

## Officer Report

**Case Reference:** 25/01096/PRA56  
**Location:** Ken Mills Engineering Co New Street Rochdale OL12 6NS  
**Proposal:** Prior approval for change of use from commercial, business and service (Class E) to 12 residential flats (Class C)  
**Recommendation:** Prior Approval Required and Granted Subject to Conditions  
**Officer:** Claire Ringwood

### SITE

The application site is a large industrial building on the corner of New Street, Sweet Briar Lane and Sweet Briar Close. The building is attached to 13 New Street which was used as a loading bay entrance but has recently been granted planning permission for the conversion to a dwelling. The site has had a significant industrial presence since at least 1851 when it was first depicted on the first edition OS map. The site originally comprised of a number of different structures joined together with the main two storey front elevation facing onto New Street. The flank elevation of the single storey structure runs along Sweet Briars Lane.

Planning permission was granted in 2025 for new windows and doors however, conditions relating to this have not been discharged and the change of use has already been significantly implemented although not yet occupied. There were mature trees to the rear, separating properties on Glenden Foot and Hawley Green and these have also been removed. The surrounding area is predominantly residential and the building is attached to the end of a row of terrace properties.

The site is bound by a narrow footway and there is a registered cycleway along New Street and Sweet Briar Close. There is access at the rear on Sweet Briar Close with a pedestrian alleyway directly next to it leading to Bentley Street.

The site falls within a Defined Urban Area as defined in Rochdale Borough Council's saved Unitary Development Plan (UDP) Proposals Map and an SSSI Impact Risk Zone.

### PROPOSAL

Prior approval for the change of use from commercial, business and service (Class E) to 12 residential flats comprising 6 x 1 bedroom and 6 x 2 bedroom (Class C).

As the development has been significantly implemented, advice was sought from the Council's Planning Solicitor as to whether the prior approval application could be determined. Following this advice, it was agreed the application could be determined. Section 55 (Meaning of "development" and "new development") of the Town and Country Planning Act 1990 states:

(2) The following operations or uses of land shall not be taken for the purposes of this Act to involve development of the land—

(a) the carrying out for the maintenance, improvement or other alteration of any building of works which -

(i) affect only the interior of the building, or

(ii) do not materially affect the external appearance of the building,

and are not works for making good war damage or works begun after 5th December 1968 for the alteration of a building by providing additional space in it underground;

(b) the carrying out on land within the boundaries of a road by a [...]2 highway authority of any works required for the maintenance or improvement of the road [ but, in the case of any such works which are not exclusively for the maintenance of the road, not including any works which may have significant adverse effects on the environment]3 ;

(c) the carrying out by a local authority or statutory undertakers of any works for the purpose of inspecting, repairing or renewing any sewers, mains, pipes, cables or other apparatus, including the breaking open of any street or other land for that purpose;

(d) the use of any buildings or other land within the curtilage of a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse as such;

(e) the use of any land for the purposes of agriculture or forestry (including afforestation) and the use for any of those purposes of any building occupied together with land so used;

(f) in the case of buildings or other land which are used for a purpose of any class specified in an order made by the Secretary of State under this section, the use of the buildings or other land or, subject to the provisions of the order, of any part of the buildings or the other land, for any other purpose of the same class.

(g) the demolition of any description of building specified in a direction given by the Secretary of State to local planning authorities generally or to a particular local planning authority.

The proposed development does not involve any of the above and therefore the works undertaken are not considered to involve “development” as set out above.

## **RELEVANT PLANNING POLICY**

Paragraph W of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) states that when considering whether a development is permitted under Class MA of the above order, the LPA shall have regard to the National Planning Policy Framework as if it was a planning application, in so far as it relates to the relevant subject matters.

### National Guidance

National Planning Policy Framework (NPPF)

## RELEVANT SITE HISTORY

13/00991/FUL - Demolition of part of building and change of use and conversion of remainder of building to one dwelling and 8 apartments. Approved 15/01/2015.

24/00398/FUL - Change of use of part general industrial building (use class B2) to 1 x 5 bedroom residential dwelling (Use Class C3) installation of new windows and doors and application of render and external façade to front and rear elevations. Approved 14/11/2024.

