

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
24/00398/FUL	Claire Ringwood	12 th November 2024

Address: Ken Mills Engineering Co, New Street, Rochdale, OL12 6NS

Proposal: 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

PUBLICITY	Weekly list expired?	Y	Site notice expired?	N/A
	Neighbour letters expired?	Y	Press Notice expired?	N/A

DELEGATION	Significant departure from local plan?	N	Contrary to national policy?	N
	Applicant a Council Member or officer?	N	Contrary to previous decision?	N
	Major with 10 or more objections and recommending approval?	N	Called in or Planning Panel objection?	N

COMMENTS	Planning Panel comments received?	N
	Neighbour comments received?	Y

EIA	Screening opinion completed and saved to OnBase?	N/A
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CONDITIONS	Pre-commencement conditions proposed?	Y
	Pre-commencement conditions agreed (or notification period expired)?	Y

RECOMMENDATION	GRANT subject to conditions
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CHECKED AND SIGNED OFF BY: RG

DATE: 14 November 2024

SITE

The application site is part of a large industrial building on the corner of New Street, Sweet Briar Lane and Sweet Briar Close. The application site itself is three storey in height and attached to 13 New Street which was used as a loading bay entrance with a large roller shutter door. The site has had a significant industrial presence since at least 1851 when it was first depicted on the first edition OS map. It comprises 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. The buildings within the terrace appear to be constructed of brick with stone facings. To the rear of the terrace was a large steel framed building and an arched steel shed along the Sweet Briars Lane boundary which has now been demolished. There are mature trees to the rear separating properties on Glenden Foot and Hawley Green. 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 of the arched shed 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

The application proposes the change of use of the loading bay entrance to a 5 bedroom dwelling. The proposal includes the introduction of new windows and doors to the front and rear elevations along with a patio area and garden area to the rear.

Bin storage is proposed at the rear and future occupiers will need to deliver the bins to Sweet Briar Close for collection.

The submitted plans show the materials would consist of grey render, tiles and UPVC windows and doors to match the existing dwellings in the row.

PLANS AND INFORMATION SUBMITTED

Drawing No: 23.3108.3 – Existing Floor Plans

Drawing No: 23.3108.6A – Existing & Proposed Ground Floor Full Layout Plans

Drawing No: 23.3108.8B – Proposed Floor Plans

Drawing No: 23.3108.10 – Existing & Proposed First Floor Full Layout Plans

Drawing No: 23.3108.11 – Existing & Proposed Second Floor Full Layout Plans

Received 2nd May 2024

Preliminary Roost Assessment by Indigo Surveys Ltd, dated 28th June 2024, Ref: SD 89015 14791

Received 4th July 2024

Heritage Assessment by Garry Miller Heritage Consultancy, date of issue: August 2024

Received 6th August 2024

Site Location Plan

Drawing No: 23.3108.2B – Existing & Proposed Site Plans

Drawing No: 23.3108.4B – Existing Front & Rear Elevations

Drawing No: 23.3108.5B – Existing Front & Rear Street Scene Elevations

Drawing No: 23.3108.7B – Proposed Front & Rear Street Scene Elevations
Drawing No: 23.3108.9C – Proposed Front & Rear Elevations
Design & Access Statement
Noise Impact Assessment by Environmental Noise Solutions dated 15th August 2024
Received 21st August 2024

Preliminary Roost Assessment by Indigo Surveys Ltd, dated 28th June 2024, SD
89015 14791 Rev 1 A
Received 22nd October 2024

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

Sub-Regional

Places for Everyone Joint Development Plan (PfE)

The Places for Everyone Joint Development Plan was adopted and became part of the statutory development plan for each of the 9 authorities covered by the plan on 21st March 2024. The following policies are relevant:

JP-S1: Sustainable Development
JP-S4: Flood Risk and the Water Environment
JP-H1: Scale, Distribution and Phasing of New Housing Development
JP-H3: Type, Size and Design of New Housing
JP-H4: Density of New Housing
JP-G7: Trees and Woodland
JP-G8: A Net Enhancement of Biodiversity and Geodiversity
JP-P1: Sustainable Places
JP-P2: Heritage
JP-C8: Transport Requirements of New Development

