often plays an important role in ensuring the vitality of centres and encourages residential development on appropriate sites.
- 4.12 Promoting healthy and safe communities (Chapter 8) - the planning system should aim to achieve healthy, inclusive and safe communities. Planning decisions should aim to achieve places which promote, amongst other things, safe and accessible developments, where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion. Paragraph 93 states that plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments.

- 4.13 Promoting sustainable transport (Chapter 9) - to protect and exploit opportunities for the use of sustainable transport modes, development should be located and designed to give priority to pedestrian and cycle movements and have access to high quality public transport facilities.
- 4.14 Paragraph 111 advises that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highways safety, or the residual cumulative impacts on the road network would be severe.
- 4.15 Making effective use of land (Chapter 11) – the NPPF recognises the need for the planning system to promote an effective use of land in meeting the need for homes and other uses. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or ‘brownfield’ land. Paragraph 120 (c) explains that the planning system should specifically give substantial weight to the value of using suitable brownfield land within settlements for new homes and other identified needs. Further, sub-section (d) of this paragraph explains that planning should also promote and support the development of under-utilised land and buildings especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively.
- 4.16 Paragraph 123 states that local planning authorities should take a positive approach to applications for alternative uses of land which is currently developed but not allocated for a specific purpose in plans, where this would help to meet identified development needs.
- 4.17 The chapter goes on to discuss how appropriate densities can be achieved. Paragraph 124 sets out that the planning system should support development that makes efficient use of land, taking into account the following:
- a) the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;

- b) local market conditions and viability;
- c) the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;
- d) the desirability of maintaining an area's prevailing character and setting or of promoting regeneration and change; and
- e) the importance of securing well-designed, attractive and healthy places.

4.18 Achieving well-designed places (Chapter 12) - this chapter sets out at paragraph 130 that planning policies and decisions should aim to ensure that developments:

- a) Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development.
- b) Are visually attractive as a result of good architecture and appropriate landscaping.
- c) Are sympathetic to local character and history including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation.
- d) Establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit.
- e) Optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development and support local facilities and transport networks.

- f) Create places that are safe, inclusive and accessible and which promote health and well-being.

- 4.19 Meeting the challenge of climate change, flooding and coastal change (Chapter 14) - this chapter emphasises the importance of securing reductions in greenhouse gas emissions, minimising vulnerability and providing resilience to the impacts of climate change; and, in terms of flooding, development should be made safe without increasing flood risk elsewhere.
- 4.20 Conserving and enhancing the natural environment (Chapter 15) - the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, recognising the wider benefits of ecosystem services and minimising impacts of biodiversity and providing net gains in biodiversity where possible.
- 4.21 Conserving and enhancing the historic environment (Chapter 16) – this section deals with conserving and enhancing the historic environment. Paragraph 194 advises that ‘In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting’. This statement demonstrates that the information and significance requirements of national policy have been complied with.
- 4.22 Paragraph 195 of the NPPF advises that ‘Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset’s conservation and any aspect of the proposal’.
- 4.23 Paragraph 197 of the NPPF advises that ‘In determining applications, local planning authorities should take account of: a) the desirability of sustaining and enhancing the

significance of heritage assets and putting them to viable uses consistent with their conservation; b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness’.

- 4.24 Paragraph 203 advises that ‘The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset’.
- 4.25 Decision making – guidance in paragraph 38 states that local planning authorities should approach decisions in a positive and creative way, making use of the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants. Decision-makers at all levels should seek to approve applications for sustainable development where possible.

The Development Plan for Rochdale

Rochdale Council Core Strategy

- 4.26 The Rochdale Core Strategy was formally adopted by the Council on 19 October 2016. It forms part of the Local Plan for Rochdale Borough and will be used in decision-making on planning applications. The following policies are of relevance to the application proposal:
- 4.27 Policies SO1 to SO5 in Chapter 4 of the Core Strategy set out the strategic objectives of the Council. These are centred on the themes of: economy; healthy and successful communities; design and quality place; greener environment; and accessibility and sustainable transport. The detailed policies for the Core Strategy are then grouped under these key themes.

