

Officer Report

Case Reference: 24/00070/FUL
Location: Land Adjacent To Unit 1 Exmouth Street Rochdale OL16 4SX
Proposal: Erection of a storage building (Use Class B8) consisting of two units, and associated works including installation of boundary treatment, entrance gates and landscaping (Part-Retrospective)
Recommendation: Approve with Conditions
Officer: Majid Mir

SITE

The application site relates to land sited by Ainsworth Garage. To the north are three units which appear to be used by Ainsworth Garage.

To the east of the site Sudden Brook, with allotment gardens further east of the brook. To the south and west of the site are residential properties. To the north of the units used by Ainsworth Garage is Buersill House which has been recently granted permission to change of use of first floor workshop (B1) to additional residential accommodation (C3) through planning permission 24/01166/FUL.

Access to the site is via Hughtrede Street off Exmouth Street which is located to the west of the site.

There were a group of trees located to the south of the site that were felled prior to the application being submitted.

PROPOSAL

The application seeks planning permission to construct two new units and associated works including installation of boundary treatment, entrance gates and landscaping. The landscaping also includes tree planting.

No details of opening times have been provided.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Places for Everyone Joint Development Plan (PfE)

JP-P1 Sustainable Places

JP-J1 Supporting Long-Term Economic Growth

JP-J2 Employment Sites and Premises

JP-J4 Industry and Warehousing Development

JP-S4 Flood Risk and the Water Environment

JP-C8 Transport Requirements of New Development

JP-C7 Freight and Logistics

JP-S1 Sustainable Development

JP-P2 Heritage

JP-G6 Urban Green Space

JP-G7 Trees and Woodland

JP-G8 A Net Enhancement of Biodiversity and Geodiversity

Adopted Rochdale Core Strategy (CS):

SO1 To deliver a more prosperous economy

E2 Increasing jobs and prosperity

E3 Focusing on economic growth corridors and areas

SO3 Improving design, image and quality of place

P3 Improving design of new development

SO4 Promoting a greener environment

G1 Tackling and adapting to climate change

G6 Enhancing green infrastructure

G7 Increasing the value of biodiversity and geodiversity

G8 Managing water resources and flood risk

G9 Reducing the impact of pollution, contamination and land instability

SO5 Improving accessibility and delivering sustainable transport

T2 Improving accessibility

Unitary Development Plan (UDP):

G/D/1 Defined Urban Area

EM/7 Development and Flood Risk

EM/8 Protection of Surface and Ground Water

Supplementary Planning Documents (SPD):

Supplementary Planning Guidance note 'Guidelines and Standards for Residential Development' (June 2016).

RELEVANT SITE HISTORY

90/D24660 - Erection Of 2.0 Metre High Fence. Decision: Approve with conditions.

CONSULTATION RESPONSES

Highways And Engineering

It would appear on site that the applicant has obstructed Exmouth Street and the proposed plans represent an obstruction of Hughtrede Street.

Before any application can be considered it would be necessary to seek a formal highways closure for these areas both of which must be left free for the public to access until formal closure has been approved or evidence regarding the highways status contradicting the definitive highway register has been produced.

Further investigation into the highways status is required.

Subject to the highways obstruction being resolved we have no objection to a B8 usage at this location being approved.

The applicant must undertake a dilapidation survey prior to commencement and upon completion remedy any damage apparent that construction may have caused.

No changes to the highway are proposed as a result of this proposal.

Env Health - Noise/Odours

This section has no objection in principle to the proposals, we would recommend conditioning the hours of use/access to 08:00-18:00 Monday-Sunday

Environment Agency

Sudden Brook is not classified as a statutory main river at this location (along the red line boundary), with the statutory main river to the north being further than 20m away. This proposal is therefore outside of our external consultation checklist and we would not be looking to comment at this time.

Land Contamination

Preliminary Risk Assessment required.