24/01199/DOC - Discharge of conditions 3 (contamination), 4 (tree survey and protection), 5 (materials), 6 (boundary treatment), 11 (landscaping) and 13 (biodiversity enhancements) of planning permission 24/00398/FUL. Request completed 14/02/2025.

25/00023/FUL - Alterations to fenestration including new openings for windows, doors, and skylights. Approved 24/03/2025.

*[Officer Note: Condition 3 related to full product specifications for windows, external doors and detailed designs of the windows, roof light and door reveals. At the time of writing, this conditions has not been discharged].*

25/00429/PRA56 - Prior approval for change of use from commercial, business and service (Class E) to 12 residential flats (Class C). Refused 12/06/2025.

This prior approval application was refused for the following reason:

*The application has failed to demonstrate that the lawful use of the premises falls within Use Class E as required and as such, the proposal is not permitted under Class MA, Schedule 2, Part 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015.*

25/00663/CPE - Certificate of Lawfulness for existing use of premises as Class E(g) light industrial. Approved 09/10/2025.

## CONSULTATION RESPONSES

### Highways

No comments on this prior approval however, they raised no objection on the previously refused prior approval stating the site has a large yard which is adequate to accommodate any vehicles associated with the development.

### Environmental Health (Noise)

No comments at the time of writing.

### Environmental Protection (Land)

Generally disagree with the conclusions of the Phase 1 Desk Study Report and a contamination condition is required.

### Greater Manchester Ecology Unit

No comments on this prior approval however, they raised the following comments on the previously refused prior approval stating:

Bats - No bat report has been provided. However, a bat assessment was provided for the adjacent part of the mill 24/00398/FUL for the entire building, assessing this part of the mill has moderate risk for bats. This report is still valid. Prior to approval two dusk surveys will need to be carried out by a suitably experienced bat consultant.

Nesting Birds - House sparrow were recorded as nesting on the mill as part of the previous application. A condition is therefore requested restricting no works in close proximity to the eaves and roof between the 1st March and 31st August in any year unless a precautionary working method statement for nesting birds by a suitably experienced ecologist has been supplied to and agreed in writing by the LPA.

*Officer Note: Officers are not able to consider ecological matters as part of this type of application however, as bats are protected species and covered by other legislation, an informative is considered adequate in this matter.*

### Conservation Officer

No comments at the time of writing.

## **REPRESENTATIONS**

Neighbour letters were sent to neighbouring properties and a site notice was displayed at the front of the site. One letter of objection has been received stating their property is now overlooked following completion of the rear elevation and also stating a previous application for residential had been refused.

*Officer Note: The existing trees at the rear of the site have been removed which would not have required planning permission. The works to the windows and doors, which did have planning permission, were to original openings. The structures that were removed from the site, were not original but did, to a large degree screen the rear elevation of the main building alongside the trees. As the trees and the structures have been removed, this has opened up views into and out of the site. However, as the window openings are original and the removal of the trees did not require planning permission, the Local Planning Authority have no control on these matters. In regard to a previous application being refused, this refusal was based on a procedural matter which has since been overcome by way of a lawful development certificate. Prior Approval applications are also not applications for planning permission and the Local Planning Authority are not able to assess them as they would a planning application.*

## **ANALYSIS**

Amendments to the Order came into force on 5th March 2024 and the below assessment takes this into consideration.

**Development is not permitted by Class MA—**

**a) Unless the building has been vacant for a continuous period of at least 3 months immediately prior to the date of the application for prior approval.**

This has now been omitted from Schedule 2 Part 3.

**(b) unless the use of the building fell within one or more of the classes specified in sub-paragraph (2) for a continuous period of at least 2 years prior to the date of the application for prior approval;**

Sub-paragraph (2) states:

The classes mentioned in sub-paragraph (1)(b) are the following classes of the Use Classes Order—

(a) the following classes of the Schedule as it had effect before 1st September 2020—

i) Class A1 (shops);

ii) Class A2 (financial and professional services)

iii) Class A3 (food and drink)

iv) Class B1 (business)

v) Class D1(a) (non-residential institutions – medical or health services)

vi) Class D1(b) (non-residential institutions – crèche, day nursery or day centre)

vii) Class D2(e) (assembly and leisure – indoor and outdoor sports), other than use as an indoor swimming pool or skating rink;

(b) on or after 1st September 2020, Class E (commercial, business and service) of Schedule 2.