- 4.28 In accordance with the guidance contained in the National Planning Policy Framework, Policy SD1 states that the Core Strategy is centred around delivering and supporting sustainable development. To this effect, the policy repeats the presumption in favour of sustainable development set out in paragraph 14 of the NPPF and what this means for decision-taking.
- 4.29 Chapter 6 presents the spatial strategy for the borough. Policy SP1 states that the borough will contribute to the success of the Manchester city region and the North West by playing its part in the delivery of sustainable development and investment that meets national and sub regional objectives for housing and employment growth.
- 4.30 The following detailed policies of the Core Strategy have been considered in the preparation of this planning application.
- 4.31 Policy C1 'Delivering the right amount of housing in the right places'. The policy states that the Council will identify sufficient land to deliver at least 460 net additional dwellings per year up to 2028. To do this the Council will:
- i. Ensure there is always a deliverable five year supply of land for new homes. This will include an additional buffer of 20% which would be reduced by 5% if delivery of the annual target is achieved;
 - ii. Maximise the potential of previously developed sites, including empty homes and buildings, within the urban area to achieve a target of 80% of new housing on previously developed land; and
 - iii. Ensure that sites are sustainable with good access to local services, facilities, green infrastructure, shops, jobs, schools and public transport.
- 4.32 The policy explains that: "New homes will be delivered through existing commitments and identified sites, mixed use developments and specific site allocations in the Allocations

Development Plan Document. The supply of housing land is set out in the Council's latest strategic housing land availability assessment (SHLAA).

- 4.33 Policy C3 'Delivering the right type of housing'. The policy seeks housing which is designed and built to appropriate densities, recognising the need to make an efficient use of land and respond to local housing priorities.
- 4.34 Policy C6 'Improving health and well-being'. The policy supports the creation of an economic, social and physical environment which promotes and supports healthy lifestyles and outlines a number of policy objectives to achieve this
- 4.35 Policy P1 'Improving Image'. The policy requires design which is of a high standard in all developments, which is particularly important in various locations including town centres. The policy also promotes the development and re-use of under-used land and buildings, maximising the potential for heritage assets to provide a sense of place and image.
- 4.36 Policy P2 'Protecting and enhancing character, landscape and heritage'. The policy seeks to protect and enhance the borough's valued and distinctive landscape and heritage assets.
- 4.37 Policy P3 'Improving the design of new development'. All new development including landscaping should adhere to high standards of design. The policy therein sets out design principles which development should comply with.
- 4.38 Policy G1 'Tackling and adapting to climate change'. The policy aims to ensure that new development minimises its impact on climate change and also adapts to its impacts. This involves locating growth in areas which are likely to minimise the need for travel and which are well served by public transport, services and infrastructure and encouraging the efficient re-use of buildings.

- 4.39 Policy G2 'Energy and New Development'. In order to reduce carbon emissions, the policy details the energy hierarchy which all new development will be expected to demonstrate compliance with.
- 4.40 Policy G7 'Increasing the value of biodiversity and geodiversity'. The policy seeks the protection and enhancement of the borough's wildlife habitats, species and key natural resources and features.
- 4.41 Policy G9 'Reducing the impact of Pollution'. The policy requires that new development does not lead to an increase in air, water, noise, light or other pollution. New development should also not be adversely affected by existing sources of pollution.
- 4.42 Policy T2 'Improving Accessibility'. The policy states that the Council will improve accessibility by locating development where good access to public transport is available or can be provided, and will ensure that development is located to minimise the need to travel by car. Development proposals should also satisfy the accessibility hierarchy.
- 4.43 Policy DM1 'General Development Requirements'. The policy sets out a number of basic planning and design considerations which development proposals will be expected to demonstrate compliance with.

Rochdale Borough Council Unitary Development Plan (saved policies)

- 4.44 Upon adoption of the Core Strategy, the majority of policies within the Rochdale Unitary Development Plan were deleted, those policies which were saved will be replaced through the Site Allocations DPD or other DPD. The saved policies of relevance to this application are outlined below.
- 4.45 Policy G/D1 'Defined Urban Area'. This saved policy seeks to concentrate new development within the urban area in order to support urban regeneration and protect the countryside.

- 4.46 Policy G/S/1 'Hierarchy and Role of Centres'. This policy advises that it should be ensured that the vitality and viability of development falling within these areas should be protected.
- 4.47 Policy S/6 'District Centre, Local Centres and Linear Commercial Areas'. The site falls within a linear commercial area and this policy advises that the conversion or redevelopment of vacant commercial premises to residential use will only be permitted in local centres that have a high overall vacancy rate and where it will assist regeneration.

Supplementary Planning Documents

- 4.48 The Council have also adopted a number of Supplementary Planning Documents (SPDs) which the scheme will have to be assessed against, these include the Guidelines and Standards for Residential Development SPD; Residential Design Guide SPD; Climate Change Adaption SPD; and Energy and New Development SPD.

