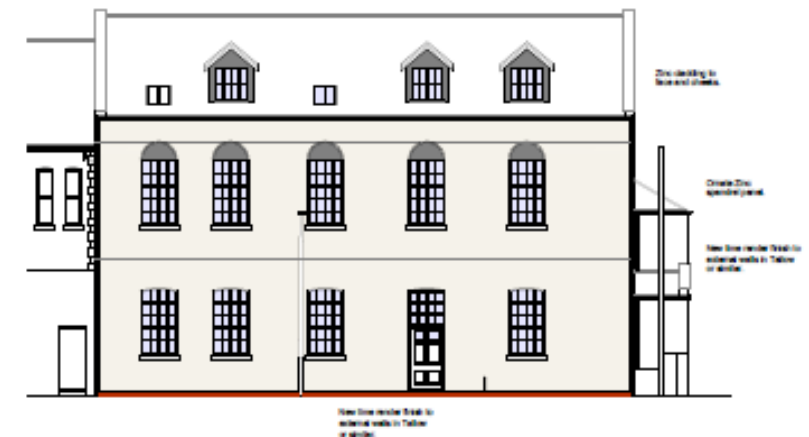
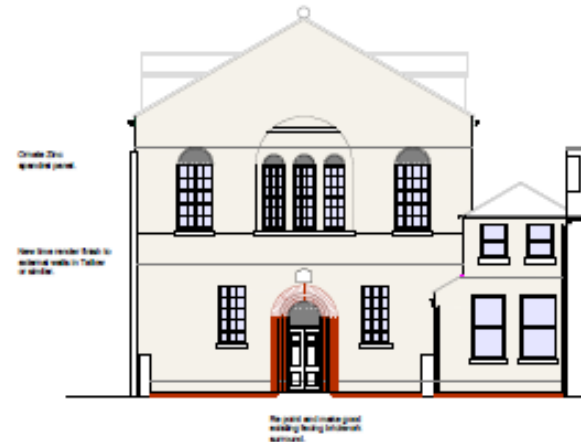


PLANNING STATEMENT

PROPOSED RESIDENTIAL DEVELOPMENT

104A/B Durham Street, Rochdale, OL11 1LS

Proposed Conversion of existing commercial building into residential apartments/studios



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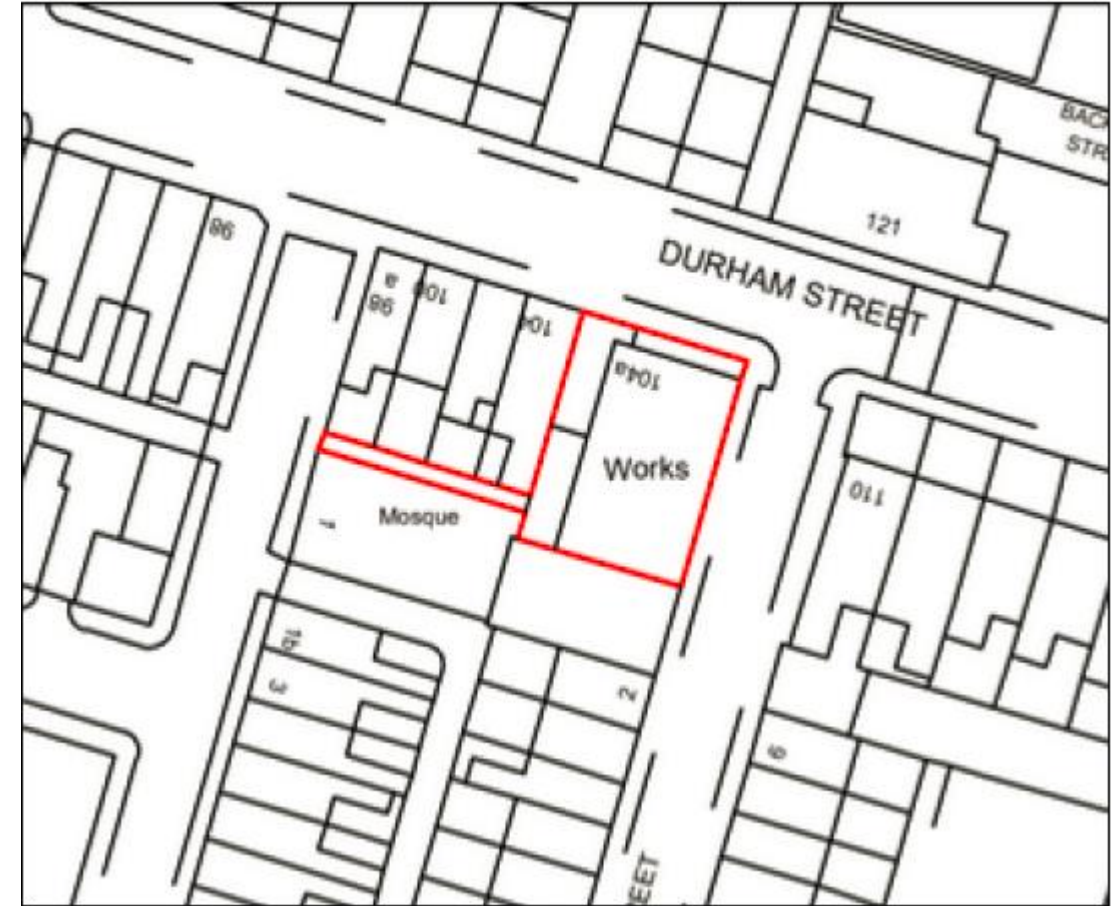
- The Statement has been prepared by James Campbell Associates to assist Rochdale Borough Council in the consideration of an application for 10 residential apartments.
- This statement will assess the proposed development against the prevailing planning policies and the spatial suitability for housing at the site. The Statement is structured as follows :
 - Page 3 describes the site and the surrounding area
 - Page 4 outlines the site history and planning History
 - Pages 5 & 6 sets out the Sustainability of the location site
 - Page 7 describes the site access & transport options within the area
 - Page 8 sets out the development proposal
 - Page 9 outlines out the development proposal documents
 - Page 10 sets out the pre-application discussions
 - Page 11 sets out the Environmental Impact considerations
 - Page 12 outlines the relevant planning policy for the determination of the application
 - Page 13 Assess the pertinent planning considerations
 - Pages 14 considers the principle of development.
 - Pages 15 – 17 assesses the Design, Appearance, Layout, Landscaping
 - Page 18 outlines Density
 - Page 19 addresses the impact on a non-designated heritage asset
 - Page 20 assess neighbour/residential amenity for existing occupiers
 - Page 21 assess neighbour/residential amenity for proposed occupiers
 - Page 22 analyses Transport, Access and Highway Safety
 - Page 23 covers Noise
 - Page 24 covers Ecology & Tree matters
 - Page 25 assess Flood Risk and Drainage
 - Page 26 addresses Crime & Natural Surveillance
 - Page 27 covers Energy Efficiency
 - Page 28 analyses Contaminated Land & Land Stability
 - Page 29 assesses Refuse services and Collection
 - Page 30 considers Presumption in Favour of Sustainable Development
 - Page 31 draws an overall Conclusion

THE SITE AND SURROUNDING AREA



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- The application site is located on Durham Street on the corner of Hereford Street within the Milkstone and Deeplish ward of Rochdale.
- The site measures 0.04 hectares
- The building is a former Primitive Methodist Chapel and Sunday School constructed in 1855 and was formerly used as commercial textile premises
- The building is finished in render with brickwork underneath and stone at ground floor, upvc windows and a grey tiled roof.
- The building stands prominently on Durham Street at its junction with Hereford Street, amid a streetscene dominated by former mills and terraced housing that is the legacy of Rochdale's textile heyday and the working community that the building was built to serve.
- The building has undergone a number of unsympathetic alterations. These include the rendering of all elevations and the insertion of UPVC windows.
- The building is considered to be a non-designated heritage asset.
- The surviving terraced properties, along with the nearby grade II listed Norwich Mill provide the historical context in which the Church developed.
- The site is also within the setting of the grade II listed Norwich Mill. The special interest of this mill comes from its survival as a 19th century mill and the role it plays in demonstrating the industrial development of Rochdale in the 19th and 20th centuries.



SITE HISTORY & PLANNING HISTORY



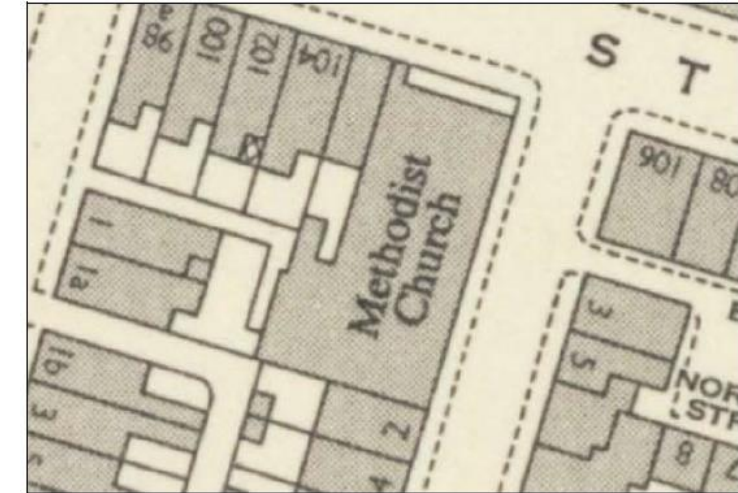
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- A review of historical maps dating back to c.1890 reveals that the site as a Methodist chapel.
- The Durham Street property was built as a combined Chapel and Sunday School, replacing an earlier property in Crawford Street .
- The foundation stone was laid on April 16, 1875 and the building opened in November that year.
- A school was located at ground floor and a chapel on the first floor.
- The 1890 town plan states the building had seats for 150
- A 1940 survey records 350 seats, with the building containing one hall and 15 other rooms
- It was still used as a chapel in the late 1950s
- It was formerly used as a commercial textile business

One previous planning history was found on the councils planning portal : 81/D13299 – Roofing Over of Yard



