

Technical Details Consent for the erection of
5 dwellings

Land at Church Avenue, Middleton

Planning Statement

June 2025



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1 Introduction

- 1.1 This Planning Statement has been prepared by LJG Planning Consultancy Ltd on behalf of JC Brennan Developments Ltd in support of an application for Technical Details Consent ('TDC') for the erection of 5 dwellings on land at Church Avenue in Middleton, made pursuant to the approval of Permission in Principle ('PiP') granted in November 2024 (RBC ref – 24/0969/PIP).
- 1.2 This Statement describes the application site, the proposed development and assesses its merits against the relevant up-to-date policies of the development plan, the National Planning Policy Framework ('the Framework') and all other relevant material considerations.
- 1.3 It demonstrates that the proposed development is in accordance with the relevant policies of the Rochdale Core Strategy, the strategic aims of Places for Everyone and also accords with Government policy and guidance as detailed within the Framework.
- 1.4 Consequently, having regard to this and all material considerations, there is a compelling case for Permission in Principle to be granted without delay, in accordance with the presumption in favour of sustainable development at Paragraph 11(c) of the National Planning Policy Framework.

2 Site and surroundings

- 2.1 The application site comprises an undeveloped parcel of land located to the south of Church Avenue. To the north are existing dwellings, to the west is a colony of garages and to the east is currently open land, albeit now allocated to deliver a strategic level mixed use development through the recently adopted Places for Everyone plan.
- 2.2 The aforementioned garage colony benefits from planning permission for the erection of two dwellings, granted in March of this year (RBC ref – 24/00959/FUL) and has been taken into account when preparing the current scheme.
- 2.3 The land measures circa 0.15 hectares in area and is bound by a combination of timber fencing and hedgerows. There is currently no vehicular access into the plot but the northern boundary immediately abuts Church Avenue, from which access will be taken.



Figure 1 – site location

- 2.4 The site benefits from direct and walkable access to a number of local services which can be found a short distance away including shops, restaurants, places of worship, petrol filling stations, sports clubs, public halls, public houses and employment opportunities. The town centre of Middleton is located circa 3km away to the south west and contains a wider range of facilities which allow for local residents to meet their day to day needs in a sustainable manner.
- 2.5 Public transport is also widely available with bus stops located on Rochdale Road (the A664), which provide for daily, regular services to Rochdale, Manchester, the centre of Middleton and numerous destinations between. The A664 is considered to be part of the strategic highway network within the borough and offers good levels of access to the surrounding road network.

- 2.6 In addition to this there are a number of public rights of way in the immediate vicinity which offer outdoor walking and recreational opportunities, with access also directly available to the Rochdale Canal which in turn offers walking, running and cycling linkages along the towpath, away from vehicular traffic.
- 2.7 The site lies wholly within Flood Zone 1 and is therefore at low risk in this regard. The site is not within a conservation area and the nearest heritage assets are located to the east, some 130m away, with the Church of St John and an adjacent war memorial both being Grade II Listed (see Figure 2 below).
- 2.8 There are no other known constraints which would prevent the development from coming forwards as set out.