Rochdale Core Strategy (CS):

DM1 General Development requirements
SD1 Delivering sustainable development

E2 Increasing jobs and prosperity

SO2 Creating successful and healthy communities

C1 Delivering the right amount of housing in the right places
C3 Delivering the right type of housing
C6 Improving health and wellbeing

SO3 Improving design, image and quality of place

P2 Protecting and enhancing character, landscape and heritage
P3 Improving design of new development

SO4 Promoting a greener environment

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

Supplementary Planning Documents (SPD):

Guidelines and Standards for Residential Development SPD (June 2016)

Provision of Recreational Open Space in New Housing SPD (Jan 2017)

Oldham and Rochdale Urban Design Guide SPD

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.

SUMMARY OF CONSULTATION RESPONSES

Highways

No objection to this development.

Greater Manchester Ecology Unit

No objections subject to relevant conditions following the submission of an updated Preliminary Roost Assessment.

Trees

No objections.

Greater Manchester Archaeological Advisory Service

The application is supported by a detailed Heritage Statement (HS) compiled by Garry Miller Heritage Consultancy in August 2024. The HS provides a useful summary of the historical development of the application building, making use of cartographic materials and a site visit to understand the significance of the building in its current form.

GMAAS agrees with the conclusions of the HS. The drastic alteration of the original back-to-back weaver's cottages to an industrial usage has removed the vast majority of original features, to the point that from the exterior it is no longer recognisable as a domestic dwelling. Retention of what is left (internal fireplace, original brickwork/masonry, and timbers forming the ceiling – which still denote the original partition between the former back-to-backs), and redevelopment back to a domestic function will return a degree of significance to the structure and ensure longevity for the building.

There is very little surviving of interest or significance that will be impacted by the development. On this basis GMAAS advise that there is no reason to seek to impose any further archaeological requirements upon the applicant.

Environmental Health (Noise)

No objection subject to the proposed dwelling being constructed in line with the requirements of the submitted noise impact assessment in regards to achieving internal and external noise levels.

Environmental Protection (Land)

Prior to commencement of the development the existing structures and surrounding site shall be inspected for visual/olfactory evidence of contamination and a letter report submitted to the Local Planning Authority for approval containing the following information:

- the nature and integrity of existing floors and hardstanding;
- any evidence of the storage of potentially contaminating substances;
- any visual / olfactory evidence of contamination within or surrounding the buildings
- photographic evidence of the findings;

If any evidence of possible contamination is identified proposals for its removal shall be submitted to the Local Planning Authority for approval in advance for the further investigation and/or removal of the contamination. The occupation of the building/site shall not commence until the contamination has been treated to the written satisfaction of the Local Planning Authority.

Greater Manchester Fire Service

The following observations and recommendations were advised: access for fire and rescue service; provision of water supplies; recommendation for automatic water suppression system; and other considerations.

[A full copy of the letter has been sent to the agent].

United Utilities

No comments at the time of writing.

Drainage Officer

A Drainage Strategy is required prior to determination of the application.

Conservation Officer

No objection subject to conditions.

REPRESENTATIONS

Letters of notification were sent to all surrounding properties. 1 letter of representation has been received in regards to works being undertaken at the site.

ANALYSIS

Principle of Development

The application proposes the conversion of part of a large industrial building that is adjoined to a row of terrace houses into a 5 bedroom dwelling. The submitted Heritage Statement advises that this part of the building was probably originally built as a pair of back to back weavers' cottages c.1800, along with 11 and 13 New Street.

Chapter 5 of the NPPF seeks to deliver a sufficient supply of homes, with paragraph 60 setting out that *'the overall aim should be to meet as much of an area's identified housing need as possible, including with an appropriate mix of housing types for the local community'*. Paragraph 63 states *'within this context of establishing need, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in housing policies'*. Paragraph 70 of the NPPF also continues that 'small and medium sized sites can make an important contribution to meeting the housing requirement of an area'.

Policy C1 of the Core Strategy outlines that the Council will promote the reuse and regeneration of vacant and underused previously developed sites.