1890s Map



1950s Map



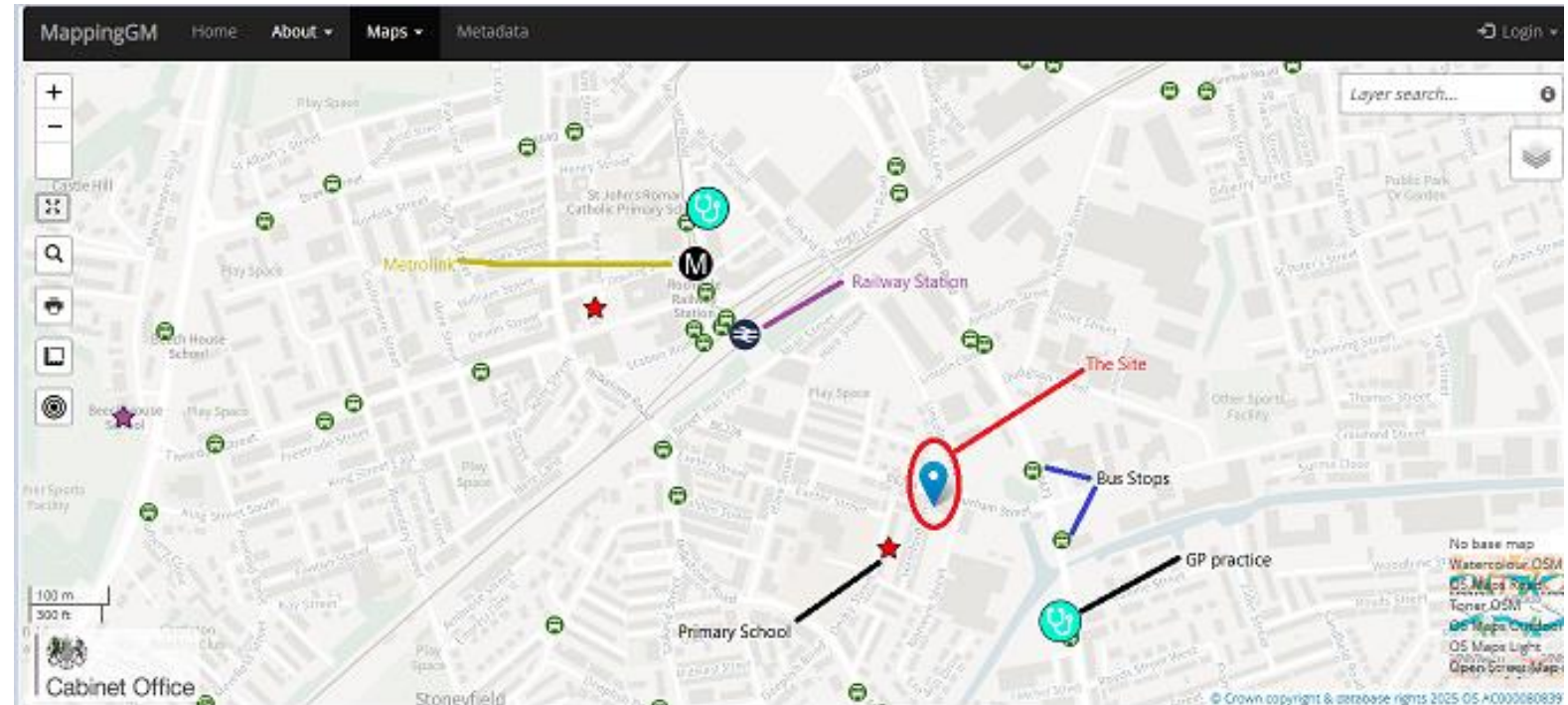
Present Day

SUSTAINABILITY OF THE LOCATION SITE



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- The site is located within walking distance of a number of local services and facilities available in Deepdish which is 0.3miles away (approx. 5minute walk)
- Rochdale Town Centre which is 0.8miles away.
- There is a bus stop 130metres away to the east of the site on Oldham Road with a regular 15 minute service to Rochdale, Oldham and Ashton-Under-Lyne.
- The nearest Metrolink and Railway station is Rochdale Railway Station approximately 0.3miles .
- Approximately 2.5miles to the south is Junction 20 of the M62.
- There is a medical practice 220metres away from the site to the south-east on Oldham Road
- Rochdale Infirmary hospital sited 1.5miles away from the site to the north.
- The map to the right shows the public transport links and networks in the vicinity of the site.



- Greater Manchester Accessibility Levels (GMAL) are a detailed and accurate measure of the accessibility of a point to both the conventional public transport network (i.e. bus, metrolink and rail) and Greater Manchester's Local Link (flexible transport service), taking into account walk access time and service availability.
- The method is essentially a way of measuring the density of the public transport provision at any location within the Greater Manchester region.
- The GMAL methodology is derived from the Public Transport Accessibility Level (PTAL) approach developed by the London Borough of Hammersmith and Fulham, but modified to consider flexible transport service provision (Local Link) and to reflect local service provision levels (different accessibility levels) within Greater Manchester.
- The site benefits from a score of 19.72 and a GMAL (Greater Manchester Accessibility Level) of 7 which is considered high based on the table to the right.
- Accordingly the site is considered to be positioned within a highly sustainable location.

Accessibility Levels

The final formula given above calculates the Greater Manchester Accessibility Index (GMAI). Each POI index score is allocated to an accessibility level where Level 1 represents the lowest level of accessibility and 8 the highest level of accessibility. The table below shows the relationship between GMAI scores and the final GMAL.

Accessibility Level	Range of Index Scores	Description	Map Colour
1	0 , <=0.5	Very Low	
2	>0.5 , <=2.5		
3	>2.5 , <=5.0		
4	>5.0 , <=7.5		
5	>7.5 , <=12.5		
6	>12.5 , <=17.5		
7	>17.5 , <=25.0		
8	>25	Very High	

- The site fronts onto the B662 Durham Street and the road to the side of the site Hereford Street is unclassified.
- Due to the constraints of the site there is no existing off road car parking spaces, however there is ample car parking on street in front of the site on Durham Street and along the side road of Hereford Street.
- There is pedestrian access on pavements to the front and side of the site.



DEVELOPMENT PROPOSAL



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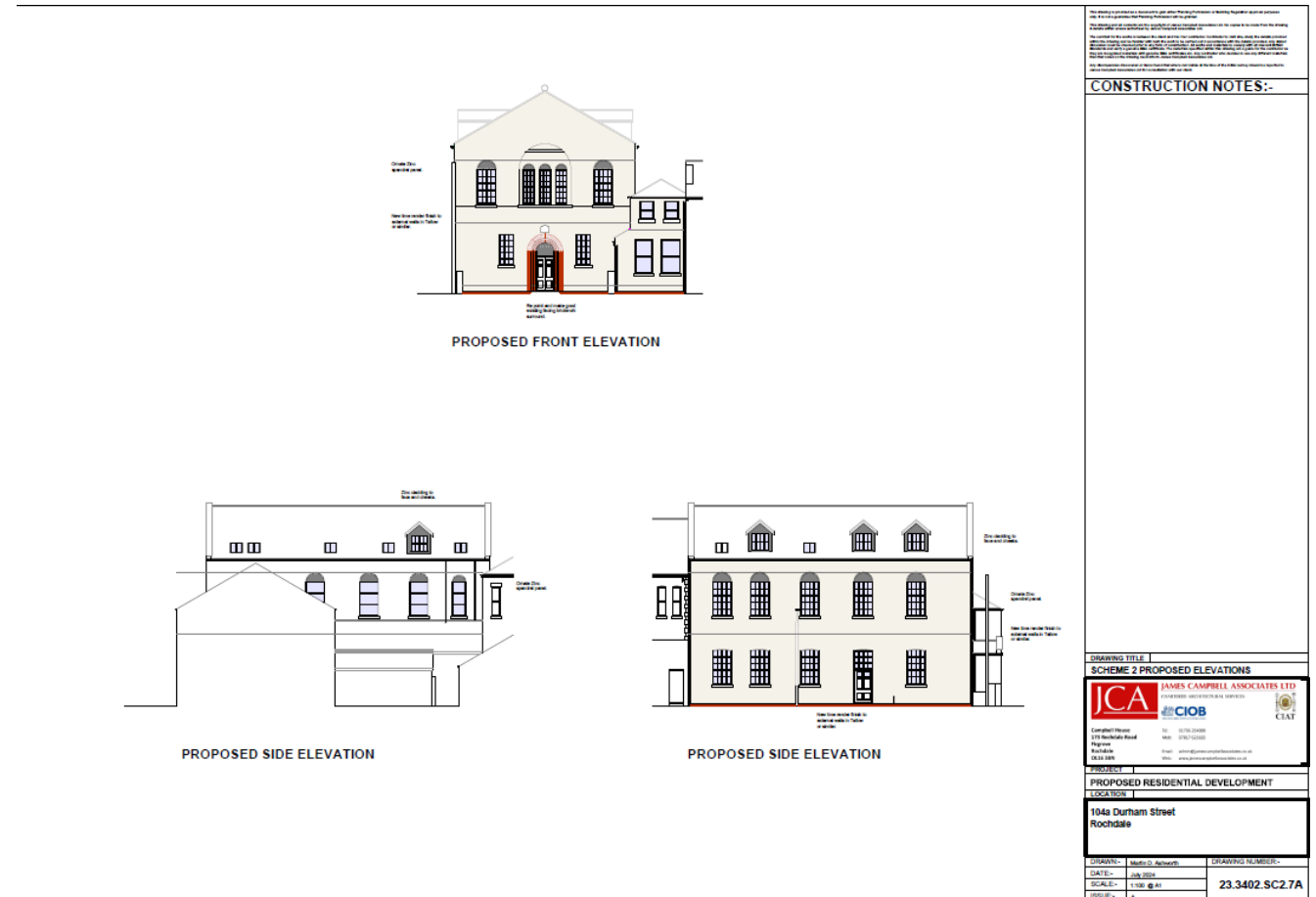
- The application seeks full planning permission for the conversion of a 2 ½ storey existing commercial building into 10.no apartments, best understood when viewing the submitted plans (Appendix. A).
- The exterior of the building will receive significant improvements in the form of new lime-based render and new windows with the addition of 3.no dormer windows to the side elevation fronting Hereford Street and one to the other side elevation.
- Each apartment will have an open plan lounge/kitchen, separate bedroom and bathroom spaces along with storage areas.

External Alterations are as follows:

- Front Elevation
- - New windows and doors, change of a ground floor door to a window
- Side Elevation (Fronting Hereford Street)
- 3.no dormer windows
- New windows and doors, change of door and upper level windows to 2.no new windows, replace a window with a high level window and door, 2.no rooflights to the roofslope.
- Side Elevation
- 1.no dormer window
- New windows and 5.no rooflights

Internal alterations are as follows:

- New central staircase and lobby area at ground and first floor
- Removal of existing staircases at ground and first floor
- New internal walls to be created
- Refuse Storage will be provided internally along with cycle storage.



The application is supported with the following documents:

- Design & Access Statement
- Heritage Assessment dated January 2025
- Acoustic Survey and Assessment dated December 2024
- Energy and Climate Change Adaptation Statement dated November 2024
- Crime Impact Assessment dated 10/12/24

- A pre application enquiry to Rochdale Borough Council in 2024 was submitted for 12 apartments, 3.no 2 bedroom units and 9.no 1 bedroom units.
- Feedback was provided by Michael Atkinson-Smith, Senior Planner (See Appendix B)

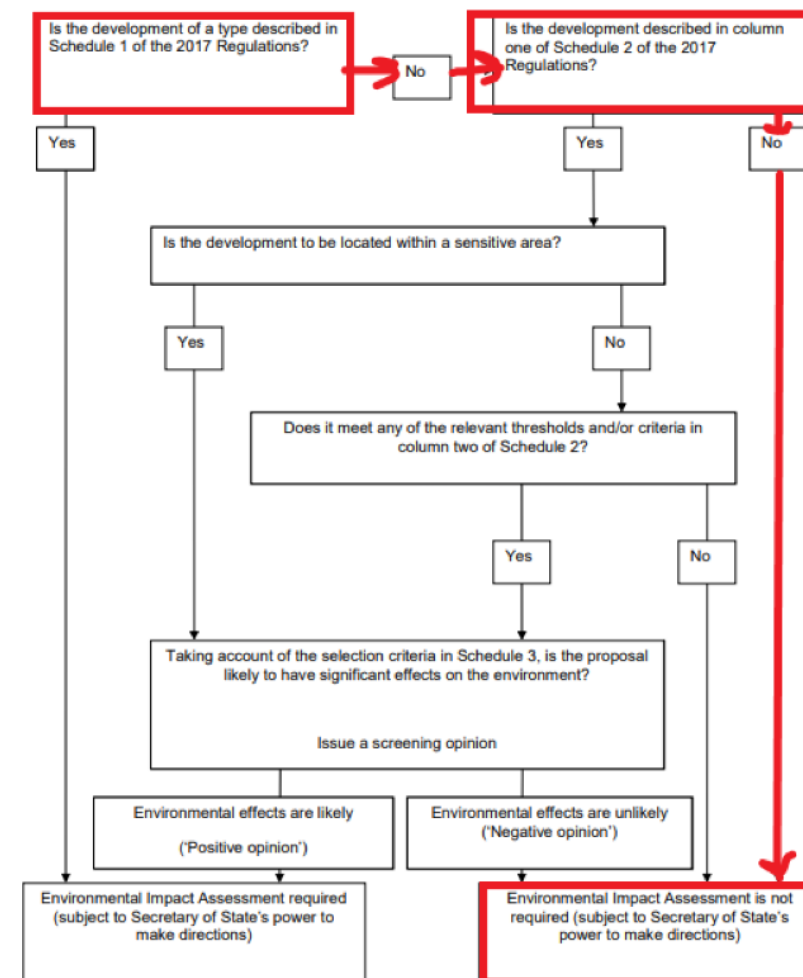
Comments were made in relation to the following concerns :

- Overhaul of windows, existing windows should be retained as their original size and new openings kept to a minimum
- Recessed entrance should be enhanced.
- Rooflights to be of a conservation style
- A Heritage Statement is required
- Removal of render and insertion of more appropriate windows.
- Apartments 1,11 and 12 served by rooflights
- No window to apartment 10
- Living area of apartment 3 lacking natural light and outlook
- Entire apartments served by rooflights will not be permitted
- Relocation of bin and cycle storage
- Lack of internal storage space
- Development to meet internal NDMSS
- Noise assessment required
- Energy Statement required and energy efficiency measures
- Crime Impact Statement required

Amendments suggested by the Senior Planner have been taken into account and the changes suggested have been implemented as explained in short below:

- *Original window opening sizes will be retained and any new openings will match the fenestration of the building*
- *Architectural detailing proposed around the recessed entrance*
- *Rooflights will be conservation style*
- *Render removed and New lime render finish proposed*
- *Number of Apartments reduced from 12 to 10 with apartments 11 and 12 removed from the scheme*
- *Apartment 3 contains a window to the lounge/kitchen*
- *Dormer windows to the Apartments 8,9, 10*
- *Refuse and cycle storage are internal and storage spaces have been provided to all apartments*
- *All apartments meet Technical housing standards – nationally described space standards*
- *Noise assessment, Energy Statement, Crime Impact Statement have been submitted*

- The process of Environmental Impact Assessment is governed by the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.
- These regulations apply the EU directive “on the assessment of the effects of certain public and private projects on the environment” (usually referred to as the Environmental Impact Assessment Directive) to the planning system in England .
- The regulations only apply to certain types of development and/or projects.
- The flowchart to the right establishes whether a proposed development requires an Environmental Impact Assessment.
- The agent has completed the screening exercise and it has been established that an Environmental Impact Assessment is not required.