A recent Lawful Development Certificate has determined the lawful use of the site falls with Class E and has been for a continuous period of at least 2 years prior to the date of the application for the prior approval.

**c) if the cumulative floor space of the existing building changing use under Class MA exceeds 1,500 square metres;**

This has now been omitted from Schedule 2 Part 3.

**(d) if land covered by, or within the curtilage of, the building—**

**(i) is or forms part of a site of special scientific interest;**

**(ii) is or forms part of a listed building or land within its curtilage;**

**(iii) is or forms part of a scheduled monument or land within its curtilage;**

**(iv) is or forms part of a safety hazard area; or**

**(v) is or forms part of a military explosives storage area;**

**(e) if the building is within—**

**(i) an area of outstanding natural beauty;**

**(ii) an area specified by the Secretary of State for the purposes of section 41(3) of the Wildlife and Countryside Act 1981;**

**(iii) the Broads;**

**(iv) a National Park; or**

**(v) a World Heritage Site;**

The land covered by or within the curtilage of the building does not form any of the designations listed under paragraph d).

**(e) if the building is within—**

**(i) an area of outstanding natural beauty;**

**(ii) an area specified by the Secretary of State for the purposes of section 41(3) of the Wildlife and Countryside Act**

**(iii) the Broads;**

**(iv) a National Park; or**

**(v) a World Heritage Site;**

The building(s) does not fall within any of the designations listed under paragraph e).

**(f) if the site is occupied under an agricultural tenancy, unless the express consent of both the landlord and the tenant has been obtained; or**

The site is not occupied under agricultural tenancy.

**(g) before 1 August 2022, if—**

**(i) the proposed development is of a description falling within Class O of this Part as that Class had effect immediately before 1st August 2021; and**

**(ii) the development would not have been permitted under Class O immediately before 1st August 2021 by virtue of the operation of a direction under article 4(1) of this Order which has not since been cancelled in accordance with the provisions of Schedule 3.**

The development is not of a description falling within Class O.

## Summary

The proposal does not fall under the above exclusions set out under Class MA of Part 3 of Schedule 2 of the General Permitted Development Order (as amended). Therefore, consideration of the following matters is given.

## Conditions

MA.2.—

(1) Development under Class MA is permitted subject to the following conditions.

(2) Before beginning development under Class MA, the developer must apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to—

(a) transport impacts of the development, particularly to ensure safe site access;

(b) contamination risks in relation to the building;

(c) flooding risks in relation to the building;

(d) impacts of noise from commercial premises on the intended occupiers of the development;

(e) where—

(i) the building is located in a conservation area, and

(ii) the development involves a change of use of the whole or part of the ground floor, the impact of that change of use on the character or sustainability of the conservation area;

(f) the provision of adequate natural light in all habitable rooms of the dwellinghouses;

(g) the impact on intended occupiers of the development of the introduction of residential use in an area the authority considers to be important for general or heavy industry, waste management, storage and distribution, or a mix of such uses; and

(h) where the development involves the loss of services provided by—

(i) a registered nursery, or

(ii) a health centre maintained under section 2 or 3 of the National Health Service Act 2006<sup>56</sup>, the impact on the local provision of the type of services lost; and

(i) where the development meets the fire risk condition, the fire safety impacts on the intended occupants of the building.

(3) An application for prior approval for development under Class MA may not be made before 1 August 2021.

(4) The provisions of paragraph W (prior approval) of this Part apply in relation to an

Application under this paragraph.

(5) Development must be completed within a period of 3 years starting with the prior approval date.

(6) Any building permitted to be used as a dwellinghouse by virtue of Class MA is to remain in use as a dwellinghouse within the meaning of Class C3 of Schedule 1 to the Use Classes Order and for no other purpose, except to the extent that the other purpose is ancillary to the use as a dwellinghouse.