The latest published information suggests that the Council can demonstrate over 5 years' worth of deliverable housing sites, as required by national policy however, this does not preclude the promotion of sustainable development where this can assist in delivering additional housing to meet local needs. The recent adoption of PfE has also increased the housing requirement to 568 per annum through to 2025 and 616 averaged across the plan period.

As the surrounding area is predominantly residential and the historic use of this section of the building was likely to have been in residential use, the principle of development is therefore acceptable subject to other material considerations, as outlined below. The proposed development is therefore in accordance with saved Policy G/D/1 of the Rochdale UDP, Policies C1, C3 and SD1 of the adopted Rochdale Core Strategy, Policy JP-H3 of PfE and the requirements of the NPPF in respect of housing supply and sustainability.

Non-Designated Heritage Asset and Visual Amenity

The application is supported by a Heritage Statement, which sets out the history of the building and its significance. This states that the site was probably originally built as a pair of back to back weavers' cottages c.1800, along with 11 and 13 New Street. The site was later amalgamated into Shaw Clough's foundry and the Heritage Statement indicates that it was at this time that it underwent alterations to enable an industrial use. This likely took place in the late 19th / early 20th century.

The wider site and former weaver's cottages have been identified as non-designated heritage assets due to their architectural and historic interest. There is also group value, due to the legibility of the former industrial landscape.

The impact of a development on a non-designated heritage asset is a material planning consideration. A balanced judgement should be had, having regard to the significance of the asset, and the scale of any harm or loss (NPPF paragraph 209). At a local level, PfE Policy JP-P2 and Rochdale Core Strategy Policy P2 apply. The wider site is a key heritage asset for the purposes of Core Strategy Policy P2, which seeks to conserve, enhance and promote the borough's engineering heritage.

The original weavers' cottages are no longer readily discernible externally. The front and rear elevations have been rebuilt in brick and a large roller-shutter opening has been installed. Internally, only fireplaces and a first floor ceiling remain. The Heritage Statement concludes that the significance of the building in its current form is low. The Council's Conservation Officer broadly agrees insofar as the external legibility of the building has been largely lost. However, the Council's Conservation Officer advises the site continues to provide some context in terms of the evolution of the industrial uses over the 19th and 20th centuries, and holds group value with its surroundings.

Given the likely original use of the building, there is no objection in heritage terms, to the reuse for residential purposes. The reinstatement of historical features, such as the weavers' lights could also be a heritage benefit. However, the Council's Conservation Officer has stated that care needs to be taken over the details to ensure the final result does not read as pastiche. With this in mind, large scale details of windows and new openings will be required by way of condition. Ideally windows would be timber or aluminium, although it is acknowledged that the neighbouring properties have UPVC. Stone surround details should also be provided, and these should be natural stone.

The cottages would have originally been built in the local sandstone. In the case of 11 and 13 New Street, the cottages have unfortunately been rendered. The application site has had its front and rear reconstructed in brick. Ideally the cottage would be rebuilt in stone however, it is acknowledged that this is unlikely to be viable. Given the circumstances, the Council's Conservation Officer has advised that render may be acceptable, although an alternative colour, which is more historically accurate should be chosen. A condition for details of the render specification will be imposed as part of the materials condition.

Subject to the above, it is considered that a neutral impact on the significance of the non-designated heritage asset could be achieved, as the harm would be mitigated and balanced out by the benefits of reinstating a residential use. On this basis, the application is considered to accord with Core Strategy Policies P2, Policies JP-P2 and JP-H3 of PfE and the NPPF.

Residential Amenity

Paragraph 131 of the National Planning Policy Framework advises that planning decisions should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings. Further to the above are the considerations of the Councils Supplementary Planning Document (SPD) 'Guidelines and Standards for Residential Development' which states that new developments *"should be carefully designed to protect the amenity of the occupants of adjoining properties."*

Space Standards & Privacy

Section 4.1 of the SPD sets out minimum distance standards which all new residential developments should adhere to in order to ensure a satisfactory standard of amenity for surrounding, existing and future occupiers.