RELEVANT PLANNING POLICIES



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The following policy and guidance are considered relevant to the consideration of this application: -

- **Rochdale Core Strategy**
 - SP3/R The Strategy for Rochdale - SD1, DM1, DM2
 - SO2 Creating successful and healthy communities: - C1, C3, C8
 - SO3 Improving design, image and quality of place: - P1, P2, P3
 - SO4 Promoting a greener environment: - G9
 - SO5 Improving accessibility and delivering sustainable transport: - T2
- **Places for Everyone (2024)**
 - Sustainable and Resilient Places: - JP-S1, JP-S2, JP-S3, JP-S4, JP-S5, JP-S6
 - Places for Homes: - JP-H1, JP-H2, JP-H3, JP-H4
 - Greener Places: - JP-G7, JP-G8
 - Places for People: -JP-P1, JP-P2, JP-P6: Health
 - Connected Places: - JP-C1, JP-C3, JP-C4, JP-C5, JP-C6, JP-C8:
 - Delivering the Plan:- JP-D2 Developer Contributions
- **Rochdale Unitary Development Plan**
 - G/D/1 Defined Urban Area
- National Planning Policy Framework (NPPF); - Chapters 2, 4, 5, 8, 9, 11, 12, 14, 15, 16
- Guidelines and Standards for Residential Development (June 2016)
- Ministry of Housing, Communities and Local Government: National Design Guide (2019).
- Department for Communities and Local Government – Technical housing standards - nationally described space standard.
- Provision of Recreational Open Space in New Housing (March 2008; Updated January 2017)
- Climate Change Adaption (June 2012)
- Planning Practice Guidance



National Planning Policy Framework

December 2024

PLACES FOR EVERYONE JOINT
DEVELOPMENT PLAN DOCUMENT
FOR BOLTON, BURY,
MANCHESTER, OLDHAM,
ROCHDALE, SALFORD, TAMESIDE,
TRAFFORD AND WIGAN

2022 to 2039
ADOPTED 21 MARCH 2024



Guidelines & Standards for
Residential Development
Supplementary Planning Document (SPD)
(Consultation Draft - February 2014)



National Design Guide



- Section 38(6) of the Planning Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material consideration indicates otherwise.
- This section therefore assesses the proposal against the development plan policies outlined above and examines relevant material considerations where appropriate. The assessment draws upon the suite of application documents listed at Page 9 of this statement.
- Policy DM1 – General Development Requirements (as shown to the right) states that all development should have regard to the following specific issues. The planning considerations are considered to be:
 - Principle of Development
 - Sustainability / Presumption in Favour of Sustainable Development
 - Design
 - Appearance
 - Layout
 - Scale
 - Density
 - Landscaping
 - Impact on Non-Designated Heritage Asset
 - Amenity - Neighbour/Residential
 - Noise
 - Transport, Access and Highways
 - Ecology
 - Trees
 - Crime
 - Energy
 - Flood Risk and Drainage
 - Contaminated Land
 - Land Stability
 - Waste Collection

DM1 - General development requirements

All development proposals, including changes of use of land and buildings, extensions and alterations, will be expected to demonstrate that they:

- a. Are of high quality design and take the opportunity to enhance the quality of the area;
- b. Are compatible with surrounding land uses, both in terms of its impact upon those uses and the impact of the surrounding land uses upon the amenities of future residents / users;
- c. Do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy;
- d. Mitigate against any impacts due to noise, air, dust, light and odour pollution, traffic generation or inadequate access, where such mitigation is identified as being necessary;
- e. Provide satisfactory vehicular access with adequate parking, manoeuvring, and servicing arrangements taking into account of the proposed use and location;
- f. Do not have an adverse impact on health, through its impact or the effect of existing problems e.g. land contamination, or poor air quality;
- g. Provide, or demonstrate the availability of, the service and community infrastructure necessary to meet local needs e.g. local shops, community, leisure and sport facilities and provision of open space;
- h. Minimise opportunities for crime against people or property;
- i. Take account of ground conditions including unstable or contaminated land - where a potential risk exists, a survey should be carried out and any necessary remedial measures identified and carried out;
- j. Incorporate, where appropriate, high quality landscape schemes;
- k. Have assessed whether the development may be affected by ground instability;
- l. Have considered the availability of water and wastewater infrastructure, and any need for additional capacity; and
- m. Do not lead to impacts detrimental to the conservation interests of European Protected Sites.

Policies

- *Adopted Rochdale Core Strategy policy C1 seeks to maximise the potential of previously developed sites within the urban area to achieve a target of 80% of new housing on previously developed land (PDL).*
- *PfE Policy JPH-1 sets out the requirement for Rochdale to deliver 10,472 dwellings over the plan period to 2039, at an average of 616 dwellings per year, which increases during the plan period periodically, with the delivery target at 568 dwellings over 2022-25.*
- *The NPPF requires local planning authorities to support the delivery of a wide choice of quality homes in sustainable locations. Paragraph 61 of the NPPF identifies the Government objective to significantly boost the supply of homes, stating that it is important that a sufficient amount and variety of land can come forward where it is needed and that land with permission is developed without unnecessary delay.*
- *Paragraph 125 of the NPPF states that Planning policies and decisions should: d) 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”.*

Assessment

- The application site is not allocated for a specific use in the Core Strategy. The site is within a primarily residential area and therefore the proposed use is entirely appropriate and in accordance with the prevailing land use locally.
- The principle of the redevelopment of previously developed brownfield land for the provision of residential development in the area is long established and prioritised within the adopted development plan policies of the Core Strategy as mentioned above and in the NPPF.
- The proposed development will regenerate a vacant, dilapidated and derelict building on a brownfield site located close to associated amenities within Rochdale Town Centre.
- The proposed development would significantly improve the appearance of a site which could otherwise be left to further deteriorate and will substantially uplift the appearance of the area, by providing a high quality development, which will enhance the appearance of the building to which the surrounding streetscene relates to.
- The proposed development represents the opportunity to regenerate and re-use a brownfield site for residential development in a residential area and is considered to be an efficient and appropriate use of the site, the principle of repurposing a brownfield site and securing the sites stewardship to deliver additional housing land supply should be welcomed.
- Having regard to the existing national planning policy framework, Pfc policies and Local planning policy along with national planning guidance, the principle of the development is considered acceptable and that the provision of residential development accords with adopted planning policies which seek to increase housing supply on previously developed brownfield land in the Borough.

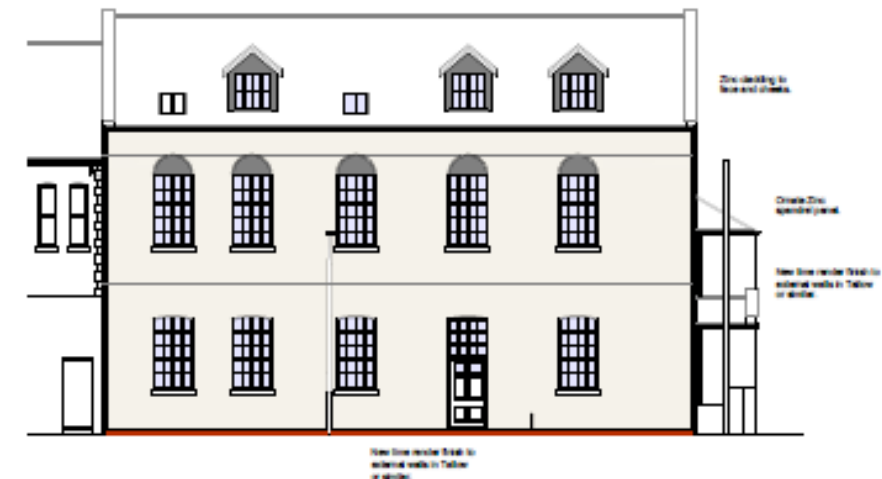
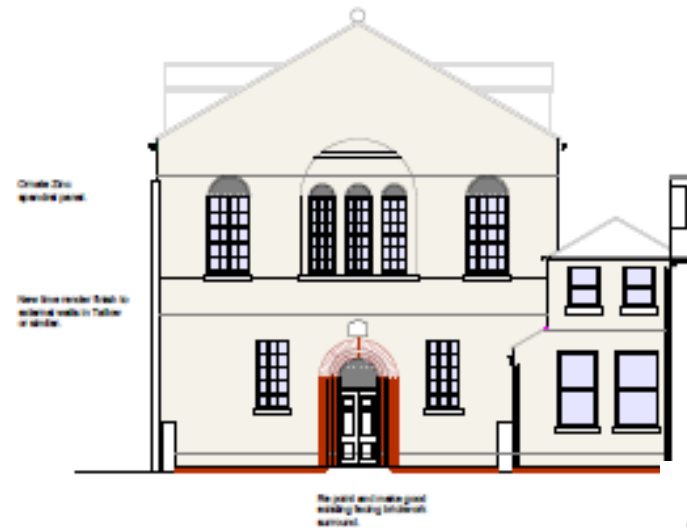
Policies

- *DM1 of the Core Strategy states that all development proposals will be expected to demonstrate that they are of high quality design and take the opportunity to enhance the quality of the area, P3 - Improving design of new development states that all new development should adhere to high standards of design.*
- *PfE and NPPF policies are clear in their expectations of achieving high quality development that enhances a locality and contributes to place making. Policies relevant here are PfE policy JP-P1 and paragraphs 128,135 and 139 of the NPPF.*

Assessment

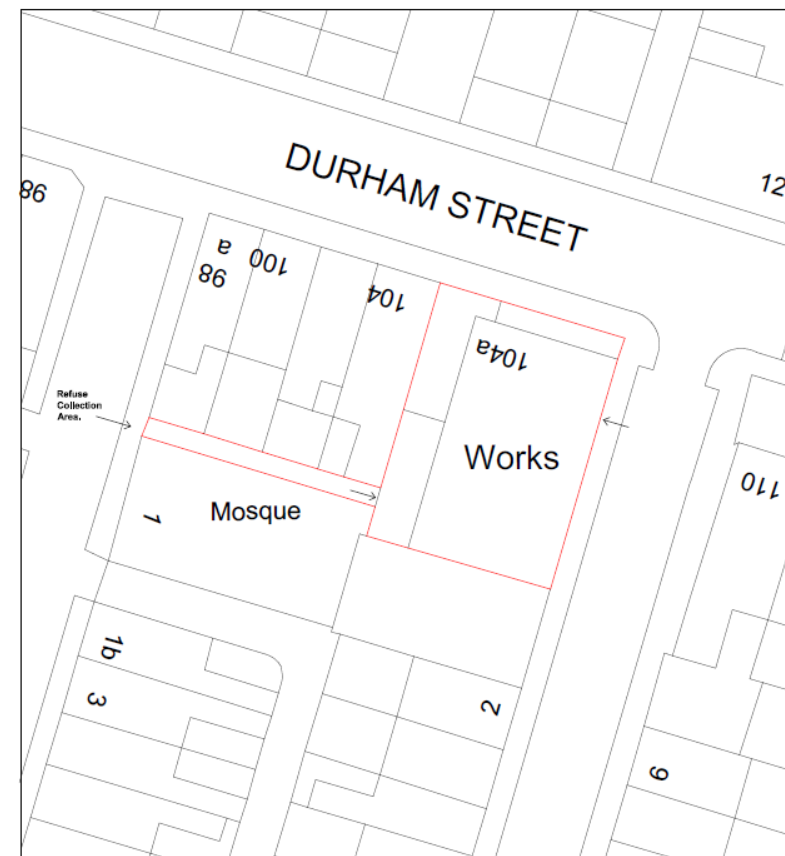
- The building will be converted not extended
- The exterior will receive significant improvements in the form of new lime-based render and new windows of small-pane type, which are more in keeping with the original windows than the present glazing pattern
- Rooflights will be of a conservation style rooflight positive impact on the building and streetscene and will be in keeping with the surrounding area.
- The dormers will introduce a feature that will enhance the streetscene and utilise the building in an acceptable manner.
- The Applicants share the vision of the SPD and Residential Quality Guidance and the proposals have been developed following a comprehensive pre-application process taking into account the points raised by the planning officer. The application is accompanied by a Design and Access Statement that sets out the context of the site and the design process undertaken.
- For the reasons outlined above It is believed that the proposed development accords with above policies, with the proposed alterations providing a significant improvement to the building which will enhance the buildings character and appearance delivering a sustainable, active use for the building and thereby secure its future.