#### Transport and highways

Paragraphs 115 and 116 of the NPPF require that safe and suitable access to a site can be achieved for all users and 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 of the road network would be severe. As such, the Council's Highways Officer was consulted to assess the potential transport related impacts of the development and raised no objection.

The application site is close to a small local centre however, it is not considered to be a sustainable location given the limited public transport options available however, the site does have rear access with the potential for on-site car parking. No details of the car parking provision or bin and cycle storage have been provided other than within the submitted Planning Statement however, this matter can be dealt with by way of condition.

In accordance with the policies of the NPPF, prior approval is therefore required and granted subject to condition.

#### Contamination risks

Paragraph 187 of the National Planning Policy Framework states that the planning system should contribute to and enhance the natural and local environment by remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate. Paragraph 197 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.

Paragraph 196 of indicates that planning policies and decisions should ensure that:

- a) a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination. This includes risks arising from natural hazards or former activities such as mining, and any proposals for mitigation including land remediation (as well as potential impacts on the natural environment arising from that remediation);
- b) after remediation, as a minimum, land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990; and
- c) adequate site investigation information, prepared by a competent person, is available to inform these assessments.

In this instance the proposal purely comprises the conversion of the existing premises by virtue of only internal works however, various other works have been undertaken at the site.

A Phase 1 Desk Study Report has been submitted which states “... *given the site's previous use as a foundry, potential for residual contamination from hydrocarbons, heavy metals, solvents and asbestos is acknowledged.*” The Council's Environmental Protection Officer (Land) has advised that they agree with this but, would suggest that the more recent uses of the site may have the potential to give rise to contamination; there may be underground storage tanks.

The submitted Phase 1 Desk Study Report then goes on to state that “*Given the nature of the reuse and that no excavation, slab construction, or ground works are proposed, the risk to human health and controlled waters is considered low and manageable with appropriate construction and management controls.*” The Council's Environmental Protection Officer disagrees with this and has stated that it has long been known that concrete slabs can be susceptible to cracking, allowing the migration of vapours from soil/groundwater into buildings. There is also no indication as to what is to become of the land which is labelled the “Rear Yard” on the existing block plan and the “Rear Area” on the proposed block plan. It is assumed this will be retained as concrete for car parking however, the Council are not aware whether there have been any works undertaken to this rear yard or whether it is proposed to be turned over to gardens/open area and there are therefore concerns about the quality of the soil.

The Environmental Protection (Land) Officer advised that given the sensitive end use, an assessment relating to the sites suitability with regards to contamination should be provided by way of condition. Ideally this would have been dealt with by way of a pre-commencement condition however, as the majority of the works have been undertaken, a restriction on any further above ground works is imposed.

In accordance with the policies of the NPPF, prior approval is therefore required and granted subject to condition.

#### Drainage and flood risk assessment

Paragraph 170 of the NPPF states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.

The Environment Agency Flood Map for Planning identifies that the site does not lie within Flood Zones 2 and 3 and is therefore not at risk of flooding.

As such, the proposal is in accordance with the policies of the NPPF and prior approval is therefore not required.

#### Noise impact

Paragraph 135 of the National Planning Policy Framework requires planning policies and decisions to ensure that new developments create a high standard of amenity for existing and future users.

Typically, sound insulation between floors in itself is dealt with under Approved Document E via Building Control. However, internal noise conditions need to be ascertained and understood

to ensure the development is appropriate for its location, taking into account living conditions, including reducing to a minimum the potential adverse impacts resulting from noise on health and the quality of life. In this instance, the noise environment is predominantly traffic from the main road (Shawclough Road) approximately 60m away with no other significant noise sources. The submitted Noise Impact Assessment concludes a scheme of sound insulation works has been developed to protect the proposed residential development from the ambient noise climate and on this basis, the ambient noise climate is not considered to pose a constraint to future residents.

As such, subject to an appropriate condition, the proposal is in accordance with the policies of the NPPF and prior approval is therefore not required.