4.1 of the SPD requires:

- (i) 21m between directly facing principal windows of habitable rooms, at an upper floor level AND 10.5m between a principal window at an upper floor level and a directly facing boundary of the curtilage;
- (ii) 14m between a principal window and any directly facing two storey elevation which does not contain a principal window to a habitable room; and
- (iii) 10m between a principal window and any directly facing single storey elevation which does not contain a principal window to a habitable room.

4.3 of the SPD also states that *'exceptions to these minimum space standards may be acceptable in some circumstances and applications will be considered on their individual merits'*.

The overall size of the proposed dwelling will remain the same as the existing building with the same proportions as 11 and 13 New Street. Front and rear

windows and doors are proposed however, the relationship with properties on the opposite side of New Street would be the same as currently exists between the existing properties. There is also a distance of approximately 30m between the rear elevation of the proposed dwelling and the property at 9 Hawley Green to the rear. This neighbouring property is at a lower level than the proposed dwelling however, there is substantial tree planting to the rear which along with acceptable boundary treatment will prevent any significant harm to the neighbouring properties to the rear.

Overshadowing and Overbearing Impact

The building will not be extended in anyway and therefore there is not considered to be any impact on neighbouring properties in terms of overshadowing or overbearing impacts.

Noise and Disturbance

It is acknowledged that there will be some noise and disturbance whilst the development is under construction however, this will only be short term. The building is also within a predominantly residential area and as such a residential use is not inappropriate and would be in keeping with the surrounding area.

The Council's Environmental Health Officer has reviewed the application and advised that there are no objection subject to the proposed dwelling being constructed in line with the requirements of the submitted noise impact assessment to achieve adequate internal and external noise levels.

Living conditions for future occupiers

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. Table 1 of this document sets out the minimum gross internal floor area requirements for dwellings, and setting out the requirements for dwellings which include a variety of room numbers, bed spaces and storeys.

In assessing this application, it is noted that no details on the intended number of occupants have been submitted. However, due to the sizing of the proposed units it is likely that the dwelling could accommodate up to 8 individuals.

The proposed dwelling would provide approximately 182sqm of internal floorspace and would therefore meet the requirements of the Nationally Described Space Standards. Officers therefore consider that the occupier amenity would be satisfactory. The proposal provides adequate light and outlook for all habitable rooms.

Furthermore, the proposed dwelling would be provided with an adequate level of private amenity space to the rear which is in line with surrounding rear garden areas and boundary treatment will be secured by way of condition.

Officers therefore consider that the proposed development would provide an adequate level of amenity for future occupants. The proposed dwelling is a sufficient distance from neighbouring properties and would not result in a significantly detrimental impact on the amenity of neighbouring occupiers in terms of loss of light, overshadowing, loss of privacy, overlooking or harm to outlook. Subject to the conditions mentioned above along with the removal of permitted development rights the proposal is considered in accordance with Policy DM1 of the adopted Rochdale Core Strategy and the NPPF.

Highways

Policy T2 of the Core Strategy sets out that development and infrastructure proposals are required to satisfy the Council's accessibility hierarchy and in all circumstances, the safety, accessibility and amenity of those who live or have business in the area will have priority, while providing reliable journey times for those travelling through. Developments are required to provide parking in compliance with the Council's Maximum Car Parking Standards as set out in Appendix 5 of the Core Strategy. Policy JP-C8 of PfE states that 'we will require new development to be located and designed to encourage walking, cycling and public transport use, to reduce the negative effects of car dependency, and help deliver high quality, attractive, liveable and sustainable environments. We will do this by.....8. Ensuring that car parking provision is well integrated and unobtrusive, so it supports the street scene; and where appropriate parking provision is flexible and can be adapted over time to reflect demand'.

No parking is proposed however, the Council's Highways officer has raised no objection to this arrangement as the addition of one dwelling is not considered to impact upon the highway.

There is an existing dropped kerb and bollards to the site frontage and it would be expected that as part of development, the bollards are removed and the kerb line should be re-instated to the satisfaction of the Local Highway Authority (secure by condition).

Bin storage is proposed to the rear garden and the agent has confirmed that future occupiers will need to deliver the bins to Sweet Briar Close for collection (secure by condition).