- The building and adjacent buildings are rendered but it is likely that these are brick built and have been rendered at a later date.
- In terms of appearance, the proposed alterations adopts a traditional historic approach using a selection materials to present a contemporary look with the use of lime render of high-quality which will also reference the historic nature of the building
- The windows are more in keeping than the present glazing pattern thereby enhance the buildings appearance
- A brick entrance archway will improve the entrance and appearance of the building
- The dormers will be consistent with the existing fenestration and matching the materials currently used on the existing building
- The overall impact would present a design of an appropriate quality which would significantly improve the appearance of the site in the street-scene, without being out of character or obtrusive.



- The proposed site layout makes efficient use of the site as shown on the proposed site plan to the right
- The proposed apartments are orientated so principle habitable room windows front onto both highways.
- The proposed layout would result in active frontage to both highways. This is a positive element of the scheme which enables the development to be outward facing and to respond to the character of the surrounding area.
- The proposal follows a consistent building line and the continuation of the historical development pattern
- Two accesses to the building are proposed and one stair serves all levels.
- The proposed development will integrate itself effectively into the local pattern of development
- As a result based on the above, the proposed site layout is believed to be satisfactory, the development has been designed to make best use of the size and orientation of the application site, taking into account accessibility, safety, visual amenity, proximity to existing adjacent properties, the existing building line.
- Due to the site constraints there is no scope for landscaping.
- The development is well located in terms of the relationship with other landscape and park features such as Stoneyfield Park and Broadfield Park.
- Due to the highly urbanised nature of the site and its surroundings coupled with the existing site context, we consider that the proposal would not conflict with the policies contained within the council's Core Strategy and the NPPF in relation to landscaping matters.

Site Plan



Policies

- Core Strategy Policy C3 states that *“We will deliver the right types of homes, well designed and built to appropriate densities, to meet the overall needs and aspirations of the borough. To do this we will:*
 - *Ensure new development provides housing types that take account of local needs and aspirations;*
 - *Ensure that the supply of larger and higher value housing in the borough is improved;*
 - *Require a high standard of design and layout that produces attractive places and takes account of energy efficiency and climate change;*
 - *Promote densities that make efficient use of land whilst delivering a range of housing to widen choice in the borough and reflect local character; and*
 - *Support the provision of housing on appropriate sites to meet the needs of specific groups including older people and other vulnerable groups.*
- *In the south of the borough the focus will be on widening housing choice and delivering housing that better suits the needs of existing and future residents. To do this we will: a. In the East Central Rochdale, Milkstone & Deeplish regeneration areas place an emphasis on larger, family housing, including affordable housing, to widen housing choice in areas currently dominated by smaller terraced properties and flats.*
- Pfc Policy JP-H4 *“requires a minimum net residential density of 50-dwellings per hectare for areas within GMAL 6 and above “*

Assessment

- The proposal will be broadly in line with the densities identified within the policies outlined above and bring about significant regeneration in an area identified for change to make an efficient and effective use of the land. The building is a key focal point in historical streetscape which will benefit from a housing development. In addition, the density of the proposed development is related to the prevailing character of neighbouring residential development.
- As such it is considered that these application proposals are in compliance with the strategy set out in the adopted housing policies of the Core Strategy, the Achieving appropriate densities section of the NPPF and the planning practice guidance for Effective use of land.

Policies

- The NPPF is clear in Paragraphs 207 & 208 that LPA's *should identify and assess the significance of any heritage asset affected by a proposal and that this should be taken into account when considering the impact of the proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.*
- Para.216 of the NPPF states *"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."* Places for Everyone policy JP-P2 is also of relevance.
- Core Strategy policy P2 seeks to protect and enhance the borough's valued and distinctive landscape and heritage assets.

Assessment

- The proposed works involves the conversion of the building, external alterations proposed to the building relates to replacement windows and doors, with some new installations and external render and dormer windows.
- A heritage statement has been submitted with the application that established the proposal development should be considered favourable as it puts the property to sustainable use, secures its future and delivers notable external enhancements.
- The proposed works will not cause any substantial harm or less than substantial harm or loss of heritage assets. In conclusion, the proposals are for a sensitive and sustainable design solution that is sympathetic to its historic setting, it will have an enhanced impact on the non-designated heritage asset and is therefore considered acceptable in accordance with Pfe policy JP-P2, Core Strategy policy P2 and section 16 of the National Planning Policy Framework.

PROPOSED CONVERSION AT 104A-104B DURHAM STREET

METROPOLITAN BOROUGH OF ROCHDALE



HERITAGE ASSESSMENT

GARRY MILLER
Heritage Consultancy

Policies

- Paragraph 130(f) of the National Planning Policy Framework states that *“Planning decisions should ensure that developments create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing users.”*
- Policy DM1 of the Core Strategy states that *“all development proposals, including changes of use of land and buildings, extensions and alterations, will be expected to demonstrate that they :c. Do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy;* PfE policies JP-P1 and JP-H3 further supports this along with the councils Guidelines & Standards for Residential Development SPD.

Assessment

- The building will not be extended therefore there will be no physical difference in impacts on overshadowing or loss of light to the adjoining and adjacent neighbouring properties nor will there be a loss of outlook. Therefore, the only outstanding matter of content would be the loss of privacy and overlooking due to the conversion of the building.
- There are no windows to the side elevation of no.110 Durham Street, the properties to the north across Durham Street are approximately 13-14metres away. No overlooking will occur to no.2 Hereford Street at the rear.
- There 3.no windows to the west facing side elevation and the proposed dormers which will serve habitable rooms will overlook the rear yard and garden areas of 104, 102, 100 and 98 Durham Street. Whilst there would be an element of overlooking a planning judgement is required regarding the impact on the amenity of neighbouring occupiers. Having said that the proposed relationship would not be untypical of the locality and the relationship between residential uses within the surrounding area. The surrounding properties are back-to-back terraced style dwellings, therefore the proposed relationship is therefore considered acceptable in this instance.
- Disruption from the development would be mainly attributable to the construction phase. A construction environment management plan (CEMP) can be secured via a planning condition to ensure best practice measures are employed and overall disturbance is kept to a minimum.
- Following the above assessment, it is considered that the proposal would not result in an adverse impact on the residential amenity of any of the neighbouring properties. The proposal is considered acceptable and compliant with policy DM1 of the councils Core Strategy, Sections 11 and 12 of the NPPF and PfE policies JP-P1 and JP-H3 subject.

RESIDENTIAL AMENITY FOR PROPOSED OCCUPIERS



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Policies

Section 12 (para.135) of the NPPF, states that developments should create places with a high standard of amenity for existing and future users. This is further supported by Core Strategy policy DM1. Internal space is interpreted by reference to the nearest equivalent national technical standard which is given in the Government's Technical housing standards – nationally described space standard document (THS). PpE policies JP-P1 and JP-H3 further supports this along with the councils Guidelines & Standards for Residential Development SPD.

Assessment

- As shown on the table on the right the DCLG technical standards recommend a minimum internal floor area of 39sqm for 1bed (1p) accommodation. Apartments 1,2, 4-10 are one bedroom apartments and meets the requirements of the THS.
- As shown on the table on the right the DCLG technical standards recommend a minimum internal floor area of 61sqm for 2bed (3p) accommodation. Apartment 3 is a two bedroom apartment and meets the requirements of the THS.
- All the habitable rooms are served by windows, dormer windows and rooflights which allow natural light to be provided in all the habitable rooms. Apartments 1, 2, 5, 6 and 7 contain two windows to the living/kitchen rooms and apartment 4 contains four windows to the lounge/kitchen area which provides a good standard of light and outlook.
- Apartments 8, 9, 10 all contain dormer windows with the addition of rooflights further providing light to the habitable rooms.
- Due to the constraints of the site no outdoor amenity space can be provided however, there are two local parks less than 750metres away and the site is located in a sustainable location within walking distance of a number of local services and facilities available in Rochdale Town Centre which is a significant amenity benefit to the future occupants. As such, it is considered that the proposed units would be subject to an acceptable level of residential amenity in accordance with the councils policies and the NPPF.

Table 1 - Minimum gross internal floor areas and storage (m²)

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		

Apartment	Number of Bedrooms	Floor Area (m2)
GROUND FLOOR		
Apartment 1	1 Bedroom	45sqm
Apartment 2	1 Bedroom	46sqm
Apartment 3	2 Bedrooms	65sqm
FIRST FLOOR		
Apartment 4	1 Bedroom	40sqm
Apartment 5	1 Bedroom	48sqm
Apartment 6	1 Bedroom	46sqm
Apartment 7	1 Bedroom	44sqm
SECOND FLOOR		
Apartment 8	1 Bedroom	39sqm
Apartment 9	1 Bedroom	41sqm
Apartment 10	1 Bedroom	41sqm

Policies

- Paragraph 116 states that *“Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into all future scenarios”*
- The aforementioned NPPF paragraph is further supported by Core Strategy policy T2, PfE policies JP- C5, JP-C6, JP-C8 along with JP-P1.

Assessment

- The site is in location accessible to a variety of public transport modes as identified on pages 5 and 6 of this planning statement.
- The application site is located in a highly accessible location close to Rochdale Town Centre. 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 Train Station and metrolink both offering regular services to a wide range of destinations.
- The application proposals do not involve provision of car parking spaces due to the constraints of the site however this is considered appropriate given the highly sustainable location of the site and cycle storage is also proposed.
- It is considered that walking, cycling and public transport offer realistic modes of transport for residents and visitors of the development. The site is well located to take advantage of existing pedestrian, cycle and public transport facilities. These modes of transport are provided within the recommended distance as stated in national guidelines. Walking, cycling and public transport have the potential to form part of a longer journey using linked trips.
- The additional trips generated by sustainable modes are not severe and are therefore unlikely to have a detrimental impact on the existing infrastructure.
- The application shows that the development would not have an unacceptable impact on highway safety and the residual cumulative traffic impact would not be severe. The development is therefore in accordance with the transport principles set out in NPPF and the Councils Core Strategy. As such, we believe the development should be supported on transportation grounds.
- During the pre-app submission the Highways Authority expressed that they would not object to this proposal over a lack of dedicated parking provision and the volume of traffic that would result from the proposed development is not considered to be significant and therefore no objections were raised by the Highways Authority.

Policies

- Policy G9 of the Core Strategy sets out that the Council will “*require that development does not have impacts that lead to an unacceptable increase in air, water, noise, light or other pollution.*” which is further supported by Core strategy DM1.

Assessment

- A noise impact assessment has been carried out as requested by the council.
- On-site monitoring has identified existing background sound levels will result in an adverse impact on the proposed development. As such additional mitigation measures are required in the form of standard double-glazing units with trickle window vents to ensure a suitable level of ventilation is achieved.
- The noise impact assessment has confirmed existing external separating walls are sufficient to protect the future occupants while a specification for internal separating structures has been identified. The inclusion of the above mitigation measures to all habitable rooms will ensure that the internal and external sound levels are acceptable and will result in a No Observe Effect on the future residents in line with the Noise Policy Statement for England.
- As such the development will meet the objectives of the National Planning Policy Framework in ensuring that no significant adverse impact is experienced by the future residents. The development is therefore considered to be acceptable in terms of noise.
- In accordance with the Control of Pollution Act, the construction of the proposal will only take place between the normal working hours as below:
 - Monday to Friday: 8am to 6pm.
 - Saturdays: 8am to 1pm.
 - Sundays and bank holidays: No work will be permitted.
- Construction activities can also be controlled via the submission of a Construction Environmental Management Plan which can be conditioned.
- The applicant would agree with any conditions the Council’s Pubic Protection Officers require with respect to acoustic insulation and noise mitigation measures as outlined within the submitted acoustic assessment in order to act as a safeguard for proposed occupiers and to limit the impact of the surrounding environment upon living conditions.