#### Impact on Conservation Areas

The application site is not located in a Conservation Area and accordingly, the proposed development is in accordance with the policies of the NPPF and prior approval is therefore not required.

#### Provision of natural light to habitable rooms

Paragraph 131 of the NPPF states that *“the creation of high quality, beautiful and sustainable buildings is fundamental to what the planning and development process should achieve”*. Paragraph 135 goes on to state that planning policies and decisions should ensure that developments function well and add to the overall quality of the area, are visually attractive as a result of good architecture, layout and appropriate and effective landscaping and are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change.

Paragraph 135 of the National Planning Policy Framework requires planning policies and decisions to ensure that new developments create a high standard of amenity for existing and future users. A habitable room is identified as a room used or intended to be used for sleeping or living which is not solely used for cooking purposes, but does not include bath or toilet facilities, service rooms, corridors, laundry rooms, hallways or utility rooms.

The ground and first floor flats as demonstrated on the submitted Proposed Floor Plans contain adequate outward facing windows to all habitable rooms within the development which will provide the units with an adequate supply of natural light. Flats 11 and 12 are located within the roof space and are only provided with roof lights however, these flats are of an adequate size and this only affects two flats. Officers therefore consider that adequate levels of daylight and sunlight will be received, and this is not an unusual arrangement for bedrooms within existing roof spaces.

Accordingly, prior approval is therefore not required in this regard.

*The impact on intended occupiers of the development of the introduction of residential use in an area the authority considers to be important for general or heavy industry, waste management, storage and distribution, or a mix of such uses*

The application site is not in an area that is considered to be important for general or heavy industry, waste management, storage or distribution, and therefore does not require prior approval.

*The impact on the local provision of a registered nursery or health centre through the loss of either service*

The proposal would not result in the loss of a registered nursery or health centre.

*Where the development meets the fire risk condition, the fire safety impacts on the intended occupants of the building*

The proposed development is less than 18m in height and is less than seven storeys, and therefore does not meet the fire risk condition. No fire safety impacts of the development is required.

#### Space standards

Article 3 (9A) of the GDPO states that ‘Schedule 2 does not grant permission for, or authorise any development of, any new dwellinghouse—

(a) where the gross internal floor area is less than 37 square metres in size; or

(b) that does not comply with the nationally described space standard issued by the Department for Communities and Local Government on 27th March 2015.

The Nationally Described Space Standards (NDSS) is a technical standards document produced to ensure internal space within new dwellings is suitable for application across all tenures. The tables below set out the minimum gross internal floor area requirements for the proposed dwellings type.

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

\*Where a 1b1p has a shower room instead of a bathroom, the floor area may be reduced from 39m<sup>2</sup> to 37m<sup>2</sup>

Flat 1 – 2 bedroom = 62.5m<sup>2</sup>

Flat 2 – 2 bedroom = 79m<sup>2</sup>

Flat 3 – 2 bedroom = 61m<sup>2</sup>

Flat 4 - 2 bedroom = 61m<sup>2</sup>

Flat 5 - 2 bedroom = 61m<sup>2</sup>

Flat 6 – 1 bedroom = 37m<sup>2</sup>

Flat 7 – 2 bedroom = 79m<sup>2</sup>

Flat 8 – 1 bedroom = 44m<sup>2</sup>

Flat 9 – 1 bedroom = 52m<sup>2</sup>

Flat 10 – 1 bedroom = 38.2m<sup>2</sup>

Flat 11 – 1 bedroom = 47m<sup>2</sup>

Flat 12 – 1 bedroom = 50m<sup>2</sup>

The submitted plans reference the internal floor area of each dwelling which in some cases are just above the minimum standards set out under Section 3 (9A), and the NDSS. Accordingly, prior approval is therefore not required.

## **RECOMMENDATION**

Prior approval is required and approval is granted subject to conditions.

### **Condition(s) (7)**

- 1 The development must be completed within a period of 3 years starting with the prior approval date.