Taking the above matters into consideration and subject to relevant conditions, the proposed development is in accordance with policy T2 of the adopted Rochdale Core Strategy and JP-C8 of PfE.

Drainage and Flooding

Policy G8 of the adopted Rochdale Core Strategy, seeks to promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. The policy aims to prevent an increased risk of flooding as a result of the development and to ensure satisfactory disposal of surface water from development sites. JP-S4 of PfE states flood risk will be managed by '2. Working with natural processes and adopting a natural flood management approach to slow the speed of water drainage and intercept water pollutants'.

The Council's Drainage and Flooding Officer has reviewed the application and advised that a Drainage Strategy should be provided prior to the determination of the application. However, Officers consider that as the proposal relates only to a small section of the overall building, this matter would be dealt with through Building Regulations to ensure that the development has regard to The Hierarchy of Drainage as set out in the NPPG in order to drain surface water run-off as high up the drainage hierarchy as reasonably practicable. The proposal therefore accords with policy G8 of the adopted Rochdale Core Strategy, Policy JP-S4 of PfE and the NPPF.

Trees and Ecology

Policy G6 establishes that development should protect and improve green spaces and where trees are to be removed they should be replaced at a ratio of 2:1. This is reinforced in Policy JP-G7 of PfE which states '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 G7 of the Core Strategy requires developments to protect existing biodiversity including trees and vegetation. The NPPF also requires the planning system to contribute to and enhance the natural and local environment.

A Preliminary Roost Assessment was submitted with the application but this was for entire building and not just the part of the building proposed for conversion. An updated Preliminary Roost Assessment was submitted on 22nd October 2024 for the application site only and the Council's Ecologist advised that there is still a risk of disturbance during construction to the adjacent building however, as the proposed works are primarily internal with no major demolition, they are satisfied that the risk is very low and that no further information or measures are required.

A condition restricting the removal of trees and shrubs will be imposed as house sparrows were recorded as nesting on the building although it is unclear whether the nest was on the part of the building proposed for conversion. There are trees to the rear of the site which may require removal which have the potential for bird nesting and therefore this condition is considered relevant.

To ensure the proposal provides adequate protection for the existing trees to the rear that are to be retained, a Tree Survey and Tree Protection Plan would be required along with the submission of details of hard and soft landscaping proposed. These matters can be dealt with by way of suitable conditions.

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

Section 180 of the NPPF states that the planning policies and decisions should contribute to and enhance the natural and local environment. 10% BNG is mandatory under Schedule 7A of the Town & Country Planning Act 1990 (as inserted by schedule 14 of the Environment Act 2021).

The development is primarily restricted to the existing building with the potential loss of vegetated habitats restricted to trees and bare ground to the rear. Post development, a rear garden area will be created.

The development is exempt under the de minimis rule as the area to the rear of the building is under 25sqm and not a priority habitat and the Council's Ecologist is satisfied that mandatory BNG does not apply to this application. However, mitigation should be provided for any loss of trees and vegetated habitat. This matter can be dealt with by way of a suitable condition.

Subject to the above conditions, Officers are satisfied that the proposed development would therefore have an acceptable impact on trees and ecology subject to relevant conditions and would accord with Policy G6 and G7 of the adopted Rochdale Core Strategy and Policy JP-G8 of PFE.

Contamination and Land Stability

Policy G9 requires that any risks associated with contaminated land are identified and addressed prior to development. In addition, the borough has been subjected to past coal mining activity, which has left a legacy. It is therefore important that ground conditions are fully considered by developers as part of new development proposals and, where necessary, appropriate remedial measures must be set out and implemented to address any issues of unstable land and ensure safety and stability of new development.

Paragraph 180 of the NPPF states that planning decisions should contribute to and enhance the local environment by preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability, and remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

The Council's Environmental Protection Officer has reviewed the application and raised no objection subject to a condition in regards to possible contamination. Subject to this condition, the requirements of Policy G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework in relation to contamination and land stability would have been satisfied.