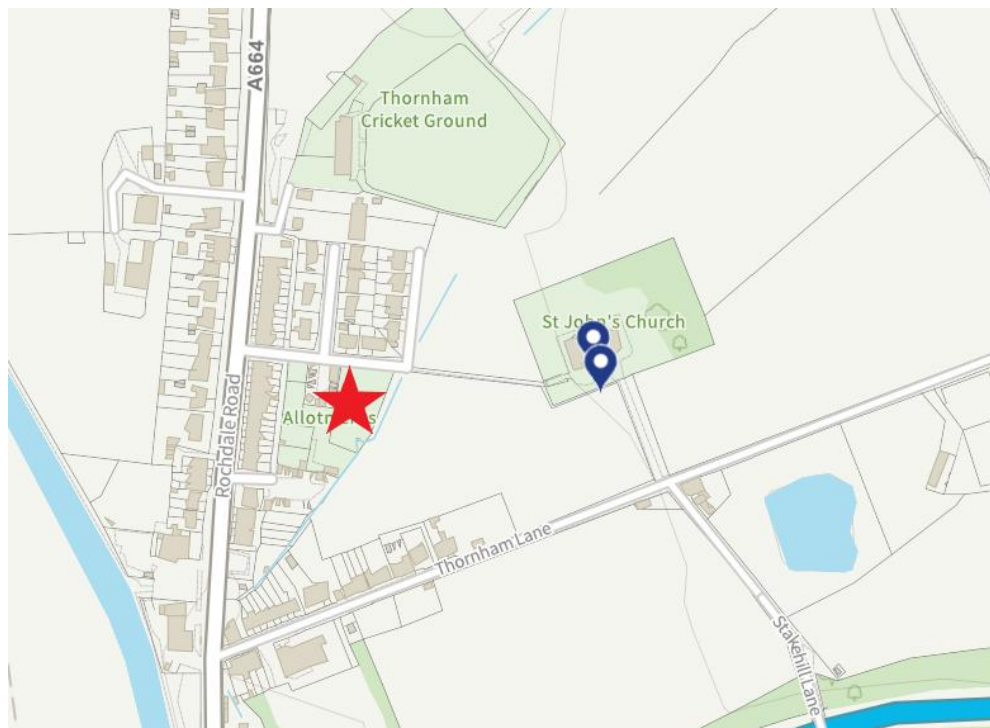


Figure 2 – Listed buildings (shown by the blue markers) in the vicinity of the site (denoted by the red star)

3 Proposed development

- 3.1 Following the earlier grant of PiP at the site, this second stage Technical Details Consent submission is made under the provisions of the 2017 Order.
- 3.2 Planning Practice Guidance confirms that the TDC stage has the effect of granting planning permission for the development. It must be in accordance with the PiP, which this submission is, seeking approval for no more than 5 dwellings within the same parcel of land, made within the 3 year lifespan of the original permission.
- 3.3 The dwellings will be arranged in a linear fashion centrally, within the plot, fronting the new estate road to be taken from Church Avenue. Each plot will be afforded a curtilage commensurate with the size of the property, with landscaped front and rear gardens, alongside off-street parking provision, to the side of the dwellings.
- 3.4 The properties would provide accommodation across three floors, utilising room within the roof space. Each would be 4 bedroomed (with the option of the smaller room being utilised as a study due to the prevalence of home working) with a consistent design across the 5 units, albeit with plots 2 and 4 being handed versions of plots 1, 3 and 5.
- 3.5 The proposed material palette comprises red facing bricks to the walls and grey tiles to the roof. Windows and doors are to be finished in an anthracite grey colour, with fascias and rainwater goods in black. This is consistent with the materials found in the existing, adjacent properties.
- 3.6 In securing a high standard of design and to provide visual interest, architectural detailing is provided to the elevations, with brick heads and stone cills to the windows and a projecting front bay and porch. This provides articulation to dwellings and respects the prevailing style of the local area.
- 3.7 The new vehicular access would provide for suitable visibility splays in both directions along Church Avenue (2.4m by 30m) with the estate road being 4.8m wide, finished in tarmac, and of a shared surface design accounting for the modest number of properties it is to serve. The internal driveways will be constructed of permeable paviers.
- 3.8 Excerpts from the indicative drawing package are included below for reference.