Reason: To comply with the requirements of Paragraph MA.2 of Part 5, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

- 2 This permission relates to the following plans and documents:

Site Location Plan

Drawing No: 23.3108.50 – Proposed Ground Floor Plan 1

Drawing No: 23.3108.51 – Proposed Ground Floor Plan 2

Drawing No: 23.3108.52 – Proposed First Floor Plan

Drawing No: 23.3108.53 – Proposed Second Floor Plan

Drawing No: 23.3108.54 – Proposed Elevations

Drawing No: 23.3108.55 – Existing & Proposed Block Plans

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and the development shall be carried out in accordance with these details hereby approved.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the saved Rochdale Unitary Development Plan, the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 3 Prior to first occupation of the development hereby approved, details of how refuse and recycling collections will be stored and managed from the site (including returning of bins to store), shall be submitted to and approved in writing by the Local Planning Authority.

Thereafter refuse storage, collection and returning of bins to store will be carried out fully in accordance with the approved details and the bin store shall be retained for use by the occupiers of the building at all times.

Reason: To ensure the provision of satisfactory facilities for the storage of refuse and to ensure the area is suitable for safe access and in the interests of visual amenity in accordance Policies DM1 and P3 of the Rochdale Core Strategy and the National Planning Policy Framework.

- 4 Prior to first occupation of the development hereby approved, a plan showing how vehicle parking spaces can satisfactorily be provided on site shall be submitted to and been approved in writing by the Local Planning Authority. The vehicle parking spaces shall be provided in full accordance with the approved details prior to first occupation and thereafter kept free of obstruction and retained in accordance with the approved details and shall remain available for the parking of vehicles at all times.

Reason: These details are required due to insufficient information being contained within this submission in accordance with Policy T2 of the Rochdale Core Strategy.

- 5 No dwelling hereby permitted shall be occupied until details of the bicycle parking facility for the building has been submitted to and approved in writing by the Local Planning Authority. The bicycle storage shall be covered and lockable and shall be kept available for bicycle parking at all times thereafter.

Reason: To encourage travel by sustainable alternatives to driving a motorcar in accordance with Policy T2 of the Rochdale Core Strategy.

- 6 Prior to first occupation of the development, a Phase I Report (Preliminary Risk Assessment) must be completed to assess the actual and/or potential contamination risks at the site. The Phase 1 Report must be submitted to, and approved in writing by, the Local Planning Authority and shall include a desk top

study, site walk over, conceptual model, basic hazard assessment and recommendation regarding the need or otherwise for further investigation and risk assessment.

Where the Phase 1 Report has identified potential unacceptable risks, a suitable investigation, risk assessment and remedial action shall be carried out in accordance with details and within a timescale to have first been submitted to and approved in writing by the Local Planning Authority.

In the event that contamination is suspected or found at any time when carrying out the approved development that was not previously identified, or contamination is caused, the Local Planning Authority shall be notified immediately and development affected and potentially affected by the contamination must stop. An investigation and/or risk assessment and/or remediation shall be carried out in accordance with an agreed process and within agreed timescales to have first been submitted to and approved in writing by the Local Planning Authority.

If contamination is not suspected, found or caused during development, this must be confirmed in a completion letter which is subject to the approval in writing of the Local Planning Authority

Reason: These details are required due to insufficient information being contained within this submission and to ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy G9 of the Core Strategy and the NPPF.

- 7 The development hereby approved shall be constructed in accordance with the noise mitigation measures set out within the submitted Noise Impact Assessment by Soundscape dated 23rd January 2025. No part of the development shall be occupied until such time as a verification report has been submitted to and approved in writing by the Local Planning Authority to confirm that the approved ventilation and acoustic measures have been implemented to achieve the required maximum noise levels. The noise attenuation measures shall be retained as installed thereafter.

Reason: To safeguard the amenities of residents in order to comply with the requirements of Policies G9 and DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

## INFORMATIVES

- 1 The applicant is advised that there is an outstanding condition to be discharged in relation to planning permission 25/00023/FUL.
- 2 Work on a loft or roof may affect bats. The applicant will need to consider protected species when planning work of this type. A survey may be needed, and if bats are using the building

a licence may be required. To view specific information regarding bats use the following link: <https://www.gov.uk/wildlife-licences>