Guidelines and Standards for Residential Development SPD (2016)

- 4.49 This SPD was adopted in June 2016, and provides a set of standards to be considered in the design of new housing to ensure that the impact on neighbouring residents is limited and that the design and appearance of new homes makes a positive contribution to the local environment.

Residential Design Guide SPD

- 4.50 This SPD was adopted in March 2005 and aims to provide guidance on the quality of design expected. It is important to understand what makes the character of the local context in order to create an appropriate design which adds value to the local area.

Climate Change Adaption SPD (2012)

- 4.51 Adopted in June 2012, the Climate Change Adaption SPD outlines guidance for developments in order to assist climate change adaption. The SPD addresses eight broad categories: location, layout and orientation; materials / structure; environmental performance; green roofs and walls; rainwater harvesting; Sustainable Drainage Systems; and green and blue infrastructure.

Energy and New Development SPD (2008)

- 4.52 The Borough Council adopted this SPD in 2008, the document sets out the Council's requirement for energy efficiency.
- 4.53 The proposed redevelopment scheme has been designed in accordance with the policies of the UDP, and the above SPDs.

5. Planning Appraisal

5.1 Having regard to the relevant planning policy guidance in the previous section, the key material considerations against which the proposed scheme should be considered, and which are discussed in this section, include:

- Principle of Development
- Residential Amenity
- Design and Heritage Considerations
- Highways, Accessibility, Parking and Servicing
- Noise
- Sustainable Development: Economic, Social and Environmental Benefits

Principle of Development

5.2 The application site is located within a linear commercial area and as such, policy S/6 of the UDP is relevant which establishes that the change of use should be compatible with surrounding land uses and will not harm local residential amenity. There is already an established residential use at the site and the surrounding area is also residential in nature therefore the proposed residential use is acceptable in principle. Furthermore, the policy states that the conversion of vacant commercial premises to residential use will be permitted in local centres that high a high overall vacancy rate and where it will assist regeneration.

5.3 The site is currently vacant has been closed since April 2023 due to the lack of business and subsequently, the result has been low cashflows which has forced its closure. Prior to this it is understood that the pub experienced poor trading with declining customer numbers and sales. The issues facing public houses are well-publicised and are likely to be attributable to a range of factors including cheaper alcohol available at shops and supermarkets; people choosing to socialise at home rather than going out; changing demographics; and, the

smoking ban. The COVID-19 pandemic has also had a profound impact on the hospitality industry especially for 'wet' led pubs in the north of England which have been unable to open for many months. An email from the former pub manager is provided which confirms the difficult trading conditions experienced over a number of years.

- 5.4 It is noted that there are other pubs and community facilities in the vicinity of the site which can be readily accessed on foot including the Hornet, The Sandbrook, and The Spring Inn. On the basis of the above it is considered that the change of use of the building from a pub complies with Paragraph 93(c) of the NPPF and will not constitute the unnecessary loss of a valued community facility.
- 5.5 The surrounding area on Oldham Road contains several commercial and retail premises, some of which are closed down and it is clear that the area is in need of investment to assist with its regeneration. Furthermore, an existing flat is currently in use on the first floor therefore it is acknowledged that residential use in this location is acceptable in principle.
- 5.6 Core Strategy Policy C1 states that the Council will identify sufficient land to deliver at least 460 net additional dwellings per year up to 2028. The policy seeks to maximise the potential of previously developed sites, including empty buildings, within the urban area to achieve a target of 80% of new housing on previously developed land, to deliver housing. The scheme's provision of 6 no. dwellings (5 new apartments created) will make a good contribution to meeting this need, and at the same time assist in the regeneration of this part of Rochdale. The proposed apartment mix is also considered acceptable given the location of the site which warrants which warrants more dense development, together with the constraints associated with reusing an existing building.
- 5.7 Policy C3 of the Core Strategy is also relevant and its aims are to ensure new development provides housing types that take account of local needs and aspirations and promote densities that make efficient use of land. The proposals constitute the redevelopment of previously developed land with much needed housing, thereby representing an efficient use of land and relieving pressure to build on more valuable and potentially less sustainable greenfield locations.