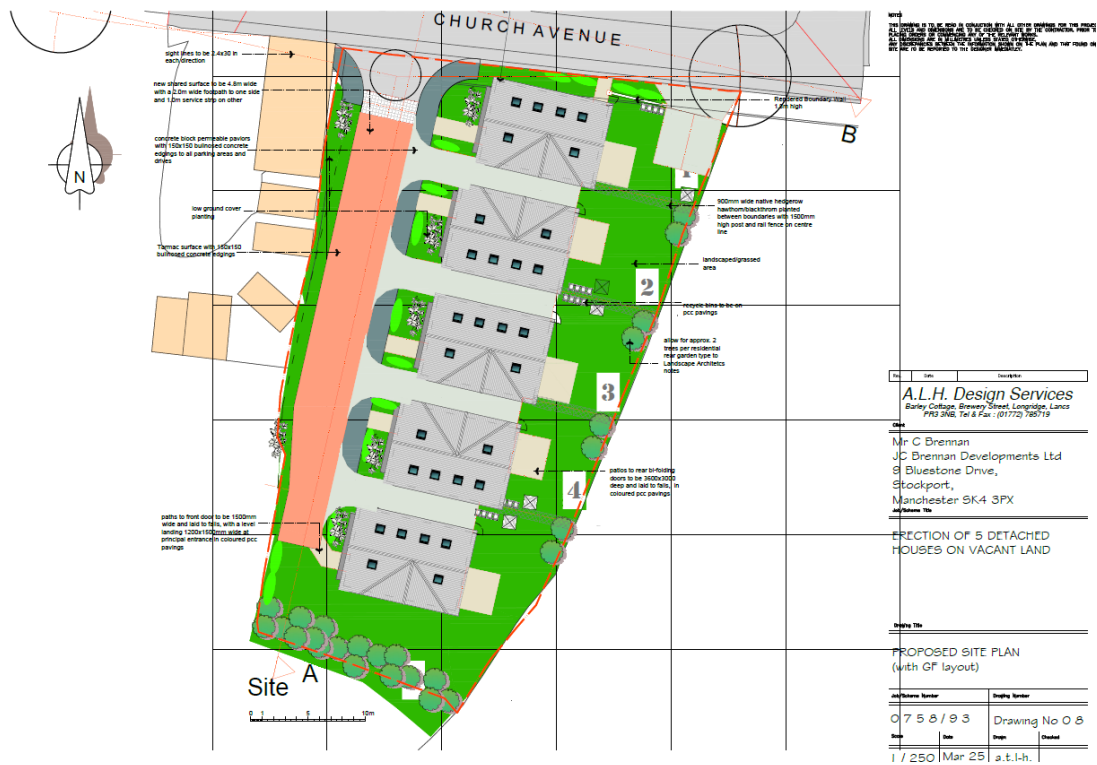


Figure 3 – indicative layout



Figure 4 – proposed elevations

4 Planning policy

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 refers to the development plan as a whole and requires that application be determined in accordance with the plan, unless material considerations indicate otherwise.
- 4.2 For the purposes of this application, the development plan comprises the Rochdale Core Strategy (adopted October 2016) and as of March 2024 'Places for Everyone' (PfE) a spatial plan for 9 Greater Manchester Authorities, including Rochdale, is also a relevant consideration.
- 4.3 Within Rochdale's original UDP policies maps, the site fell within the Green Belt, as shown below.