Drainage/LLFA

1. No drainage information has been provided or detailed on any of the proposal drawings. The approximate area of the proposed development is 0.16 ha. Although the site is not located in either Flood Zone 2 or 3, there is a main river (Sudden Brook) adjacent to the site. As a result, a Flood Risk Assessment is also required in addition to a detailed drainage strategy.

2. The aim should be to discharge surface run off as high up the following hierarchy of drainage options as reasonably practicable: The ordered drainage techniques to be assessed with the aim to reduce or omit lower techniques:

- Control at Source (Infiltration / Recycling)
- On Site Treatment (Basins, Swales, Rain gardens, Tree pits)
- Local Treatment (Adoptable Ponds, Basins, Swales etc)
- Regional Treatment (ditto usually to a larger scale)
- Discharge to Watercourses / Bodies
- Discharge to SW Sewers
- Discharge to Combined Sewers

3. Previous land use shows the site is not greenfield. However, the land appears to have been derelict for many years and therefore development surface water runoff should be regarded as greenfield.

4. Infiltration drainage techniques can only be discounted after infiltration testing has been conducted and sufficiently confirms infiltration is not viable due to ground conditions.

5. No drainage proposals have been provided, if infiltration is found not to be viable then it is assumed surface water will be discharged into the watercourse.

6. Any drainage proposals should incorporate green SuDS source control such as tree pits, raingardens etc.

7. The proposal's drainage design should be demonstrated to be feasible for a 1-in-100-year storm event + 45% climate change allowance, which is applicable for peak rainfall. This climate change allowance is appropriate for the 'Irwell Management' Catchment area.

DRAINAGE & FLOOD OFFICER SUMMARY:

- I. No drainage proposals or strategy has been provided and is required.
- II. The proposals should address all the above points
- III. An acceptable drainage proposal should be provided before the application is approved.

Canal and River Trust

No comment or objection to make for this application.

Urban Design

Summary: The application is not supported for approval in its current form. Concern is raised about the scale, massing and design of the proposed building, which is considered to represent an overdevelopment of the plot and which would be visually jarring in the surrounding residential context.

GMEU

Summary

As the site is already cleared, ecological issues are now restricted to biodiversity mitigation and enhancement and proximity to Sudden Brook.

Wildlife Issues - As the site has now been cleared, there is no benefit to requesting any surveys or condition.

Invasive Species - The Brook will be high risk for species such as Japanese knotweed and Himalayan balsam. Recommend condition requiring survey for invasive plant species including Japanese knotweed and Himalayan balsam and provide a method statement detailing avoidance measures, if invasive species are found.

Proximity to Watercourse - The development will encroach on the Sudden Brook. Unclear whether or not the watercourse is classed as main river at this location. The development will have a negative effect on the watercourse. I recommend potential drainage and flow rates off the site into the brook are dealt with prior to determination.

Contributing to and Enhancing the Natural Environment & Biodiversity Net Gain (BNG) -

The site is now clear of vegetation but until relatively recently, trees and shrubs were present in the southern half of the site (visible on streetview in 2014 and Google Earth 2023). Whilst acknowledging that the application was submitted in January 2024, prior to mandatory BNG, biodiversity net gain (but not 10%) was still required by the NPPF and Places for Everyone provided planning weight for 10% BNG in a Greater Manchester Context.

The development is not compliant with the NPPF as the trees removed prior to submission of the application should be taken into account and mitigation provided. I also recommend mitigation for loss of bird nesting habitat.

Recommend that prior to determination a biodiversity mitigation and enhancement plan is provided by a suitably experienced ecological consultant and that biodiversity net gain is demonstrated through provision of defra metric.

Following amendments:

No response received.

REPRESENTATIONS

Letters of notification were sent to neighbouring properties and site notices were placed in the vicinity of the site. Accounting for both comments received during original and repeat consultation exercises following the receipt of amended plans, a total of 19 letters of objection (5 of which are either duplicates/follow-ups) and 6 letters of support. The comments are summarised below:

Principle

- Industrial area in a residential area.
- Reduction in the number of units from 3 to 2 makes little or no difference to the access and traffic.
- Abandoned cars all along Hughtrede Street and Exmouth Street
- Garage was sold, it was split into 3 units and adding any more units will cause even more congestion and safety issues.
- Impact on neighbours with disabilities – unable to access property due to obstructions.
- Much needed construction in the dead space.
- Good to see commercial units coming to Rochdale – There are none available to rent and demand is high.
- This will be a great asset to the community and business for Rochdale.