- 5.8 Paragraph 120 of the NPPF states that planning should promote and support the development of under-utilised buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively. The proposed scale is acceptable since it makes use of an existing building, and the proposed residential use will be compatible with neighbouring town centre uses, with increased footfall helping to boost custom and trade to local businesses.
- 5.9 In addition to the above, the proposed development will be associated with a range of planning benefits, including:
- Making a positive contribution to Rochdale's housing supply;
 - Providing housing in a highly sustainable and accessible location, which involves the re-use of an existing vacant building;
 - The provision of a development with high sustainability credentials that will deliver economic, social and environmental benefits.
 - Securing direct investment into the local community through the provision of jobs during the construction period and spending by future residents in local shops / businesses and Rochdale Town Centre by future residents.
 - Encouraging natural surveillance that will improve security and help reduce the fear of crime.
- 5.10 Overall the principle of the proposed development is considered to be acceptable. The proposed development is in accordance with Core Strategy Policies C1, C3, DM1, and Saved UDP Policies G/D1, S/6, and relevant provisions of the NPPF.

Residential Amenity

- 5.11 The Guidelines and Standards for the Residential Development SPD provides parameters regarding the development of housing. The proposed development relates to the conversion of an existing building, together with minor infill extension at first floor. The design

of the scheme has been based on the 'Technical housing standards – nationally described space standard' document. All flats meet or are in excess of the requirements for one/two bed flats. The flats will also be designed and fitted to meet current requirements in terms of energy efficiency. Internally, the apartments will be of a high standard of design in terms of living accommodation, sound proofing, natural lighting and ventilation.

- 5.12 Additionally, Balderstone Park is a short distance away from the site alongside walking routes and green space can be accessed from Thornham New Road which is also located within walking distance of the site.
- 5.13 The application site is located in a mixed-use area however residential properties are located to the front and rear of the site. An area of hardstanding land is located to north and mixed-use properties are located to the south. The conversion of the building to apartments will therefore be compatible with existing uses in the surrounding area. The scheme will enable the subject building to be provided with active use which will help maintain its condition and contribution to the visual amenity of the area. A residential use at the site will be wholly compatible with the surrounding uses, and will remove any amenity issues which can be associated with public houses such as comings and goings and noise.
- 5.14 A minor infill extension is proposed on the first floor of the property however this will have no impact on neighbouring properties. Existing windows are utilised with no new openings proposed, therefore ensuring there are no adverse impacts such as loss of privacy or overlooking. Additionally, the first floor of the building is already in use as a flat therefore no new amenity issues will arise from the proposals.
- 5.15 Overall, the scheme is acceptable in terms of impact to residential amenity of existing and future occupiers. The proposals are in accordance with the Guidelines and Standards for Residential Development SPD, and Core Strategy Policy DM1, and the relevant provisions of the NPPF.

Design and Heritage Assessment

- 5.16 The Plough Inn was formerly a public house but is now vacant with an occupied flat on the first floor. Although the building is not nationally or locally listed it may be considered to have some local interest due to dating from the late Edwardian / early 20th Century period, thereby warranting consideration as a non-designated heritage asset. The building is not located within a conservation area. The application site proposes a small infill extension on the first floor which will match the existing materials on the building. There are no other external alterations proposed as part of the works. The proposal will allow for the continued occupation of the building which will represent a positive heritage benefit, since ensuring that heritage buildings remain occupied and in active use is the best way to safeguarding their long-term future and upkeep.
- 5.17 There are no nationally listed buildings in the immediate proximity of the site. The nearest is St Mary's C Of E Church Balderstone which is a Grade II listed building constructed in the mid to late 19th century, located approximately 140m to the south. It is 5-6 storeys in height and constructed of stone with a slate roof. The minor external proposal to The Plough Inn will have no impact as it is hidden from view by the existing building and therefore no material impact on St Mary's C Of E Church Balderstone.
- 5.18 In overview, on the basis that the proposal is associated with a minor infill first floor extension to the building, the development is acceptable from a design and heritage perspective and in accordance with Core Strategy Policies P1, P2, and P3, and chapter 16 of the NPPF.

Highways, Accessibility, Parking and Servicing

- 5.19 The site is located in a highly sustainable and accessible location to the south of Rochdale Town Centre, and within a linear commercial area. Future residents will have access to a range of shops, amenities, leisure facilities, services and job opportunities. The site benefits from good public transport links, being in close proximity to Rochdale Town Centre which has the Metrolink tram stop and Rochdale Interchange, both offering regular services to a

wide range of destinations. Additionally, Rochdale train station is also within walking distance of the site.