MARTIN
ENVIRONMENTAL
SOLUTIONS LTD



Acoustic Survey and Assessment for
Proposed conversion of commercial
building into residential apartments at
104A/B Durham Street,
Rochdale,
OL11 1LS.

Prepared for:

James Campbell Associates Ltd,
Campbell House,
173 Rochdale Road,
Firgrove,
Rochdale,
OL16 3BN.

December 2024

Martin Environmental Solutions Ltd
info@me-solutions.co.uk
www.me-solutions.co.uk

December 2024
1
Report No: 2885-1

Policies

- Paragraph 187 of the NPPF states that the planning policies and decisions should contribute to and enhance the natural and local environment. PfE policy JP-G7 (Trees and Woodland) seeks for the replacement of any removed trees on a 2 to 1 basis or other measures which result in a net enhancement in the quality and character of tree cover. Policy JP-G8 also seeks a 10% net enhancement of biodiversity and geodiversity. Core Strategy policy G7 requires that no development should result in a net loss of biodiversity and geodiversity.
- Policy G6 of the adopted Core Strategy expects development proposals affecting green infrastructure to avoid the loss of existing features such as trees unless suitable alternative provision is made or they have limited value which is further supported by paragraph 135 of the NPPF which covers Trees”.

Assessment

- There are no trees or areas of vegetation on site and there are no trees or protected species that will be impacted by the proposed work. The nature of the development and location do not warrant a soft landscaping or tree planting .
- The site consists primarily of building and hardstanding. The site currently has a negligible biodiversity amenity value and would be exempt from biodiversity net gain as the development is subject to the de minimis exemption e.g. “Development that does not impact a priority habitat and impacts less than 25 square metres (e.g. 5m by 5m) of onsite habitat.”
- Measures to enhance the site for biodiversity should be secured as a result bird and bat boxes (see specification to the right) will be incorporated into the building.
- We consider that the scheme will provide biodiversity enhancements and provide a net gain for biodiversity at the site, in line with the requirements of the National Planning Policy Framework. As such, we consider that the proposed development would not result in harm to the ecological interest of the site and would not result in harm to the visual amenity of the area.

Provide 1SP Schwegler Sparrow Terrace

- * Material: Woodcrete with integrated wooden panel
- * Height: 24.5cm
- * Width: 43cm
- * Depth: 20cm



Policies

- Paragraph 181 of the NPPF states *that when determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere*, PfE Policy JP-S4 and Core Strategy Policy G8 further support this.
- The National Planning Practice Guidance, states that the aim should be to discharge surface water run-off as high up the drainage hierarchy, as reasonably practicable:
*into the ground (infiltration);
to a surface water body;
to a surface water sewer, highway drain, or another drainage system;
to a combined sewer.*

Assessment

- The site is located in Flood Zone 1 and the application is for a change of use; it is therefore at low risk from flooding and subsequently a Flood Risk Assessment is not required.
- The Building Regulations, approved document H details the requirements for building drainage in terms of both foul and surface water drainage.
- The site is presently laid entirely to the building and hard surfacing and there would be no material increase to the size of this area. Foul drainage will be provided under a separate system. Taking all of the above into account, it is considered that the site can be suitably drained in accordance with PfE policy JP-S4, Core Strategy policy G8 and the NPPF and the proposals would not result in a detrimental impact on flood risk or drainage capacity.

Policies

- Paragraph 96(b) of the National Planning Policy Framework (the Framework) states that planning policies and decisions should aim to achieve places which promote safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion.
- Paragraph 135(f) of the NPPF states that *“Planning policies and decisions should ensure that developments create places that are safe, inclusive and accessible and which promote health and well-being,; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.”*
- Policy DM1 of the Core Strategy states that all development should have regard to community safety and crime prevention.

Assessment

- Fear of crime is therefore a material consideration in planning decisions, although the weight that can be given to it is often limited unless there is significant evidence to show that the increased fear of crime would actually occur.
- The crime impact statement has been produced by Greater Manchester Police, and they consider that the scheme would be acceptable if designed and constructed to secured by Design standard. Active use of the properties and apartments will provide a benefit for natural surveillance in the vicinity of the site.
- Secured by Design (SBD) is the official police security initiative. SBD has worked with the Government to embed crime prevention into the planning process and establish police security standards in the building and construction industry. The published document - Secure By Design, Homes 2023 has been taken into account during the design process and the changes advised within the Crime Impact Statement will be incorporated.
- High levels of natural surveillance will occur as the building will contain windows to the front and side at all levels therefore this results in a high level of neighbour surveillance creating a safe community feeling for residents.
- Other Crime prevention measures are referenced to the right as recommended by Secure by Design, these have been incorporated into the scheme. The crime prevention measures to be included are appropriate and adequate for the perceived crime risks.
- With the redevelopment of the site, enclosure of the curtilage and measures recommended by Secure by Design, we consider that the redevelopment of the site will lead to enhancements to security and help design out crime.
- This development will be consistent with the principles of the National Planning Policy Framework and has adopted principles of Secured by Design and Crime Prevention as referenced above. The development creates a sense of place that enables people to identify with their surroundings and feel safe. Overall the development includes clearly defined and well-lit public and provides semi-private spaces. We believe the proposal fully accords with the secured by Design principles, the NPPF and the Councils Core Strategy.

Crime Prevention Measures include the following :

- Main entrance door keypad entry system to be linked to a fail safe break glass call point or be fitted with a manual thumb turn latch or other keyless device to internal face.
- Any external lighting to have automatic shut off (infra-red or timer)
- Provide robust audio - visual intercom and remote door release facility to minimise unauthorised access.
- Electronic door lock to fail in unlocked position in event of power failure also to have easily openable, manual operation to inside
- Principle entrance to be clearly identified and well illuminated.
- Proposed door entry system to be accessible so the deaf and hard of hearing people and people who cannot speak may use.
- Door opening furniture to be powder coated and not cold to touch. If manual non-powered entrance door to have an opening force of no greater than 30N.
- Principle entrance door to allow visibility of on coming and manifestation to be provided for glazed doors as required.
- Security-certified windows and doors
- The bin store will be a secure, lockable and fire resistant enclosure.

Policies

- Para.161 of the NPPF states that *“The planning system should support the transition to net zero by 2050 and should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.”*
- Para.166 of the NPPF states that *“In determining planning applications, local planning authorities should expect new development to:*
 - *a) comply with any development plan policies on local requirements for decentralised energy supply unless it can be demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable; and*
 - *b) take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption.”*
- *Policy G1 sets out measures to address climate change and emissions, whilst Policy G2 requires that new development adheres to the energy hierarchy. PfE policy JP-S2 (Carbon and Energy) seeks to reduce the carbon footprint of development via reducing energy demand and maximising efficiency.*

Assessment

- The application has been accompanied by an Energy Statement which details how the development will incorporate sustainable design and resource efficiency in line with the both the Energy Hierarchy and national sustainable design definitions, so to meet the policy requirements and council targets contained within policies G1 and G2 of the Core Strategy, PfE policy JP-S2 and the NPPF.
- The submitted Energy statement indicates , a reduction in energy use through adopting a high standard of building fabric performance, high levels of air tightness, which exceeds the minimum requirements of Part L1A for fabric efficiency standards. Measures also include energy efficient fixed services and renewable energy technology.
- Furthermore, it should be noted that the application site is situated within a highly sustainable location, within an existing residential neighbourhood with excellent access to a range of shops, amenities, transport services and job opportunities. The proposed development therefore represents the opportunity to regenerate the site for a more sustainable use.

DILAND LTD

Energy and Climate Change Adaption Statement

104a Durham Street

Revision 00

Date: 1 November 2024

Policies

- *Policy G9 of the Core Strategy covers matters relating to impact of pollution, contamination and land instability which is further supported by policies JP-S1 and JP-S4 of the adopted Places for Everyone.*
- *Paragraph 187, 196 and 197 of the NPPF covers ground conditions and any risks arising from land instability and contamination.*
- *Para 184 of the NPPF states that “Where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner.”*

Assessment

- It is noted that the proposed development is for the change of use of an existing building and that the works required appear unlikely to involve any significant excavations or groundworks that will expose the underlying soils nor, do any garden or soft landscaped areas are to be proposed.
- The proposals therefore accords with the relevant policies of the Core Strategy and NPPF in relation to Contaminated Land.

Policies

- Policy DM1, Appendix 1 of the Guidelines & Standards for Residential Development SPD and Pfc Policies JP-P1 & JP-S6 are relevant.

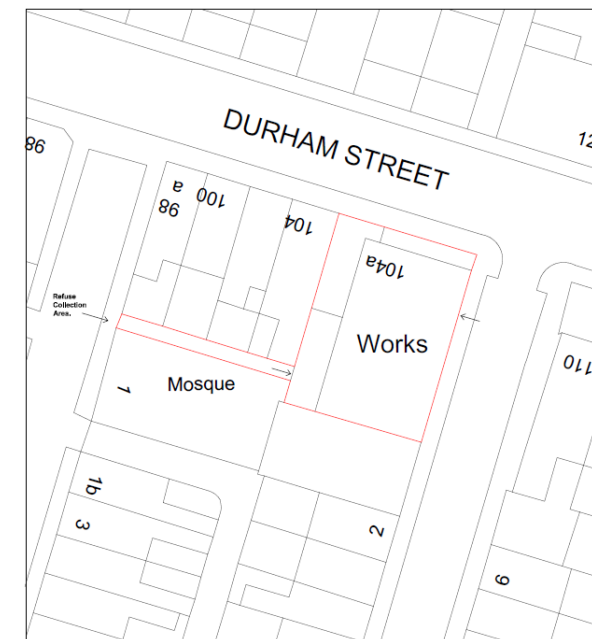
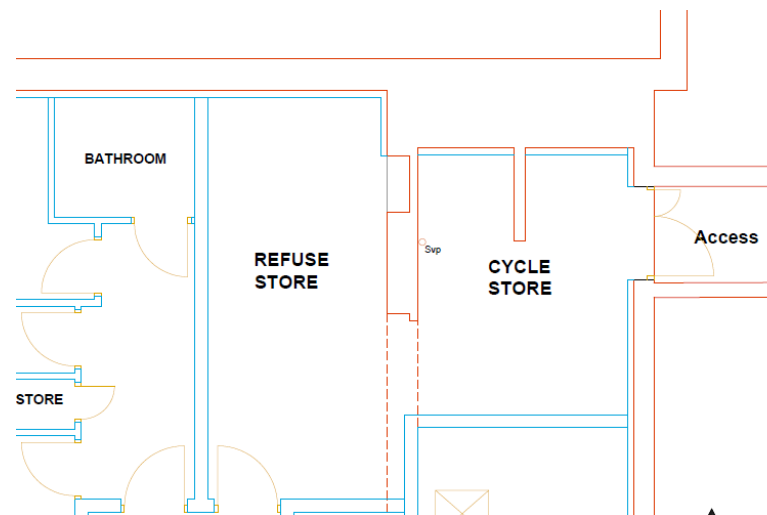
Flats and houses in multiple occupancy

Figure 13 Bin dimensions (flats and multiple occupancy housing)

Type of Container	Volume	Dimensions			Floor Space requirement	
		Height	Width	Depth	Width	Depth
Recycling Container	1100 litres	1380 mm	1270 mm	1000mm	1460 mm	1185 mm
	360 litres	1107 mm	560 mm	815 mm	760 mm	1015 mm
Domestic Refuse Container	1100 litres	1380 mm	1270 mm	1000 mm	1460 mm	1185 mm
	666 litres	1250 mm	1265 mm	950 mm	1440 mm	980 mm
	360 litres	1107 mm	560 mm	815 mm	760 mm	1015 mm

Assessment

- Bin storage is proposed internally within the building at ground floor level. Servicing will take place via Derby Street. Bins will be presented on the street and the commercial refuse collection service to collect, empty and return bins.
- We consider that the waste management plan is acceptable and accords with Core Strategy policy DM1 and the Guidelines & Standards for Residential Development SPD.



PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT

The proposed development will help to facilitate the continued development and improvement of housing sector within Rochdale, and will secure the benefits of sustainable development outlined in Paragraph 8 of the NPPF, namely:

- **Economic** – It is well documented that a shortage of housing can result in economic barriers. The provision of 10 apartments will make a meaningful contribution to Rochdale’s housing delivery targets. The provision of 1 bed accommodation will also help to free up larger properties which are under single person occupancy. Nearby shops and businesses will also benefit as a result of the proposals increasing the customer base.. The development will create jobs during the construction and operational phase
- **Social** - The proposed development will ensure that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed, beautiful and safe place. The occupation of a vacant/underutilised site will help to reduce the possibility of crime and antisocial behaviour. The proposals will provide much needed housing in a town centre location which is in proximity to a range of amenities, employment opportunities and well served by public transport. The proposed development will deliver good quality housing and contribute to the creation of a mixed and sustainable community.
- **Environmental** – by occupying a brownfield site in a sustainable urban location, the proposal seeks to reinvigorate the site and breathe new life into the area. Utilising this redundant site will create activity and vibrancy within a section of the streetscene that is currently visually unappealing. The site will enhance the natural environment by improving biodiversity. The scheme will provide much needed accommodation, which will help to ease pressure on greenfield and Green Belt sites. Future residents will benefit from the highly sustainable and accessible nature of the development, thereby reducing the need to travel by car and helping to reduce carbon emissions and air quality impact. The visual environment will be greatly enhanced by the proposals, which in turn will have a positive impact on the non-designated heritage assets. The application is supported by an Energy and Climate Change Adaption Statement referencing the consideration and application of low zero carbon renewable technologies.

The proposed development performs a positive economic, social and environmental role and comprises sustainable development in accordance with the provisions of the Framework. As a result there is a presumption in favour of granting the application proposals.

CONCLUSION

- The site is currently vacant with no beneficial use and is not allocated for a specific use in the Core Strategy. The site is not subject to any special protection in the context of either the natural or historic environment. The principle of the redevelopment of previously developed brownfield land is long established and prioritised within the adopted development plan policies of the Core Strategy and the NPPF. The principle of this residential development is considered acceptable as assessed within this statement.
- Taking account of the site's prominent and highly sustainable location along Durham Street and proximity to district facilities, this brownfield site will deliver a high quality development, which provides 10 no apartments to a high standard and contemporary design.
- Careful design detailing has taken place as evident within this submission. The design and layout of the scheme reflects the character of the area and the layout of the site has been sensitively designed following pre-application advice from RBC in order to ensure that it positively enhances the area. The development has been designed to respond to the layout and appearance of the site context and the design of adjacent buildings to produce a well-designed residential development.
- The proposed development is 'high quality', is architecturally charismatic, aesthetically pleasing and has been designed to meet the requirements of modern living as well as being sympathetic with the immediate area and the non-designated heritage asset. We believe the development doesn't overbear or dominate surrounding buildings and the building sits comfortably in the streetscape and will enhance the setting and streetscene.
- The site, located 0.8 miles away from Rochdale Town Centre is well positioned for commuting and served by road, metrolink and bus modes of transport with easy access to the town centre and very good access to public transport links
- The proposal will provide adequate secure cycle storage facilities and therefore will not have a detrimental impact on network capacity.
- There would be no adverse consequences for the residential amenities of neighbouring dwellings, from either overshadowing, loss of light or loss of privacy.
- The proposed new dwellings will provide a high level of residential amenity for future residents meeting the DCLG technical standards.
- The scheme will provide biodiversity enhancements and provide a net gain for biodiversity at the site, in line with the requirements of the National Planning Policy Framework.
- The proposed development will be constructed to modern energy efficiency standards ensuring that the development will be environmentally friendly.
- The development is in accordance with local and national policies and the impact on flooding is considered acceptable.
- The development will be constructed in accordance with crime prevention measures outlined on page 26 in accordance with Secured By Design and GMP. Therefore the impact on crime is acceptable.
- A waste management plan has been submitted and we believe this accords with policy DM1 of the councils Core Strategy and Guidelines & Standards for Residential Development SPD
- The proposals accords with the relevant policies of the Core Strategy and NPPF in relation to Contaminated Land.
- The statement demonstrates that the proposed development can be accommodated within the site, in accordance with local and national planning policy. It is therefore proposed that this scheme positively contributes to the surrounding area, and is appropriate in terms of the site's context and location. Overall, the proposal is shown to comply with local and national policy guidance and will provide a high quality residential development in a sustainable location; therefore, we believe that this development presents an overwhelming case to grant planning permission.

JCA

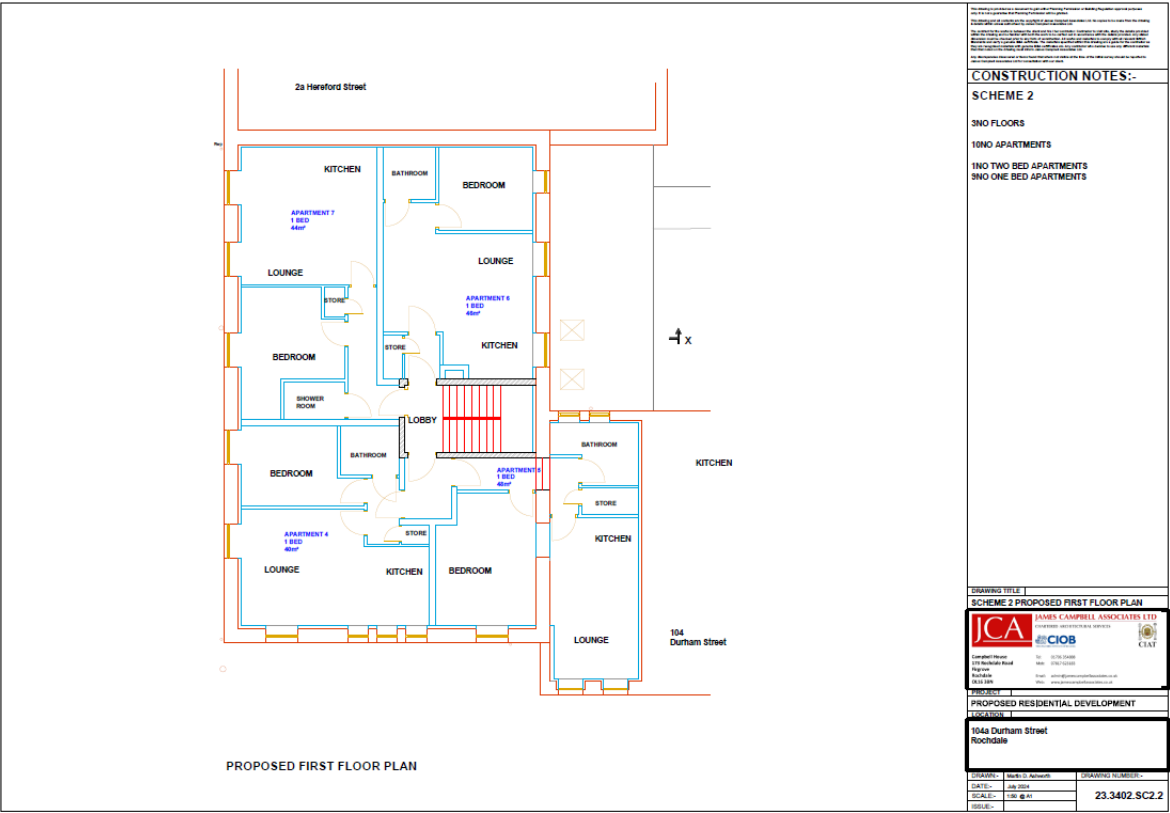
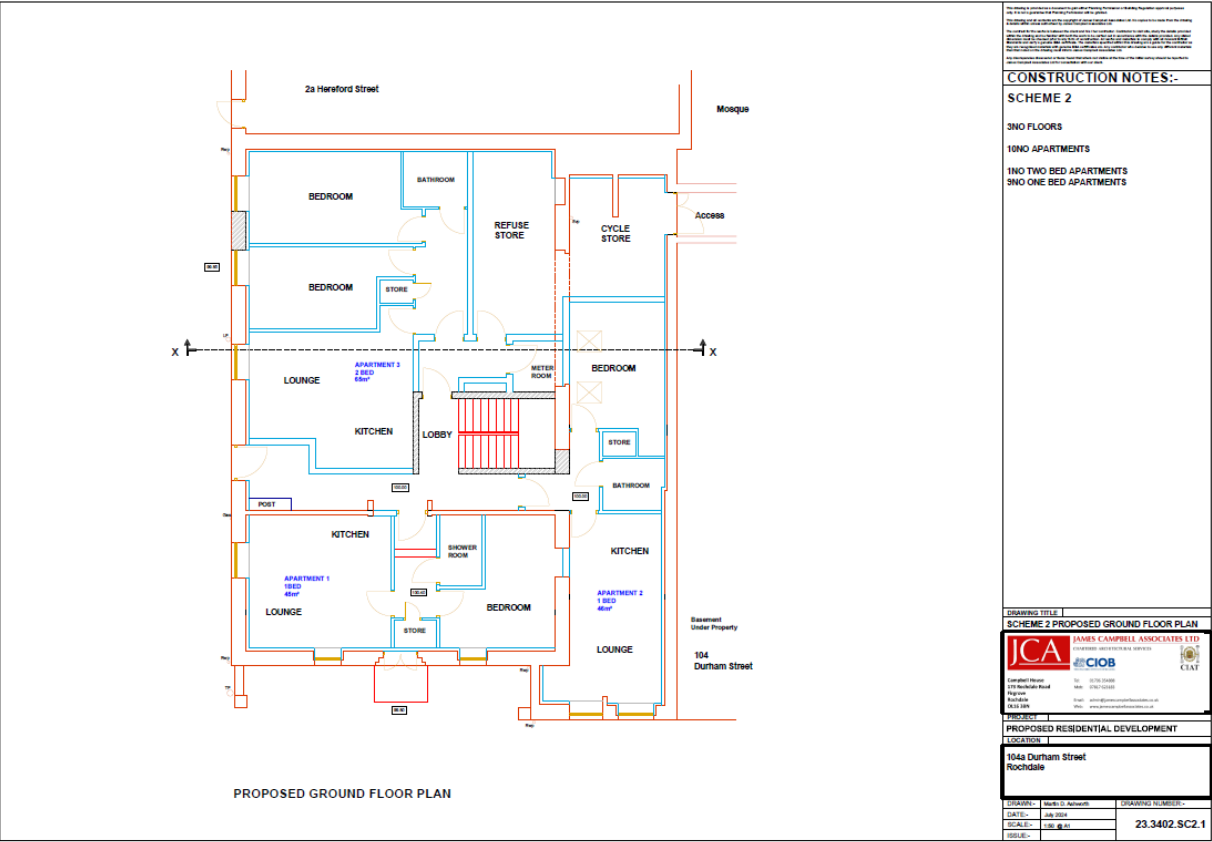
An aerial map of a street named DURHAM STREET. The map shows several buildings and lots. A building labeled 'Mosque' is marked with the number 1. A larger building labeled 'Works' is marked with the number 104a. Other lots are marked with numbers 104, 98a, 100, 1b, 3, 9, 170, and 12. The street is labeled DURHAM STREET.