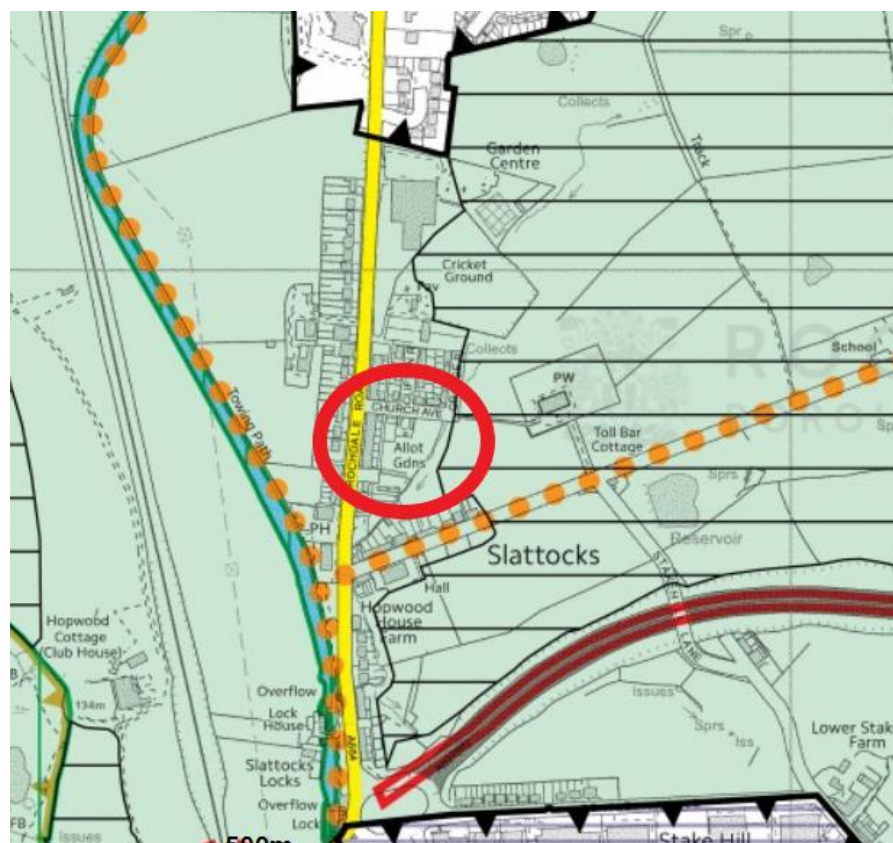


Figure 4 – UDP map excerpt

- 4.4 However, as a result of the Places for Everyone process, Green Belt removal was proposed and subsequently confirmed across the Greater Manchester area, in order to facilitate strategic mixed use allocations. PfE Policy JP Allocation 2: Stakehill, released a significant parcel of Green Belt across the Rochdale and Oldham administrative boundaries to deliver up to 150,00 sqm of industrial floorspace and 1680 new homes.

- 4.5 The release associated with the Stakehill site extends beyond the boundaries of the allocation and as a result, areas of adjacent land are also no longer covered by the Green Belt designation, as shown in the map excerpt below. The area of removal is shown by the black horizontal hatching and the extent of the allocation in red. Whilst this includes the land subject to this application, it is not earmarked for delivery within the wider allocation, as confirmed for the pending hybrid planning application (ref - 23/00650/HYBR) for the site.

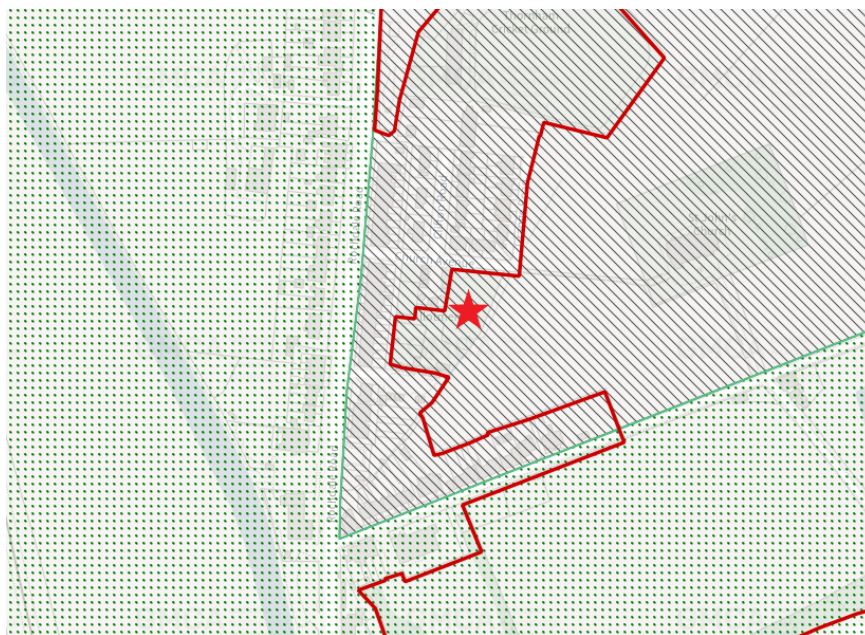


Figure 5 – PFE policies map (site denoted by red star)

- 4.6 The earlier approval of PiP confirms that the site is a suitable location for residential development. Accordingly, without the restrictions of a Green Belt designation and falling within the wider remit of an allocation expected to deliver future housing growth, the following Core Strategy policies are engaged in assessing development at this site:
- **Policy SD1** is reflective of the requirements of the Framework, adopting the presumption in favour of sustainable development and confirming that proposals which are compliant with the relevant policies of the Core Strategy will be approved without delay, unless material considerations indicate otherwise.
 - **Policy SP2** advises that within in the south of the Borough, within the fringe of Manchester, where there is good access to existing facilities, infrastructure and the highway network, the Council will seek to deliver the majority of new housing, employment and commercial development.
 - **Policy SP3/M** outlines a number of strategic aims for Middleton, including regeneration initiatives relating to transport, shopping, commercial, employment and leisure facilities.
 - **Policy C1** sets out the Borough's housing targets and confirms that the majority of new housing will be delivered in the south due to its accessibility credentials.