Visual Amenity and Character

- Further works would detrimental to the area.
- Promote development of the site – has been an eyesore.
- Improve character of area.
- Part of the site was woodland with a path to the brook with a bridge and allotments at rear, this has since been torn down and fenced around in an unsightly manner.
- Plot is filthy with rubbish everywhere and we experience lots of antisocial behaviour.

Amenity

- Noise and air pollution from activity on site.
- Work late at present and cause nuisance.
- Noise, dust, and construction vehicles will negatively impact quality of life of neighbours.
- The current site has no waste control.
- Noise disturbance from proposed development.

Environmental

- Loss of trees.
- Loss and impact on biodiversity.
- Increase of rats and pests due to the removal of woodland and increase in waste in the area.

Highways and Road Safety

- Illegal parking.
- Blocking of access and road.
- Have had loud off-road vehicles visiting the site and driving recklessly.
- The children can no longer play safely due to the sheer number of parked, broken down or visiting vehicles.
- There are currently 14 cars on the site in varying states of decay, this level cannot be maintained with further storage facility.
- Lack of Parking.
- No access for refuse vehicles due to vehicles parked on street.
- Not enough parking spaces for proposed development.
- Additional strain on the unadopted road – damage to the road to be covered by neighbours.
- Road unable to hold additional capacity.
- Will lead to congestion.
- Increase in volume of traffic.
- Safety risk at junction with Oldham Road due to vehicles parked on Oldham Road.

Flood Risk

- Flood risk – Proximity to brook.

Other

- Object to any more buildings/units facing properties.

- Experienced out of control fires , arson attacks on damaged vehicles and the attached scrap yard.

- Antisocial behaviour from owners of business.

- Concerns with the ability to easily change the use of the building under Permitted Development Rights.

- Historical access to allotments lost.

Officer comments: Comments in relation to material planning considerations have been discussed below. It is noted that numerous comments, including comments on antisocial behaviour, general nuisance and illegal parking, are not material planning considerations and can be resolved through other legislative means.

Principle of Development

The application site is within the Defined Urban Area as allocated under the Rochdale Unitary Development Plan. Under the supporting text for saved policy G/D/1. Saved Policy G/D/1 establishes the boundary of the urban area and ensures new development, wherever possible and appropriate, is concentrated within the urban area in order to support urban regeneration and to protect the countryside. PfE Policy JP-J4 states at least 3,513,000sqm of new, accessible, industrial and warehousing floorspace will be provided in the Plan area over the period 2022-2039.

Policy E2 of the Core Strategy relates to increasing jobs and prosperity and advises that the Council will promote the delivery of infrastructure relating to the sufficient supply of suitable land, buildings and infrastructure required to create and retain successful businesses.

The application site is presently used for storage of vehicles associated with the units of Ainsworth Garage. The number of units has been reduced to two which it is considered can be accommodated within the site.

Given the existing use of the site, it is considered that the principle of development for two small units on the site under Use Class B8 is acceptable and in accordance with the requirements of saved UDP policy G/D/1, policy JP-J4 of the PfE, policy E2 of the Core Strategy, and the NPPF.

Design and Appearance

The number of units being proposed has been reduced to two and the design of the proposed units have also been amended. The proposed units will be of a convention dual pitched gable roof design with a rectangular form. The proposed units will be constructed using brickwork at

the base up to a height of 1m. The remaining 3m of the elevations will be rendered. The roof will be constructed using corrugated metal sheets. The use of tiles would be preferred for the roof, however, considering the use of the buildings, it is considered that, on balance, to be acceptable. The overall design and scale of the proposed units would be similar in form to those found in the local area. The use of brick and render would also be similar to what is found on neighbouring properties. The overall design would be generally in-keeping with character of the neighbouring properties and as such is considered to be acceptable.