- 5.20 The application proposals do not involve provision of car parking spaces. This is considered appropriate given the highly sustainable location of the site. However, there is on-street car parking available on adjacent streets to the rear of the site including Watkin Street and Clarendon Street as well as a surface car park on Argyle Street. Additionally, the previous use as a public house would have created a higher amount of footfall and car trip generation to the site than the proposed use. It is therefore considered that there will be no material impact on the highway network and parking.
- 5.21 Indeed, the absence of dedicated car parking will also help to support a reduction in reliance upon the private car and help to encourage use of more environmentally friendly and sustainable modes of transport amongst future residents. 100% provision for secure cycle parking will be provided on site, which will also help to encourage sustainable, healthy transport modes.
- 5.22 An area for bin storage is provided at the rear yard of the site and provision of separate bins will allow for the segregation of refuse and recyclable waste. Bins can be manoeuvred via the pedestrian access at the rear yard onto Argyle Street by future occupiers for collection.
- 5.23 It has been demonstrated that the scheme accords with the transport requirements of the NPPF; and Core Strategy Policy T2.

Noise

- 5.24 No adverse noise impact will be associated with the proposals. The site is located next to Oldham Road which is a main road leading to Rochdale Town Centre. Appropriate noise mitigation will be fitted internally to ensure that future occupiers are presented with a satisfactory level of amenity. It is noted that a residential flat already exists at the site and

the surrounding area comprises residential dwellings therefore this use is considered appropriate in this location.

- 5.25 It is noted that the previous use as a public house would have created a significant amount of noise disturbance due to the amount of people residing in the site and drinking until the late evening time. The proposed use will therefore significantly reduce potential noise disturbance therefore no significant noise issues should arise from the proposed scheme.
- 5.26 The proposals are therefore in accordance with Rochdale Core Strategy Policy G9 and relevant provisions of the NPPF.

Sustainable Development: Economic, Social and Environmental Benefits

Economic

- 5.27 The proposed development will bring a number of economic benefits during the refurbishment, particularly in terms of job creation. The shortage of housing can act as a barrier to people accessing job opportunities, thus preventing the area from achieving its economic potential. The development's provision of five new dwellings (six in total) will meet the needs of local people and those moving to the area, thereby contributing to its economy. Ministerial statements refer to the pressing need of ensuring that the planning system does everything it can to help secure sustained economic growth, urging planning authorities to make every effort to identify and meet the housing needs of their areas. It is accepted that house building is a driver of the local economy. Together with creating job opportunities during the construction phase, the proposed development will increase Council tax revenue, whilst existing and future retailers/businesses located nearby and Rochdale Town Centre will benefit from increased footfall and consumer spending.

Social

- 5.28 The scheme will deliver 5 no. 1 bedroom apartments, and 1 no. 2 bedroom apartments which will complement the existing housing available in the area. The provision of apartments will help to achieve a sustainable mixed community by being attractive to a range of occupiers. The site's location will ensure that the needs of future occupants of the scheme are met, with excellent access to an array of shops and services, and other education, community, religious and recreational facilities within and around Rochdale.

Environmental

- 5.29 The proposed scheme will have significant environmental benefits as it involves the use of brownfield land in a sustainable and accessible location. The site's accessible location, and provision of secure cycle parking, will help reduce dependency on private vehicles and reduce CO2 emissions. The proposed apartments will comply with current building regulations.
- 5.30 In accordance with the provisions of the NPPF the proposed scheme will contribute to the achievement of sustainable development through the delivery of positive economic, social and environmental benefits.

6. Conclusion

- 6.1 This Planning and Heritage Statement has been prepared to support a full planning application for a residential development at The Plough Inn, 475 Oldham Road, Rochdale, OL16 4TD for *'Change of use of vacant public house (sui generis use) to 6 apartments (use class C3) with infill first floor extension and other associated works'*
- 6.2 The proposals will be associated with an array of benefits including:
- Redevelopment of previously developed land.
 - Delivering an appropriate form of residential accommodation in this location helping to meet borough-wide targets.
 - The provision of a development with high sustainability credentials that will deliver economic, social and environmental benefits.
 - Securing direct investment into the local community through the provision of jobs during the construction period and spending by future residents in local shops / businesses and Rochdale Town Centre by future residents.
 - Encouraging natural surveillance that will improve security and help reduce the fear of crime.
- 6.3 This Planning and Heritage Statement has considered all relevant planning issues associated with the proposal and confirms that the scheme accords with the provisions of national and local planning policy guidance within the National Planning Policy Framework (NPPF); the policies of the Rochdale Core Strategy and Unitary Development Plan; and, relevant Supplementary Planning Documents. Importantly it is demonstrated that there would be no adverse issues associated with the development that would outweigh the benefits of the proposal, when assessed against the policies in the Framework taken as a whole. As such the application should be approved in accordance with Paragraph 11(d) of the NPPF.
- 6.4 On this basis, Paul Butler Associates are pleased to submit this planning application and look forward to working with the Council on progressing it through to a positive determination.