- **Policy C3** requires new housing development to be well designed, appropriate in terms of density, increase the availability of larger and higher value properties and secure suitable layouts which provide for attractive places to live.
- **Policy P1** states that new development should help to improve the image of the borough with regard to a number of listed criteria.
- **Policy P2** seeks to protect the landscape character of the borough, with new development having due regard to its setting and any notable natural features within the vicinity.
- **Policy P3** requires new development to include landscaping appropriate to its location enhance the borough's sense of identity through the scale, massing, height and layout of new development.
- **Policy G7** requires new development to increase the value of biodiversity and geodiversity in the district, protecting and enhancing protected species and their habitats.
- **Policy G8** requires that new development does not result in increased flood risk on or off-site, and incorporates appropriate drainage measures.
- **Policy G9** seeks to reduce the impact of pollution, contamination and land instability, by ensuring that new development considers these matters.
- **Policy DM1** contains a range of general development requirements relating to design, access, compatibility of land use and residential amenity, amongst others.
- **Policy T2** seeks to direct new development towards areas where public transport is available and travel by means other than private car can be promoted.

4.7 The following policies of the Places for Everyone plan are also of relevance:

- **Policy JP-H1** 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, increasing periodically, with the delivery target at 568 dwellings over 2022-25. This supersedes the targets previously established within CS Policy C1.
- **Policy JP-S1** advises that to help tackle climate change, new development should aim to maximise its economic, social and environmental benefits, minimising adverse impacts and promoting the use of sustainable construction techniques.
- **Policies JP-H3 and H4** seek to deliver a range of housing types across the plan area, with consideration to local policies and design guides. The density of new housing should be reflective of its location, with higher densities in the most accessible locations being an important part of the overall strategy.

- **Policy JPA2 (Stakehill)** is a mixed use allocation policy and resulted in the removal of Green Belt in this location. It is expected to deliver a significant amount of industrial floorspace and housing across the plan period.

4.8 In addition to the Local Plan, the Framework sets out the Government's planning policies for England and details how they should be applied. It requires local planning authorities to adopt a presumption in favour of sustainable development, as detailed within paragraph 11.

4.9 With regard to the proposed residential development at this site, the following sections of the Framework are relevant:

- **Paragraph 7** states that the purpose of the planning system is to contribute to the achievement of sustainable development.
- **Paragraph 11** confirms that the presumption in favour of sustainable development lies at the heart of the Framework. For decision making this means approving development where it accords with an up-to-date development plan, or where the policies which are most important for determining the application are out of date, granting permission unless the adverse impacts would significantly and demonstrably outweigh the benefits, or policies within the Framework indicate that development should be restricted.
- **Paragraph 61** confirms the Government's objective to significantly boost the supply of new homes, ensuring that a sufficient amount and variety of land comes forward where needed.
- **Paragraph 124** confirms that planning decisions should promote the effective use of land in meeting the need for new homes.
- **Paragraph 131** advises that development should achieve good design and create high quality, beautiful and sustainable buildings and places.

5 Planning assessment

5.1 In accordance with Section 38(6) of the Act and the requirements of the Framework, this application must be considered in accordance with the adopted development plan, unless material considerations indicate otherwise. The primary considerations relating to this proposal are:

- The principle of development
- Design, layout and visual impact
- Residential amenity
- Highway safety and car parking
- Drainage
- Heritage
- Biodiversity Net Gain
- Trees & landscaping
- Ground conditions
- Noise

Principle of development

5.2 The principle of residential development for up to 5 dwellings has been established by way of the earlier, extant application for PiP which was approved in November 2024.

Design, layout and visual impact

- 5.3 Care and attention has been taken in designing the proposed development to ensure that it assimilates comfortably with its surroundings in terms of the size of the plot, the known constraints and the overall character of the area.
- 5.4 The surrounding development pattern is relatively suburban in nature and not particularly typical of an edge of settlement location. This character will also change notably through the delivery of the adjacent strategic site to the east, which will provide a significant quantum of develop in and adjacent to Middleton.
- 5.5 This aside, the site has strong and clearly defined boundaries, which respect adjacent building lines and would be retained as part of the proposals. The erection of 5 dwellings, seen against the backdrop of existing built form and supplemented by new soft landscaping, would not result in a significant or unacceptable change in the visual amenities of the area and would add quality, family dwellings to the local stock of housing.
- 5.6 The nearest dwellings to the proposed development are located on Church Avenue, Clifton Road and Grange Road and generally comprise two storey properties, finished in red brick. Whilst the proposed development is for the erection of detached properties which stand 2.5 storeys high, the overall approach to design is considered to complement the character of the local area, through its traditional appearance, detailing, form, massing and use of materials.