The proposed boundary treatment which would consist of black metal fencing set to the height of approximately 2.2m. The gates would be of the same design and height. The proposed boundary treatment would retain an open aspect. The proposed boundary treatment would provide sufficient security, retain an open aspect and would not be overly dominant or create an oppressive environment.

The application also proposes to store bins to the east of the site sandwiched between the existing unit and the proposed units. The bins would be sited in a position which would not be prominent from public vantage points.

A group of trees located to the south of the site were felled prior to the submission of this application. The application has been amended to create a landscaped area in the southern corner of the site and along part of the boundary to the west with the brook. The addition of the landscaping area with multiple trees would allow for the softening of the visual impact caused by the proposed development. Additionally, by removing the boundary treatment along this part of the site, the existing informal access used by local residents to access the allotments over the brook would be retained.

The proposal is therefore considered to be acceptable and would accord with policies, DM1 and P3 of the adopted Core Strategy, the PpE and the NPPF.

Amenity

Policy G9 of the Core Strategy requires that applications do not lead to an unacceptable increase in noise or other pollution. Policy DM1 requires that development is compatible with surrounding land uses in terms of its impact upon amenities of neighbouring residents and also requires that developments mitigate against any impacts due to noise.

The proposed units would be sited on land presently used for storage of vehicles associated with Ainsworth Garage. The site is located within a residential area with the residential properties located in close vicinity to the site.

The proposed building structure would be sited between 26m and 43m from the residential dwellings located to the west of the site. The proposed building structure would be the equivalent of a two storey structure. The distance between the structures would exceed the minimum separation distances required under paragraph 4.1 of the SPD. The proposed building structure would be set a sufficient distance and/or would be sufficiently screened from other neighbouring residential properties.

The Council's Environmental Health department assessed the application and raised no objection to the proposal. The Environmental Health department did however recommend including a condition restricting the operating times of the site to 08:00-18:00 Monday-Sunday.

Considering that the distance from residential properties, it is considered appropriate to include a condition requiring the restriction of use of the site to these hours on all days.

As such it is considered that proposal would not have an unacceptable impact on residential amenity. The proposal would accord with policy DM1 of the adopted Core Strategy, PfE and the NPPF.

Highways

Policy T2 of the adopted Core Strategy seeks to prioritise the safety, accessibility and amenity of those who live or have business in the area. Policy DM1 also states that all development proposals should provide satisfactory vehicular access with adequate parking, manoeuvring, and servicing arrangements taking into account of the proposed use and location. Minimum parking standards can be found in appendix 5 of the Core Strategy. Paragraph 116 of the NPPF 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 account all reasonable future scenarios.

The highways department raised concerns in regard to the obstruction of Exmouth Street through the installation of gates by the junction with Hughtrede Street. It is noted that these gates do not form part of the application and are not within the red edge boundary of the site. The applicant will need to submit a separate application. It is considered appropriate to include an advisory note with any planning permission informing the applicant of the requirements to gain formal permission for the closure of the highway and the requirement for the highway to be left free for the public to access the highway until formal closure has been approved.

Excluding the concerns raised in regard to the highway closure, the highways department noted that no changes to the highway are proposed as a result of this proposal and that they have no objection to a B8 usage on this site. The highways department however did request that a dilapidation survey is undertaken prior to commencement, and upon completion, remediation work to take place of any damage apparent that construction of the development may have caused.

Concerns have been raised about parking on the neighbour roads and within the site. It is noted that the highways department have raised no objection to the number of parking spaces made available for the site. It is further noted that appendix 5 of the Core Strategy sets a maximum level of parking for 1 parking space per 100m² for B8 use and 1 parking space per 60m² for B2 use. The proposed units would have a combined floor space of 133m². The existing units have a combined floorspace area of approximately 250m². Considering the proposed site plan indicates 6 parking spaces, the proposal would provide a sufficient amount of parking spaces in line with the requirements of appendix 5 of the Core Strategy.