[illegible]

APPENDIX A – SUBMISSION DRAWINGS



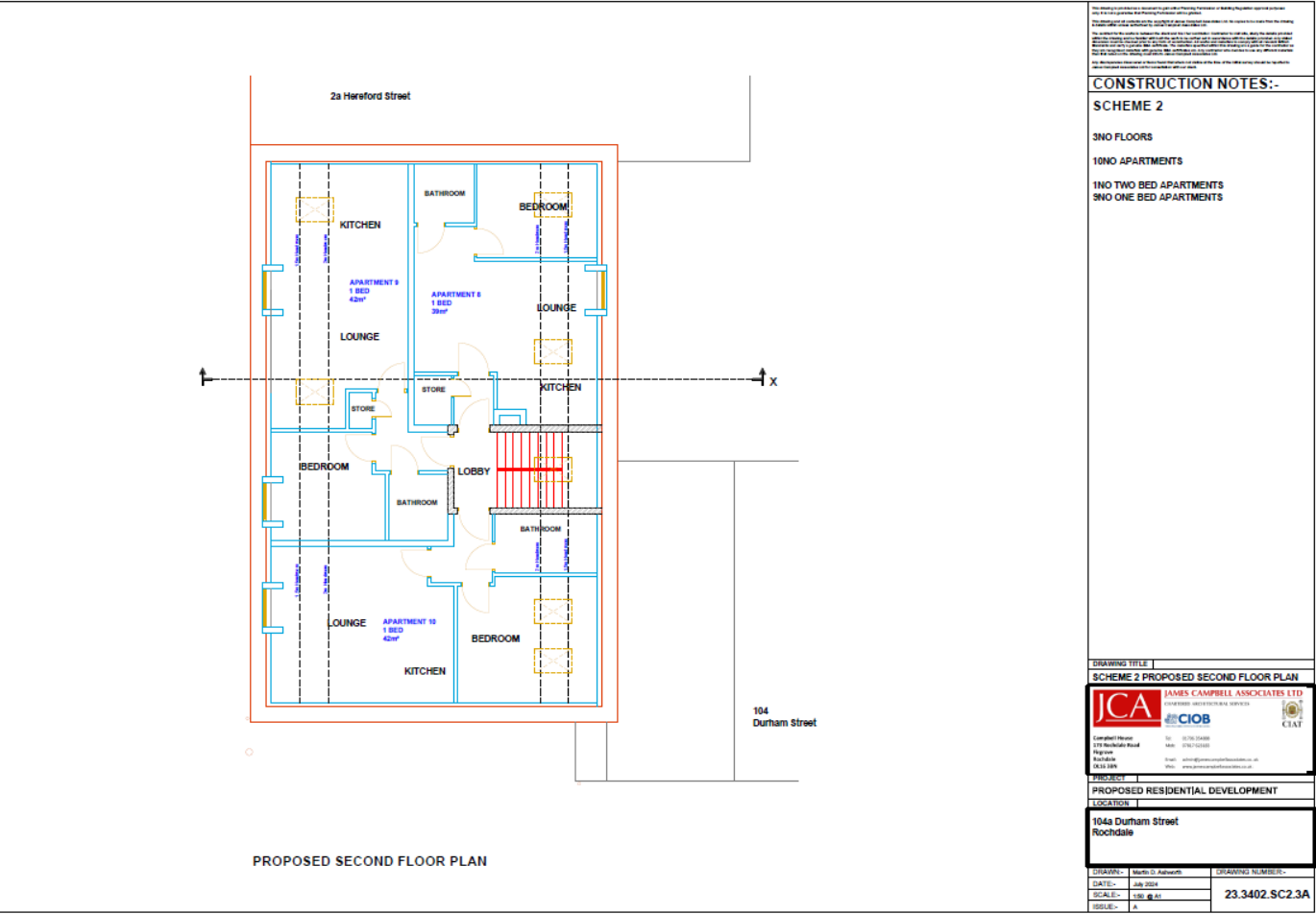
JAMES CAMPBELL ASSOCIATES
CHARTERED ARCHITECTURAL SERVICES
WWW.JAMESCAMPBELLASSOCIATES.CO.UK



APPENDIX A – SUBMISSION DRAWINGS



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APPENDIX A – SUBMISSION DRAWINGS



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PROPOSED FRONT ELEVATION

PROPOSED SIDE ELEVATION

PROPOSED SIDE ELEVATION

CONSTRUCTION NOTES:-

This drawing is provided as a guide only. It is not to be used for construction without the approval of the architect. The architect is not responsible for the construction of the building. The architect is not responsible for the construction of the building. The architect is not responsible for the construction of the building.

DRAWING TITLE

SCHEME 2 PROPOSED ELEVATIONS

JCA JAMES CAMPBELL ASSOCIATES LTD
CHARTERED ARCHITECTURAL SERVICES
CIOB
CIAT

Completed Name: 104a Durham Street
Rochdale
Date: 10.11.2023
Email: james.campbell@jca.co.uk
Web: www.jamescampbellassociates.co.uk

PROJECT

PROPOSED RESIDENTIAL DEVELOPMENT

LOCATION

104a Durham Street
Rochdale

DRAWN James D. Campbell
DATE July 2024
SCALE 1:100
ISSUE A

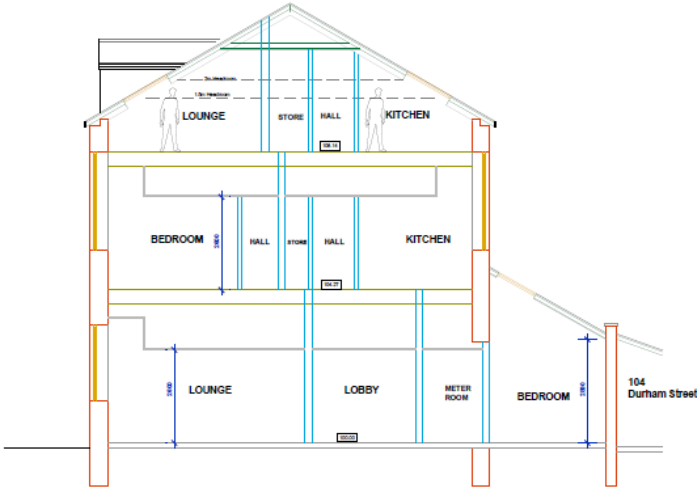
DRAWING NUMBER

23.3402.SC2.7A

APPENDIX A – SUBMISSION DRAWINGS



JAMES CAMPBELL ASSOCIATES
CHARTERED ARCHITECTURAL SERVICES
WWW.JAMESCAMPBELLASSOCIATES.CO.UK



PROPOSED SECTION X - X

This drawing is provided as a service to the client and is not to be used for any other purpose without the written consent of James Campbell Associates. It is the client's responsibility to ensure that the drawing is used in accordance with the terms of the contract. The drawing is not to be used for any other purpose without the written consent of James Campbell Associates.

CONSTRUCTION NOTES:-

DRAWING TITLE
SCHEME 2 PROPOSED SECTION X - X

JCA JAMES CAMPBELL ASSOCIATES LTD
CHARTERED ARCHITECTURAL SERVICES
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Email: james@jamescampbellassociates.co.uk
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PROJECT
PROPOSED RESIDENTIAL DEVELOPMENT

LOCATION
104a Durham Street
Rochdale

DRAWN BY Martin D. Matthews
DATE 24th 2024
SCALE 1:50 @ A1
ISSUE

DRAWING NUMBER
23.3402.SC2.5A



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ECONOMY DIRECTORATE
PLANNING AND DEVELOPMENT
Melanie Hale
Head of Planning Services

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Enquiries to: Michael Atkinson-Smith
Web: www.rochdale.gov.uk
Email: michael.atkinson-smith@rochdale.gov.uk
Direct Line: 01706 925976

Reference: PREAPP/00009/24
Date: 17th June 2024

BY EMAIL ONLY

Dear Liam,

Reference No:	PREAPP/00009/24
Proposal:	Conversion of existing commercial building into residential apartments/studios
Location:	10/A/B Durham Street, Rochdale OL11 1AP

I write in reference to your request for pre-application advice for the proposed conversion of a light industrial building to residential accommodation comprising up to 12 apartments, 3 of which would be 2 bedroom units and 9 of which will have 1 bedroom.

This response is based on the following list of submitted plans, documents and supporting information:

- OL11-3818-PLN-A-001
- OL11-3818-PLN-A-002
- OL11-3818-PLN-A-003
- OL11-3818-PLN-B-004
- OL11-3818-PLN-B-005
- OL11-3818-PLN-B-006

Development Plan

The Development Plan for Rochdale consists of the adopted Places for Everyone Joint Development Plan, the adopted Rochdale Core Strategy 2016 and saved Unitary Development Plan (UDP) policies.

Other material considerations include, amongst other things, Supplementary Planning Documents (SPDs), Development Plan Documents (DPDs), the Greater Manchester Joint Minerals Plan, the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG).

A list of the relevant policies contained within the Development Plan is appended to this letter.

Review of the Proposal – Principle of Development

Adopted Rochdale Core Strategy policy C1 seeks to maximise the potential of previously developed sites within the urban area to achieve a target of 80% of new housing on previously developed land (PDL).

PfE Policy JPH-1 sets out the requirement for Rochdale to deliver 10,472 dwellings over the plan period to 2039, at an average of 616 dwellings per year, which increases during the plan period periodically, with the delivery target at 568 dwellings over 2022-25.

Both PfE policy JPH-2 and CS policy C4 acknowledge the increasing need for affordable housing due to an ever-increasing gap between housing costs, particularly for owner occupation, and household incomes. PfE sets a target of delivering 50,000 affordable dwellings across GM over the plan period where the CS had previously established a requirement of 204 additional affordable dwellings per year. Accordingly, the delivery of a 100% affordable conversion scheme would provide a significant contribution to the overall delivery of affordable housing across the borough.

It would be considered that the conversion of the building to residential accommodation would make effective use of an under-utilised building in compliance with NPPF paragraph 124.

Design, Visual Appearance and Heritage Considerations

The latest revision of the National Planning Policy Framework (December 2023) builds further on previous revisions to place a significant emphasis on design quality. This shift towards best practice in design is strongly in line with current national objectives to create 'beautiful' places, as has been a central focus since the July 2021 NPPF and subsequent updates, as accompanied by the National Design Guide and National Model Design Code, together with the Building for a Healthy Life design guide. Together, these documents represent material considerations in the determination of any planning application, and the broad requirements

are largely reflected within Policies DM1 and P3 of the Council's adopted Core Strategy, which require development proposals to demonstrate high quality design. PfE policies JP-P1, and JP-H3 are also especially relevant.

As a conversion scheme, the primary focus in respect of architectural design is delivering a scheme that enhances the existing features of the building where they are positive, and removing those that are not. The overall concept of conversion can be considered to be acceptable in design terms, but there exists with this scheme an opportunity to focus on the existing building detailing and utilise these to best effect. I would encourage an overhaul of window framework design & detailing and to pay significant attention to the main entrance way into the development. The existing recess at the main entrance from Durham Street should be a primary focus for enhancement. High quality fixtures and fittings are expected. Particular care and attention to detail should be taken where new external door and window openings are to be provided

The conversion of Craig Lee House at the corner of Nelson Street and Church Lane in Rochdale Town Centre offers a good example of the quality of external finishes that would be expected. External decorative lighting could also be considered. It's pleasing to see secure bicycle storage to be provided within the building.



104 Durham Street was originally constructed as a Methodist chapel in the mid-19th century. It is depicted on the 1891 Town Plan.



The building appears to have been converted to its current commercial use in the 20th century. The building has undergone a number of unsympathetic alterations. These include the rendering of all elevations and the insertion of UPVC windows. Notwithstanding these alterations, the former church is still a landmark feature within the surrounding area. The surviving terraced properties, along with the nearby grade II listed Norwich Mill provide the historical context in which the Church developed.

The property is of communal interest, as well as having surviving architectural features and links to the historic street scene. For these reasons it is considered that the proposal is of some architectural and historic interest, meriting consideration as a non-designated heritage asset.

The site is also within the setting of the grade II listed Norwich Mill. The special interest of this mill comes from its survival as a 19th century mill and the role it plays in demonstrating the industrial development of Rochdale in the 19th and 20th centuries.

The proposal seeks to convert the existing building into residential apartments. As part of any planning application, a heritage statement would be required. This should be carried out by a suitably qualified and experienced heritage professional.

There is no objection in principle to this change of use. The building is not in its original use and the last commercial use would most likely have resulted in the loss of most interior fixtures and fittings.



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The proposed changes to the fenestration are of concern. Whilst the original windows have been lost, the openings are still of their original proportions and in their original position. The reduction in size of existing windows and the insertion of new openings would obscure the original pattern of fenestration and would give the elevations an overly cluttered appearance. This would result in less than substantial harm to the significance of the NDHA.

To overcome these concerns, existing openings should be retained as their original size and new openings should be kept to a minimum. Rooflights should be avoided on the public facing Hereford Street elevation. New rooflights should be conservation style and set flush with the roof.

Opportunities should also be taken to enhance the appearance of the building and reverse some of the unsympathetic alterations. This includes reviewing and potentially removing the render (if the masonry beneath is too damaged, a lime render may be required) and the insertion of more appropriate traditional windows. The historic windows appear to have been in-situ until c.2010, so there clear evidence for their design.

The impact of a development on the significance of a non-designated heritage asset is a material planning consideration. A balanced judgement should be had, having regard to the significance of the asset and the scale of any harm or loss (NPPF para 209).

Internal Layout and Residential Amenity Standards

Adopted CS policy DM1 contains the Council's general development requirements and requires all development proposals to demonstrate that they will not have a negative impact upon the amenities of future residents and occupiers. As a proposed conversion within an existing dense street scape, the levels of outlook from front facing windows would be acceptable.