- 5.7 Capacity is provided within the plot for both off-street parking and bin storage, with the former being located adjacent to the gable elevations of the properties, to avoid the street scene being dominated by the presence of vehicles and associated hardstanding.
- 5.8 In light of all of these factors, the development would be acceptable in terms of its layout, scale, appearance and impact in the immediate setting. It is compatible with the surrounding land uses and as set out in the following section, would not have an adverse impact on residential amenity. The proposals are therefore compliant with Policies C3, P1, P2, P3 and DM1 of the Core Strategy.

Residential amenity

- 5.9 The proposed layout will incorporate more than sufficient separation to existing residential properties to avoid any unacceptable privacy loss or impact from the scale and massing of the development. Particular attention has been paid to the relationship with the properties to the north and those consented to the west, by way of the approval granted in 2024.
- 5.10 Policy DM1 of the Core Strategy, supported by the Council's adopted Residential Development SPD, outline a range of criteria against which residential amenity will be considered. In this instance the properties to the north on Church Avenue are separated from the gable elevation of Plot 1 by the existing highway and at a distance of circa 14m. This elevation contains only secondary windows and therefore no issues regarding inter looking or privacy loss would arise.
- 5.11 With regard to the approved dwellings on the adjacent garage site, the properties are located centrally within the plot and separated from the shared boundary by integral, single storey garages. Accounting for this offset and the positioning of the principal elevations of plots 1, 2 and 3 which face the adjacent gable elevation of the nearest unit, the level of separation is compliant with the contents of the SPD.
- 5.12 There are no properties to the east or south which need to be accounted for and the scale and massing of the proposed development is not considered to raise any overbearing issues for any existing residents.
- 5.13 In terms of future occupants of the development, each plot would be afforded useable, landscaped curtilages commensurate with the scale of the dwellings. This is in accordance with guidance set out in the SPD, which confirms matters of this nature should be subject to a site specific assessment when establishing the level of provision. More than sufficient capacity is provided for bin storage within the rear gardens and off-street parking is also contained within each plot.
- 5.14 In light of all of these factors, the development raised no undue amenity concerns for existing residents and would provide a high quality environment for future occupants, in accordance with the requirements of the Core Strategy and adopted guidance.

Highway safety and car parking

- 5.15 The proposed layout provides for more than sufficient on site parking provision by way of the dedicated spaces for each dwelling and cars are comfortably able to enter and leave in forward gear due to the manoeuvring space provided.
- 5.16 In terms of the new access, the design incorporates the relevant visibility splays (as indicated on the proposed site plan) which demonstrates the required lines of sight in each direction. Accounting for the nature of the surrounding highway network, which is likely to be lightly trafficked due to the layout and number of dwellings it serves, it is not anticipated that there would be any undue capacity or safety issues from the addition of 5 further dwellings.
- 5.17 As established during the PiP submission, the site benefits from good levels of accessibility, with public transport readily available and a range of local services and facilities accessible on foot.
- 5.18 In light of these factors the development raises no undue issues with regard to highway safety, capacity or parking provision in this location, and is compliant with Policy T2.

Drainage

- 5.19 The application is supported by a Drainage Strategy prepared by Brennan Consult. With regard to surface water drainage, the underlying ground conditions are such that infiltration will not be possible. However there is an unnamed watercourse adjacent to the land where drainage is currently directed.
- 5.20 In accordance with the SuDS hierarchy, discharge to this watercourse is the preferred approach where infiltration is not feasible. The new scheme would utilise underground storage and attenuation to restrict flows to 5l/s which is deemed to be an appropriate run off rate with due consideration to the existing greenfield position.
- 5.21 Foul waters are intended to be addressed by way of a new system which would connect into the existing infrastructure in Church Avenue.
- 5.22 The site as a whole lies within Flood Zone 1 and is therefore at minimal risk in this regard. In light of this and the proposed drainage strategy, the proposals are acceptable and in compliance with Policy G8 of the Core Strategy.

Heritage

- 5.23 The application is supported by a Heritage Statement which considers the impact of the proposed development with regard to known assets in the vicinity.
- 5.24 Paragraphs 207 – 208 of the Framework require an applicant to describe the significance of any assets, with a level of detail sufficient to understand the potential impacts arising from the development. Paragraphs 212 – 213 advise how harm should be assessed and weighed in

decision making.