As such, it is considered the proposal would comply with Policy T2 of the Rochdale Core Strategy, the PfE and the NPPF.

Drainage

Policy G8 requires that new development does not lead to any form of increased flooding or impeded natural water and flood risk management. In this regard it is important that development includes drainage that is appropriate for the site and that utilised sustainable

urban drainage solutions where ever possible. The site is not within an area at increased risk of flooding.

The site is adjacent to Sudden Brook, with the proposed building structure being sited within close vicinity to the brook. Additionally, the vast majority of the site and part of Hughtrede Street are located within an area identified as within 1 in 30 year risk of surface water flooding. The site is however not located within flood risk zone 2 or 3 and nor is it located within a critical drainage zone.

Prior to the amendments of the proposal, GMEU noted that the proposed development will encroach on the Sudden Brook and it was unclear whether or not the watercourse is classed as main river at this location. The Environment Agency confirmed that it was not a part of the main river at this point. Furthermore, GMEU assessed that the proposed development would have a negative effect on the watercourse, which has already been heavily modified in this location. GMEU advised that sustainable drainage measures were required to ensure flow rates are not increased.

The drainage officer noted that no drainage strategy or Flood Risk Assessment had been submitted. The drainage officer requested that a drainage strategy be submitted. It is consider appropriate to include a pre-commencement condition requiring a drainage strategy to be provided.

Subject to the addition of the condition, the proposal would not have any unacceptable impact, and would accord with Policy G8 of the Rochdale Core Strategy, the UDP, the PfE and the NPPF.

Biodiversity and Ecology

The majority of the site possess limited biodiversity. However, the southern part of the site included a group of trees that had been removed. The application was submitted prior to the BNG becoming mandatory. Nevertheless, paragraph 174 of the NPPF states that the planning system should contribute to and enhance the natural and local environment by minimising impacts on biodiversity, providing net gains where possible, and contributing to the Government's commitment to halt decline. Core Strategy policy G7 requires that no development should result in a net loss of biodiversity and geodiversity.

Policy JP-G7 states that where 'development would result in the loss of existing trees, requiring replacement on the basis of two new trees for each tree lost, or other measures that would also result in a net enhancement in the character and quality of the treescape and biodiversity value in the local area, with a preference for on-site provision.' Policy G6 of the Core Strategy also requires a replacement ratio of 2:1 for trees removed from a site.

The southern point of the site had numerous trees and foliage on it; however, it appears that this was all removed between June 2023 and October 2024. It is unclear how many trees were removed. The proposal has been amended to remove one of the units and to create a landscaped area which would include numerous trees. The proposed site plan indicates 18 trees will be planted along the perimeter of the site to part of the eastern and part of the western boundary of the site. The addition of the tree planting and landscaping area would see some trees reinstated on the site as well as provide additional tree planting to the east of the boundary with the brook. Furthermore, the proposed tree planting and landscaping would support biodiversity. It is however noted that limited details have been provided about the

landscaping and the tree planting. It is considered appropriate to include a condition requiring further details of the tree planting and landscaping to be provided.

Further to the above, although the landscaping and tree planting would help support biodiversity, the site is capable of supporting further biodiversity enhancement on the site through the inclusion of bird and bat boxes on the proposed building structure to compensate for the loss of habitat that would have likely been found on the trees. It is considered appropriate to include a condition requiring details of biodiversity enhancement on the site.

The addition of the conditions would allow for sufficient tree planting and for the enhancement of ecology and biodiversity on the site. It is noted that paragraph 55 of the NPPF states that local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. In this case, it is considered that mitigation secured through conditions can secure an enhancement of ecology and biodiversity

GMEU have noted that the brook will be high risk for species such as Japanese Knotweed and Himalayan Balsam. GMEU added that, if present, all that could reasonably be requested is biosecurity measures during construction, as eradication is very unlikely as seed and plant propagule sources will be present upstream. As such, GMEU have recommended a condition requiring a survey for invasive plant species including Japanese Knotweed and Himalayan Balsam, and if invasive species are present, a method statement detailing avoidance measures should also be submitted for approval. It is considered appropriate to include a condition requiring a survey, and if found, details of avoidance measures to be provided.