Issues would arise however, in relation to the proposed bedrooms of Apartments 1, 11 and 12 being served only by rooflights. This situation should generally be avoided, although given the limited number of incidences may possibly be acceptable in this location. It will be important, however, to provide detailed section drawings in support of any application for planning permission to suitably demonstrate that an appropriate degree of privacy can be provided. Notable concern is raised in respect of the potential for direct visibility into the bedroom spaces of Apartments 1, 10 and 12 from the habitable room spaces in the upper floors. In addition, it would not be acceptable to provide a bedroom space in Apartment 10 with no window. The main living area of apartment 4 would be notably lacking in natural light and outlook. Better sized bath and shower rooms should be provided where possible, which space would appear to allow for.

Making space of the roof void to provide habitable space is acceptable in principle, although entire apartments served by only roof lights that don't provide for satisfactory outlook will not be permitted.

I would encourage a re-think of the internal layout, an also consider the relocation of the proposed bin and bicycle storage areas to allow for better use of the external elevations to

provide window openings. It may also be possible to provide a greater amount of living accommodation in Apartments 11 and 12 by removing the corridor and providing an internal porch, subject to compliance with the Building Regulations. Notably lacking in all units is the provision of built-in internal storage space, which is a necessity.

Any development must comply with the Nationally Described Minimum Space Standard, which now forms adopted policy under the PFE Joint Development Plan. Given the likely potential for two occupiers per one bedroom dwelling, the minimum gross internal floor areas should be 50sqm. It is likely to be necessary to reduce the number of units provided.

Noise

Policy G9 of the Core Strategy sets out that the Council will require that development does not have impacts that lead to an unacceptable increase in air, water, noise, light or other pollution.

Please see below comments from the Council's Public Protection Officer in respect of noise pollution:

This section would be supportive of the proposals, we would require a noise impact assessment to be carried out to ensure the following internal noise levels can be achieved:

- 35 dB(A) Leq (16 hour) in the bedrooms with windows shut and other means of ventilation provided between 7 am and 11pm;
- 30dB(A) Leq 8 hour in the bedrooms with windows shut and other means of ventilation provided between 11pm and 7am;
- 35 dB(A) Leq (16 hour) in the living room/s with windows shut and other means of ventilation provided between 7 am and 11pm;
- 40dB(A) Leq (16 hour) in other habitable rooms with windows shut and other means of ventilation provided at all times.

Adopted Rochdale Core Strategy policies DM1 and G9 are relevant.

Waste & Recycling Management and Collection

Any application for planning permission must include details of an appropriate waste management strategy, including on-site storage and access to a suitable collection point. Waste storage facilities must be well integrated into the design of any building on site. Please see the Council's website for further guidance on developing your waste management strategy: [Waste Collection Policies | Rochdale Borough Council](#). Recycling and refuse container requirements can be found in Appendix 1 of [Guidelines & Standards for Residential Development SPD - Adopted, June 2016 \(rochdale.gov.uk\)](#).

Bin storage and collection are issues in respect of this conversion. This matter has been discussed with the Council's Waste Operations Manager. In an ideal situation, communal waste facilities would not be collected from Durham Street. The back passage onto Dery

Street would make more sense for collection from a street-scene perspective, if not a functional perspective. In terms of usability, the proposed communal bin store indicates that multiple Euro-Containers would be positioned back to front which would prevent appropriate use and capacity for recycling. The site area allows for off-pavement posting of waste receptacles on collection day, but details of an effective waste and recycling management strategy would need to be secured through condition. Any plans submitted for consideration must show sufficient space for appropriate building-specific internal arrangements for residents to recycle effectively.

To ensure a satisfactory waste and recycling scheme can be provided, it may be necessary to reconsider the amount of ground floor space afforded to waste management.

Adopted Rochdale Core Strategy policy DM1 and the aforementioned SPD are relevant.

Highways, Access & Parking

The site is located in a sustainable location within a short walking distance of Rochdale's Transport Interchange with Rail and Tram services available.

Having reviewed the submitted plans, the Highways Authority notes that it would appear that the proposals make no provision for parking and any associated vehicles would be expected to park on street. This does cause some concerns as historically the area has had issued with Road Traffic Incidents and people crossing between parked cars. However the accident record in recent years does not reflect this issue and as such the historic situation cannot be considered. Given the close proximity of the Railway Station and Trams stop the Highways Authority have expressed that they would not object to this proposal over a lack of dedicated parking.provision.

The volume of traffic that would result from the proposed development is not considered to be significant and therefore no objection has been raised by the Highways Authority. However, prior to the development commencing, the developer should undertake a dilapidation of the footway and highway in close proximity to the development. Prior to first occupation, any damage apparent upon completion should be remedied by the developer to leave the highway in the same or better condition than before development takes place.

Drainage and Flood Risk

United Utilities have no comments to make on the pre-application enquiry for the conversion of existing commercial building into residential apartments/studios.

Building Contamination

No specific comment has been provided by the Council's Public Protection Officer, although it would be expected that the building is appropriately surveyed for potential sources of contaminated materials and for this to be adequately addressed within any planning application in accordance with adopted Rochdale Core Strategy policies G9 and DM1.

Energy Demand/Climate Change Adaptation

Adopted Rochdale Core Strategy Policy G1 sets out measures to address climate change and emissions, whilst Policy G2 requires that new development adheres to the energy hierarchy. These measures are also highlighted in PFE policy JP-S1. The development should be designed in order to meet the requirements of these policies and an Energy Statement should be submitted with the application setting out the detail of how the development complies with the policy base. Where it is possible for developments to achieve higher standards than required by building regulations and contribute actively towards targets for a net zero carbon future, this will be considered a strong positive in the planning balance of any such application.

Please note that the Government has made changes to the Building Regulations which will influence current and future housing design. Announced in December 2021, the uplift to Part L (Conservation of Fuel and Power) and F (Ventilation) of the Building Regulations and the new Parts O (Overheating) and S (Infrastructure for charging electric vehicles) came into effect on 15 June 2022. The changes to Part L are a steppingstone to the introduction of the Future Homes Standard in 2025, which is an important contribution to the Government's target to meet net zero emissions by 2050.

Furthermore, Rochdale Borough Council declared a Climate Emergency in July 2019. This public declaration acts as an instrument to the Council's functions at all stages of the development process to highlight and require the changes to society's approaches to the built environment to ensure a sustainable and livable future. On this basis, it is expected that any building on site adheres to the highest and most sustainable design standards and should offer innovative solutions wherever possible to energy use, resource reduction and waste management. Measures to achieve this should be set out in detail as part of any application for planning permission and should form an integral part of the overall design.

Designing out Crime

A Crime Impact Statement (CIS) is a local validation requirement and legislative requirement for major residential development.

The Crime Impact Statement should:

- Be prepared by a suitably qualified and experienced professional that is able to offer impartial and objective crime prevention advice, i.e. a professional individual/organisation independent of the design process.
- Highlight all relevant crime and disorder issues currently experienced in the neighbourhood in which the development site is located, and any crime and disorder issues that the proposed development may generate or attract.
- Consider the crime and disorder issues, and include a review of how these issues might affect future both users of the development and the local community, and



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identify design solutions that will reduce the development's and the local community's vulnerability to crime and disorder, and promote a safe and secure development.

Please remember that the design process is iterative and therefore the CIS should inform the design as well as critique it. The CIS can then be submitted as part of the planning application, indicating that the proposed development has been designed to avoid/reduce the adverse effects of crime and disorder and enabling the planning process to run more smoothly.

Planning Obligations and Section 106 Requirements

The Core Strategy requires, at a minimum for proposals of this scale, developer contributions in relation to Public Open Space / formal sports provision. Please note that all developer contributions are index linked.

Affordable Housing

Affordable housing contributions are not required for a development of this scale. Should the development be offered as affordable accommodation, there is no legal requirement to ensure that this should be offered in perpetuity through the legal mechanisms.

The Council's affordable housing requirements are set out in the Affordable Housing SPD.

Please find comments from Rochdale Borough Council's Strategic Housing service:

The scheme proposes a total of 12 apartments with a mixture of 1 and 2 bedroom dwellings. As of March 2024, there are over 9,513 households on the Housing Register requiring affordable housing. The rate of which is rising exponentially. Strategic Housing would welcome a 100% Affordable development, and would be prepared to work with the owner of this potential site to attempt to achieve this.

Please feel free to contact Reah Chadderton at reah.chadderton@rochdale.gov.uk | 01706 92 4302 should you wish to discuss further.

Public Open Space/Outdoor Sports Provision

The Council's Public Open Space requirements are set out in the Provision of Recreational Open Space in New Housing SPD. The open space standard is 2.1 hectares per 1000 population, this is split between 1.1 hectares of Outdoor Sports Provision and 1.0 hectares of Local Open Space. The occupancy rate used in the calculation (see page 11 of the SPD) is 1 person per bedroom. In the case of residential developments of between 100 bedrooms to 399 bedrooms expected that there would be on-site POS provision, including a Local Area for Play (LAP). Detail of the design of the facility and future management arrangements would be required as part of any application for planning permission.



A contribution towards off-site formal sports provision is required for residential developments comprising ten units or more. This would be spent on improvements to outdoor sports provision within the local area to be of benefit to the residents of the new development, namely Robinson's Common play / gym facilities 250m from development and Rochdale Leisure Centre via YourTrust.

POS and outdoor sports commuted sum figures are calculated in accordance with the latest table of charges.

Education

Education contributions are not required for a development of this scale.

Viability

The Council is mindful of the need to ensure that financial planning obligations do not undermine the viability and deliverability of any scheme, having regard to site specific requirements, whilst ensuring that the impacts of the development are adequately mitigated. As such, the developer may wish to provide a viability appraisal at application stage, which may demonstrate the ability of the scheme to provide the contributions. Should a viability appraisal be submitted, the Council requires an independent review of such appraisals, with the costs to be met by the applicant.

Public and Stakeholder Consultation

The Council has an adopted Statement of Community Involvement that we would encourage developers to consider when preparing engagement plans. We encourage developers to seek to engage with local residents and, where appropriate, undertake consultation with ward councillors. The application site is located within the Milkstone & Deepdish ward.

The method of consultation undertaken by yourselves, detail of where any consultation event was held and details of how the development has been presented to the local community should be outlined within a Statement of Community Involvement to be submitted with any application for planning permission. This statement should also include details of the feedback received, including if any amendments have been made as a result of comments received.

Conclusion

The principle of conversion of the application building to residential accommodation is considered to be acceptable, although further design development is required in respect of the internal layout to achieve a satisfactory standard of residential amenity, apartment sizes and elevational detailing regarding new openings.



Making an Application

Should you wish to progress to submitting a formal application for a certificate of lawfulness or planning permission, you can complete an application form which can be found on the Council's website: <http://www.rochdale.gov.uk/planning-and-buildings/apply-for-planning-permission/planning-permission-home/application-forms-and-guidance> or apply using the Planning Portal's online application service at <https://www.planningportal.co.uk/>. Please take care to include all of the required information as described in the validation checklist: <http://www.rochdale.gov.uk/pdf/2014-03-12-full-planning-checklist-v2.pdf>.

Planning Performance Agreements

Central government encourages the use of Planning Performance Agreements (PPA). A PPA is an agreement between the Local Planning Authority and an applicant to provide a project management framework for handling a major planning application. The agreement sets out the standard of service and target decision programme that can be expected. In recognition of the additional burden of work and activity which the agreed programme is likely to require of the LPA, an additional fee contribution will be required and agreed between the LPA and the applicant prior to the submission of the planning application. Please let me know if you wish to discuss this further.

Validation Requirements

The Council has adopted a Local Validation List which sets out the expectations of what supporting information should be submitted with a planning application, along with the National Information Requirements. In respect of the proposed development, the following supporting information should be provided at a minimum:

- Construction Management Plan (can be conditioned in the alternative)
- Crime Impact Statement
- Design & Access Statement
- Energy and Climate Change Adaptation Statement
- Heads of Terms for Section 106 agreement
- Heritage Statement
- Noise Impact Assessment
- Planning Statement
- Statement of Community Involvement (can be included in Planning Statement)
- Waste Management Strategy



Please note that any advice provided above is an informal opinion of the author 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 or wish to discuss more detailed proposals prior to formal submission of an application then please do not hesitate to contact me using the details contained at the top of this letter.

Yours sincerely,

Michael Atkinson-Smith (He/him)
Senior Planning Officer (Urban Design)
Economy