- 5.25 The closest assets to the proposed development are The Church of St John and the Thornham Parish War Memorial, within its grounds. Both are Grade II Listed. Accounting for the respective list entries, it is evident that the value of the church is derived from its aesthetic quality and architectural merit. The war memorial provides a physical, tangible link to those lost during the war, giving it both national and local historical significance, particularly for the local community.
- 5.26 Each asset is circa 130m+ to the east of the application site, beyond the built form of Middleton and set within semi-rural environs. Development of the scale proposed would not unduly impinge upon or directly affect how the listed buildings are experienced or perceived.
- 5.27 The proposed housing will clearly be seen as part of the existing settlement, respecting existing, clearly defined boundaries which are to be enhanced by new soft landscaping. The combination of physical separation between the assets and the development, along with its scale, massing and external finish means that there would be no harm to the setting of the church of the memorial.
- 5.28 Accordingly, their significance will be retained and there is no conflict with either local or national heritage policies.

Biodiversity Net Gain

- 5.29 The application is supported by a BNG Report prepared by Fieldology Works, following a walkover assessment undertaken in March of this year. The report confirms that of the existing 1.34 baseline habitat units, 0.94 will be lost as a result of the proposals, arising from the removal of modified grassland and some trees.
- 5.30 In order to offset this loss, a combination of on and off site mitigation will be provided, with the former by way of new tree planting, a new native hedgerow to the southern boundary and an area of mixed scrub, with the latter comprising the purchase of 0.28 units of neutral grassland and 0.21 units from tree planting.
- 5.31 This approach achieves a total gain of 12% in terms of habitat units and 57.7% of hedgerow units. The proposals are therefore compliant with Policy G7 of the Core Strategy.

Trees and landscaping

- 5.32 An Arboricultural Report has been prepared by Treescapes Consultancy to support the submission. It confirms that the trees on site range between categories B and C in terms of their overall quality and that the primary areas of removal required to support the proposals are to the northern boundary (which contains a cluster of category B trees) and three individual trees (category C) within the body of the site.
- 5.33 A number of better quality trees (category B) are to be retained around the southern and eastern boundaries of the site, which will be incorporated in to the proposals. Proposed tree protection measures are included within the report.

5.34 The retained trees are to be supplemented by a comprehensive scheme of soft landscaping, prepared by Westwood Landscape Design. The nature of the scheme has been informed by the characteristics of the site and in conjunction with the BNG requirement at the site, to maximise the achievable gains.

5.35 The proposals are wholly compliant with the aims of Core Strategy Policy P3 in this regard.

Ground conditions

5.36 A Phase 1 PRA has been prepared by Oakshire Environmental to support the submission. It confirms that risks associated with underlying ground conditions are low to moderate due to historic land uses, but recommends that Phase 2 intrusive works are undertaken, by way of shallow soil sampling, to fully assess the potential presence of contaminants.

5.37 These Phase 2 works and any subsequent remediation/validation can be controlled by way of a suitably worded planning condition.

Noise

5.38 A Noise Assessment has been prepared by Eco Technology Ltd to consider the prevailing sound environment and any potential impact from noise generating sources with regard to the amenity of future occupants of the proposed dwellings.

5.39 The report confirms that background noise is largely created from the adjacent A road (A664) and in quieter, evening hours, more distant traffic, likely from the M62. This is occasionally supplemented by noise from low fly aircraft, due to the proximity to Manchester Airport.

5.40 Measurements were carried out in June of this year and confirm that all relevant British Standards and guidance regard noise are comfortably met at the site, without the need for any specific or bespoke mitigation with regard to the facades of the buildings and the boundary treatments.

5.41 In light of these findings, the proposals are in full accordance with Policies G9 and DM1 of the Core Strategy.

6 Summary and conclusion

- 6.1 This Planning Statement has been prepared to support an application for Technical Details Consent for the erection of up to 5 dwellings on land at Church Avenue in Middleton.
- 6.2 It has been demonstrated that the proposed development is wholly compliant with the relevant, up to date policies of the National Planning Policy Framework, the Rochdale Core Strategy and the Places for Everyone strategic plan, and there are no material considerations which weigh against the proposals as set out.
- 6.3 Accordingly the presumption in favour of sustainable development should be applied and permission should be granted without delay, in accordance with paragraph 11 of the Framework.