Subject to the addition of the relevant conditions, the proposal would not have any unacceptable impact on biodiversity and geodiversity, and would accord with policies G6 and G7 of the Rochdale Core Strategy, policies JP-G7 and JP-G8 of the PfE and the NPPF.

Land contamination

Core Strategy Policy G9 states that the Council will ensure that any risks arising from contaminated land or land instability are identified, and that any appropriate actions to address these risks are taken, prior to development taking place.

The Council's Land Contamination Officer reviewed the application and recommended the addition of a condition requiring a Preliminary Risk Assessment to be submitted prior to commencement of development.

Considering the existing use of the site and the potential risk to occupiers of the site as well as neighbouring sites, the addition of the condition is considered appropriate.

Subject to the addition of the condition, it is considered that the application would accord with adopted Rochdale Core Strategy policy G9, saved UDP policies EM/7 and EM/8, the PfE and the NPPF.

Recommendation: Approve with Conditions

Condition(s) (11)

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason. Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development shall be carried out in accordance with the following drawings and documents hereby approved:

- Location Plan. Received by email on 04/12/2025

- Street View Elevation (Existing) and Site Plan (Existing). Drawing number: 2092/1. Received by email on 13/11/2025

- Ground Floor Plan (Proposed) and Street View Elevation (Proposed). Drawing number: 2092/2. Received by email on 13/11/2025

- Elevations (Proposed). Drawing number: 2092/3. Received by email on 13/11/2025

- Site Plan (Proposed). Drawing number: 2092/4. Received by email on 13/11/2025

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

- 3 No above ground works shall take place until such time as a detailed specification and/or samples of materials to be used externally in the construction of the development have first been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. The development shall be carried out in accordance with the duly approved details thereafter.

Reason: In the interests of ensuring a satisfactory visual appearance to the development and in accordance with Policies P3 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.

- 4 Notwithstanding the details shown on the approved plans, prior to first occupation of the hereby approved development, full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. The details shall include the formation of any banks, terraces or other earthworks, hard surfaced areas and materials, planting plans, specifications and schedules (including planting size, species and numbers/densities), use of guards

or other protective measures, confirmation of locations and a scheme for the timing / phasing of implementation works.

The landscaping works shall be carried out in accordance with the approved scheme for timing / phasing of implementation or within the next planting season following final occupation of the development hereby permitted, whichever is the sooner.

Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development and in accordance with Core Strategy Policies G6 and G7, Policies JP-G6 and JP-G7 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 5 No development shall take place until a surface water drainage scheme, supported by a drainage strategy, has been submitted to and approved in writing by the local planning authority. For the avoidance of doubt, foul and surface water shall drain on separate systems and any submission include:

- An investigation of the hierarchy of drainage options in the National Planning Policy Framework (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water.
- The background calculations of the MicroDrainage® model or any other software or calculations that have been used for the drainage design.
- Construction details for permeable paving including sub-base details e.g. cross-section, if this type of paving forms part of the sustainable drainage system.

The duly approved scheme shall be implemented prior to the first occupation of any part of the development, and shall be retained thereafter for the lifetime of the development.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. To prevent an increased risk of flooding as a result of the development and to ensure satisfactory disposal of surface water from the site in accordance with Policy G8 of the adopted Rochdale Core Strategy, Policy JP-S4 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Reason for pre-commencement condition: Drainage infrastructure will need to be implemented prior to commencement of above ground works and a scheme therefore needs to be agreed in advance of the same.

- 6 No development shall take place until an investigation and risk assessment (in addition to any assessment provided with the planning application) has been submitted to and approved in writing by the Local Planning Authority. The assessment shall investigate the nature and extent of any contamination on the site (whether or not it originates on the site). The assessment shall be undertaken by competent persons.