RECOMMENDATION

GRANT subject to the following conditions:

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. This permission relates to the following plans and documents:

Drawing No: 23.3108.6A – Existing & Proposed Ground Floor Full Layout
Plans

Drawing No: 23.3108.8B – Proposed Floor Plans

Drawing No: 23.3108.10 – Existing & Proposed First Floor Full Layout Plans

Drawing No: 23.3108.11 – Existing & Proposed Second Floor Full Layout
Plans

Received 2nd May 2024

Site Location Plan

Drawing No: 23.3108.2B – Existing & Proposed Site Plans

Drawing No: 23.3108.7B – Proposed Front & Rear Street Scene Elevations

Drawing No: 23.3108.9C – Proposed Front & Rear Elevations

Received 21st August 2024

and the development shall be carried out in accordance with the approved drawings.

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 and the National Planning Policy Framework.

3. Prior to the commencement of the development, the existing structures and surrounding site shall be inspected for visual/olfactory evidence of contamination and a letter report submitted to the Local Planning Authority for approval containing the following information:

- the nature and integrity of existing floors and hardstanding;
- any evidence of the storage of potentially contaminating substances;
- any visual / olfactory evidence of contamination within or surrounding the buildings
- photographic evidence of the findings;

If any evidence of possible contamination is identified proposals for its removal shall be submitted to the Local Planning Authority for approval in advance for the further investigation and/or removal of the contamination. The occupation of the building/site shall not commence until the contamination has been treated to the written satisfaction of the Local Planning Authority.

Reason: 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 Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: Due to the sensitive end use of the site and to ensure the site does not create undue risks to future occupiers.

4. Prior to the commencement of development, a Tree Survey and a Tree Protection Plan shall be submitted to, and approved in writing by, the Local Planning Authority. These shall be submitted before any equipment, machinery or materials are brought on to the site. Such protection as required by this condition shall be retained throughout the entire period of construction and until all equipment, machinery and surplus materials have been removed from the site. No materials, soil, rubbish or vehicles shall be deposited or stored in any area fenced in accordance with this condition and no fires shall be lit, and no raising or lowering of ground levels shall take place within this area. No drains, pits, ditches or trenches shall be dug in or run across the area protected by the fencing, at any time before, during and after the development of the site.

Reason: In order to ensure that retained trees are adequately protected, in the interests of the visual amenities of the locality in accordance with Policy G6 of the Rochdale Core Strategy.

Reason for pre-commencement condition: As inadequate information has been submitted with the application to ensure retained trees will be suitably protected during the course of the development.

5. Notwithstanding any description of materials in the application, no above ground construction works shall take place until samples and / or full specifications of materials to be used externally on the dwellings have been submitted to and approved in writing by the Local Planning Authority. Such details shall include large scale details of windows and new openings (windows would ideally be timber or aluminium), stone surround details (these should be natural stone), details of the render specification including the colour which shall be more historically accurate. Development shall be carried out in accordance with the approved details.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with Policies P3 and P2 of the Rochdale Core Strategy, Policy JP-P2 of PfE and the requirements of the National Planning Policy Framework.

6. Prior to first occupation, details of the proposed boundary fencing to all boundaries shall be submitted to, and approved in writing by, the Local Planning Authority. The details shall include retained, repaired and replaced fencing, height, materials and any additional measures/specifications.

Reason: To safeguard the amenities of the adjoin neighbouring properties from overlooking and loss of privacy and in the interests of visual amenity and

the character of the area in accordance with Policies P3 and DM1 of the Rochdale Core Strategy and the Council's Guidelines and Standards for Residential Development SPD.

7. The development hereby approved shall be constructed in line with the requirements of the Noise Impact Assessment by Environmental Noise Solutions dated 15th August 2024, received by the Local Planning Authority on 21st August 2024 to achieve the following internal and external noise levels:

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

Upon completion and prior to the first occupation of the dwelling hereby approved, validation testing shall be carried out and submitted to and approved in writing by the Local Planning Authority to ensure the internal and external noise levels have been achieved.

Reason: In the interests of residential amenity and to ensure that future residents are adequately protected from unacceptable levels of noise in accordance with policies DM1 and G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

8. The existing access to the site shall be stopped up and abandoned immediately prior to first occupation. The footway(s) and verge shall be reinstated to the satisfaction of the Local Planning Authority.

Reason: In the interests of road safety and maintenance of the highway in accordance with Policies T2 and DM1 of the Rochdale Core Strategy.

9. The dwelling hereby permitted shall not be occupied until the refuse and recycling storage has been provided in accordance with the plans hereby approved. The spaces shall be kept available for refuse and recycling at all times thereafter.

Reason: In the interests of general amenity, to ensure convenience of arrangements for refuse and recycling storage and collection and to ensure that no obstruction is caused on the adjoining highway, in the interest of highway safety and in accordance with policies T2 and DM1 of the Rochdale Core Strategy.

10. No construction, demolition or associated deliveries shall take place outside the hours of 0800hrs to 1800hrs Mondays to Fridays, and 0900hrs to 1400hrs on Saturdays, and not at any time on Sundays and Bank or Statutory Holidays without prior written approval from the Local Planning Authority.

Reason: In order to protect occupiers of nearby properties from unreasonable disturbance from works connected with implementing this permission in accordance with Policies DM1 and G9 of the Rochdale Core Strategy.

11. Notwithstanding the details shown on the approved plans, prior to first occupation of the dwelling hereby approved, a scheme of hard and soft

landscaping shall be submitted to and approved in writing by the Local Planning Authority. This scheme shall specify means of treatment for hard surfaced areas, means of enclosure including mammal gaps where appropriate, specify species, planting sizes, spacing and numbers of trees/shrubs to be planted (including replacement trees and tree pit specifications where appropriate, and must include a maintenance programme detailing all operations to be carried out in order to allow successful establishment of planting.

Planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the occupation of the building(s) or in accordance with a timetable agreed in writing with the Local Planning Authority. Any trees or plants which, within a period of 5 years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, to be agreed in writing by the Local Planning Authority.

Reason: In the interest of ensuring that the landscaping of the development enhances the visual local environment and in accordance with Policy G6 of the Rochdale Core Strategy.

12. No removal of, or works to, any trees or shrubs shall take place during the main bird breeding season 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority.

Reason: In order to prevent any habitat disturbance to nesting birds in accordance with policy G7 of the Core Strategy and the National Planning Policy Framework.

13. No above ground works shall take place until a scheme of biodiversity enhancements for the site including, but not limited to a bird box and house sparrow terrace integrated to the fabric of the building and elsewhere within the site has been submitted to and approved in writing by the Local Planning Authority. The duly approved scheme shall be implemented in full prior to first occupation of the dwellings 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 and the National Planning Policy Framework.

14. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and/or re-enacting that Order) the proposed first and second floor rear windows to the bathrooms hereby approved shall not be openable below a height of 1.7 metres when measured from the floor level of the room within which it is located. The window shall be glazed with obscure glass to a minimum of level 3 on the Pilkington Scale (where 1 is the lowest and 5 the greatest level of obscurity) before first occupation of the development hereby approved and shall be maintained as such at all times thereafter.

Reason: To safeguard the amenities of the adjoining premises from overlooking and loss of privacy in accordance with Policy DM1 of the Core Strategy and the National Planning Policy Framework.

15. Notwithstanding the provisions of Part 1, Schedule 2, Article 3, of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that Order with or without modification), no development within Class A (enlargement, improvement or other alteration), Class B (enlargement of a dwellinghouse consisting of an addition or alteration to its roof), Class C (other alterations to the roof), Class D (erection or construction of a porch outside any external door) or Class E (building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse) shall be carried out within the curtilage of the dwelling without express planning permission from the Local Planning Authority.

Reason: Due to the constrained nature of the site and as unrestricted development could harm the amenities of neighbouring properties through overlooking or being overbearing and harm the appearance of the main house and the area in general and should therefore be controlled in accordance with Policy DM1 of the Core Strategy and the National Planning Policy Framework.

Procedure Statement

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.

Notes for Applicant:

INFORMATIVE(S):

The Council's Highways section should be contacted at Number One Riverside, Smith Street, Rochdale, OL16 1XU, telephone: 0300 303 8879, email: highways@rochdale.gov.uk to agree the re-instatement of the kerb line and the removal of the bollards to ensure the works are undertaken to a satisfactory standard that is acceptable to the Council's Highway section.