The submitted report shall include:

- i) a survey of the extent, scale and nature of contamination
- ii) an assessment of the potential risks to:
 - o human health,
 - o property (existing or proposed) including buildings, crops, livestock, pets, woodland, and service lines and pipes,
 - o adjoining land,
 - o groundwaters and surface waters,
 - o ecological systems,
 - o archaeological sites and ancient monuments;
- iii) where unacceptable risks are identified, an appraisal of remedial options and proposal of the preferred option(s) to form a remediation strategy for the site.

The development shall be carried out in accordance with the approved remediation strategy thereafter.

No part of the development shall be occupied until a verification report demonstrating that the approved remediation has been implemented has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the safe development of the site in the interests of the amenity of future occupiers in accordance with Policy G9 of the adopted Rochdale Core Strategy, Policy JP-S1 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Reason for pre-commencement condition: Further investigation will be necessary prior to commencement of any building or engineering works on site.

- 7 No development or further earthworks shall take place until a survey for invasive plant species including, but not limited to, Japanese Knotweed and Himalayan Balsam, has been submitted to and approved in writing by the Local Planning Authority. Where invasive species are present, a detailed method statement detailing avoidance measures shall be submitted to and approved in writing by the Local Planning Authority. The method statement shall include measures to prevent

the spread of Japanese Knotweed, Himalayan Balsam and any other invasive species that may be present during any operations on site. The development shall thereafter be carried out in accordance with the approved method statement.

Reason: In accordance with policy G7 of the adopted Rochdale Core Strategy and Policy JP-G8 of the adopted Places for Everyone Joint Development Plan and to ensure the satisfactory treatment and disposal of invasive plant species which, under the terms of the Wildlife & Countryside Act 1981 (as amended) it is an offence to be caused to be spread in the wild.

Reason for pre-commencement condition: Construction activity increases the risk of invasive species spreading.

- 8 No part of the development hereby permitted shall be occupied until a scheme of biodiversity enhancements has been submitted to and approved in writing by the Local Planning Authority. Such measure shall include, but not limited to, the provision of bird boxes, bird bricks, bat boxes and bat bricks to be integrated to the fabric of the building. The duly approved scheme shall be implemented in full prior to final occupation of the phase of development to which the measures relate and retained thereafter.

Reason: In the interests of enhancing biodiversity and habitat provision within the site in accordance with Policy G7 of the adopted Rochdale Core Strategy, Policy JP-G8 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 9 The development hereby approved shall not be operated outside the hours of 08:00 and 18:00 on Monday to Sunday.

Reason: To protect the amenity of nearby occupants and in accordance with 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.

- 10 Notwithstanding any details submitted as part of the application, no part of the development shall be occupied until details of the type, siting, design and materials to be used in the construction of boundaries, screens or retaining walls have been submitted to and approved in writing by the Local Planning Authority. Any structures shall be installed in accordance with the approved details prior to the first occupation of the approved development and retained thereafter.

Reason: In the interests of ensuring a satisfactory visual appearance to the development and in accordance with Policies P3 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.

- 11 No development shall take place until a photographic survey showing the pre-development photographic condition of Hughtrede Street and Exmouth Street has been undertaken and agreed in writing by the Local Planning Authority. The development hereby permitted shall not be occupied until a scheme for the resurfacing and/or repair of any potholes or areas of the road surface which have deteriorated in the intervening period (between pre and post development), shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented prior to occupation of any dwelling hereby approved.

Reason: Construction traffic associated with the development has the potential to cause further deterioration of the road's surface. The developer is required to undertake works of repair to the road surface where deterioration arises as a result of its use by heavy construction vehicles in order to facilitate safe and convenient access and circulation for vehicle traffic in accordance with the requirements of Policy T2 of the adopted Core Strategy.

Reason for pre-commencement: To ascertain the level of damage that may be caused by the proposed development.

Approval Reason(s) (1)

- 1 The Local Planning Authority worked proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition.